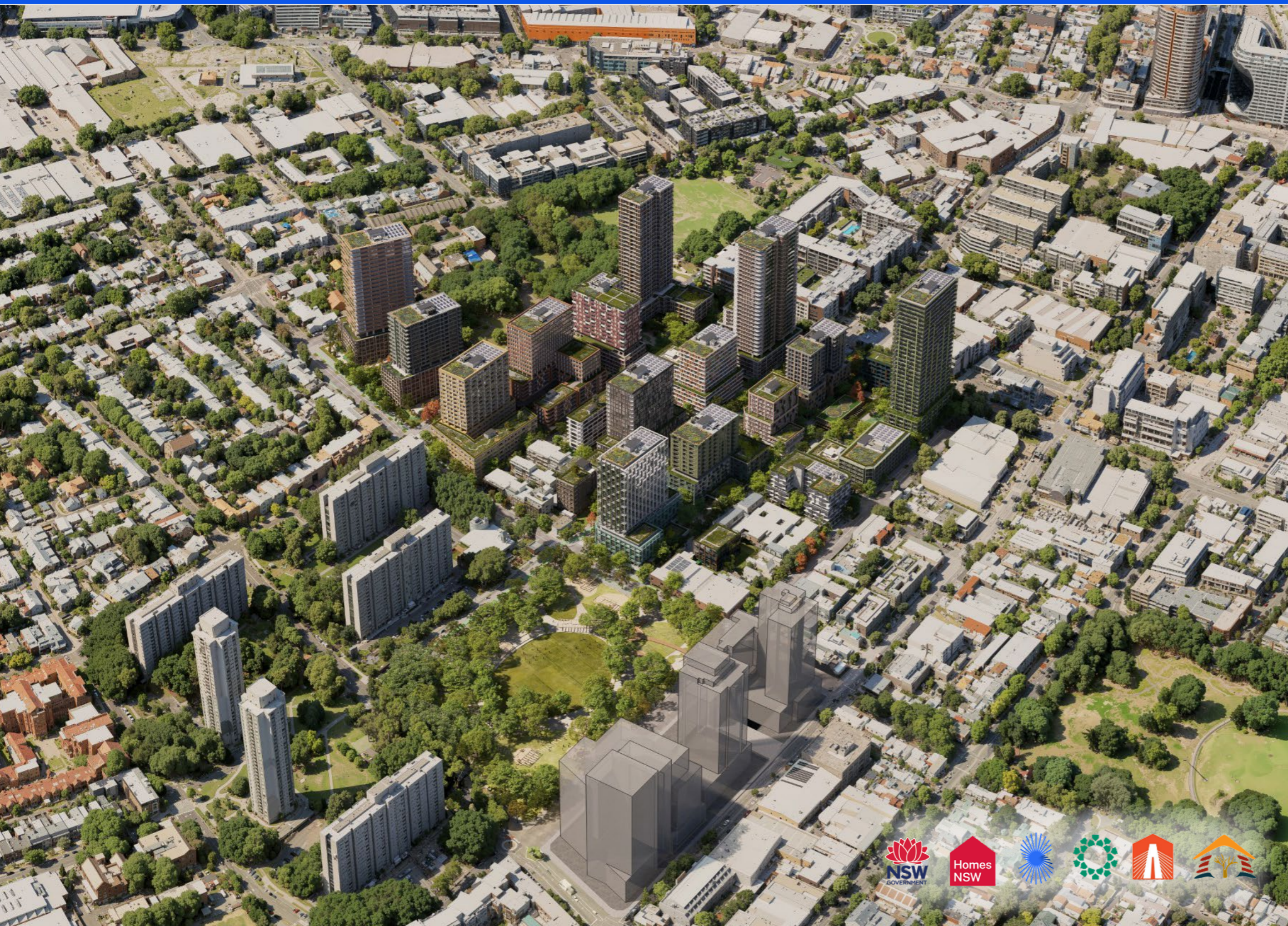


Rezoning Proposal and Concept SSDA Urban Design Report



Waterloo South



Project address

Gadigal Country
Waterloo South
Waterloo NSW 2017

Prepared for

Stockland and Homes NSW

Version

Revision B

Issued

30 March 2026

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Figure 1. Artist impression of the Waterloo South Precinct Area

SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

Version: Rev B
Ref: 7085
Prepared by: JM, NT, KB, CP, LL, JL, ME
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Executive Summary

Purpose of this report

Introduction

This Urban Design report is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Stockland and NSW Land and Housing Corporation (the Applicant) in support of a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South) Precinct Area, hereby known as ‘Waterloo South’.

In this report reference to “Homes NSW”, or “the Applicant” shall also be taken to mean “New South Wales Land and Housing Corporation (LAHC)” who is the registered owner of 93 per cent of land within the Waterloo South Precinct Area. Any reference to “Waterloo South” in this report should be read as the redevelopment of land owned by LAHC and associated public land (such as roads) throughout the Precinct Area.

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

The concept development, in summary, aims to deliver:

- High quality mixed tenure housing in the context of a rapidly transforming area.
- Approximately 3,300 new dwellings, of which a minimum 30% will be used for the purposes of social housing, approximately 20% will be used for affordable housing, and a maximum of 50% will be used for the purposes of market housing (measured as a percentage of residential gross floor area).
- Publicly accessible open space and public realm activation.
- An authentic mixed-use precinct, with housing co-located with non-residential uses, community facilities, essential services, and access to public transport.

The concept SSDA will guide the detailed design of future buildings, open spaces, and the public realm within the Waterloo South site. The concept SSDA seeks development consent for key planning metrics, including maximum building envelopes, building heights, setbacks, vehicular access points and road network, and the distribution of floor area across different land uses and residential tenure types.

A state-assessed rezoning application has also been prepared and submitted concurrently to give effect to this concept SSDA. The state-assessed rezoning application seeks amendments to the *Sydney Local Environmental Plan 2012* (SLEP 2012) and the Waterloo Estate (South): Design Guide 2022 (2022 Design Guide) to align with the maximum building envelopes sought in this concept SSDA. Notably no additional gross floor area (GFA) or density is sought under the state-assessed rezoning application than is currently permissible on the site under the SLEP 2012.

Relevant SEARs

This report addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in Table 1.

Table 1. SEARs Compliance Table

SEARs	Issue and Assessment Requirements	Response	Location in Report	Supporting documentation
6. Built Form and Urban Design				
	Demonstrate how the proposed concept built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, access, open space, streetscape and existing and future character of the locality.	The context has been analysed in the Place Analysis chapter and responded to in the Case for Change, Urban Design Strategy, and Master Plan chapters of this report.	Ch 2-5	<ul style="list-style-type: none"> – Architectural Drawings – Proposed Design Guide – Survey Plan – Schedule of Colours, Materials and Finishes – Design Verification Statement
	Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide (ADG). This should include a table which demonstrates how future dwellings (including affordable dwellings) perform against the ADG design criteria.	ADG compliance has been analysed in the Urban Design Strategy and Precinct and Block Reference Scheme chapters of this report.	Ch 3 ApX D - F	
	Demonstrate how the development is consistent with the 2022 Design Guide. Any deviation and/or amendments to the 2022 Design Guide must be adequately justified.	2022 Design Guide analysis has been presented in the Case for Change and changes shown in the Urban Design Strategy and Master Plan chapters of this report. Recommended updates to the Proposed Design Guide plans have been provided in Appendix B.	Ch 3-5 ApX B	
	Demonstrate how the proposal will deliver a high-quality development including any signage, and integration of services.	Presented in the Urban Design Strategy and Master Plan chapters of this report.	Ch 4-5	
	Provide a reference scheme which shows: <ul style="list-style-type: none"> – an indicative floorplan outlining the gross floor area and dwellings that are provided as affordable housing – dwelling mix – communal open space. – street block areas 	Precinct and Block Reference Schemes have been provided in Appendices D & F.	ApX D & F	
7. Environmental Amenity				
	Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss, view sharing, and wind. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Precinct Reference Scheme analysis has been provided in Appendix E.	ApX E	<ul style="list-style-type: none"> – Shadow Diagrams – Chapter 4 Housing SEPP Assessment (ADG) – Wind Impact Study (including wind tunnel testing) – Visual Impact Analysis
	Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	CGI renders of the proposed scheme have been included throughout this report.	Whole of Document	
	Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Precinct Reference Scheme analysis has been provided in Appendix E.	ApX E	

The site

The Waterloo South Precinct Area comprises approximately 123,149m² across 10 street blocks in the City of Sydney Local Government Area (LGA), generally bounded by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets.

Table 2. Legal Description of Waterloo South

Address	Lot / DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the Concept SSDA)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386 Lot 1 DP 225159
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916 Lot B DP 105916 Lot C DP 105916 Lot 14 DP 10721
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663 Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Cooper Street, Waterloo	Lot 3 DP 217386
Lots owned by others (land that does not form a part of the Concept SSDA)	
221-223 Cope Street, Waterloo	Lot 6 DP 10721 Lot 7 DP 10721 Lot 9 DP 10721 Lot 8 DP 1147179
225-227 Cope Street, Waterloo	Lot 5 DP 10721 Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410 Lots 1-41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721 Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631 Lots 1-20 SP 96906
110 Wellington Street, Waterloo	Lot 101 DP 1044801 Lots 1-58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686
213-215 Cope Street, Waterloo	Lot 2 DP 217386

The Waterloo South site area, excluding any privately owned properties within the Waterloo South Precinct Area, comprises approximately 114,822m², or just over 93 per cent of the land within the Precinct Area. The legal description of Waterloo South is detailed in Table 2.

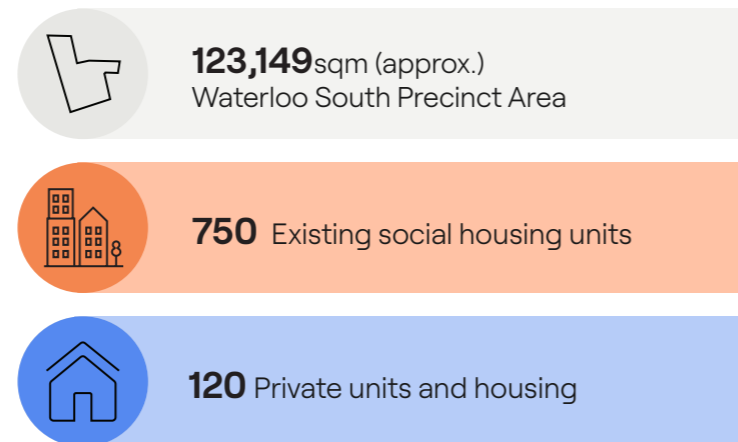
Site & Surrounding Context

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

The Waterloo South precinct is predominantly owned by LAHC, however, as outlined in Table 2, the site, the subject of this report, excludes several privately owned lots located within the boundary of the broader Waterloo South precinct outlined in Figure 2. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

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

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



Note: The statistics above are only representative of existing dwellings within the Waterloo South Precinct Area.



Figure 2. Aerial view of the Waterloo Estate and the Waterloo South precinct.

Project vision & intended outcomes

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

- 01** High quality mixed tenure housing in the context of a rapidly transforming area
- 02** Approximately 3,300 new dwellings, of which a minimum 30% will be used for the purposes of social housing, approximately 20% will be used for affordable housing, and a maximum of 50% will be used for the purposes of market housing (measured as a percentage of residential gross floor area)
- 03** Publicly accessible open space and public realm activation.
- 04** An authentic mixed-use precinct, with housing co-located with non-residential uses, community uses, essential services, and access to public transport

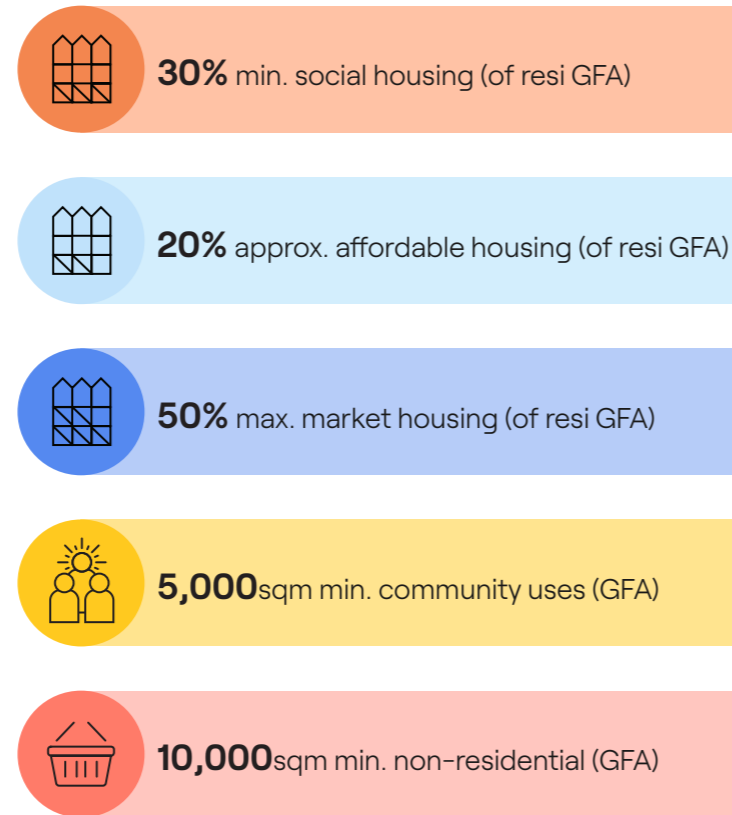
The proposed redevelopment seeks to create a unique and vibrant destination that can deliver significant social benefits to residents, visitors, and workers in the Waterloo area and broader City of Sydney LGA. The co-location of community and health services with housing and employment uses will ensure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

Proposed Concept SSDA

The concept SSDA seeks concept approval in accordance with section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the comprehensive redevelopment of the Waterloo South site. The concept proposal, if approved, will guide the detailed design of future buildings, public open spaces, and the public realm within Waterloo South. It will seek concept development consent for key planning metrics for the precinct as generally described in Figure 3 (indicative figures).

- Maximum building envelopes, including maximum building heights, street-wall heights and setbacks.
- Distribution of gross floor area across the Waterloo South development blocks.
- Indicative allocation of floor space between social housing, affordable housing and market housing, as well as non-residential and community uses across the Waterloo South Precinct Area.
- Vehicular, pedestrian, and active transport access arrangements.
- New public domain & upgrades, and publicly accessible areas.
- Indicative subdivision plan, staging plan and delivery sequencing for development.
- Approval of several management plans and strategies to inform future stages of the development.

Planning Controls



Indicative scheme outcomes

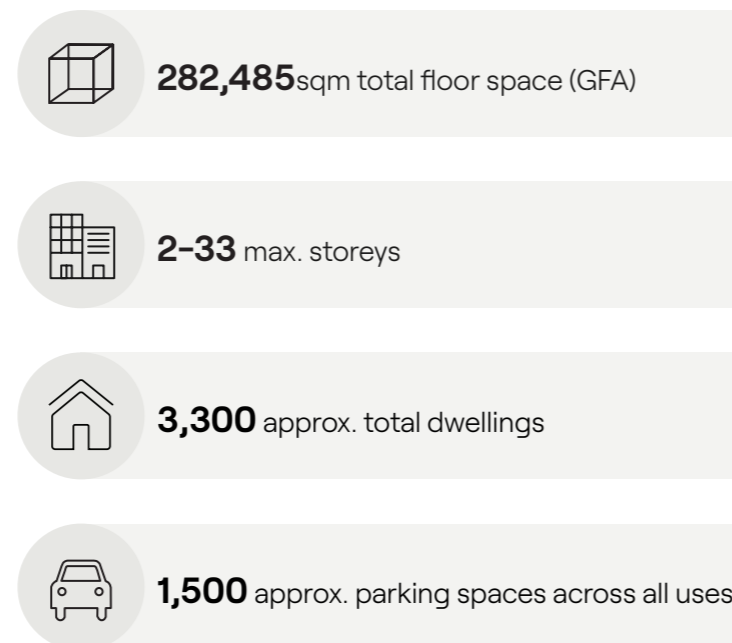


Figure 3. Key development metrics.



Figure 4. Artist impression of Block 8's community park.

Our place framework

The place framework for Waterloo South has been developed through a collaborative workshop process, drawing on local knowledge, community aspirations, and the principles of Country-led renewal.

The framework articulates the shared challenges, desired character of the place, and the key pillars that will guide future planning and design.



Figure 5. Place framework. Source: Urbis and Stockland.

Designing With Country strategy

The Designing With Country strategy for Waterloo South places Gadigal land, people and culture at the heart of the precinct's renewal. The approach moves beyond consultation to embed First Nations knowledge systems and values into every stage of design, ensuring the project honours Country as a living entity and creates spaces that foster cultural continuity, resilience and community wellbeing.

For Waterloo South, this means shaping a precinct that respects natural systems, celebrates Aboriginal identity and strengthens social connection. The strategy calls for early and ongoing collaboration with Traditional Custodians, integration of cultural

narratives into architecture and landscape, and design responses that reflect Country's rhythms - such as the wet and dry cycles - through water-sensitive landscapes, adaptable public spaces and planting that supports biodiversity.

This framework is not an overlay; it is a guiding principle for how Waterloo South will evolve - creating a place that is inclusive, sustainable and deeply connected to its context, while setting a benchmark for urban renewal on Gadigal land.

Content from this page has been sourced from Nguluway Design Inc's Designing With Country Report. Please refer to that report for a more detailed overview of the Designing With Country approach.



Figure 6. Belonging to Community. Source: Nguluway Design Inc.

Waterloo is a cultural and political heartland, a space of shared struggle, and identity. This theme focuses on celebrating the Aboriginal identity and sense of belonging throughout the precinct.

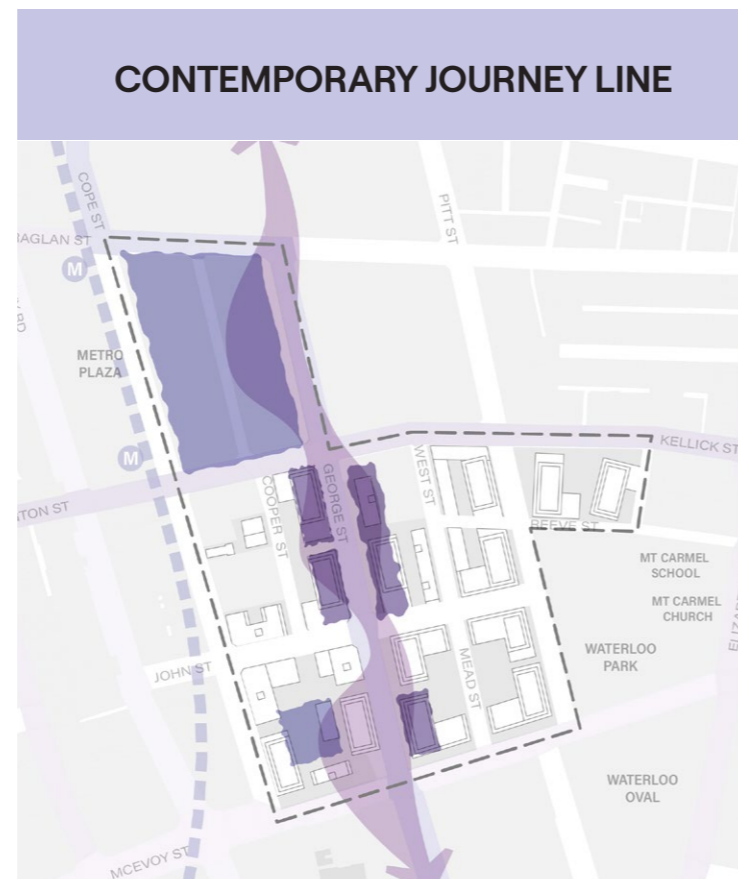


Figure 7. Contemporary Journey Line. Source: Nguluway Design Inc.

A significant song line ran north-south, along the western edge of site connecting Kamay and Warrane. The essence of this songline could be echoed through major movement corridors within the site.

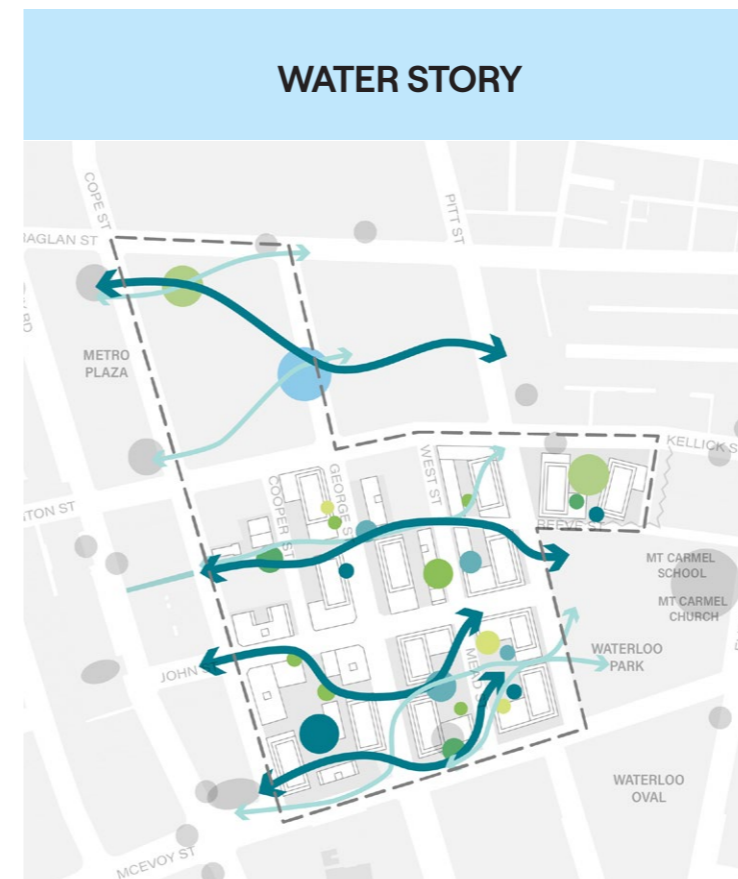


Figure 8. Water Story. Source: Nguluway Design Inc.

Taking inspiration from the former waterways, the east-west movement along the site takes on an organic form (like water) slowing, curving, and pooling to create passages and moments of pause.



Figure 9. The Fold. Source: Nguluway Design Inc.

Country continues to express itself. The contrasting conditions on both sides of the site tell the story of the landscape, embracing both the dry heights towards east and the wetter lowlands towards west.


Public domain & landscape strategy

The Waterloo South Master Plan establishes a framework for a legible, vibrant, welcoming and safe precinct with the principles of Designing With Country at its heart.


The public domain and communal spaces are the connective tissue that brings together the community; residents and visitors alike. Accordingly, the Master Plan is realised through a network of streets, through-site links, parks, plazas and open spaces that are reflective of the diversity of its community. Diversity in use, materials, character and planting both honour and amplifies the unique character and community of the site and its surrounds, with a deeply embedded Connection to Country. The precinct will be seamlessly and sensitively integrated into its context; celebrating local character, embracing the opportunities created by the Waterloo Metro station, and tightly interwoven into adjacent City of Sydney neighbourhoods to advance their vision for a greener, smarter, and more equitable city.

As part of the Connecting With Country strategy, the design acknowledges former and contemporary songlines, the region's long history of care and protection, and the interdependent relationships between water, land, nature and culture. The public domain will be a place where people and nature meet, and where modern and living Aboriginal culture is recognised and experienced.


Content from this page has been sourced from ASPECT's Public Domain and Landscape Report. Please refer to that report for a more detailed overview of the public domain and landscape strategy.

 **CARE FOR DEEP ROOTS**


Taking care to see, hear and learn about what is valued by the community and guided by Country. To build upon the deep time and living memories; to celebrate the meaningful histories, experiences, creativity, culture and the people which make Waterloo what it is.

 **SOCIAL & THRIVING STREETS**


The key connective tissue: a vibrant network of retail and community spaces where life happens on the ground. Streets prioritise pedestrians, offering places that invite interaction. Cars are guests in an environment designed for people first - protected pathways open to the sky connect destinations seamlessly.

 **BLUE, GREENER & COOLER**

Building on the verdant established plants and the watery nature of Waterloo South, natural systems supporting healthy, resilient and abundant life- bringing shade and endemic planting. These spaces invite people to gather, cool, and connect with nature and culture.

 **PLACES FOR GATHERING / CONNECTING**

Building a network of varied and engaging spaces through the public realm and communal spaces with embedded activation and fosters community and relationships. Creating focal points at places of connection where there is a confluence of energy and people.

 **WELCOMING & GENEROUS**

Inclusive, safe, and inviting spaces form a permeable public realm with generous edges and thresholds at every scale - precinct, neighbourhood, block, and building. These places prioritise equitable connections, networks, and services, creating a connected fabric of movement and gathering.



Figure 10. Artist impression of Village Green.

Urban design strategy

The following key moves form the foundation of the Urban Design Strategy for the Waterloo South precinct. These have been prepared to support the vision for the precinct, the Designing With Country methodology, and the Public Domain Strategy. They have been developed through extensive collaboration with Homes NSW and a broader specialist consultant team to align with the many needs of the community and stakeholders.

EMBED COUNTRY



Figure 11. 'Embed Country' key move.

Country is to be embedded in the urban design, landscape, and architecture of the precinct from day one. The Master Plan will ensure the principles of the 'Fold', 'Wet', and 'Dry' Country are a foundational framework that guides the urban design and landscape to provide meaningful spaces for Aboriginal Belonging. These responses will inform spatial organisation, material expression and the character of the public realm to shape a coherent narrative that can enrich the architectural response.

IMPROVE AMENITY

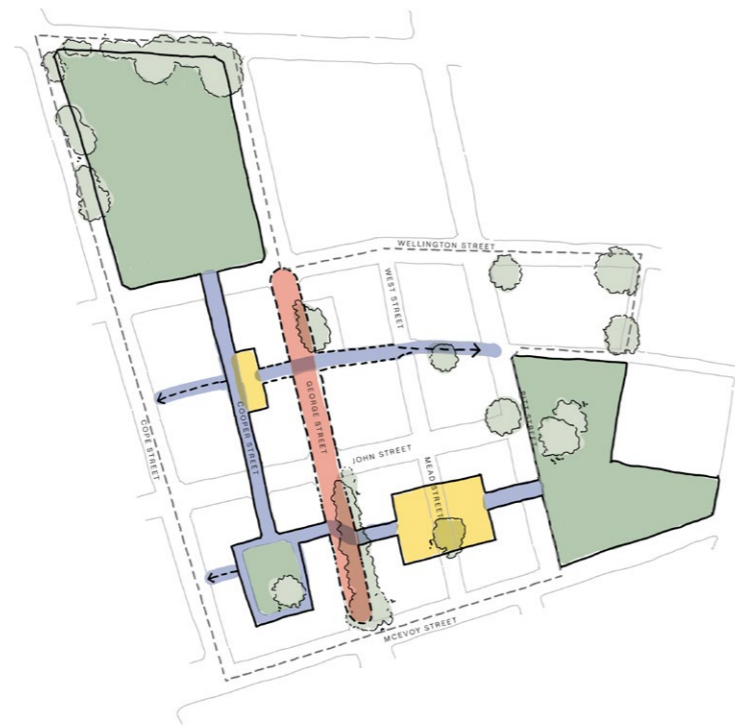


Figure 12. 'Improve Amenity' key move.

The quality of the public domain and dwellings will be maximised with access to sky and sun, improving the relationship between the public and private interface. The approach will reduce street wall heights to create a better street scale and a consistent built form character, while introducing a network of pocket parks and courtyard spaces that better delineates between private and public domain. These measures will ensure key community spaces achieve appropriate sunlight and that wind impacts are minimised.

BUILT FOR EVERYONE



Figure 13. 'Built for Everyone' key move.

Building typologies are distributed equitably across social, affordable and market dwellings, ensuring true integration and a balanced tenure distribution across the site. Each tenure enjoys the same quality of living and amenity, with typologies designed to be fully tenure-blind and expressed through a consistent tower-and-podium built form. Building performance will be uplifted precinct-wide, with an emphasis on maximising ADG-compliant solar access and cross-ventilation to support high-quality, sustainable living environments.

CREATING A LEGACY



Figure 14. 'Building a Legacy' key move.

The precinct will meet the needs of current and future residents to create a resilient and meaningful precinct legacy. This will be supported through coordinated management of the precinct, buildings, public domain, communal facilities and tenancies, ensuring equitable access to shared spaces, services and everyday amenity. A welcoming mix of community uses, diverse retail, and inclusive gathering places will encourage people to connect and participate in neighbourhood life. Public art, accessible design, and prioritised safety will enrich the precinct's character and ensure it is inviting and usable for all.

Design vision

Waterloo South will be a distinctive urban village on Gadigal land - woven into the fabric of Sydney's inner city and shaped by its rich history and community spirit. This renewal is an opportunity to create a place that is inclusive, sustainable, and deeply connected to Country, where people feel a genuine sense of belonging.

The precinct will deliver more and better social and affordable housing alongside market homes, ensuring diversity and equity at its core. It will offer green spaces, active streets, and community places that prioritise health and wellbeing, while embracing the cultural identity and resilience of people in Waterloo.

Loved by locals and celebrated by Sydneysiders, Waterloo South will stand as an emblem of an inclusive and modern Australian society - a neighbourhood that honours its' historical connections, celebrates Aboriginal culture, fosters strong bonds, and welcomes all. Through collaboration and thoughtful design, this will be more than a community; it will be a home where hopes and dreams can thrive.



Figure 15. Artist impression of George Street looking north.

New and better social and affordable housing

Social & affordable housing in a mixed tenure community to meet the present and future needs of residents.

Positive outcomes for residents

Create a place that supports residents' health and wellbeing and sensitively manages change over time.

Positive outcomes for Aboriginal people

Prioritise outcomes for the Redfern-Waterloo Aboriginal and Torres Strait islander community through planning, delivery and operations.

Authentic sense of place

Building on Waterloo's past and current strengths to create an authentic, distinctive and welcoming place that is sustainable for generations to come.

Environmental sustainability

Support a community that is resilient to climate change.

Strong partnerships

Collaborate with the community, not-for-profit and private sector to deliver enduring social and housing outcomes.

Figure 16. Design objectives in alignment with Homes NSW project objectives.

Character areas

Grounded in the four pillars of the place framework - *cultural connections, giving back more than we take, linked lives, and building blocks* - Waterloo South can be viewed as a connected series of distinct sub-precincts. Each character area draws inspiration from the stories of Country, the surrounding urban and landscape qualities, and the layered history embedded in the precinct's past.

Each distinct sub-precinct has a different character, with shifts in material character, planting, program and use, all of which respond to the different needs, speeds, and rhythms of the precinct. Each neighbourhood can also be understood as carefully considered parts of a unified scheme, and George Street is the key zone where the characters are brought together and merged seamlessly.

The four neighbourhood character areas are:

01 George Street

Not your typical High Street. A modern songline and place to build on living memories, an offer suited to the community. Where people and nature share cultural connections.

02 Community & Creatives Neighbourhood

Fostering a bright future with support, creativity & entrepreneurship. New opportunities for all generations with early delivery of community uses and social infrastructure in Block 8.

03 Village Neighbourhood

Homes for real people addressing their distinctive needs. A place where every generation can belong.

04 Village Green

The green, community gateway to Waterloo South showcasing its varied stories. The beating heart of daily life, community gatherings, and a living landscape.

Content from this page has been sourced from Aspect's Public Domain and Landscape Report. Please refer to that report for a more detailed overview of the public domain and landscape strategy.



Figure 17. George Street.



Figure 18. Community & Creatives Neighbourhood.



Figure 19. Village Neighbourhood.



Figure 20. Village Green.



Figure 21. Illustrative Master Plan. Source: ASPECT Studios.

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Place Analysis

This chapter provides a comprehensive analysis of Waterloo South, uncovering the layers that define its identity and inform future design opportunities. It explores the site's historical and cultural context, its network of public spaces and movement corridors, and the character of its built form - revealing the foundations for a connected, inclusive and resilient precinct.

City context

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

The Waterloo South precinct is predominantly owned by Homes NSW (formally the NSW Land and Housing Corporation (LAHC)), however the project excludes several privately owned lots located within the boundary of the broader Waterloo South precinct

outlined. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

Surrounding suburbs include Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last

10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and over station development (OSD) all contributing to the changing character of the area.

These broader renewal projects are supported by proximity to a range of public transport services, all of which are within walking distance of Waterloo South. This proximity improves daily convenience by providing high-frequency, reliable access to major employment clusters and essential services, whilst strengthening

connectivity that enables everyone to participate in wider economic and social networks.

The precinct is also supported by a number of local and district level open spaces including Waterloo Park and Oval to the east, Moore Park to the far-east, Redfern Oval to the north-east, and Alexandria Park to the west.

This ensures that the growing population and community of the Waterloo South precinct will have a considerable amount of amenity enabling a high quality of life for all residents.

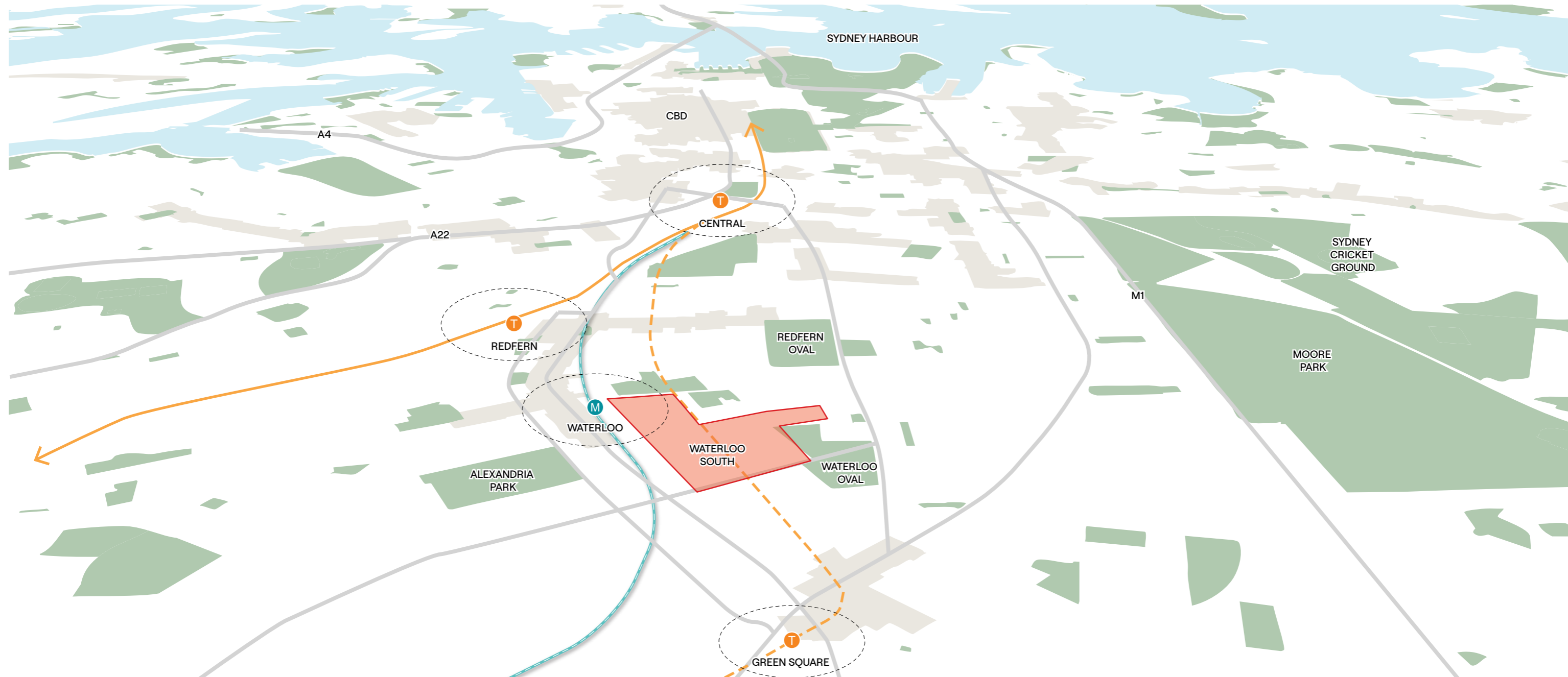


Figure 23. Regional context plan.

A shared history of Waterloo

This summary outlines the historical transformation of the Waterloo area, tracing its evolution from pre-colonial times to the present day and highlighting the shared histories that have shaped this place including indigenous and non-Indigenous contributions to the character of this precinct.

LEGEND

- First Nations history
- Planning and development history

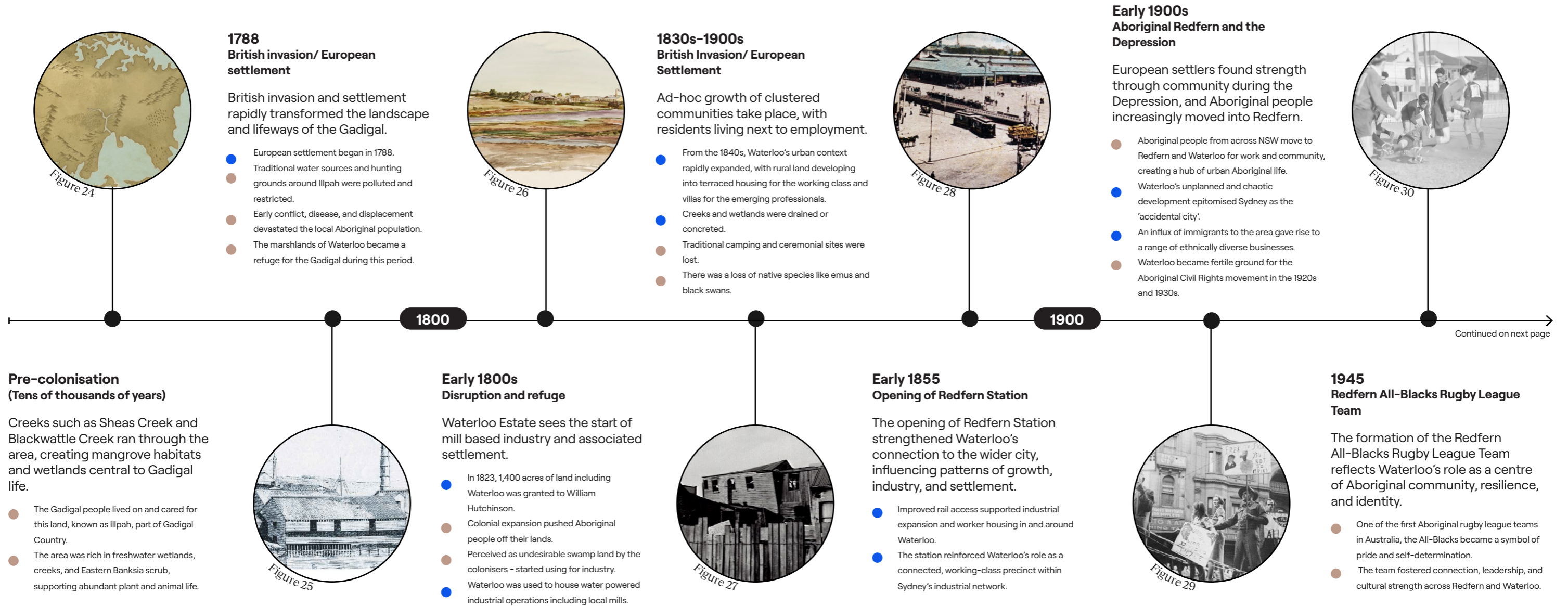


Figure 24. Early settlement landscape and waterways context. Source: Nguluway DesignInc Designing With Country Report.
 Figure 25. The first mills. Source: Australian Town and Country Journal.
 Figure 26. Early settlement, disruption and refuge. Source: Nguluway DesignInc Designing With Country Report.
 Figure 27. Early urbanisation. Source: Nguluway DesignInc Designing With Country Report.
 Figure 28. Redfern Station. Source: City of Sydney Archives.
 Figure 29. Aboriginal Civil Rights Movement. Source: Eveleigh Stories.
 Figure 30. Redfern All-Blacks Rugby League Team. Source: Sydney Morning Herald.

A shared history of Waterloo

1940s–1980s
Slum clearance and urban renewal

Erosion of fine grain urban pattern with the start of urban renewal and continued industrialisation.

- Waterloo continued to grow as an industrial centre supported by an immigrant workforce.
- Waterloo was identified by the NSW Housing Commission as a slum due to overcrowding, poor sanitation, and deteriorating housing stock
- Large parts of Waterloo were cleared. The government demolished older terrace houses and built:
 - Three-storey walk-up flats (1950s)
 - Balcony flats (3–5 storeys) (1960s)
 - High-rise towers (up to 30 storeys) (1970s)



- **1970**
Aboriginal Legal Service
- **1971**
Harold Thomas designs the Aboriginal flag
- **1971**
Aboriginal Medical Service
- **1972**
Black Theatre
- **1973**
Aboriginal Housing Company



2004
Redfern Riots

The death of Aboriginal boy TJ Hickey during a police pursuit sparks large protests and unrest.

- (Brown) The death of Aboriginal teenager TJ Hickey during a police pursuit triggered protests, reflecting long-standing community grief, anger, and distrust.
- The events reinforced Redfern–Waterloo's role as a focal point for Aboriginal activism, resistance, and calls for systemic change.



2015 – Present
Waterloo Estate Redevelopment (This Project)

The Waterloo Estate Redevelopment marks a new phase of change for housing, public space, and community life.

- The project seeks to replace ageing social housing with a mix of social, affordable, and private dwellings, alongside new public spaces and community infrastructure.
- Redevelopment raises ongoing questions around equity, displacement, and how renewal can respond to the cultural and social significance of Waterloo.

LEGEND

- First Nations history
- Planning and development history

1970s
Resistance and new living approaches

Rise of Aboriginal activism and a shift in housing typologies.

- Redfern–Waterloo became the heart of Aboriginal political activism
- There was a shift in housing typology and scale to campus style with high-rise building in open parklands.
- The focus for social housing shifted to mixing high-density, with new high-rise buildings set in open parklands.
- This new approach required reworking the street pattern, transforming Waterloo into a modern, high-rise neighbourhood.



- **1980**
Rise of Radio Redfern
- **1980**
Paul Keating's Redfern Speech
- **2003**
Pemulwuy Redevelopment Project opened



The last 20 years
Proud and diverse

Respecting the past, building for the future, Waterloo South Urban Village.

- The last 20 years have seen the urban renewal and redevelopment of areas around Waterloo.
- This includes the establishment of community markets and development of ATP, the transformation of Redfern Public School into the National Centre for Indigenous Excellence (NCIE).
- Other notable developments include the urban renewal of Green Square to include new residential flat buildings housing up to 53,190 residents as well as office and retail areas for an estimated workforce of 22,000.



Figure 31. Terrace houses in Waterloo. Source: City of Sydney.
 Figure 32. Waterloo social housing towers. Source: Waterloo Human Services Collaborative.
 Figure 33. Black Theatre performance. Source: The Guardian.
 Figure 34. Paul Keating's Redfern Speech. Source: City of Sydney Archives.
 Figure 35. Redfern Riots. Source: ABC.
 Figure 36. 1992 Residents at opening of Waterloo facilities in 1992. Source: City of Sydney Archives.
 Figure 37. Waterloo Estate Redevelopment. Source: The Urban Developer.

Waterloo Aboriginal culture & history

The Designing With Country Framework developed by Nguluway DesignInc. identifies key themes about the history and cultural meaning of Waterloo for Aboriginal people, drawing on insights developed in close engagement with the local Aboriginal community. Through their cultural framework for Waterloo South they highlight the deep relationship between Country, water, resilience, community strength and the long-standing Aboriginal activism that has shaped this place.

Content from this page has been sourced from Nguluway DesignInc's Designing With Country Report. Please refer to that report for a more detailed overview of the Designing With Country approach.



Figure 38. Flora and Fauna. Source: Nguluway DesignInc.

From the Wetlands to Dry Country

Waterloo is part of Gadigal Country, a place defined by water and abundance. Its wetlands, creeks, and sandhills sustained life for thousands of years, offering food and fresh water while serving as places of deep spiritual and ceremonial significance. Freshwater springs and waterways like Shea's Creek were central to cultural practices and spiritual connection, forming part of the songlines that linked Warrane (Sydney Harbour) and Gamay (Botany Bay). These waterways were not only practical but deeply symbolic, making this a place of gathering, storytelling, and cultural exchange.

The natural fold in the land, where sandhills meet former wetlands, remains a defining feature of Waterloo. It speaks to the layered story of this place: a landscape that once sustained Gadigal life and continues to hold meaning today. This fold is more than a physical contour; it is a reminder of resilience and continuity, anchoring the relationship between people, water, and Country in the heart of the city.

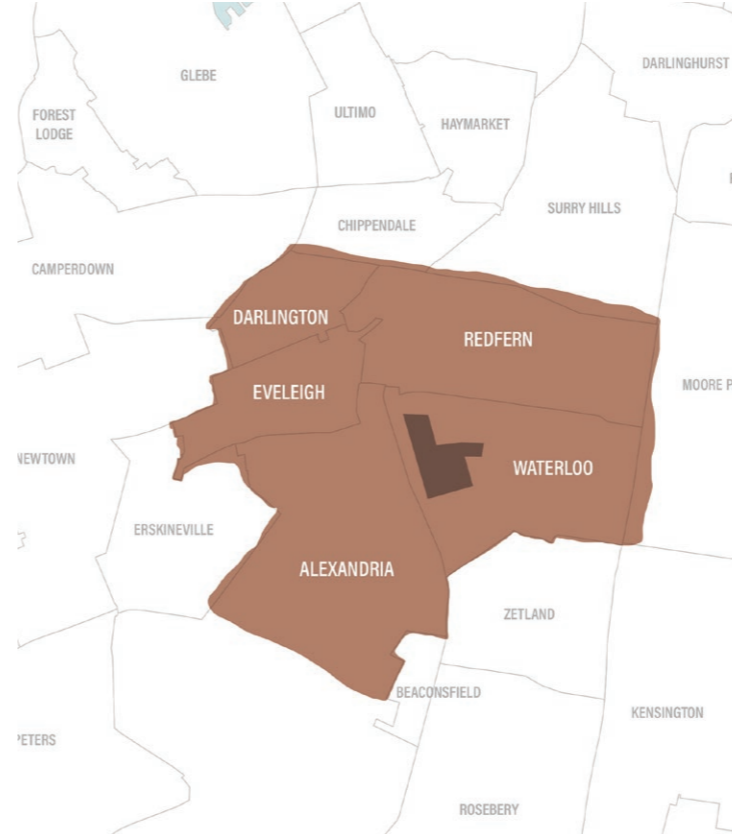


Figure 39. Aboriginal Redfern. Source: Nguluway DesignInc.

A Place of Refuge and Resilience

Waterloo holds deep meaning as a place where Aboriginal people sustained cultural ties and community strength in the face of systemic oppression and displacement. It is recognised as the cultural heartland of Aboriginal life in urban Australia, a space where identity and activism converged. Here, grassroots movements for land rights, health, and justice took shape, creating a foundation for national conversations about equality and sovereignty.

This area gave rise to pioneering organisations such as the Aboriginal Legal Service and Aboriginal Medical Service, alongside cultural hubs like the Black Theatre, which became platforms for truth-telling and creative expression. These institutions were more than services, they were acts of resistance and empowerment, affirming the right to self-determination. Waterloo continues to embody this spirit of resilience, standing as a testament to the strength and solidarity of Aboriginal communities.



Figure 40. Aboriginal Rights Mural. Source: Nguluway DesignInc.

Symbol of Identity and Self-Determination

Waterloo represents survival, pride, and sovereignty. It is a place where Aboriginal people asserted their rights, fought for housing security through initiatives like The Block, and resisted racism.

Today, this meaning is sharpened by the challenges of urban renewal: large superblocks and high-rise towers have replaced fine-grain streets, creating physical and social barriers, while gentrification pressures have displaced many Aboriginal residents. These changes underscore why Waterloo remains a cultural anchor - a space of belonging and identity for Aboriginal families, carrying stories of endurance and achievement. Its meaning endures as a reminder that this is unceded Gadigal land, and as a living symbol of connection to Country, community, and culture.

Waterloo South history



Figure 41. Aerial view of Redfern, Waterloo and Eveleigh, circa 1980s. Source: CoS.



Figure 44. Terrace housing in Wellington Street Waterloo, 1970s, Waterloo NSW. Source: CoS.



Figure 42. Cooper Street, Waterloo NSW, 1961. Source: CoS.



Figure 45. McEvoy Street, Waterloo NSW, 1961. Source: CoS.



Figure 46. Corner George and McEvoy Street.



Figure 48. Cooper Street, Waterloo NSW, 1961. Source: CoS.



Figure 49. Cooper Street, Waterloo NSW, 1961. Source: CoS.



Figure 43. Drawings of Aborigines and Scenery, New South Wales, Joseph Lycett, c. 1820. Source: National Library.



Figure 47. Derelict building, George St Waterloo, 1953. Source: CoS.



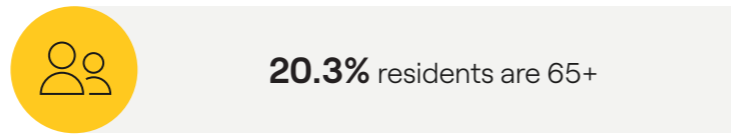
Figure 50. Waterloo community facilities opening, 1992. Source: CoS.

Current Waterloo South community

Waterloo South is a vibrant, high-density inner-city precinct characterised by a culturally diverse population. It includes a mix of younger residents, long-standing social housing households and a large overseas-born community, creating a diverse social fabric. Everyday life is shaped by high-density apartment living, low car ownership and modest household incomes, alongside varied education and employment pathways that reflect both economic vulnerability and the presence of young professionals.

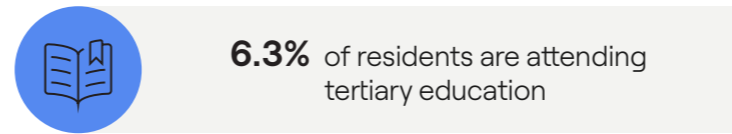
Together, these characteristics position Waterloo South as a compact, walkable and socially diverse neighbourhood. The Waterloo South redevelopment presents an opportunity to respond to this complexity by balancing the needs of existing residents with those of a growing and changing population.

Demographic statistics and analysis are drawn from the Waterloo Estate Demographic Fact Sheet (Stockland), informed by the most recent Australian Bureau of Statistics Census Data (2021). The boundary defined by a combination of SAIs encapturing Waterloo South is depicted in Figure 50 below.

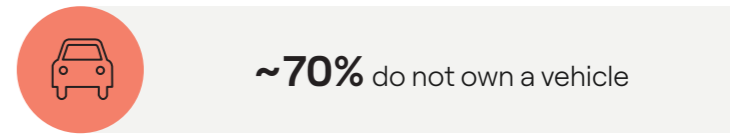


There is a high proportion of elderly residents within the current community. Around 20.3% of residents are aged over 65 years old, 9.7% higher than the Sydney LGA average.

This ageing profile shapes local service needs, including demand for aged care, accessible health and mobility support, and opportunities for social connection and community participation.



Rates of participation in formal education are lower than the Sydney LGA, reflecting the precinct's older age profile and long-term residencies. This also reinforces the importance of accessible education, training and lifelong learning opportunities within the community, particularly to support younger residents and emerging professional cohorts within the community.

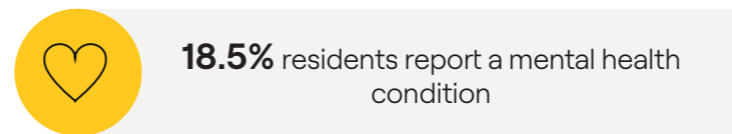


Most households (~70%) in Waterloo South do not own a motor vehicle. Car ownership in Waterloo South is low, reflecting high-density living, modest household incomes and strong reliance on walking, public transport and local services. This reinforces the importance of walkability, legible streets and access to everyday needs close to home.



Like most of inner Sydney, Waterloo South is highly multicultural. In 2021, 55 per cent of residents were born overseas, and 45.4% spoke a language other than English at home.

This cultural diversity indicates the need for accessible language programs, settlement support, and culturally responsive services for migrant communities.



Rates of mental health conditions in Waterloo South are significantly higher than the Sydney LGA average (8.5%), reflecting underlying vulnerability across parts of the community. This highlights the importance of accessible mental health services, trauma-informed care, and supportive community spaces.



Employment participation in Waterloo South is lower than the Sydney LGA, reflecting an older population, long-term social housing tenure and reliance on pensions and income support. This employment profile points to the value of accessible employment pathways, training opportunities and local support services.

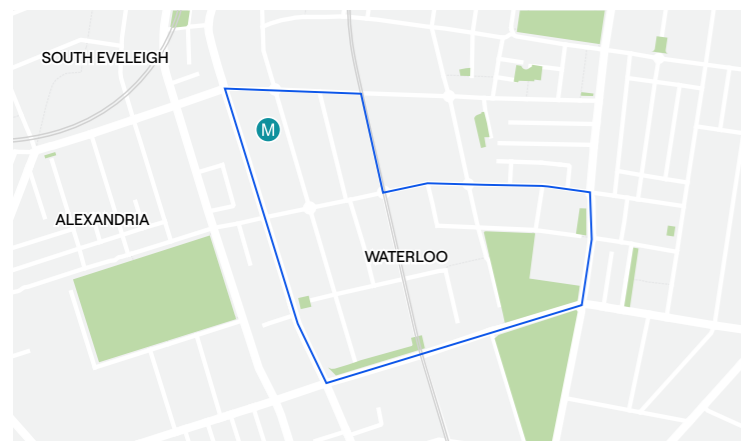
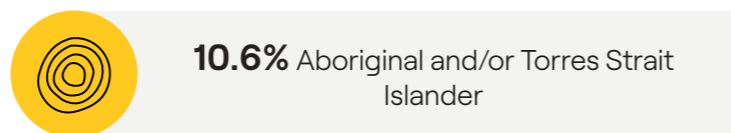
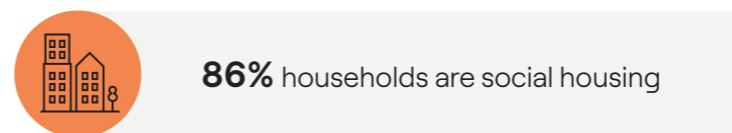


Figure 51. Boundary of combined SAIs that define the demographic and community profile of Waterloo South. Source: Stockland.

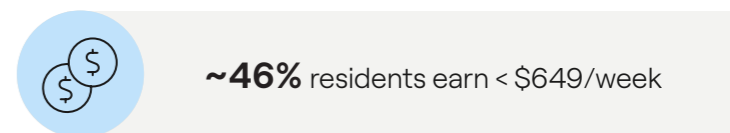


Waterloo South recorded a strong First Nations presence, with 10.6% identifying as Aboriginal and/ or Torres Strait Islander. This highlights the need for appropriate housing and infrastructure, opportunities for cultural learning and intergenerational connection, as well as access to essential services such as aged care and childcare.



Most households (86%) in the Waterloo South Precinct are rented from a State or Territory Housing Authority. This highlights the importance of secure housing, stability, and wraparound support services including healthcare, counselling and social programs.

Around 14% of households are currently market housing, a smaller but growing cohort which includes younger professionals and households with higher workforce participation.



Household incomes in the Waterloo South Precinct are considerably lower than the Sydney average, with around 46% of residents earning less than \$649 per week, including those with no income.

This reflects reliance on pensions, benefits and low-wage employment, reinforcing the need for affordable living, access to essential services, and integrated wellbeing and employment support.

Future Waterloo South community

Waterloo South’s demographic profile forecast shows substantial growth over the next decade as redevelopment and improved transport connections reshape the precinct. By 2036, Waterloo South is expected to support a larger and more diverse community, with large increases in total residents, local employment and working-age adults. A modest rise in household size signals a gradual shift toward more family-oriented and multi-generational living.

Public transport use is projected to increase significantly with the opening of Waterloo Metro Station and enhanced links across the area. Growth in the 25-39 age cohort reinforces the precinct’s continued appeal to young professionals, key workers and renters who value proximity to the CBD, education and major employment centres. These demographic trends will influence future demand for housing diversity, community uses, open space and local services.

Demographic statistics and analysis from Waterloo South Population and Demographic Study Final Report (id 2020).

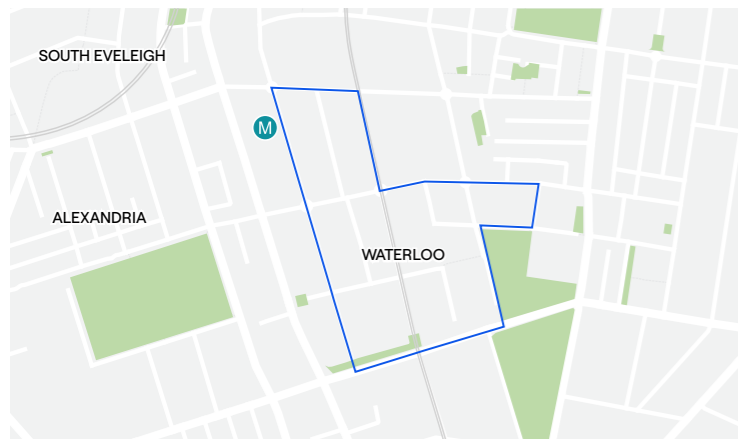
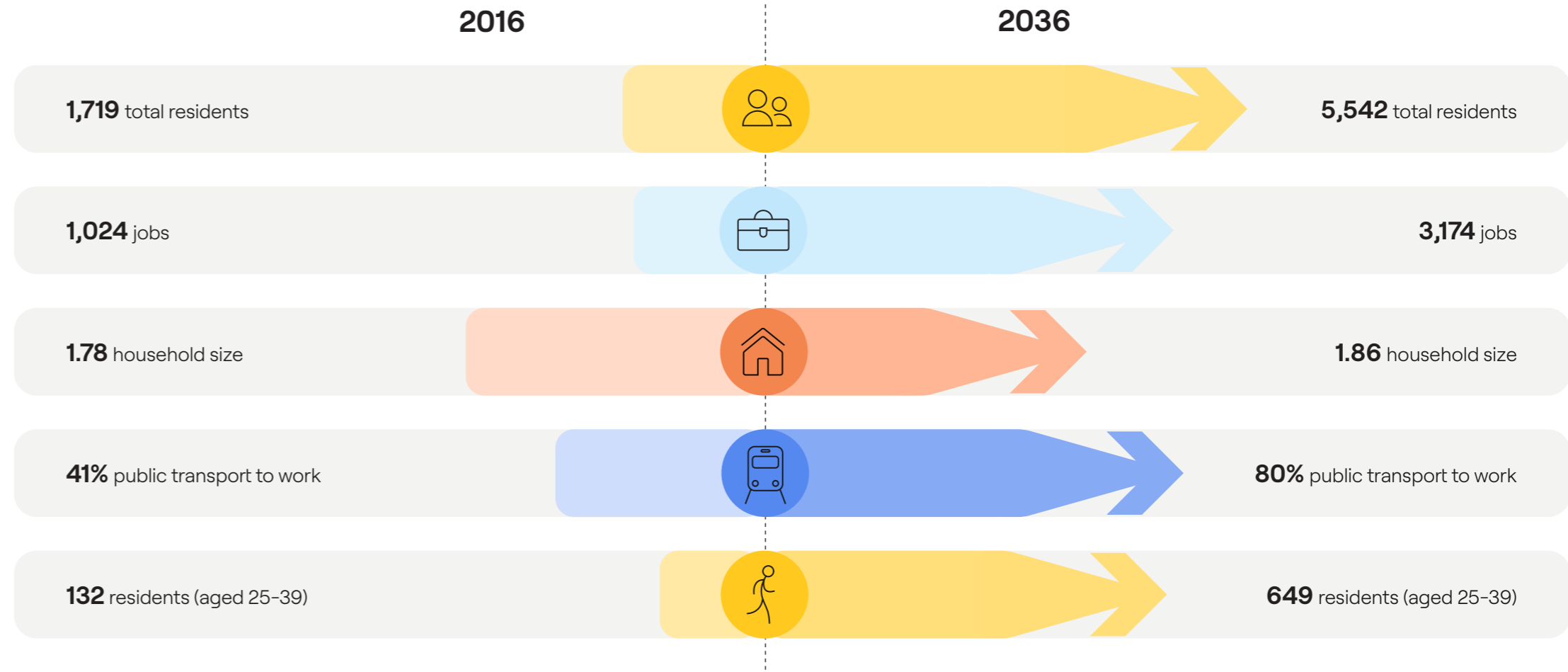



Figure 52. Boundary defining forecast area. Source: Waterloo South Population and Demographic Study Final Report (id 2020).

“Social housing provides an important social infrastructure in the inner city and adds to economic opportunity, as well as the diversity of our communities. The quality of this supply is important to tenant and wider community wellbeing.”

Source: City of Sydney

Engagement with the Waterloo community



WHAT WE HEARD

The Waterloo community cares deeply about retaining the identity, connections and long-standing heritage that make the area unique, while ensuring the renewal delivers meaningful, equitable and long-term benefits into the future. Over many years of listening to what is important to the community, several consistent priorities have emerged.

Shaped by a rich history, the Waterloo community brings a breadth of insights, aspirations and perspectives that should be celebrated and reflected in the renewal. Delivering a genuinely people centred and place based renewal requires a thorough engagement and planning process - one that enables the project team to build a deep understanding of residents' needs, aspirations and lived experiences. This insight is critical to ensuring the renewal honours community identity and delivers outcomes that enhance wellbeing, strengthen belonging and create meaningful future opportunities. To realise these outcomes, the focus for community engagement is to:

- **Inform the community:** ensuring stakeholders have the information and tools needed to participate confidently and provide informed input.
- **Strengthen relationships:** focusing on building long term, respectful relationships with tenants and key stakeholders.
- **Enable inclusive participation:** ensure all voices, including those under-represented in the community are supported to participate meaningfully in decisions that affect them.
- **Increase trust and cohesion:** use clear, transparent communication to show how input influences decisions.
- **Build shared understanding and solutions:** developing a clear understanding of needs across all groups to enable effective solutions that are reflective of community needs

There is strong recognition of the extensive groundwork undertaken by Homes NSW and other organisations, which has brought the Waterloo renewal to its current stage. The *Waterloo People and Place Plan* and other key strategic documents have established a solid foundation for engagement, planning and design, which Stockland has built upon to refine the direction for the renewal, detailed in the Concept SSDA and Rezoning Proposal.

1 Strong sense of place, history and culture

Waterloo's long-standing identity is valued and should be respected, celebrated and visible.

3 Fair and well supported relocations

Includes adequate notice, tailored support, culturally safe approaches and a guaranteed right to return.

5 High quality, secure, affordable homes

Housing that meets diverse needs (including larger families, older people and people with disability, tenure blind design and a robust management structure.

7 Green streets and public spaces

Well-maintained open spaces, trees, shading, rooftop gardens and parks are highly valued. People want spaces that are accessible all year round.

9 Affordable and diverse retail

Access to everyday services that meet daily needs; affordable supermarkets, chemists, culturally diverse food options and local shops

2 Staying connected to community

Tenants value the relationships, support networks and sense of belonging built over decades. They want the renewal to protect these connections.

4 Support for health and wellbeing

Services to support mental and physical health, reduce social isolation and provide safe, culturally appropriate spaces for social connection.

6 Feeling safe and welcome

Safety during the day and at night is a priority including well lit streets, active and inclusive public spaces, programs that bring residents together and design that reflects community identity.

8 Essential and accessible community facilities

Flexible and easily accessible spaces for health services, youth activities, creative programs, community gatherings and cultural expression.

10 Access to education, training and jobs

People value opportunities for learning, employment, and access to pathways that support local participation during and after renewal.



Figure 53. Community Information Session. Source: Stockland.



Figure 54. Community Information Session. Source: Stockland.

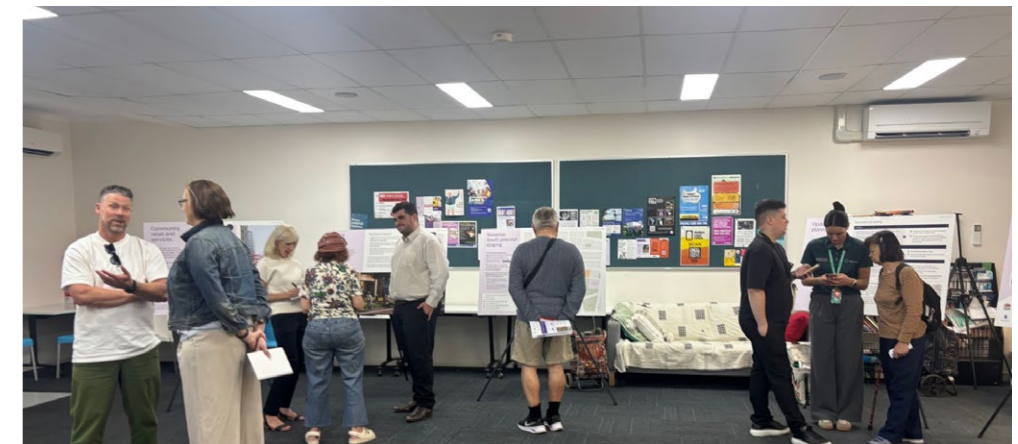


Figure 55. Community Information Session. Source: Stockland.

Existing built form

The built form character around the Waterloo South site is defined by a mix of low- to mid-rise residential and industrial typologies, interspersed with heritage elements and mature vegetation. Existing housing includes single-storey cottages and two- to three-storey walk-up apartments from the 1950s and 1960s, complemented by mid-rise buildings up to seven storeys built in the 1980s, such as the Dobell and Drysdale blocks, and later infill developments from the 1990s.

Private strata developments of four storeys and scattered commercial or industrial warehouses add to the diversity of scale and use.

Heritage

Heritage features contribute to the precinct's layered character, including the Duke of Wellington Hotel (1), a historic substation on George Street (2), former Waterloo Pre-School (3) and Cope Street Terrace Houses (4). Streets exhibit varied grain and lot sizes, with larger industrial parcels along Cope Street and mixed small-to-medium lots along Botany Road.

Surrounding neighbourhoods

The surrounding neighbourhoods - Redfern, Eveleigh, Alexandria, and Waterloo - are predominantly residential with active centres, cultural diversity, and strong community identity. Public open space within the site is limited, though the area benefits from proximity to district parks like Alexandria Park. Mature trees provide significant canopy and amenity, reinforcing the need for retention in future development. Overall, the context is eclectic, combining fine-grain heritage streetscapes, low-rise housing, and pockets of mid-rise density, requiring sensitive transitions and design responses in the proposed redevelopment.

Towers

The current towers in the Waterloo area are primarily the 1970s -30-storey Matavai and Turanga public housing towers, however new towers feature around Green Square town centre, Redfern Station, and emerging at the Waterloo Metro Quarter.

LEGEND

- Precinct boundary
- Heritage item - general
- Conservation area - general
- Tower - Existing
- Tower - Planned or under construction

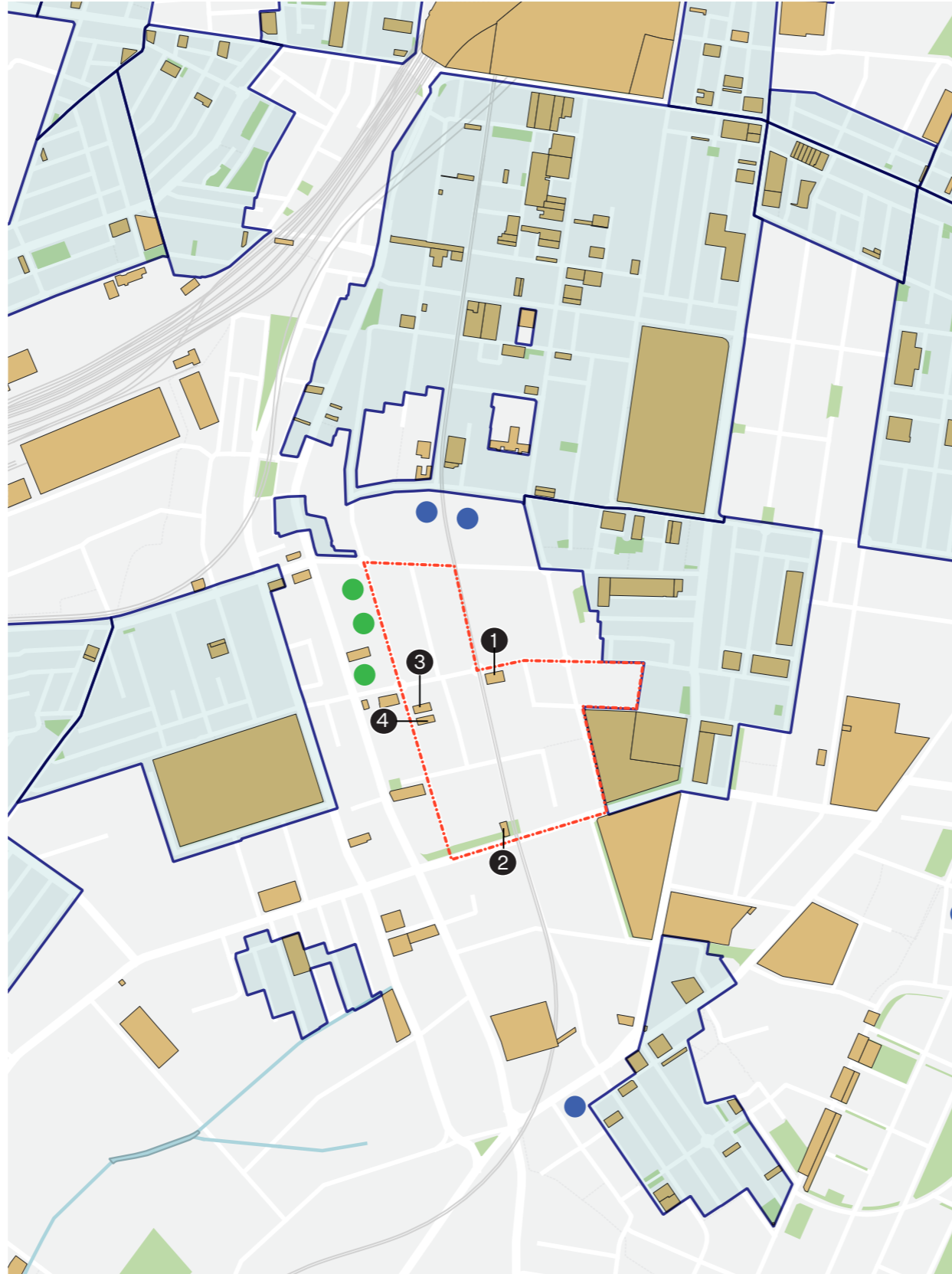


Figure 56. Existing built form context plan.

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Figure 57. Duke of Wellington Hotel. Source: SJB.



Figure 58. Electricity substation. Source: SJB.

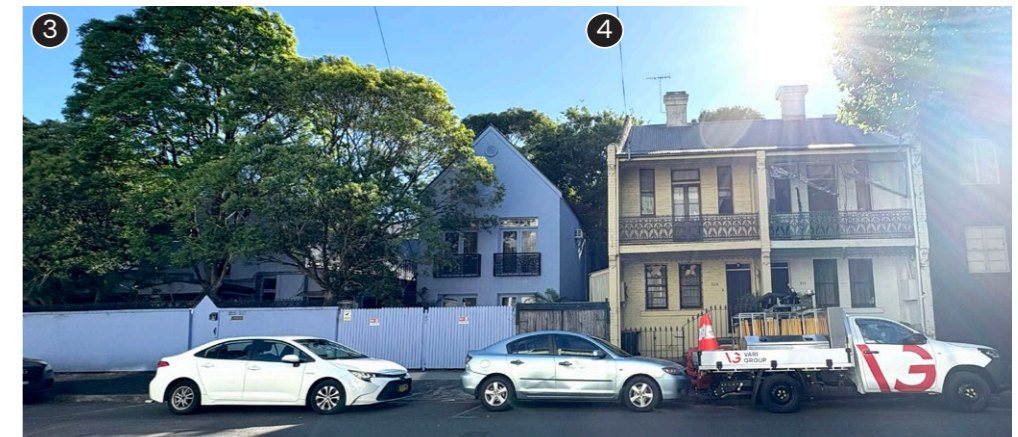


Figure 59. Former Waterloo Pre-school and Terrace Houses. Source: SJB.

Built form character



Figure 60. 30-storey Matavai and Turanga public housing towers in a landscape setting. Source: SJB.



Figure 63. Heritage listed building at the intersection of Botany Road. Source: SJB.



Figure 61. The Paint Shop building in Eveleigh. Source: SMH.



Figure 64. Single and double storey row houses along Wyndham Street. Source: Google Maps.



Figure 62. Workshops and repair yards, Cope Street. Source: Google Maps.

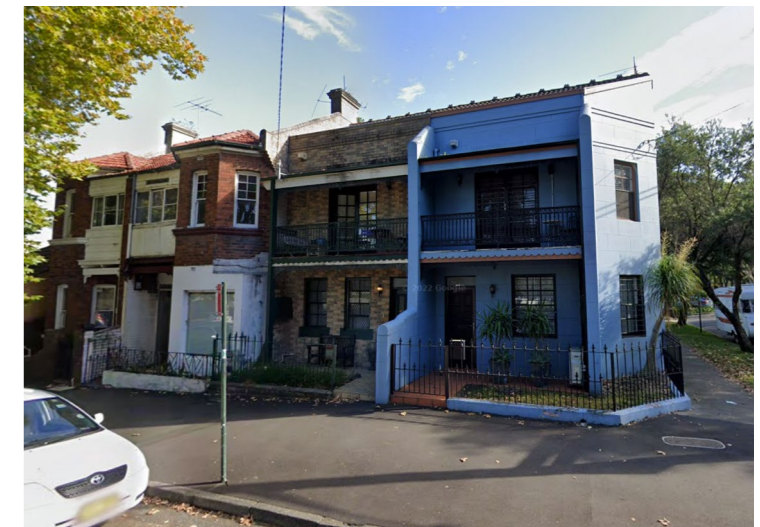


Figure 65. Buckland Street terraces. Source: Google Maps.



Figure 66. Botany Road shophouses and bus stop. Source: SJB.

Existing housing supply and character

Housing supply

Housing typologies are distributed across Waterloo South and its surrounding estate are generally grouped into categories of low, medium and high rise, creating significant shared open spaces and a relatively undefined street edge.

The distribution of built form reflects the sequence of renewal over the last century and changing urban approaches. Taller 'campus style' buildings are located within blocks to the north, while medium rise buildings, deeper in plan and often with private amenity balconies, are located to the east as the topography rises toward Mount Carmel. Low-rise typologies, predominantly cross-form or short bar forms accommodating walk-up units, are located to the west and south within Waterloo South.

Housing age

Buildings with a useful economic life contain the densest population and are concentrated within Waterloo North and Waterloo Central. The Waterloo South Precinct Area and its adjacent counterparts were developed over four decades, with low rise walk-up apartments built in the 50s and 60s, taller slab buildings in the mid-70s, and medium rise developments in the 70s and 80s. The average age of buildings is 44 years (median 45 years), compared to a benchmark economic life of 60 years.

Housing density

Two thirds of existing social dwellings within Waterloo South, North and Central are located within roughly one third of the land area. Across these areas, there are 2,012 social dwellings and 125 private dwellings. Of the social dwellings, 66 per cent are concentrated to the north and east across six buildings (Marton, Turanga, Matavai, Solander, Banks, and Cook) within Waterloo North and Waterloo Central. The remaining 34 per cent are distributed across mid-rise buildings to the east (Drysdale, Camelia Grove and Dobell) and low-rise buildings within Waterloo South.

LEGEND

- Waterloo South precinct boundary
- Waterloo North precinct boundary
- Waterloo Central precinct boundary
- High-rise
- Mid-rise
- Low-rise
- Existing buildings with useful and economic life
- Existing buildings with 66% of total Social Dwellings in Waterloo North precinct

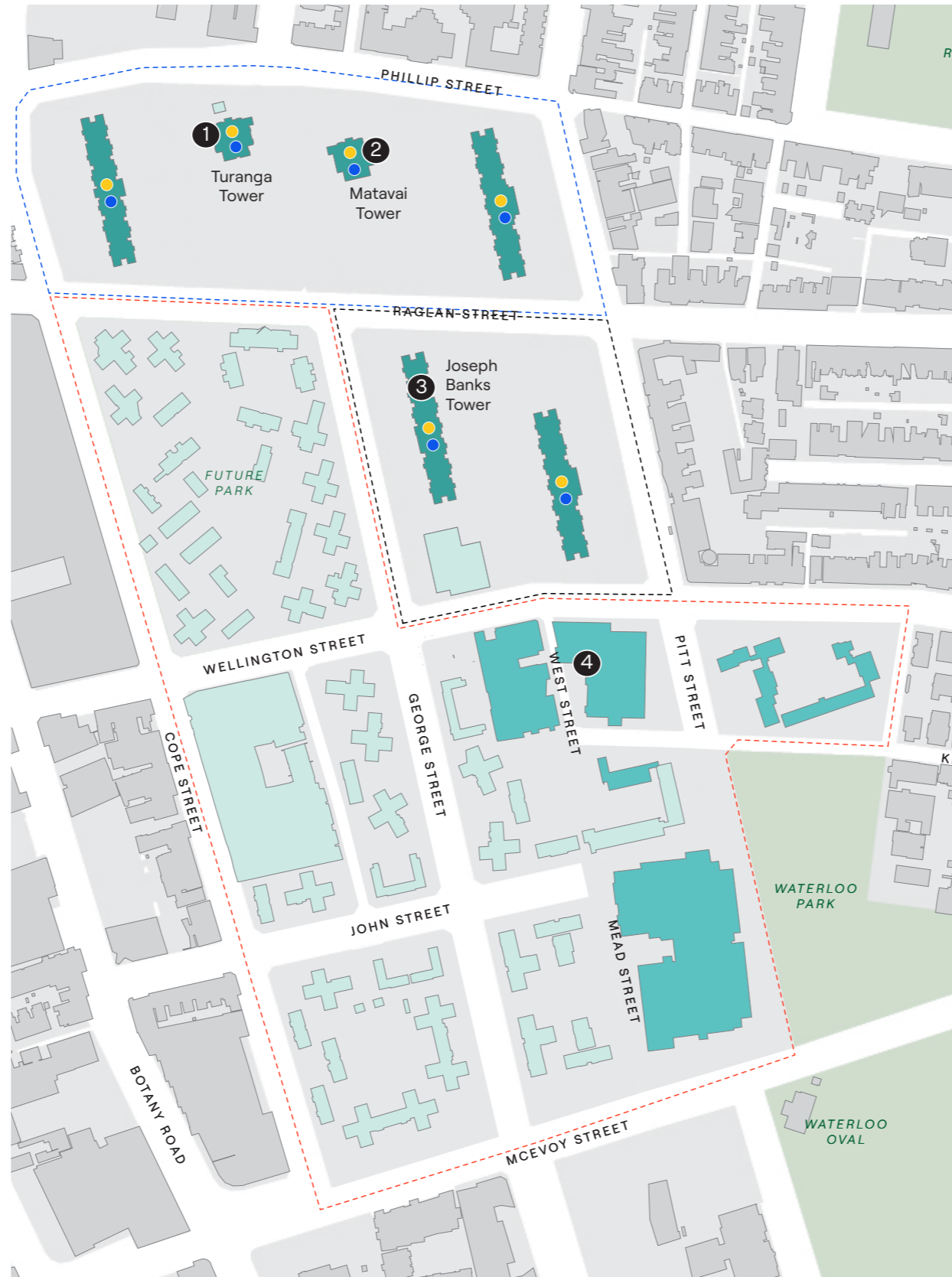


Figure 67. Existing housing stock and characteristics context plan.

Not to scale ①



Figure 68. 30-storey Turanga and Matavai public housing towers in Waterloo North. Source: SJB.



Figure 69. Joseph Banks Tower in Waterloo Central. Source: City of Sydney Archives.



Figure 70. Three-storey walk-ups in Waterloo South. Source: SJB.

Surrounding precincts

Waterloo and the surrounding areas have seen considerable new development in recent years, with several higher-density mixed-use precincts emerging across the broader locality.

These projects have introduced a greater mix of land uses, additional housing supply and improvements to the public realm, contributing to a more connected and dynamic urban setting. Collectively, these changes are reshaping the local context and influencing how the community lives, works and moves through the neighbourhood.

Redfern-Eveleigh

- 1 **Australian Technology Park (ATP):** Commercial and technology hub with offices, R&D, retail, and heritage adaptive reuse. Completed and ongoing activation
- 2 **Eveleigh Rail yards:** Heritage rail precinct planned for mixed-use redevelopment and adaptive reuse. Early planning underway.

Waterloo

- 3 **Waterloo Metro Quarter:** Transit-oriented precinct above/around Waterloo Metro station with residential, retail, and community space. Under construction / staged rollout and planning application is under amendment process.
- 4 **Coronation Waterloo Build-to-Rent Project:** Large BTR scheme with 850+ apartments, retail, and landscaped spaces Submitted for approval.
- 5 **Barings Mixed-Use Development:** 400 apartments with retail space in Green Square. Under construction.
- 6 **Botany Road Corridor Study Area:** Strategic north-south corridor with established commercial and industrial uses and emerging mixed-use development. Incremental redevelopment underway.

Green Square

- 7 **Green Square Town Centre + Urban Renewal Area:** High-density mixed-use precinct centred on Green Square Station, comprising residential towers, retail, civic facilities, parks and community infrastructure. Largely completed, with ongoing activation and some stages under construction.

LEGEND

	Precinct boundary
	Tech / innovation / commercial
	Mixed-use
	Residential
	Study boundaries

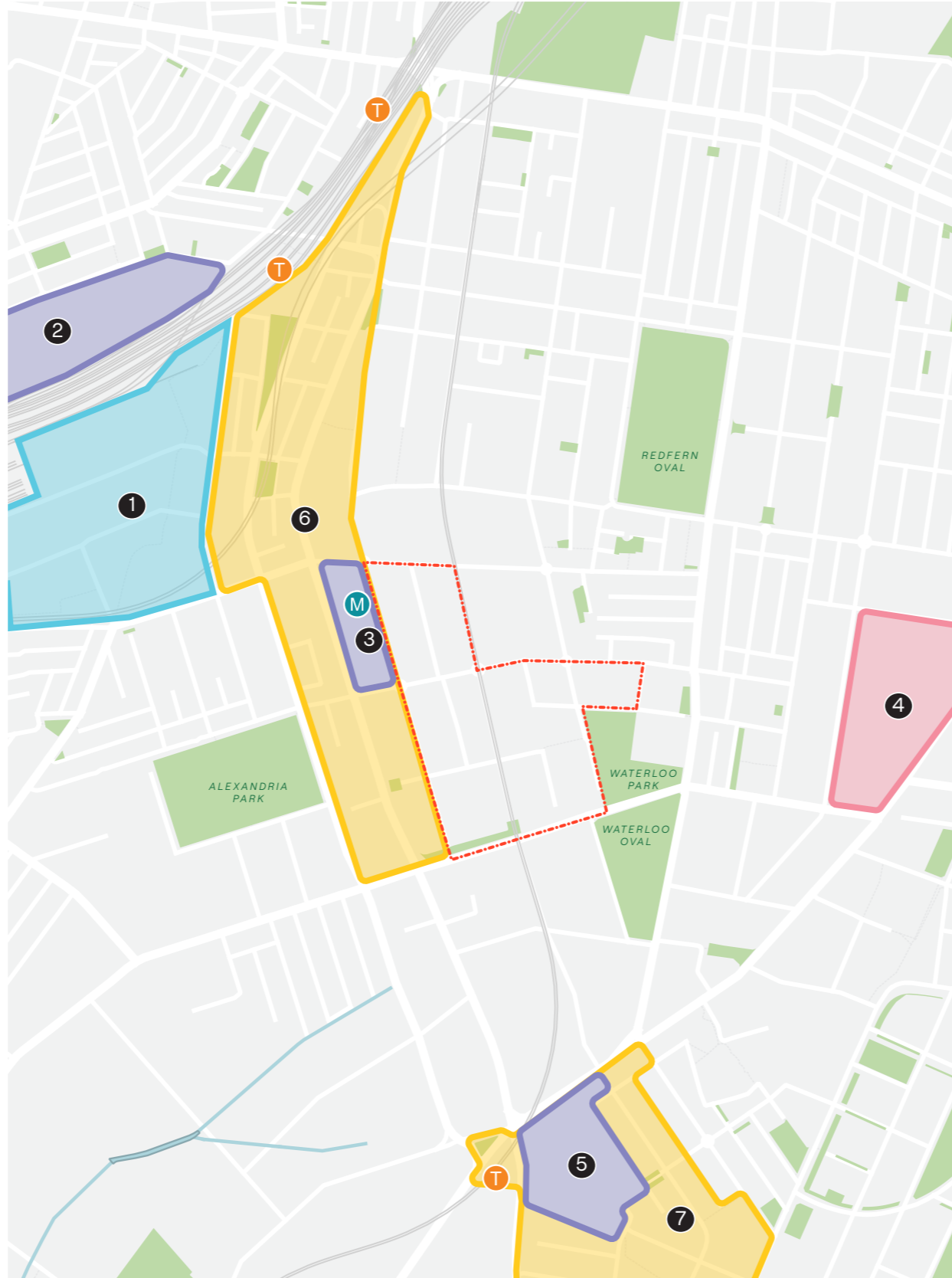


Figure 71. Emerging built form context plan.

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Figure 72. Australian Technology Park, South Eveleigh. Source: FJC Studio.



Figure 73. Waterloo Metro Quarter viewed from Cope Street. Source: Urban Design Report – SSDI0439.



Figure 74. Coronation Build-to-Rent, Waterloo. Source: The Urban Developer.



Figure 75. Barings Waterloo Mixed-use Development. Source: Barings.



Figure 76. Green Square Town Centre - Urban Renewal Precinct. Source: City of Sydney.

Character areas

The following character areas have been defined by their predominant built form typologies and the resultant urban patterns.

Social housing + Waterloo Estate (Waterloo / Redfern)

Existing housing includes single-storey cottages and 1950s-60s walk-up apartments, complemented by mid-rise social housing blocks up to seven storeys, such as the Dobell and Drysdale buildings, and late 1990s infill. These are anchored by Waterloo's high-rise towers, ranging from 20 to 30 storeys, which create a prominent vertical element in the precinct.

Terraces + fine-grain residential (Redfern / Darling)

Traditional terrace streets create a walkable, fine-grain urban pattern supported by Redfern Station and a strong Indigenous and creative-community presence. Narrow lots, two-storey forms and a mix of small shops, cafés and emerging student and tech uses give the area a vibrant, distinctive character.

Low-rise residential + heritage (Alexandria / Eveleigh)

A varied mix of cottages, duplexes, small apartments and heritage buildings creates a fine-grain, low-rise residential character. Subsequent infill development adds diversity while maintaining an established suburban scale.







Industrial under transition (Green Square / Zetland)

Former industrial areas transitioning to high-density residential and mixed-use neighbourhoods. Newer apartment buildings and emerging retail frontages create a more contemporary residential character compared with the older industrial fabric west of Botany Road.

Redeveloping mixed-use precinct (South Eveleigh)

Centred around the new Waterloo Metro Station, this precinct is undergoing major transformation with emerging high-density towers, new retail frontages and upgraded public domain. The evolving built form establishes a contemporary mixed-use character distinct from surrounding neighbourhoods.

LEGEND

	Precinct boundary
	Social housing + Waterloo Estate
	Terraces + fine-grain residential
	Low-rise residential + heritage
	Industrial under transition
	Redeveloping mixed-use precinct

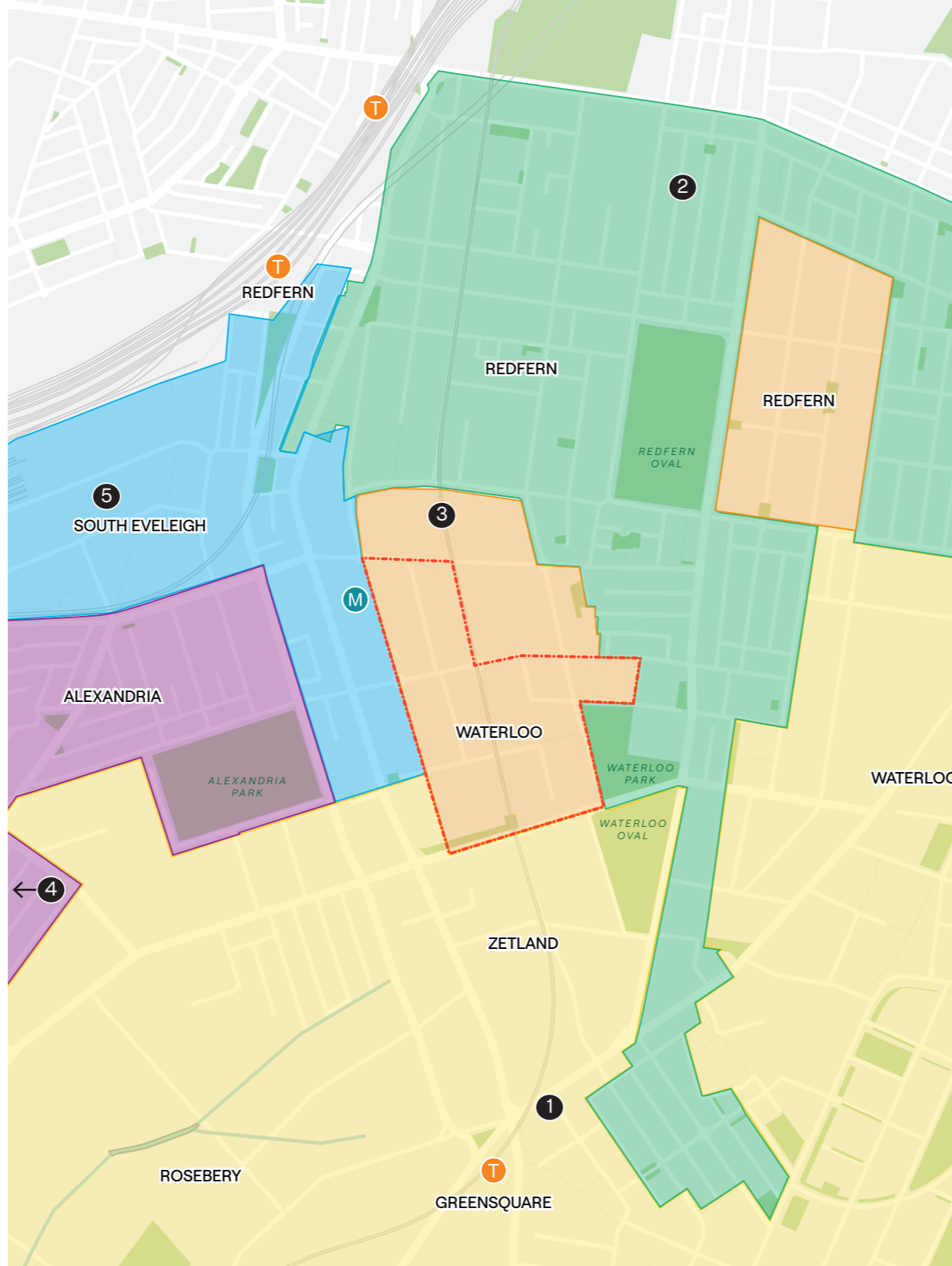


Figure 77. Character areas context plan.

1:10,000 @ A3



Figure 78. Increasing density around Green Square. Source: Google Maps.

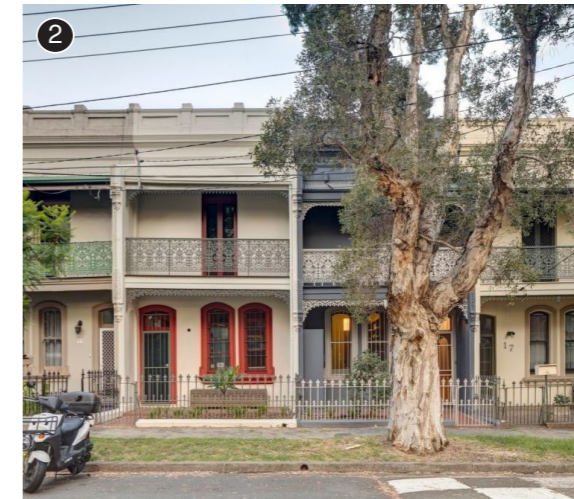


Figure 79. Redfern terraces. Source: Domain.



Figure 81. Waterloo social housing towers. Source: Government News.



Figure 80. Heritage Parkview Hotel of Alexandria. Source: Wikipedia.

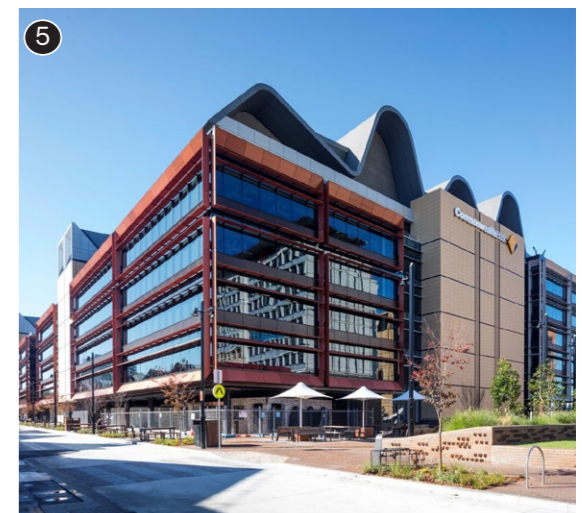


Figure 82. The Foundry, South Eveleigh. Source: Realestate.

Community and cultural facilities

Waterloo is supported by a broad network of community, cultural, and retail facilities, including youth services, community centres, childcare, arts spaces, local shops, and Aboriginal services. Key anchors such as The Factory Community Centre on Raglan Street, The Waterloo Neighbourhood Centre on Wellington Street, The Fact Tree Youth Service Weave Youth and Community Services, Redfern Youth Connect, Waterloo Library, nearby retail clusters, and the Redfern Oval Community Centre provide a range of programs and amenities. These span from early learning, youth outreach, cultural activities, everyday shopping, to community support. Community gardens, places of worship, and local retail strips further contribute to neighbourhood identity, economic vitality, and social life.

These services and retail offerings, such as Oz Harvest in Waterloo Central, are largely concentrated to the north of the precinct, with fewer located to the south, highlighting an opportunity for the Master Plan to strengthen amenity and create a more balanced distribution of community and retail offerings.

Community feedback emphasised the need for community and cultural facilities that are accessible, welcoming and integrated into the everyday movements across Waterloo South. This feedback also highlighted the importance of spaces that feel safe, well-used and connected to open spaces and pedestrian routes. A shortage of essential and affordable retail - such as low-cost grocery options and everyday services - would lead to a better balanced distribution of offerings across the precinct to support daily convenience and neighbourhood wellbeing.

LEGEND	
	Precinct boundary
	Childcare centres
	Youth services
	Family/ community services
	Aged care
	Aboriginal services
	Community gardens
	Libraries
	Arts
	Places of worship
	Retail
	Metro station
	Train station
	Open space

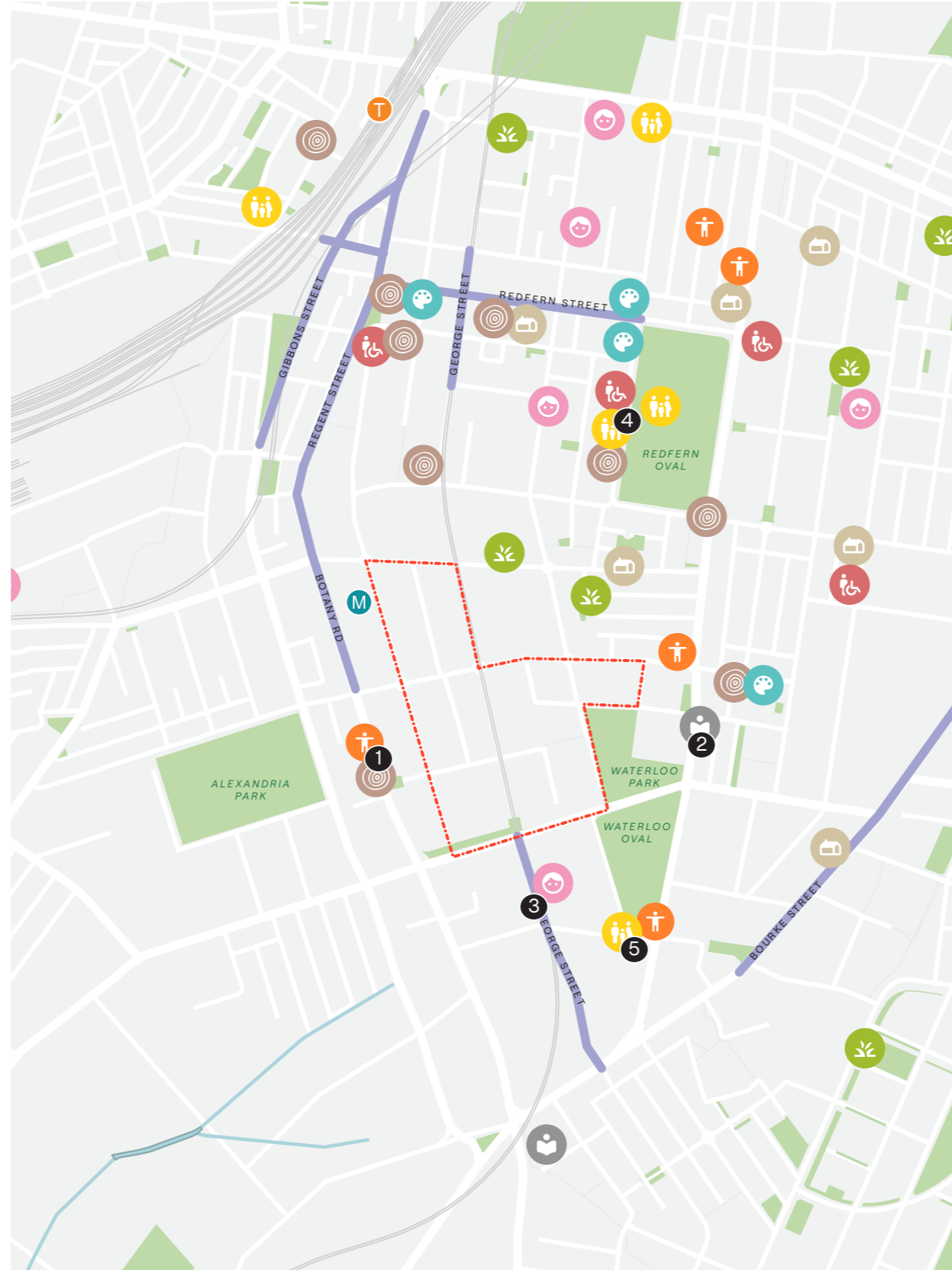


Figure 83. Community and cultural facilities context plan.

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Figure 84. Redfern Youth Connect, Alexandria. Source: Google Maps.

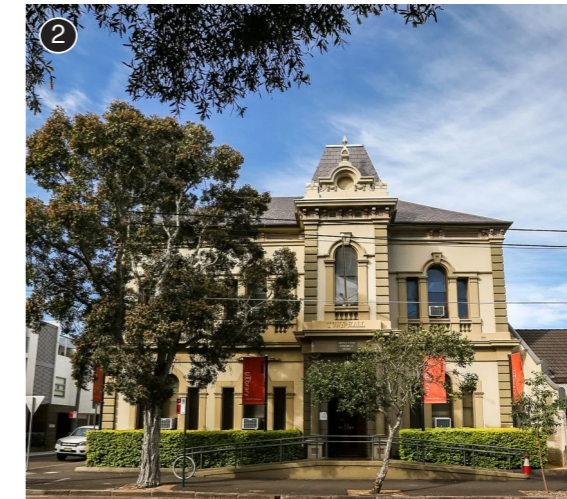


Figure 85. Waterloo Library, Waterloo. Source: City of Sydney.

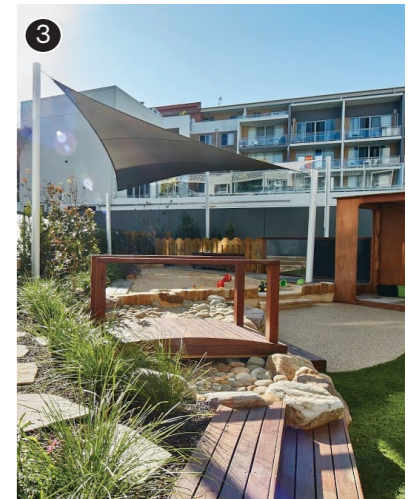


Figure 86. Green Elephant Childcare, Waterloo. Source: Kindicare.



Figure 87. Redfern Oval Community Hall, Redfern. Source: City of Sydney.

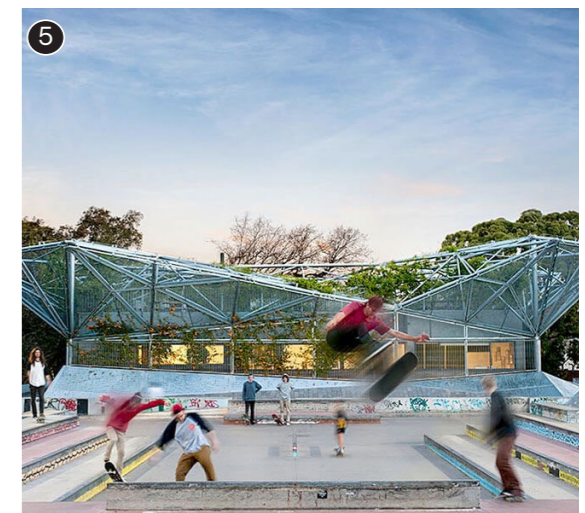


Figure 88. Weave Youth and Community Services. Source: Planning NSW.

Public open space

Waterloo South is located in an area with a mix of local parks and regional open spaces. Immediately adjacent to the precinct is Waterloo Park, a well-used community park offering sports courts, playgrounds, and passive recreation areas. To the east lies Alexandria Park, a larger district park with playing fields, shaded seating, and connections to local schools. These spaces provide important green relief in a dense urban setting and serve as key social and recreational hubs for the community.

Beyond these, the precinct benefits from proximity to Prince Alfred Park to the north and Moore Park/Centennial Parklands to the east, which are major regional open spaces offering extensive sports facilities, walking and cycling paths, and cultural venues. However, access to these larger parks is constrained by major roads and limited pedestrian permeability.

Within Waterloo South itself, existing open space is fragmented and dominated by hard surfaces.

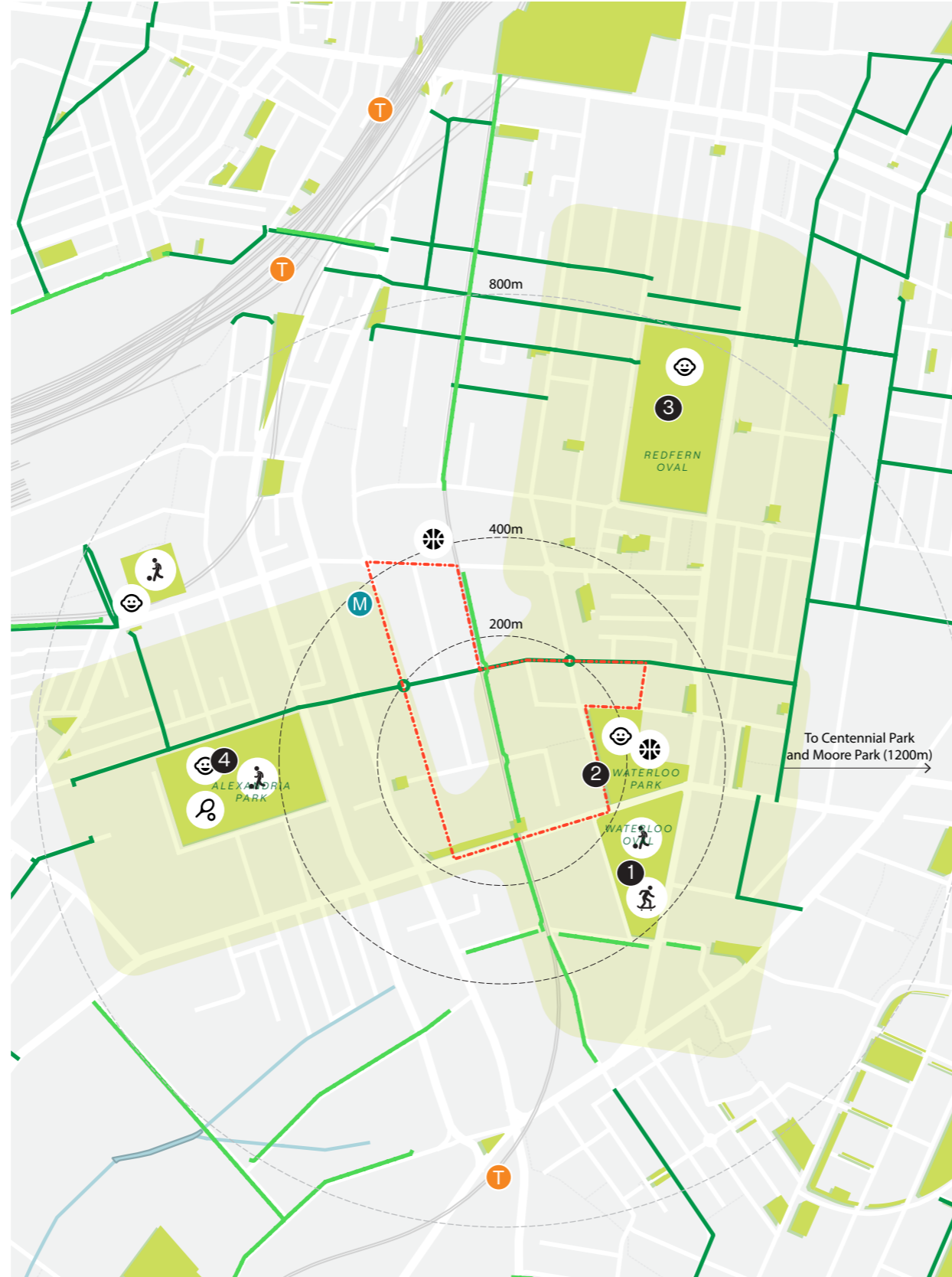


Figure 89. Public and open space context plan.

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LEGEND	
	Precinct boundary
	Open space
	200m open space walking catchment
	Walking catchment
	Cycle route (mixed traffic)
	Cycle route (bicycle only lane)
	Metro station
	Train station
	Sport and recreation field
	Playground
	Tennis court
	Basketball court
	Skate park



Figure 90. Waterloo Oval, Waterloo NSW. Source: City of Sydney.



Figure 91. Waterloo Park, Waterloo NSW. Source: City of Sydney.

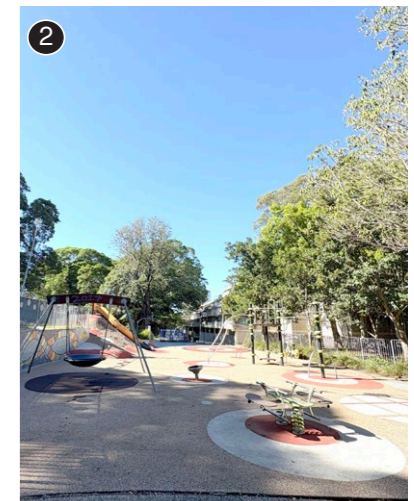


Figure 92. Waterloo Park playground.



Figure 93. Redfern Oval, Waterloo. Source: Airview Online.



Figure 94. Alexandria Park, Waterloo. Source: NSW Government.

Landscape character

Waterloo South is a leafy urban precinct characterised by a strong landscape setting and an established tree canopy. The site sits on relatively flat terrain to the west with gentle gradients, providing an accessible and adaptable base for redevelopment, while the land rises to the east of George Street toward a ridgeline extending into Waterloo Park. Mature trees contribute significantly to shade, microclimate regulation and visual amenity, and form part of a broader green network that extends into surrounding suburbs. Overland flow paths follow natural low points through the centre of the precinct, reflecting the site's historic wetland conditions and informing a water-sensitive and resilient approach to landscape and open space planning.

Content relating to tree canopy and topography from this page has been referenced from ASPECT's Public Domain and Landscape Report. Please refer to that report for a more detailed overview of the public domain and landscape strategy.



Figure 95. Existing tree canopy.

Tree canopy

The Waterloo South Precinct Area contains a significant number of large, mature trees, particularly fig trees, that strongly define its urban and environmental character. These trees provide shade, amenity, and microclimate benefits, and play a key role in mitigating the urban heat island effect. Many existing trees are located along George Street and McEvoy Street.

Deep soil zones and strategic building setbacks should be planned to support tree growth, balancing development and environmental quality and sustainability.

LEGEND

- Precinct boundary
- Existing tree canopies



Figure 96. Existing topography.

Topography

The Waterloo South Precinct Area sits on relatively flat terrain on the west with gentle gradients, providing an accessible and adaptable base for redevelopment. This topography supports ease of movement for pedestrians and cyclists and allows for efficient integration of new streets and open spaces without significant earthworks. The east of George Street the site rises up towards a ridge line that extends into Waterloo Park. The nature of this hillside space means that the accessibility of the site is more difficult in these areas.

LEGEND

- Precinct boundary
- Contour 1m

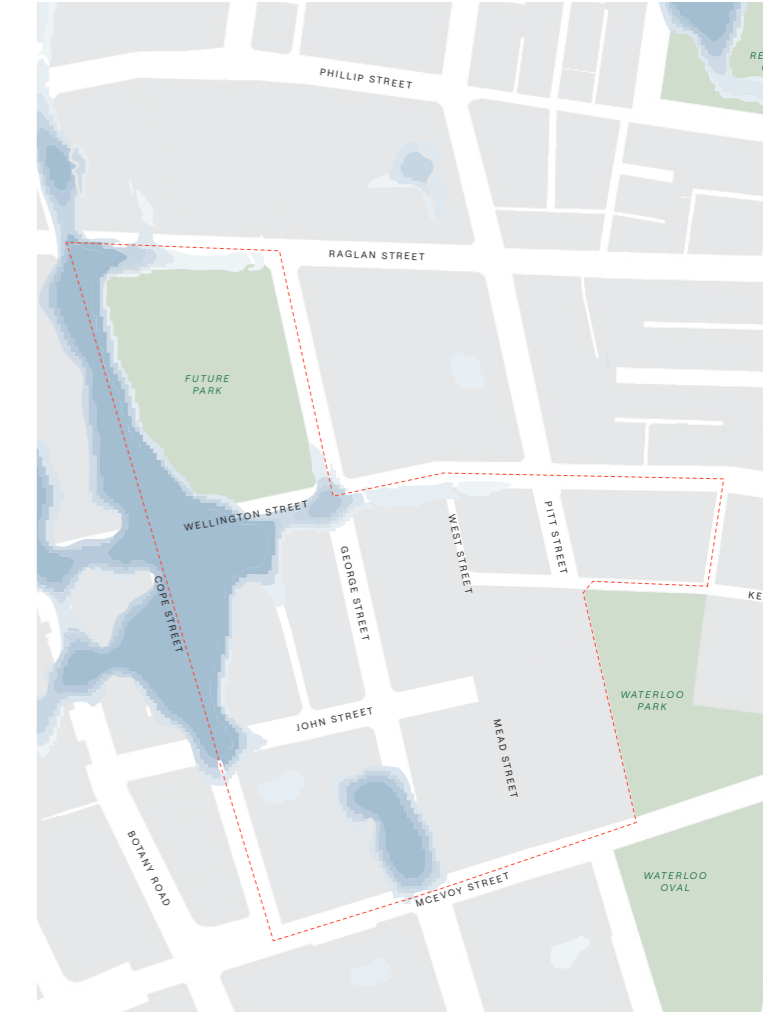


Figure 97. Flooding.

Flooding

Waterloo South is shaped by overland flow paths that follow the natural low points through the centre of the precinct. Shallow flooding can occur along Wellington Street, Cope Street and adjacent open spaces during heavy rainfall. These patterns reflect the site's basin-like landform and highlight where water naturally collects and moves.

Recognising these flood-prone areas will guide street alignments, open-space locations and stormwater management, supporting a more resilient and water-sensitive precinct.

LEGEND

- Precinct boundary
- Flooding

NTS

Landscape character



Figure 98. Recently upgraded Cope Street with WSUD. Source: SJB.



Figure 100. McEvoy Street near Cope Street corner. Source: Google Maps.



Figure 99. South end of George Street. Source: Google Maps. Source: SJB.



Figure 101. Dense canopy, corner Raglan and George Street. Source: Google Maps.



Figure 102. George Street planting. Source: SJB.



Figure 103. Alexandria Park. Source: Google Maps.



Figure 104. Levels changes and outdoor activity, Waterloo Park. Source: SJB.



Figure 105. Significant level changes, Waterloo Park. Source: SJB.

Public transport

Waterloo South is strategically positioned within Sydney's inner south, benefiting from strong public transport connectivity. The recently completed Waterloo Metro Station is a major catalyst for renewal, providing fast, high-frequency services to the CBD, North Sydney, and beyond. This positions the precinct as a transit-oriented development hub, reducing reliance on private vehicles and supporting higher-density living.

Existing bus routes along Botany Road and surrounding streets complement the Metro, offering connections to Green Square, Redfern, and the eastern suburbs. Within the Waterloo South Precinct Area, the street network includes a fine-grain pattern of internal streets and pedestrian paths that provide good permeability at ground level. However, some connections are indirect, fragmented or unclear, limiting legibility and the efficiency of walking and cycling routes to key transport services.



Figure 106. Public transport context plan.

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LEGEND

	Precinct boundary
	Open space
	Train station buffers
	Metro station
	Train station
	Cycle route (mixed traffic, bicycle only lane)
	Bus route
	Train route (underground)
	Train route (above ground)
	Metro route



Figure 107. Waterloo Metro station box and first phase of development. Source: Peter Bennetts.



Figure 108. Redfern train station entrance. Source: Gartner Rose.



Figure 109. 309 bus from Redfern to Port Botany. Source: Transport NSW Blog.

Active transport

Supplementing the precincts access to public transport, the area is also well serviced by current and planned cycling routes connecting to the broader regional area. Existing bike routes along George Street, Bourke Street and the wider Inner Sydney network provide strong east-west links, but dedicated north-south cycling connections are less continuous.

Enhancing pedestrian and cycling links will support safe, direct and legible active transport routes, enabling walking and cycling as everyday modes of movement within and beyond Waterloo South. Improving permeability will also help fully leverage the benefits of the Metro and surrounding bus network.

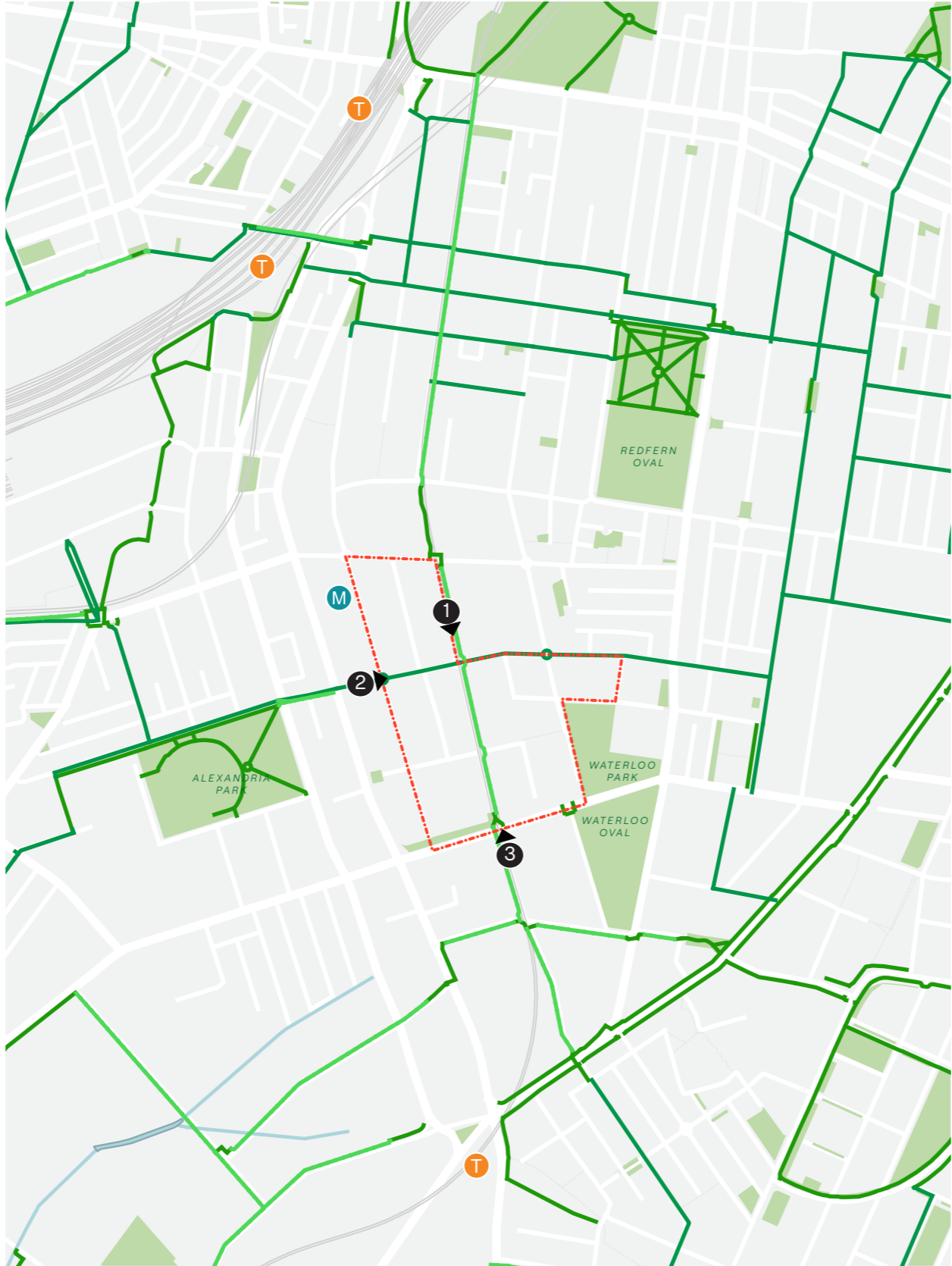


Figure 110. Active transport context plan.

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LEGEND	
	Precinct boundary
	Open space
	Metro station
	Train station
	Cycle route (mixed traffic)
	Cycle route (bicycle only lane)



Figure 111. George Street two-way bicycle lane. Source: SJB.



Figure 112. Wellington Street dedicated bicycle lane. Source: SJB.



Figure 113. George Street two-way bicycle lane. Source: SJB.

Vehicular movement

The existing road network within Waterloo South is based on a modified grid bounded by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt, and McEvoy Streets. This mid-20th century layout created large superblocks with limited permeability, reducing walkability and active transport opportunities. Surrounding arterial roads, particularly Botany Road and McEvoy Street, carry heavy traffic and act as physical barriers, contributing to noise, air quality issues, and safety concerns for pedestrians and cyclists.

Within the site, continuous north-south movement is constrained, with no streets connecting through to McEvoy Street. Several streets in the southern portion of the precinct also terminate internally, making the area feel relatively isolated. Future upgrades present an opportunity to create stronger connections and improve permeability across the site.

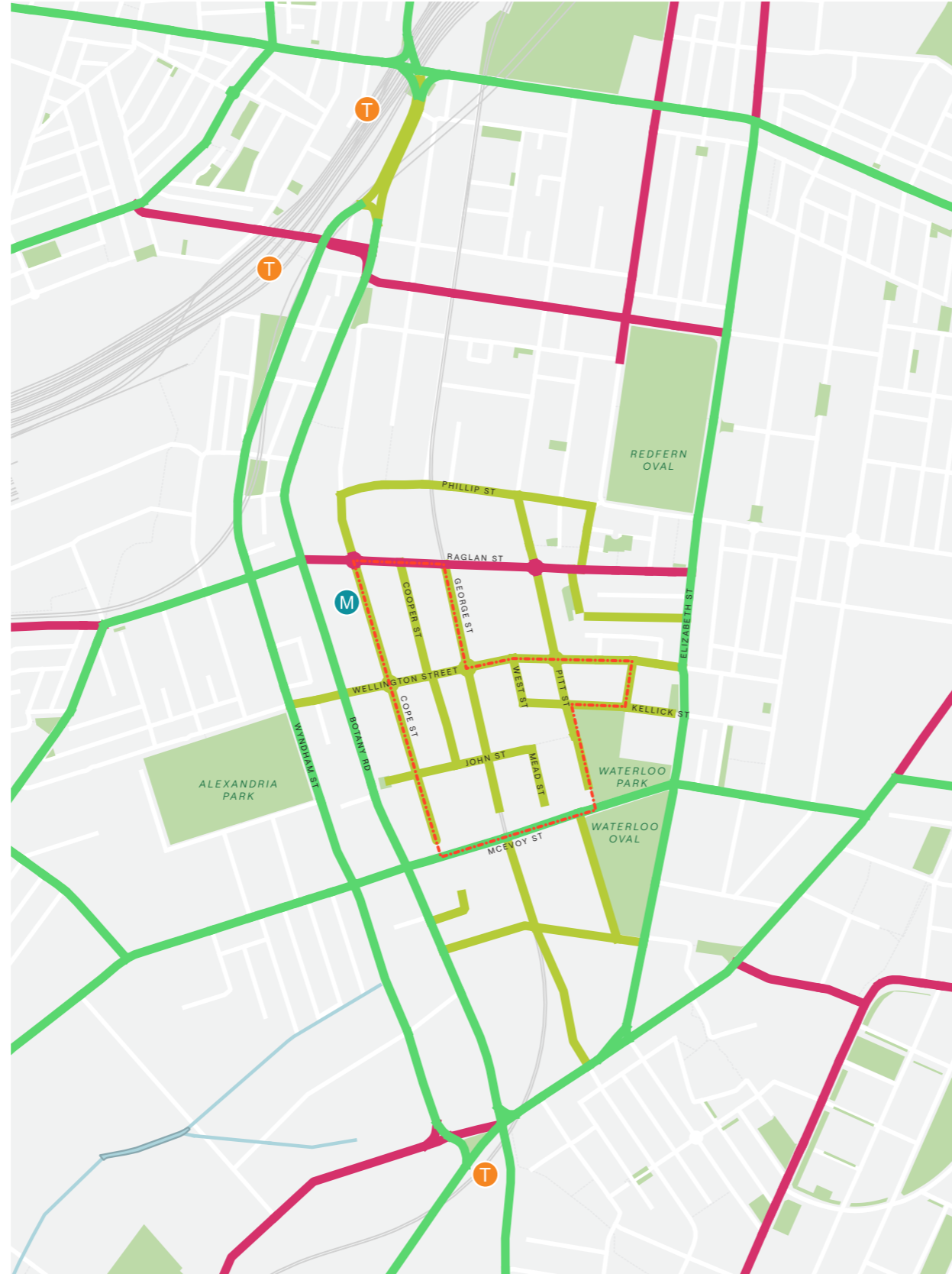


Figure 114. Vehicular movement context plan.

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LEGEND	
	Precinct boundary
	Existing open space
	Train station buffers
	Metro station
	Train station
	Arterial road
	Distributor
	Local
	Surrounding road network



Figure 115. Cope Street upgrade with generous footpaths and WSUD design. Source: SJB.



Figure 116. Pitt and Wellington Street corner. Source: SJB.



Figure 117. Leafy McEvoy Street. Source: Google Maps.



Figure 118. Busy arterial intersection at the corner of Botany Road and Raglan Street. Source: SJB.

Case for Change

This chapter reviews Waterloo South's planning history and sets out key observations alongside the rationale for change.

Waterloo South planning history

Waterloo South has seen multiple iterations in its planning history, with each iteration adding another level of detail and rigour to the design and planning framework that will guide the renewal of precinct area. Together, these iterations help ensure the realised outcome is suitable for the diverse community it serves.



Figure 119. Homes NSW Planning Proposal Illustrative Plan

The Homes NSW (formerly LAHC) Planning Proposal sought to amend the Sydney LEP 2012 and South Sydney LEP 1998 to enable the renewal of the Waterloo South precinct.

The proposal outlined a mix of social, affordable, and market housing, delivering approximately 3,000-3,400 dwellings with a strong emphasis on diversity and community resilience. It introduced new planning controls for height, FSR, and zoning, supported by a design excellence process.

The scheme prioritised transit-oriented development, leveraging proximity to Waterloo Metro Station, and included two new public parks, upgraded streets, and 2,400 sqm of community facilities.

This Planning Proposal laid out the foundation for future design and planning strategies for the Waterloo South Precinct. Many of the principles and objectives identified in this work are still relevant to the ongoing development of the precinct and this report.

The below provides a short summary of key design changes across the planning history of the precinct.



Figure 120. CoS Planning Proposal Structure Plan

In November 2019, the Minister for Planning and Public Spaces appointed the City of Sydney (CoS) as the plan making authority for the Waterloo Estate.

The CoS subsequently prepared a Planning Proposal which sought changes to the Homes NSW scheme. These changes primarily included an increase to the amount of affordable housing development, re-orientation of the layout to improve the public domain, and re-allocation of the towers to the southern edge of the precinct instead of throughout the site. The approach aimed to better balance housing diversity, amenity, community infrastructure and the needs of existing residents.

The Department of Planning and Environment took over planning responsibility for the Waterloo Estate in March 2021 and made further changes to the Planning Proposal. It was publicly exhibited from March to April 2022.



Figure 121. Finalised Planning Proposal Structure Plan

Following exhibition and feedback, the 2022 Design Guide was finalised in November 2022 and the new LEP controls came into effect in February 2023.

The finalised LEP saw few changes from the exhibition to adoption, maintaining the same principles and approach taken in the exhibited Planning Proposal. Once finalised, the 2022 Design Guide became a foundational part of the future of the precinct, establishing the design directive and objectives for the future development. It should be highlighted that the envelopes for the 2022 Design Guide accommodated a total GFA of 262,000sqm.

The following pages present a high-level observational study of the 2022 Design Guide, identifying opportunities for change that take into account recent developments and delivery requirements.

2022 Design Guide

The 2022 Design Guide was prepared by the City of Sydney following their own masterplanning and design testing. The Guide was adopted by DPPI in 2022 and was accompanied by amendments to the LEP. Given the extensive design work, community engagement and environmental testing required to shape these new controls, it was decided that the Waterloo Estate (Central) and Waterloo Estate (North) would be excluded.

The below is a summary of the key objectives and controls of the 2022 Design Guide that continue to be relevant to ongoing work within the Waterloo South Precinct Area.

Key controls / objectives

LAND USE

Mixed-use precinct with residential, retail, commercial, education and community spaces and ensuring all residential development, irrespective of tenure, is of similar high quality

ACTIVATION

Active frontages required along key streets such as George Street as the focus for retail, supermarkets and ancillary uses to support the community

STREET NETWORK

Key streets are to be widened or extended to allow for appropriate pedestrian and active transport amenity and preserving/enhancing the natural qualities of streets

ACCESS & CIRCULATION

Several streets will be dedicated to the City of Sydney, with new through-site links to improve east-west pedestrian connections and vehicular basement entries designed to minimise disruption.

TREE RETENTION

A minimum 50% of high and moderate value trees are to be retained, preserving the existing landscape character and contributing to a green, low-carbon precinct

PUBLIC OPEN SPACE

A large local park north of the precinct called the Village Green to be provided and supported by a smaller 1,000sqm local open space within one of the southern blocks

BUILDING SETBACKS

Building alignments and setbacks create a physically and visually cohesive relationship with adjacent public places aiming to maximise sunlight to the public domain

HEIGHT

Tall buildings up to a maximum of 33 storeys are predominantly located to the south of the precinct with remaining buildings providing a lower scale street character

COMMUNAL OPEN SPACE

Private outdoor spaces for residents are designed to supplement the public domain and may be provided on ground and on rooftops to maximise amenity

ENVIRONMENTAL IMPACTS

New developments are to manage their contribution to the public domain and pedestrian comfort by minimising wind, noise and sunlight impacts



Figure 122. 2022 Design Guide Structure Plan

Design guide review


Upon reviewing the 2022 Design Guide, it is clear that there is a substantial amount of work that has been involved within the development of the vision for the precinct. Much of this work is still largely relevant to the current design and planning phase and has formed the foundation of this report’s approach to the Master Plan.

During this review, two key themes have emerged:

- **Things that remain the same**
Elements of the 2022 Design Guide and vision for the precinct that are still relevant, possible and would result in the best outcome. These elements include things like the overall block layout, the distribution and size of open spaces, the location and quantum of amenity and activation, and the definition of character areas.
- **Things that require amendments**
Parts of the 2022 Design Guide that require changes to accommodate changing expectations of stakeholders, market conditions, and an evolving design narrative that considers a deeper understanding for, and designing with, Country.

The elements that do not require change are summarised on the right. Subsequently, the following pages present a short high-level analysis of the elements that require change, identifying the ‘Case for Change’ for the precinct Master Plan.

Things that remain the same:




STREET NETWORK & BLOCK LAYOUT

The overall street pattern and block layout defined in the 2022 Design Guide requires no significant changes. This will remain, ensuring permeability and connectivity across the precinct. Some minor changes to the direction of travel and the width/location of through-site links has been modified based on a better understanding of the movement requirements.



SOLAR ACCESS CONTROLS

Solar controls defined in the 2022 Design Guide such as a minimum of 4 hours direct sunlight to 50% of the open spaces (including the existing Waterloo Park) are retained and adhered to. While minor amendments to building heights and extents are proposed, these changes have been designed to minimise impact on public places including streets, surrounding buildings and open spaces.



TENURE EQUITY

Whilst the tenure mix defined at the time of the 2022 Design Guide is different to the requirements for the current Master Plan, the allocation of tenures across the precinct will carefully consider the equity of the built form outcomes for all residents. Inclusive design practices will be applied to support community wellbeing and create welcoming environments for people of all circumstances.



PUBLIC OPEN SPACE

The two parks identified in the 2022 Design Guide (the Village Green in Block 1 and the local park in Block 8) will remain in their approved locations and retain their minimum sizes. The Block 8 community park extent is slightly modified to respond to surrounding building changes and to maximise sunlight access and pedestrian comfort.




LANDSCAPE STANDARDS

Retention of trees, delivery of deep soil, and the provision of communal open space is maximised and aligned with the 2022 Design Guide where possible. The exact location and specific trees to be retained has been managed through a detailed design process recognising the location of services and infrastructure. The same applies for deep soil and communal open space.




GROSS FLOOR AREA

Total gross floor area for the precinct is to remain capped at 282,485sqm as per the LEP permissibility. However, as the 2022 Design Guide envelopes only resolved to include 262,000sqm with the additional provided through design excellence, this Master Plan aims to include this in totality within the proposed envelopes.




ACTIVATION

The active frontage strategy is largely unchanged, retaining George Street as the primary activity hub of the precinct with ground floor uses comprising retail, community and other non-residential uses the ensure a vibrant street environment. Exact allocations of active frontages as been reviewed as part of a detailed reference scheme design process.



PARKING & ACCESS

Parking rates under the Sydney LEP 2012 will continue to apply and vehicular access points into buildings for private parking and servicing continue to be prioritised along John Street to reduce impacts on key pedestrian areas. Some changes have been resolved through detailed design with a stronger understanding of the movement requirements.



COMMUNITY INFRASTRUCTURE

Voluntary Planning Agreement (VPA) requirements for the delivery of community infrastructure are met as a minimum. These facilities will be delivered and space provided in accordance with the agreement with the State and City of Sydney. The exact location of these may have changed based on detailed design and changing stakeholder expectations.

Recommended amendments

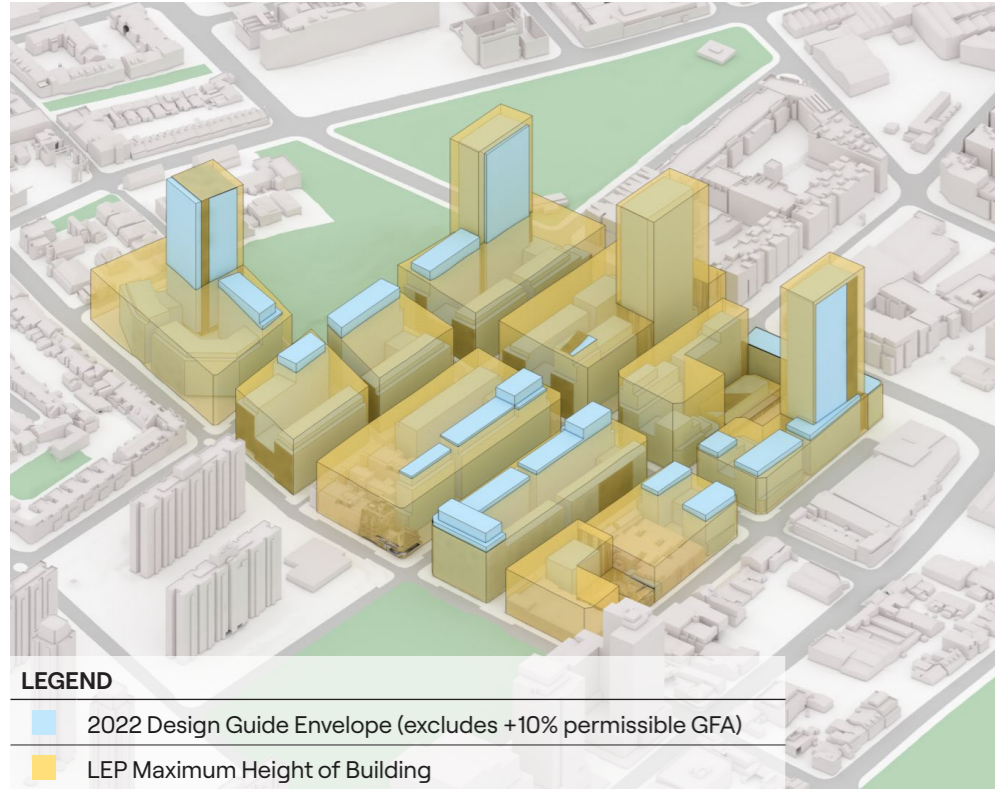


Figure 123. LEP vs 2022 Design Guide



Figure 124. 2022 Design Guide solar analysis of public domain

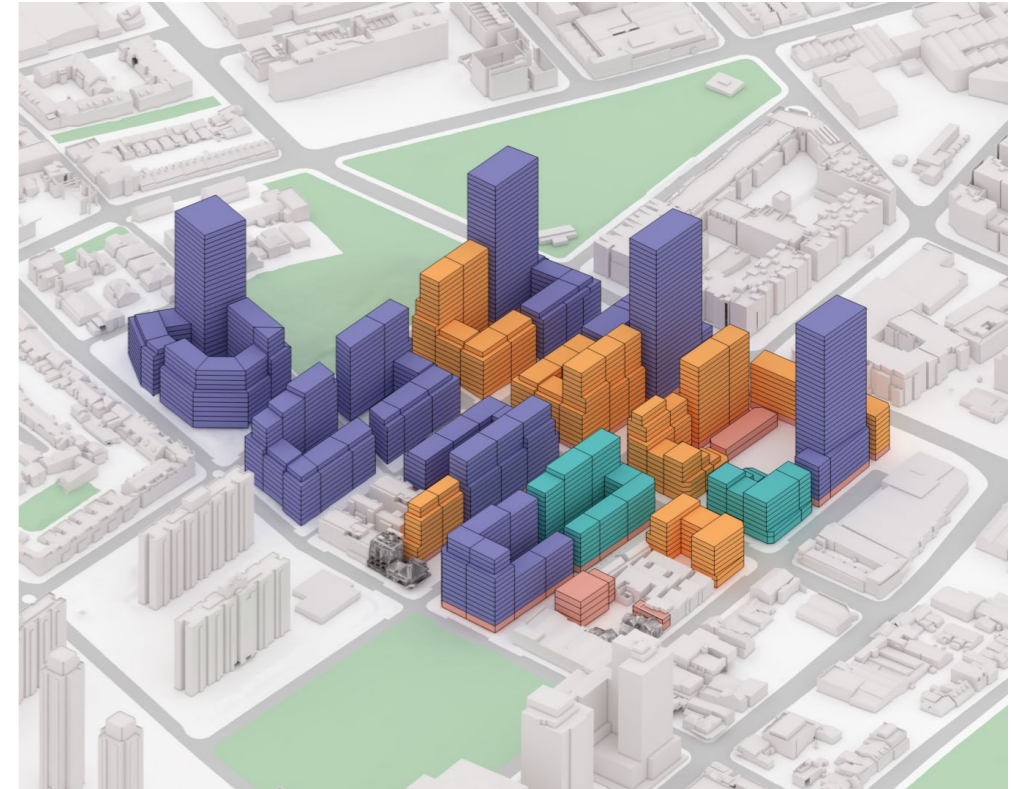


Figure 125. Interpretation of the previous tenure allocation within the 2022 Design Guide envelopes

LEP / 2022 DESIGN GUIDE ALIGNMENT

At the time of adoption of the current controls there was, and still exists, a misalignment between the maximum building height within the LEP and the maximum building envelopes within the 2022 Design Guide. This requires amendments to ensure alignment, accommodate the permissible GFA and to take into account the updated precinct design as a result of other changes.

Key observations

- 2022 Design Guide envelope exceeds the LEP maximum height of building.

Required amendments

- LEP maximum height of building.
- Design Guide envelopes.

AMENITY & GROUND CONDITIONS

The additional street wall height and length of buildings in the 2022 Design Guide are likely to result in a challenging pedestrian and environmental outcome, especially when accommodating the additional floor-space (+10% permissible GFA) and stakeholder requirements.

This would also impact the quality of private communal open spaces and the building coverage may reduce the amount of high-quality trees that could be retained.

The Master Plan proposes to amend building layouts to maximise environmental performance of public and private spaces through better sunlight, wind comfort and the retention of high quality trees.

Key observations

- Long continuous street walls impact the street level experience within the public domain and few breaks between buildings limits direct sunlight access to the public domain.
- Communal spaces between buildings are poor quality, receiving low sunlight and are compromised as tight enclosed spaces.
- Larger extents of building coverage don't allow for maximum tree retention.

Required amendments

- Revise building layouts and typologies to maximise pedestrian comfort and amenity.
- Reduce typical street wall to 6 storeys consistent with surrounding developments.
- Relocate communal open spaces to high performing areas for residential amenity.

TENURE MIX & FLOOR SPACE

The scale, split and arrangement of residential tenures has been revised since the current controls were established. In most cases each urban block features at least two tenures, with a carefully balanced approach to clearly defined stratum and management arrangements being achieved whilst tenure equity and blindness reflected in the design of the precinct.

These changes need to be reflected in the approach to build form and allocation of floor space to achieve the desired result and to provide a maximum amount of social and affordable housing for the benefit of the community.

Key Observations

- Tenure mix has changed since the 2022 Design Guide was developed.
- Total overall floor space to be provided within the envelopes to increase to meet the maximum permissible within the LEP (282,485sqm GFA).

Required Amendments

- Allocation of tenures across the precinct to be considered, and coordinated with affordable and social housing provider requirements.
- Envelope to increase to accommodate total permissible floor space.
- Building locations, extent, height and shape to change as a result of the above.
- LEP Floor Space Ratio control per block to be amended based on the above.

Design amendments



Figure 128. Typical residential floor plan from the CoS Planning Proposal reference scheme

RESIDENTIAL TYPOLOGIES

The 2022 Design Guide envelopes for residential buildings assume a specific building typology, which does not align with the development (ie. feasibility, delivery and ongoing management). These unique typologies are also most likely to be distributed across the social and affordable tenures whilst the market housing would feature more typical built form amenity and outcomes.

The Master Plan proposes alternate and regular building typologies that enable the design, delivery and amenity outcomes to be equal across tenures. This typology also enables a better realignment of Cooper Street to improve precinct movement and relationship with existing adjacent development sites.

Key observations

- Residential typology would require multiple cores per building, reduce efficiencies, constrain design flexibility and increase operational management.
- There are many typologies of unique buildings across the precinct that adds further complexity.
- This could result in less housing within the same envelope due to poor efficiency.

Required amendments

- Revisit typologies to improve efficiencies and reduce number of cores required.
- Standardise building typologies regardless of tenure.
- Identify opportunities to maximise Apartment Design Guide (ADG) compliance with alternate typologies.



Figure 126. Welcome to Redfern. Artwork by Reko Rennie

APPROACH TO COUNTRY

Whilst considered, the approach to Designing With Country was minimal at the time of the 2022 Design Guide. Since then, Stockland has appointed consultants to engage with the local Aboriginal community and to prepare a Designing With Country framework that impacts the urban design and landscape approach for the new Master Plan.

The result of this work has collaboratively informed the proposed Master Plan, including how the buildings and public spaces can respond to Country, and provide further space for Country to be embedded through interpretation and visual/physical means.

Key observations

- Country inputs to the 2022 Design Guide are minimal, but acknowledge that Country was to be developed in more detail at later stages.

Required amendments

- Update the urban design to reflect on Designing With Country Framework and community engagement.
- Identify opportunities for a deeper engagement with Country within the public and private realms and how the distribution of built form and landscape across the precinct can meaningfully contribute to this.



Figure 127. Boronia Apartment by City West Housing. Source: City West Housing.

COMMUNITY HOUSING PROVIDERS REQUIREMENTS

The consortium of Community Housing Providers (CHP) will help deliver and ultimately manage the developed housing and public domain has been further resolved since the development of the 2022 Design Guide and therefore there is a firmer understanding of the requirements for the development.

This has impacted everything from the allocation of tenures across the precinct at an urban design scale, all the way down to waste management from a detailed architectural and services perspective.

Key observations

- More detailed expectations from stakeholders have been resolved since the development of the 2022 Design Guide.
- This includes the appointment of community housing providers as well as more engagement with the local community.

Required amendments

- Update design strategy respective of community and stakeholder expectations and requirements.
- This will impact landscape, architecture and urban design collectively.

Urban Design Strategy

The urban design strategy for Waterloo South is grounded in creating a connected, people-focused precinct that respects Country, enhances amenity, and delivers a diverse mix of housing typologies. Our approach responds to the site's history and context while aligning with contemporary design principles.

Key moves

The following key moves form the foundation of the Urban Design Strategy for the Waterloo South Precinct Area. These have been prepared to support the vision for the precinct, the Designing With Country methodology, and the public domain strategy. They have been developed through extensive collaboration with Homes NSW and a broader specialist consultant team to align with the many needs of the community and stakeholders.



 **EMBED COUNTRY**



Figure 129. 'Embed Country' key move.

Country is to be embedded in the urban design, landscape, and architecture of the precinct from day one. The Master Plan will ensure the principles of the 'Fold', 'Wet', and 'Dry' Country are a foundational framework that guides the urban design and landscape to provide meaningful spaces for Aboriginal Belonging. These responses will inform spatial organisation, material expression and the character of the public realm to shape a coherent narrative that can enrich the architectural response.

 **IMPROVE AMENITY**

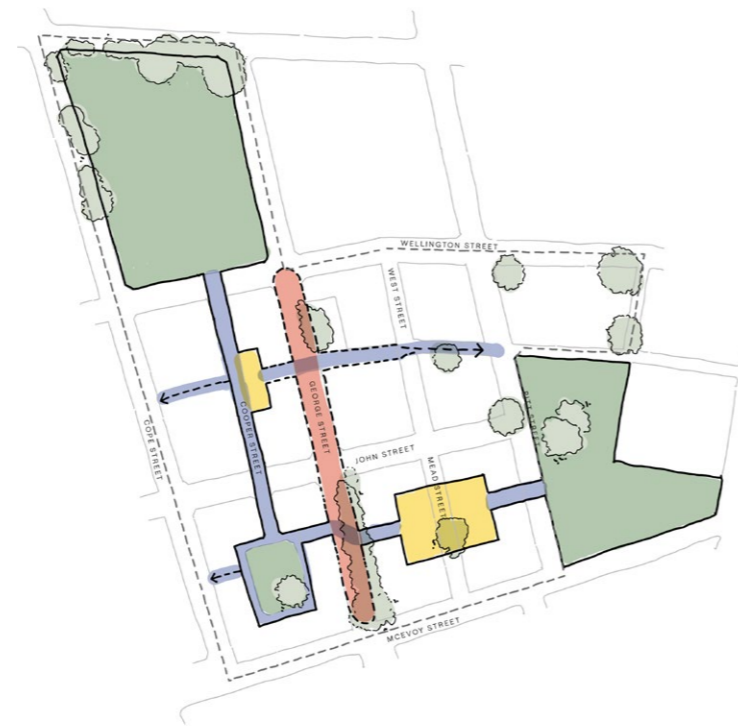


Figure 130. 'Improve amenity' key move.

The quality of the public domain and dwellings will be maximised with access to sky and sun, improving the relationship between the public and private interface. The approach will reduce street wall heights to create a better street scale and a consistent built form character, while introducing a network of pocket parks and courtyard spaces that better delineates between private and public domain. These measures will ensure key community spaces achieve appropriate sunlight and that wind impacts are minimised.

 **BUILT FOR EVERYONE**



Figure 131. 'Built for everyone' key move.

Building typologies are distributed equitably across social, affordable and market dwellings, ensuring true integration and a balanced tenure distribution across the site. Each tenure enjoys the same quality of living and amenity, with typologies designed to be fully tenure-blind and expressed through a consistent tower-and-podium built form. Building performance will be uplifted precinct-wide, with an emphasis on maximising ADG-compliant solar access and cross-ventilation to support high-quality, sustainable living environments.


 **CREATING A LEGACY**



Figure 132. 'Creating a legacy' key move.

The precinct will meet the needs of current and future residents to create a resilient and meaningful precinct legacy. This will be supported through coordinated management of the precinct, buildings, public domain, communal facilities and tenancies, ensuring equitable access to shared spaces, services and everyday amenity. A welcoming mix of community uses, diverse retail, and inclusive gathering places will encourage people to connect and participate in neighbourhood life. Public art, accessible design, and prioritised safety will enrich the precinct's character and ensure it is inviting and usable for all.

Embed Country



EMBED COUNTRY

The Master Plan has been shaped by the principles established by Nguluway DesignInc's Designing With Country Strategy. For Waterloo South, this means shaping a precinct that respects natural systems, celebrates Aboriginal identity and strengthens social connection.

Country is to be embedded in the urban design, landscape, and architecture of the precinct from day one. The Master Plan will ensure the principles of the 'Fold', 'Wet', and 'Dry' Country are a foundational framework that guides the urban design & landscape and provides meaningful spaces for Aboriginal belonging. These responses will inform spatial organisation, material expression and the character of the public realm to shape a coherent narrative that can change response to outcomes.

The Master Plan's approach to embedding Country is to be resolved through the following objectives:

- 01** Reinforce the 'Fold' - where the landscape changes and Wet and Dry Country meet along George Street. George Street is to become a contemporary journey line that echoes a historical songline.
- 02** Spaces for Aboriginal belonging are provided along Cooper Street, connecting the Village Green open space to the north with the community spaces in Block 8. These spaces will support Blak businesses and opportunities.
- 03** Facilitate a meandering east-west journey the connects across low and high Country, taking inspiration from former waterways, creating passages and moments of pause.

Content from this section has been sourced from Nguluway DesignInc's Designing With Country Report. Please refer to that report for a more detailed overview of the Designing With Country approach.



Figure 135. 'Embed Country' key move.



Figure 133. Sharing culture. Source: NDI



Figure 134. Daylighting urban streams and WSUD design. Source: NDI



Figure 136. Interpreting streams. Source: NDI

NTS

Designing With Country key themes

Belonging to Community

Despite gentrification and cycles of displacement, Aboriginal communities still view Waterloo-Redfern as a place that embodies their stories, achievements, and ongoing connection to Country in an urban context. Aboriginal services and important gathering spaces still persist in this region.

The precinct should tie into this strong legacy of community and identity. There should be dedicated spaces to celebrate culture, perform arts, and share knowledge. Through the introduction of a cultural and communal street, facilities and services introduced in the precinct can anchor and tie into the broader network of Redfern. Cooper Street, with its proximity to social infrastructure and accessibility, presents an ideal location. It forms an axis between the two proposed open spaces within the precinct and is reinforced by service and communal spaces located along its length.



Figure 137. Belonging to Community. Source: NDI

Contemporary Journey Line

Waterloo was the threshold between sandhills and wetlands, making it a meeting point for foraging and hunting. The old songline between Warrane (Sydney Harbour) and Gamay (Botany Bay) runs north-south in the vicinity of the site, believed to be along Botany Road.

Modern day journeys around the site are primarily east-west, linking places like Redfern Park, Alexandria Park, Centennial and Moore Park, Eveleigh Innovation Hub, Green Square and so on. The vehicular nature of present-day Botany Road provides a less pleasant north-south travel experience for pedestrians and cyclists.

Cyclists already tend to use George Street, informally cutting across the existing landscape of the Matavai and Turanga towers. By imbibing some of the characteristics of old songlines, George Street could be re-imagined as a contemporary journey line; allowing for free-flowing movement, meeting points and gathering spaces, spill out activities, and landmarks along the way.



Figure 138. Contemporary Journey Line. Source: NDI

Water Story

Alexandria-Waterloo has always had a strong connection to waterways, with its history and evolution deeply intertwined with the presence of water. Historically, streams once ran east-west across the site, and their traces can still be read in today's flooding maps.

This theme draws on these movement patterns and translates them into east-west connections across the site. In traditional knowledge, the relationship between nature and people is blurred and interconnected. Similarly, this theme traces old water movement through varying media. In some locations this could be actual integration of water streams, in others it would be the flow of people; imparting the qualities of slowing, curving and pooling to create moments of pause along the way.



Figure 139. Water Story. Source: NDI

The Fold

The site transitions from sandhills to ephemeral wetlands, historically shaping a unique landscape that slopes down towards Botany Bay. This natural fold through the centre of the site creates distinct topographic characters on either side of George Street. West of George Street, the site is almost flat, falling slightly, making it suitable for parks and facilities for people with disabilities and the elderly. East of George Street, the topography climbs towards Waterloo Park and Mount Carmel.

This duality offers an opportunity for design expression: the eastern side can celebrate the elevated, dry landscape, while the western side can reflect the character of the wetlands. Together, these contrasting conditions tell the story of the terrain, embracing both the dry heights and the wet lowlands as defining elements of place.

This narrative celebrates the pre-colonial landscape of the area by acting as a base for regenerating the and taking inspiration from the landform, flora, and fauna.



Figure 140. The Fold. Source: NDI

Interpretation of the Fold

The Designing With Country Strategy identifies opportunities to interpret Country, in particular the concept of the Fold, within the architecture, urban design and landscape of the precinct.

The character of each zone (wet, dry, transitional) could be interpreted through the following methods:

Materiality Treatment of buildings or hardscape design with colour palettes and materials to evoke the appropriate response to Country. For example, warmer timbers and hardy plants can be used in Dry Country, whilst cooler coloured concrete, tiles and bricks might be used in Wet Country.

Massing The interpretation of typical landforms found in Country can be used to inform the articulation of buildings. Facades may articulate horizontally in Dry Country whilst they are more vertical in Wet Country.

Planting WSUD elements and native species become reflective of terrain and topology with certain species used in the appropriate zones to build upon the



Figure 141. Interpretation of The Fold. Source: NDI

NTS

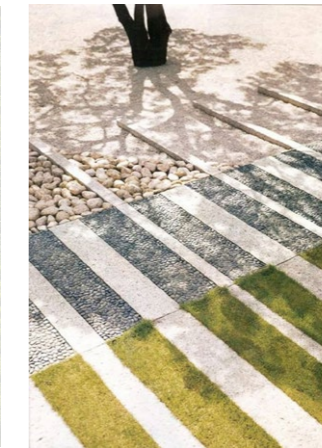
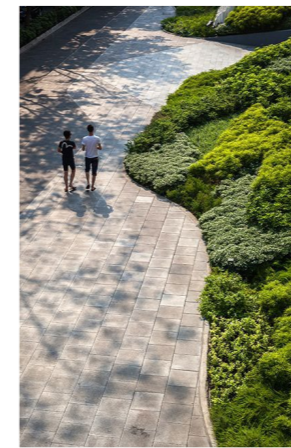


HORIZONTAL

Longer spans and horizontal elements that reflect previous coastal sand hills, featuring hardy plants and material.



DRY COUNTRY



TRANSITIONAL

George Street roughly coincides with the fold in the landscape and should be designed with its own character, creating a transition between wet and dry Country.



WET COUNTRY



Vertical elements that are drawn from mangroves and reeds with a cooler, more reflective material palette.



Figure 142. Interpretation of The Fold. Source: NDI



Figure 143. Artist impression of George Street looking north.

- 1** Streetside dining and activated frontages to promote activity from day to night, maintaining George Street as the key activity hub of the precinct.
- 2** Dedicated cycle lane to promote diverse modes of transport and mobility, using the Fold as the contemporary journey line between Warrane (Sydney Harbour) and Gamay (Botany Bay).
- 3** Retain mature trees integrated with new planting and water management to reflect on Wet and Dry Country within the public domain.

Improve amenity



IMPROVE AMENITY

The quality of the public domain and dwellings will be maximised with access to sky and sun, improving the relationship between the public and private interface. The approach will reduce street wall heights to create a better street scale and a consistent built form character, while introducing a network of pocket plazas and courtyard spaces that better delineates between private and public domain. These measures will ensure key community spaces achieve appropriate sunlight and that wind impacts are minimised.

This strategy builds upon the foundational framework established by the previous Master Plan to maintain George Street as a primary focus of amenity for the precinct. The overall structure of the area does not change, only the approach to built form and resolution of design to achieve the best possible outcome has been considered.

The Master Plan's approach to improving amenity is to be resolved through the following objectives:

- 01** Maintain George Street as the 'high-street' for the precinct and the main location of activity. George Street is an important place as the cultural heart of the precinct whilst also serving as a connection with Country via the Fold.
- 02** Connect all open spaces, existing and new, along a series of nodes and paths that navigate the Fold, and transition from Wet to Dry country. The Village Green in the north is connected to the community park and community facilities in Block 8 via Cooper Street. The journey is continued to Waterloo Park via a series of through-site links.
- 03** Along the network of journeys are a series of spaces that respond to community's needs, and amelioration between level changes and changes in use (eg. from public to private). New elements are positioned at points where connections come together.

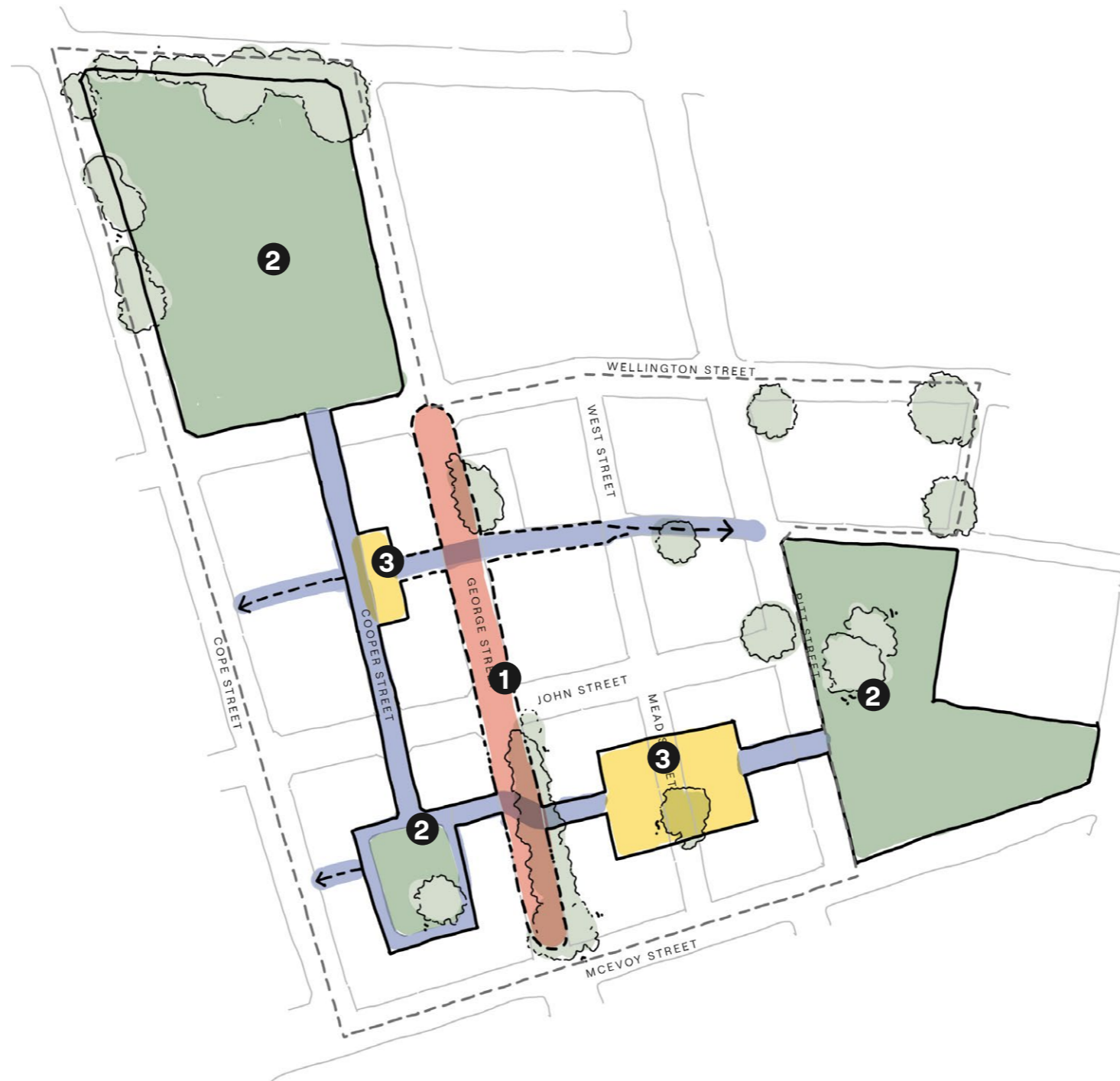


Figure 144. 'Improve amenity' key move.



Figure 145. Landscaped High Street that prioritises pedestrians and greenery. Source: Simon Wood photography



Figure 146. Neighbourhood setting, Cooper Street. Source: NDI



Figure 147. Transforming intersections into meeting places. Source: Archdaily

NTS

 Public domain principles

The Waterloo South Master Plan establishes a framework for a legible, vibrant, welcoming and safe precinct with the principles of Designing With Country at its heart.

The public domain and communal spaces are the connective tissue that brings together the community; residents and visitors alike. Accordingly, the Master Plan is realised through a network of streets, through-site links, parks, plazas and open spaces that are reflective of the diversity of its community. Diversity in use, materials, character and planting both honour and amplifies the unique character and community of the site and its surrounds, with a deeply embedded Connection to Country. The precinct will be seamlessly and sensitively integrated into its context; celebrating local character, embracing the opportunities created by the Waterloo Metro station, and tightly interwoven into adjacent City of Sydney neighbourhoods to advance their vision for a greener, smarter, and more equitable city.

As part of the Connecting With Country strategy, the design acknowledges former and contemporary songlines, the region's long history of care and protection, and the interdependent relationships between water, land, nature and culture. The public domain will be a place where people and nature meet, and where modern and living Aboriginal culture is recognised and experienced.

Content from this page has been sourced from ASPECT's Public Domain and Landscape Report. Please refer to that report for a more detailed overview of the public domain and landscape strategy.

 **CARE FOR DEEP ROOTS**

Taking care to see, hear and learn about what is valued by the community and guided by Country. To build upon the deep time and living memories; to celebrate the meaningful histories, experiences, creativity, culture and the people which make Waterloo what it is.

 **SOCIAL & THRIVING STREETS**

The key connective tissue: a vibrant network of retail and community spaces where life happens on the ground. Streets prioritise pedestrians, offering places that invite interaction. Cars are guests in an environment designed for people first - protected pathways open to the sky connect destinations seamlessly.

 **BLUE, GREENER & COOLER**

Building on the verdant established plants and the watery nature of Waterloo South, natural systems supporting healthy, resilient and abundant life- bringing shade and endemic planting. These spaces invite people to gather, cool, and connect with nature and culture.

 **PLACES FOR GATHERING / CONNECTING**

Building a network of varied and engaging spaces through the public realm and communal spaces with embedded activation and fosters community and relationships. Creating focal points at places of connection where there is a confluence of energy and people.

 **WELCOMING & GENEROUS**

Inclusive, safe, and inviting spaces form a permeable public realm with generous edges and thresholds at every scale - precinct, neighbourhood, block, and building. These places prioritise equitable connections, networks, and services, creating a connected fabric of movement and gathering.



Figure 148. Artist impression of Village Green.

 East-west precinct movement

The east-west pedestrian experience is designed as a seamless journey, integrating significant level changes into a connected and accessible public realm. The landscape strategy draws on the site's natural transition from Wet Country to Dry Country, creating a sequence of distinct public spaces that celebrate this gradient.

Generous green links and plazas stitch the precinct together, offering shaded gathering areas, inclusive recreation spaces, and strong east-west connections. Each move - from the wetland-inspired western edge to the elevated eastern plaza - expresses the character of Country, embedding ecological and cultural narratives into the heart of the Master Plan.

A major shift from the previous Master Plan, Block 8, 9 and 10 are designed to be more porous and open, creating a series of connected smaller spaces. The meandering network of through-site links respond to the Designing With Country strategy of Water Story, an interpretation of the streams and ponds that navigate the space between Wet and Dry Country.

Other east-west through-site links within the precinct demonstrate the same approach to improving cross precinct movement.



Figure 149. Illustrative Master Plan Block 8 and 9. Source: ASPECT Studios



Figure 150. Artist impression of Mead Street looking north-east.

1 Courtyard arrangements of blocks 9 and 10 produce an inviting public edge and pedestrian-friendly environment along Mead Street.

2 Lush, landscaped edges paired with gentle ramps and staircases navigate the natural topography, ensuring the public realm remains accessible, connected and welcoming.

3 Responding to *Designing With Country, Dry Country* is expressed in buildings along Mead Street through a material palette informed by its red-hued, earthy tones.

 Cooper Street

Cooper Street has been a core focus of the Waterloo South vision since inception, positioned as part of the creative and cultural character of the precinct. The proposed Master Plan looks to improve the amenity of this space by reallocating height from directly adjacent the road to elsewhere in the blocks and increasing porosity through the delivery of a new publicly accessible open space.

This new space connects with the through-site link at the middle of Block 3, spanning between Cooper Street and George Street, and would be bound by retail and active frontages. These business will contribute to the vibrancy of the precinct whilst also providing space for the community to connect and interact, including belonging described in the Designing With Country Strategy.

Whilst this space would be situated on top of a basement car park, it can still support planting on structure, expanding the landscape character of Cooper Street into the block and ensuring a more unified approach to the activation strategy along Cooper and George Streets.

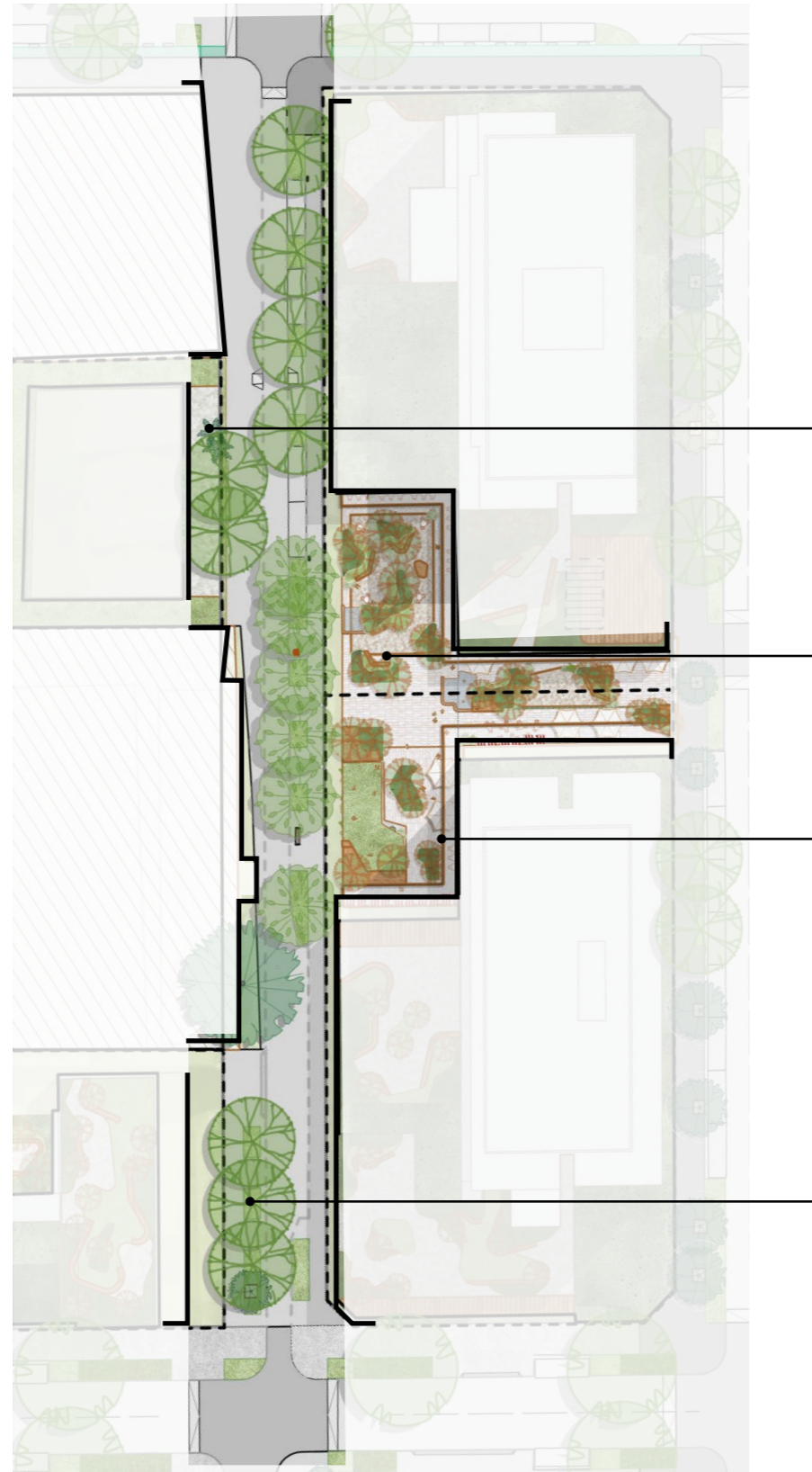


Figure 151. Illustrative Master Plan Cooper Street. Source: ASPECT Studios

WET COUNTRY

Lush shade planting and soft, permeable surfaces to western side of street to mitigate standing water

CANOPY

Raised planters to plaza facilitate soil volume for trees

AMENITY

Generous, edges for seating positioned to capture sunlight

WIDE FOOTPATHS

Pockets of additional green provide a generous public offering to the street



Figure 152. Integrated seating and landscape structures. Source: Public outdoor creations.



Figure 153. Lush shade planting and soft permeable surfaces. Source: MNLA.



Figure 154. Pockets of green and places to dwell. Source: Simon Wood.

NTS 



Figure 155. Artist impression of Cooper Street plaza.

1 New central plaza on Cooper Street connects to George Street via a through-site link creating a more vibrant, active and connected community.

2 A direct visual link to the Block 8 community park and community facility ensures ease of access and visual wayfinding between key public spaces.






3 Buildings respond to the Designing With Country methodology of Wet and Dry Country. Along Cooper Street, buildings take on Wet country materiality and articulation.

 Solar analysis

With the change to a lower height street wall and the redistribution of taller buildings to create a better street scale, the amount of direct sunlight the public domain receives comparative to the existing 2022 Design Guide improves. 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. Public places are improved such as the new communal open space at Cooper St, the Block 8 park and the open spaces between buildings.

The results presented on this page reflect solar access conditions during the Winter Solstice (June 21st). As this constitutes the worst-case scenario, George Street can be expected to experience greater solar access during other times of the year.

LEGEND

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

Existing 2022 Design Guide



48.3%	Block 8 Park > 4 hrs	72.0%
63.3%	Waterloo Park > 4hrs	55.1%
63.1%	George Street > 2hrs	38.7%
42.4%	Cooper Street > 2hrs	80.2%

Analysis performed on the Winter Solstice - June 21st 9am to 3pm at 15 minute testing intervals.

Proposed Master Plan



Figure 156. 2022 Design Guide solar analysis.

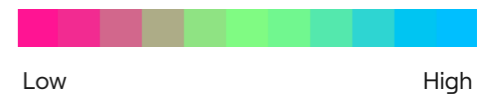
Figure 157. Proposed Master Plan solar analysis.

 Sky view analysis

Similarly, by analysing sky view (the average percentage of sky visible from adjacent public places) it can be determined that the proposed Master Plan demonstrates an improvement over the 2022 Design Guide. Whilst the percentage increase seems modest, marginal decimal-point increases in the sky view factor analysis is deemed significant as they indicate a quantifiable improvement in the perceived openness and access to daylight from the ground plane.

Additionally, this analysis has also been compared against the existing 2022 Design Guide envelope which does not account for the full permissible floor space in which the Master Plan does. Therefore, the results demonstrate a considerable improvement given there is a larger envelope and volume of floor space whilst still minimising impact to sky view.

LEGEND



Existing 2022 Design Guide



43.881366%

Sky View Index

44.008974%

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

Proposed Master Plan



Figure 158. 2022 Design Guide solar analysis.







Figure 159. Proposed Master Plan sky view analysis.

 Wind comfort analysis

High-level wind comfort analysis, performed using Autodesk Forma, demonstrates a minimal change to pedestrian comfort within the precinct. This shows that even with the increase in heights proposed across parts of the precinct, and the change in building typology, it has largely resulted in negligible changes to the public domain.

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

LEGEND

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

Criteria: Lawson 2001

Existing 2022 Design Guide



Figure 160. 2022 Design Guide solar analysis.

Proposed Master Plan




Figure 161. Proposed Master Plan wind analysis.

 Amenity improvements


Through redistributing built form with a priority to enhance public and private amenity, the Master Plan maximises the retention of the existing landscape character, balanced with the delivery of much needed new and improved social and affordable housing.

The establishment of a rigorous tree retention approach, delivery of communal open space, deep soil, planting areas and an increase in public open space will positively shape the future character of the precinct and continue to provide significant amenity to residents and visitors.

 **51.6%** high value trees retained


51.4% medium value trees retained

62.6% low value trees retained

 **13%*** additional planting overall(deep soil & planting on structure)

30%* increase in planting over structure*

9%* increase in deep soil*

 **3.2%*** increase in publicly accessible open space

Increased diversity of public space types

New publicly accessible plazas



Figure 162. Tree retention

LEGEND




 High value tree (retained)	 High value tree (retained)
 Moderate value tree (retained)	 Moderate value tree (retained)



Figure 163. Deep soil

LEGEND

 Park	 Area with 50% deep soil
 Area with 100% deep soil	 Area with planting on structure



Figure 164. Public open space

LEGEND

 Public space	 Public open space
 Private open space (setbacks)	 Street closure

*Statistics represent increases over the 2022 Design Guide within Waterloo South.

Built for everyone



BUILT FOR EVERYONE

Waterloo South is to be made up of minimum 30% social housing, approximately 20% affordable housing and maximum 50% market housing. At the time the existing 2022 Design Guide was prepared, the ratio of affordable/social/market housing was different with a larger quantum of market housing. This meant that each tenure had similar typologies. With the current ratio of housing tenure, the most likely scenario for the distribution of tenures within the existing 2022 Design Guide envelopes would be to shift majority of market housing to the towers whilst affordable and social housing is restricted to lower scale development with a unique typology. Therefore, there would be a discernible difference between a market building and that of an affordable/social building.

The Master Plan needs to demonstrate a commitment to tenure equity that moves beyond internal architecture but considers how this can be achieved through urban design. To do this, the Master Plan proposes that building typologies are distributed equitably, ensuring each tenure has the same quality of living and amenity. These typologies will be tenure blind and include a typical tower and podium form. Building performance will be assessed and improved across the precinct, aiming to maximise Apartment Design Guide (ADG) solar and cross ventilation compliance.

The Master Plan's approach to ensuring tenure equity is to be resolved through the following objectives:

- 01** Reduce the number of unique building typologies to allow flexibility in the planning envelope, allowing future design articulation to be undertaken at a suitable time.
- 02** The Master Plan aims to maximise building performance where possible - including maximising ADG cross ventilation, solar access, deep soil and communal open space.
- 03** Standardisation of building typologies ensures all tenures get equitable provision of architectural solutions and opportunities for high-quality living standards whether they be social, affordable or market.



Figure 165. 'Built for everyone' key move.



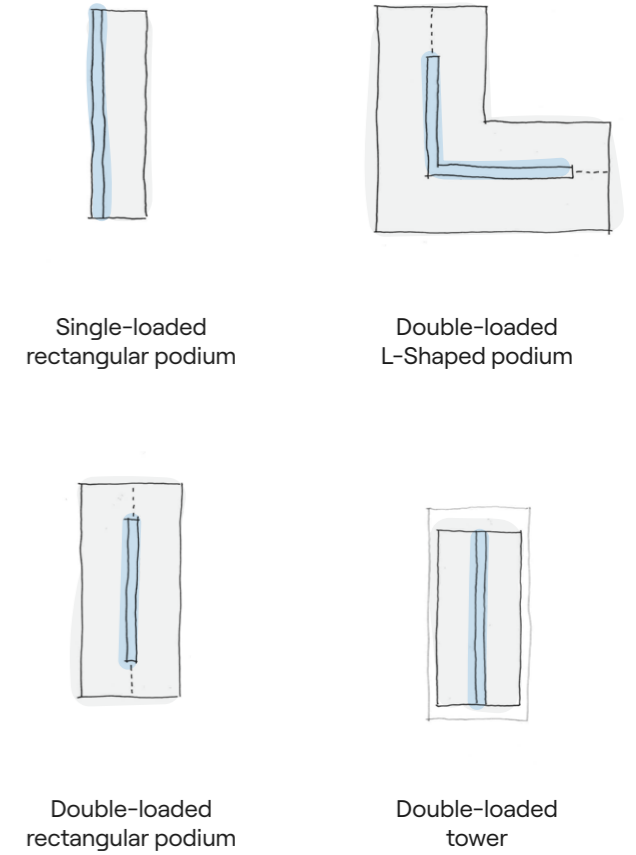
Figure 166. Boronia Apartments by City West Housing.



Figure 167. Nightingale housing by Fresh Hope Communities.

 Building typologies

To maximise flexibility within the planning envelope, the Master Plan adopts four standardised building typologies. This approach creates a clear and adaptable framework, enabling consistent podium and tower forms while accommodating diverse tenures and uses. Standardisation supports design cohesion across the precinct, simplifies construction, and allows for responsive adjustments to optimise solar access, cross-ventilation, and amenity. By embedding these typologies, the scheme achieves both efficiency and design quality, ensuring a resilient and future-ready urban fabric.



LEGEND






	Precinct boundary
	Type A - Single loaded podium
	Type B - L-shaped podium
	Type C - Double loaded podium
	Type D - Double loaded tower

Figure 168. Building typology plan

NTS 

 Street wall height

The existing 2022 Design Guide established a specific built form typology that reduced overall height across the precinct but resulted in long continuous street walls up to 11 storeys. Whilst this can be a good approach to scale of development in some places, the increase in massing from the 262,000sqm GFA realisable in the existing 2022 Design Guide to a maximum of 282,485sqm GFA permissible under the LEP would result in a further increased street wall height up to 17 storeys - resulting in a lack of human scale street character.

To counteract this, an alternative typology of development has been proposed that maintains a consistent maximum 6 storey street wall to establish a strong, human-scaled edge that frames the public realm and reinforces a cohesive streetscape. This height balances enclosure and openness, creating a comfortable pedestrian experience while allowing sunlight to reach the street and public spaces.

Above the street wall, towers are carefully recessed to reduce visual bulk and maintain a clear distinction between podium and tower forms, ensuring a refined and legible urban character. Wind comfort is managed through detailed testing of the wind levels in the public domain and future architecture is expected to mitigate any issues through deeper setbacks, articulation, and awnings.

Existing 2022 Design Guide - 9 to 11 storey street wall

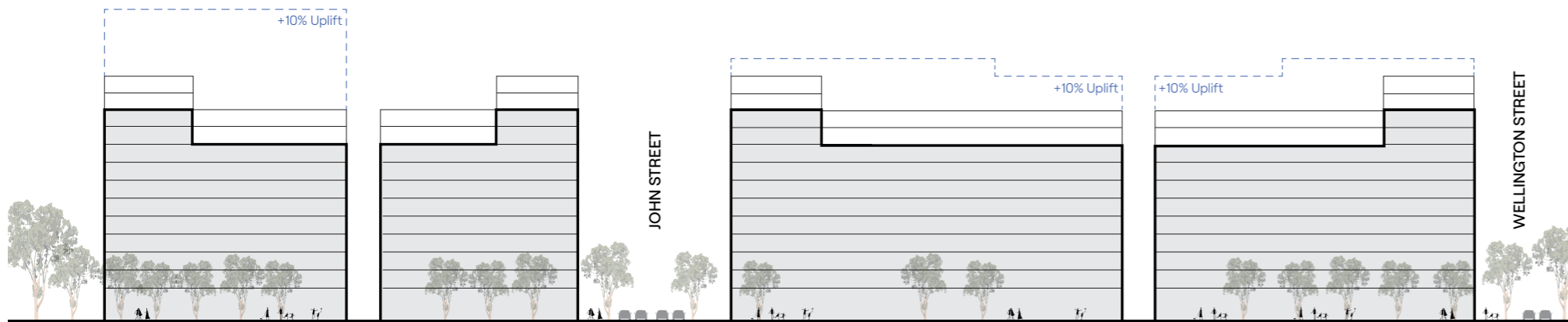


Figure 171. 2022 Design Guide 9-11 storey street wall. 10% uplift shown as dashed.

Not to Scale

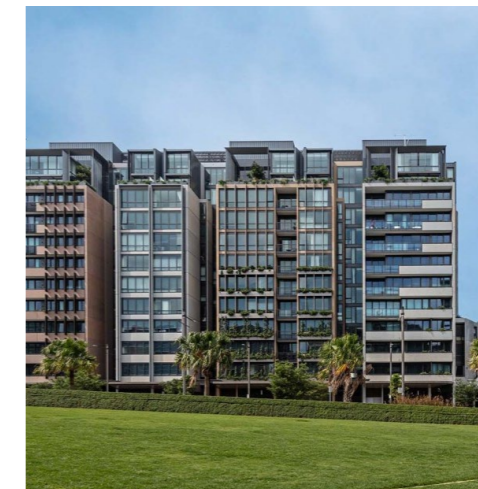


Figure 170. Example of a 12-storey street wall at Green Square Site 15. Source: Murray Fredericks.



Figure 169. Example of a 15-storey street wall at 6 Lachlan Street. Source: Realestate.com

Proposed Master Plan - 6 storey street wall

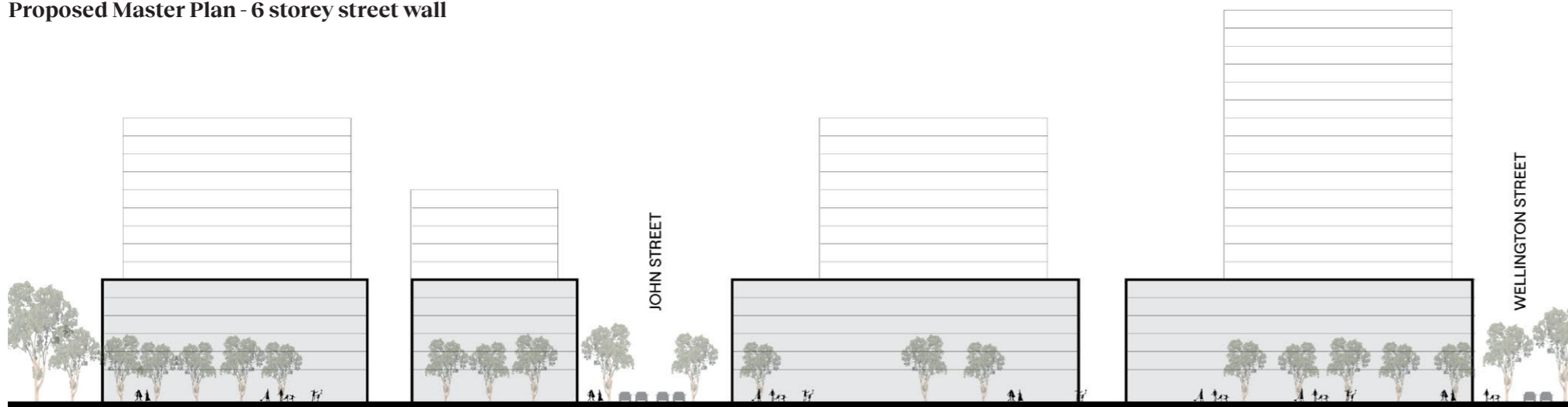


Figure 172. Proposed Master Plan 6 storey street wall

Not to Scale



Figure 173. Example of a 6-storey street wall at 40-46 McEvoy Street. Source: Apartments.com.au.



Figure 174. Example of a 7-storey street wall at 18/20 O'Dea Ave, Waterloo. Source: SJB.









 Building separation and compliance

Buildings have been designed to maximise Apartment Design Guide (ADG) compliance for separation, sunlight and cross ventilation, with the aim to provide compliance on a per building basis where possible, or as a minimum, per block.

The solar and cross ventilation results in Figure 175, are based off the reference scheme drawings located in Appendix D - F of this report.



Figure 175. Solar and cross-ventilation compliance diagram.

- LEGEND**
-  Precinct boundary
 -  Podium
 -  Tower
 -  ADG Compliant tower separation
 -  ADG Compliant podium separation
 -  % Apartments achieve solar compliance
 -  % Apartments achieve cross-vent
 -  Block number

 Height distribution






The proposed height strategy is a result of standardising building typologies, improving permeability, and maximising Apartment Design Guide (ADG) compliance for solar access, cross-ventilation and building separation. By applying this approach consistently across the precinct, the Master Plan delivers a more equitable outcome in terms of access to light, views and residential amenity, regardless of housing tenure or socio-economic status.

This approach extends to the scale and distribution of individual buildings, ensuring towers exceeding 15 storeys are delivered across all housing tenures. This represents a shift from the existing 2022 Design Guide, where taller buildings were limited to market housing. The overall height strategy retains the concentration of the tallest buildings along McEvoy Street and north of Waterloo Park, with the remainder of the precinct

stepping down to a lower height datum. New tall buildings have been carefully positioned to maximise city views across the precinct while maintaining equitable access to outlook for all residents.

Recent engagement activities indicated that tenants were open to the redistribution of height where it could achieve more equitable outcomes, including improved views, solar access and overall amenity. At the same time, stakeholders highlighted the need for careful management of concerns for reduced safety and heightened risks of social isolation. In response, the Master Plan approach incorporates strategies to ensure higher-density and taller built forms remain safe, socially connected and well-integrated, without compromising building separation which previously constrained better daylight and ventilation access.

LEGEND

	Social housing
	Affordable housing
	Market housing
	Community building
	Non-residential

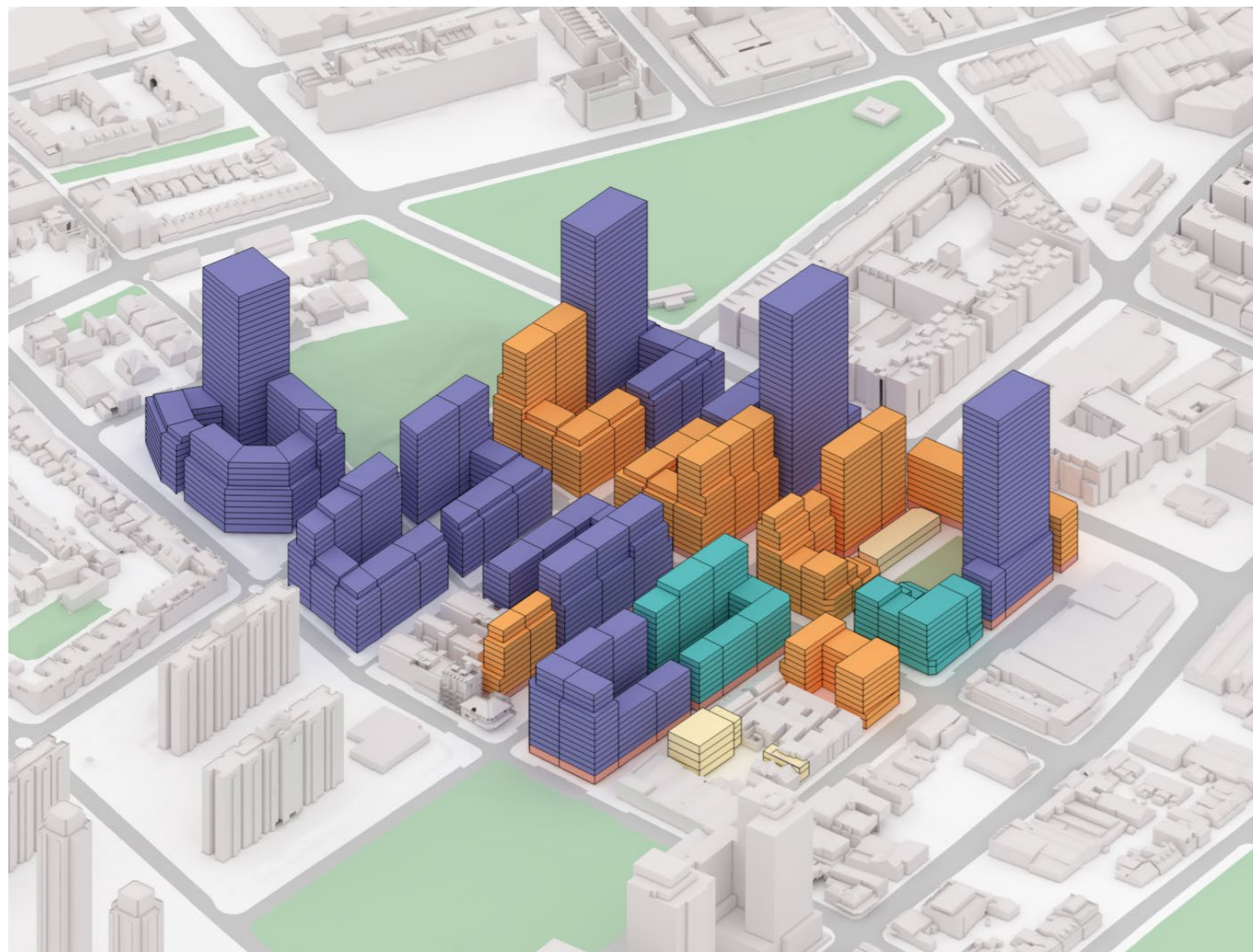


Figure 176. Existing 2022 Design Guide massing with 10% uplift.

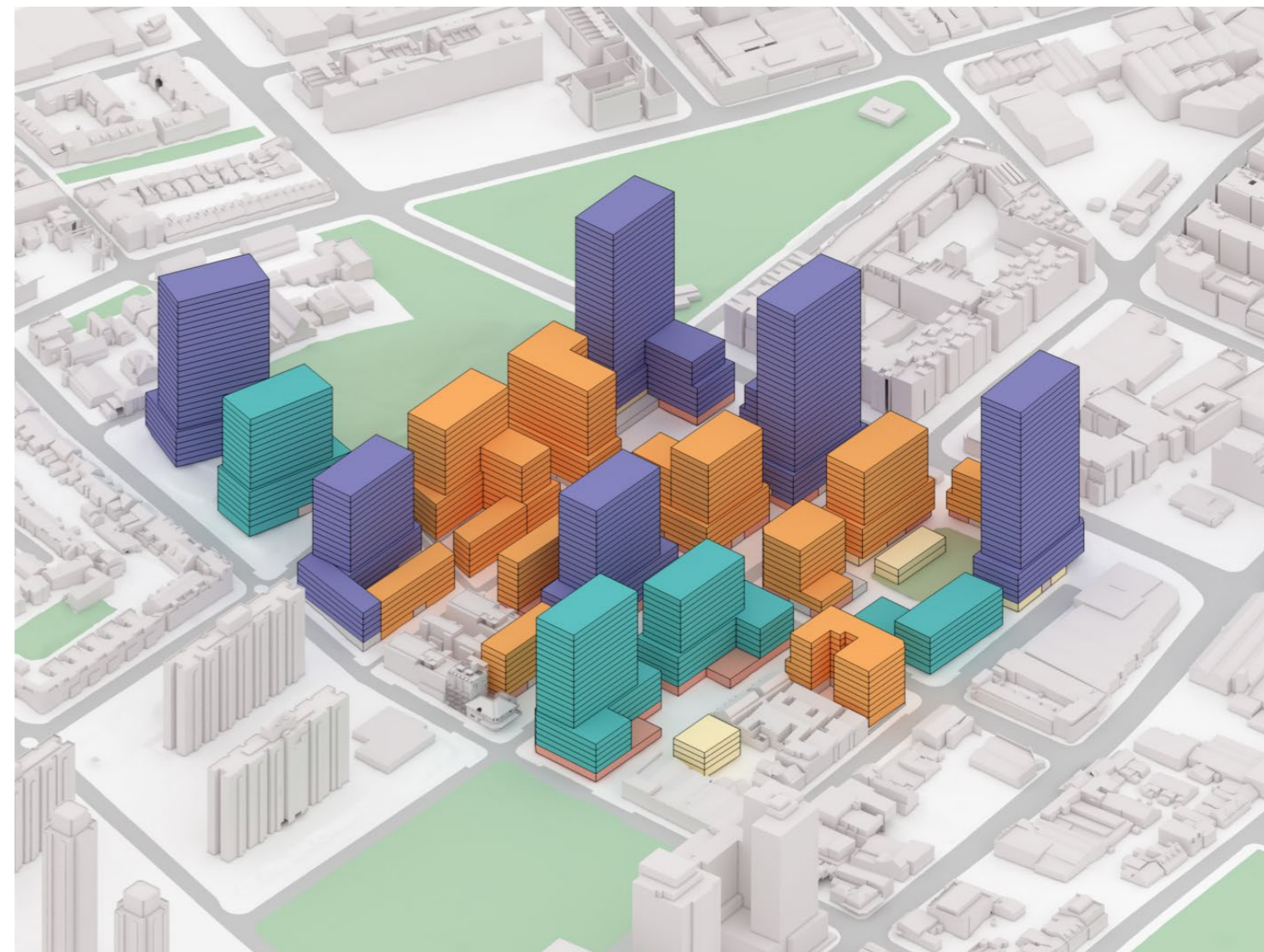


Figure 177. Proposed Master Plan scheme.



Figure 178. Artist impression of the Waterloo South Precinct Area.

- 1** A new Village Green designates the northern entry to the precinct, connecting the new community to the Waterloo Metro Quarter.
- 2** A new open space within Block 8 culminates the end of the Community and Creatives neighbourhood and provides small local open space and community facility for the local community.
- 3** Tall buildings are situated along the rear of the precinct towards McEvoy Street. They are placed to minimise overshadowing on existing and new buildings.

Creating a legacy



CREATING A LEGACY

The precinct will meet the needs of current and future residents while nurturing a strong sense of belonging. This will be supported through coordinated management of the precinct, buildings, public domain, communal facilities and tenancies, ensuring equitable access to shared spaces, services and everyday amenity. A welcoming mix of community uses, diverse retail, and inclusive gathering places will encourage people to connect and participate in neighbourhood life. Public art, accessible design, and prioritised safety will enrich the precinct's character and ensure it is inviting and usable for all. Together, these elements establish a place for everyone and create a resilient and meaningful precinct legacy.

The Master Plan's approach to building a legacy is to be resolved through the following:

- 01 Public and shared spaces**

The Master Plan introduces a framework that integrates public and shared streets, open spaces, and through-site links, while returning additional land to the City of Sydney to enhance the quality of the public realm.
- 02 Communal spaces**

The approach to communal spaces prioritises shared amenity while maintaining safety, clear management and access protocols. These areas are assigned and overseen by designated managers, ensuring controlled entry and upkeep. Communal spaces include podium-level areas at both ground and elevated positions, roof terraces, the Block 3 plaza, and spaces within Blocks 9 and 10. These communal spaces can extend to active ground plane uses - such as retail and hospitality - where the community can engage with privately owned and managed environments.
- 03 Diverse Facilities**

The Master Plan supports a rich mix of community uses, diverse retail offerings, and essential services that cater to the broad needs of residents, workers and visitors. By integrating curated community spaces, everyday convenience services, and a variety of retail and hospitality uses, the precinct fosters regular social interaction, supports local enterprise, and strengthens its identity as a place for everyone.



Figure 181. 'Creating a legacy' key move.




Figure 179. Activity. Source: Pinterest.



Figure 180. Retail at grade activating streetscapes. Source: Realestate.com



Figure 182. Encouraging community. Green Square Library. Source: Architecture, AU.

 Public & shared spaces

Public open space

Public open space within the ground plane is designed to enrich community life by creating inclusive, accessible places for gathering, play, and relaxation. These spaces act as social connectors, linking homes, retail, and community facilities while offering green relief in a high-density setting. Pocket parks, street closures, plazas, and landscaped courtyards provide opportunities for informal interaction, cultural events, and recreation - fostering a sense of belonging.

Communal open space

Residential communal open spaces are provided throughout the development sites to maximise amenity for residents. These are distributed throughout buildings are ground floor, podiums and rooftops to ensure a diversity and quantity of spaces support the community and improve solar access to amenity. The updated approach to built form and typologies has allowed for a more regular approach to communal open space that achieves high quality sunlight and maximised wind comfort.

Public Art

Public art across Waterloo South will be curated to embed stories, identities, and cultural memory of the precinct into the everyday public realm. Guided by a strong conceptual framework and County-informed design principles, artworks will be meaningfully integrated into streets, open spaces and building interfaces to create moments of connection, discovery and reflection. A mix of iconic markers, embedded storytelling elements and artist-led functional pieces will be woven into daily movements throughout the precinct and celebrate First Nations knowledge, local histories and the precinct's diverse communities. [Refer to UAP's Public Art Strategy for more detail.](#)



Figure 183. Public open space.






LEGEND	
	Through-site link
	Fitout (Potential childcare)
	Private open space (ground setbacks)
	Public open space
	Public plaza located on private land



Figure 184. Communal open space.




LEGEND	
	Private communal open space (courtyard)
	Roof communal space
	Podium communal space



Figure 185. Public art strategy.




LEGEND	
	Iconic markers of place
	Embedded storytelling and artist-led functional elements
	Temporary programming



Figure 186. Artist impression of the Block 8 community park and facility.

1 A new local open space provides passive recreation for the local community and directly integrates with a new community facility.

2 The new community facility, connected to the open space, is situated to maximise access for the local community and bookend the creative and cultural precinct.

3 Buildings respond to the Designing With Country methodology of Wet and Dry Country. In this area, buildings take on Wet country materiality and articulation.

 Activation & access

Residential lobbies

Residential lobbies are conceived as active, welcoming thresholds that reinforce tenure equity and a sense of home. The design ensures all tenures—social, affordable, and market - share the same quality of lobby experience, with generous entries, natural light, and visual connection to the public realm. Lobbies are positioned to enhance passive surveillance and integrate with landscaped courtyards, creating semi-private spaces that encourage incidental social interaction. Their materiality and detailing will reflect the precinct’s character, balancing durability with warmth.

Community

The Waterloo South Master Plan places community at the heart of its design approach. It proposes a network of inclusive public spaces, cultural facilities, and social infrastructure that foster connection and belonging. The strategy embeds Designing With Country principles, ensuring spaces reflect Gadigal heritage and supports Aboriginal identity through cultural streets, gathering areas, and opportunities for Blak businesses. Community facilities are distributed across the precinct to provide equitable access, while governance and activation strategies aim to maintain vibrancy throughout staged delivery.

Retail

Retail activation is concentrated along George Street and key movement corridors - such as through-site links - creating a vibrant high street that serves as the social spine of the precinct. Ground floors will host a mix of everyday services, local shops, and cultural retail, tailored to community needs. Transparency, frequent entries, and spill-out spaces will animate the public realm, while flexible shell designs allow for adaptation over time. Retail is integrated with community uses and public spaces to support a lively, walkable environment that prioritises local enterprise and social exchange.



Figure 188. Indicative lobbies.

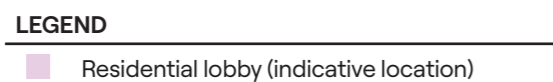
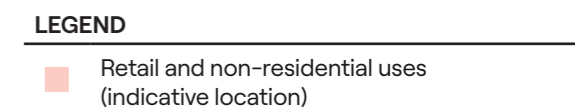


Figure 189. Community spaces.




Figure 187. Retail and non-residential spaces.




 Retail and community

This section outlines the full spectrum of retail and community uses that contribute to a well-supported, engaging and resilient precinct. Together, these offerings provide essential services, foster social interaction, and enrich the daily experience of residents and visitors. By providing a diverse range of needs and activities, the precinct cultivates a vibrant, inclusive environment.

Note: The identification of specific land uses in the Master Plan remains indicative at this Concept stage. The uses noted below reflect the spectrum of potential uses that could be considered to contribute to this community, however it is acknowledged that decisions about specific tenancy types and uses will be made as part of future detailed applications.

 **EATERIES & HOSPITALITY**

- | | | |
|--|---|---|
| Cafes & Restaurants | Takeaway | Fresh food |
| <ul style="list-style-type: none"> – Hole-in-the wall grab and go coffees – Brunch cafes – Lunch and dinner restaurants (Italian, Vietnamese) | <ul style="list-style-type: none"> – Chicken shop – Grab n go sandwiches – Vietnamese takeaway – Pizza – Mexican | <ul style="list-style-type: none"> – Bakery – Butcher – Fresh food & veg |

 **NEIGHBOURHOOD SERVICES**

- | | | |
|--|--|---|
| General retail services | Groceries | Pet services |
| <ul style="list-style-type: none"> – Homewares – Hair dresser – Key cutting – Real estate agent – Flower shop – Dry cleaner – Childcare | <ul style="list-style-type: none"> – Large format supermarket (ALDI/Woolies/Coles) – Grocers – Asian grocer | <ul style="list-style-type: none"> – Vet – Doggy daycare – Pet goods |

 **COMMUNITY & WELLNESS**

- | | | |
|---|--|---|
| Culture & Creative | Community | Medical |
| <ul style="list-style-type: none"> – Emerging retailers – Pop up shops – Art gallery – Vintage/2nd hand clothing/op shops | <ul style="list-style-type: none"> – Sport recreation – Community gathering and meeting spaces – Health and wellness facilities (yoga, gym etc) | <ul style="list-style-type: none"> – Chemist – Aboriginal medical service – GPs – Pathology |



Figure 191. Local businesses with vibrant shopfronts. Source: Rundle Mall.



Figure 193. Neighbourhood services located along through-site links. Source: SJB.



Figure 195. Example of temporary uses such as night markets. Source: Mosman Collective.



Figure 190. Local cafe with indoor and out door seating. Source: Astra Apartments.



Figure 192. Supermarket situated next to landscaped passageways. Source: SJB.



Figure 194. Community engagement through social and sport activities. Source: Florian Groehn.

The Master Plan

The following section presents the Waterloo South Master Plan through a series of diagrams illustrating structure, movement, built form, street wall, and land use. It also outlines the approach to shaping built form as a means of creating vibrant and distinctive character areas across the precinct.

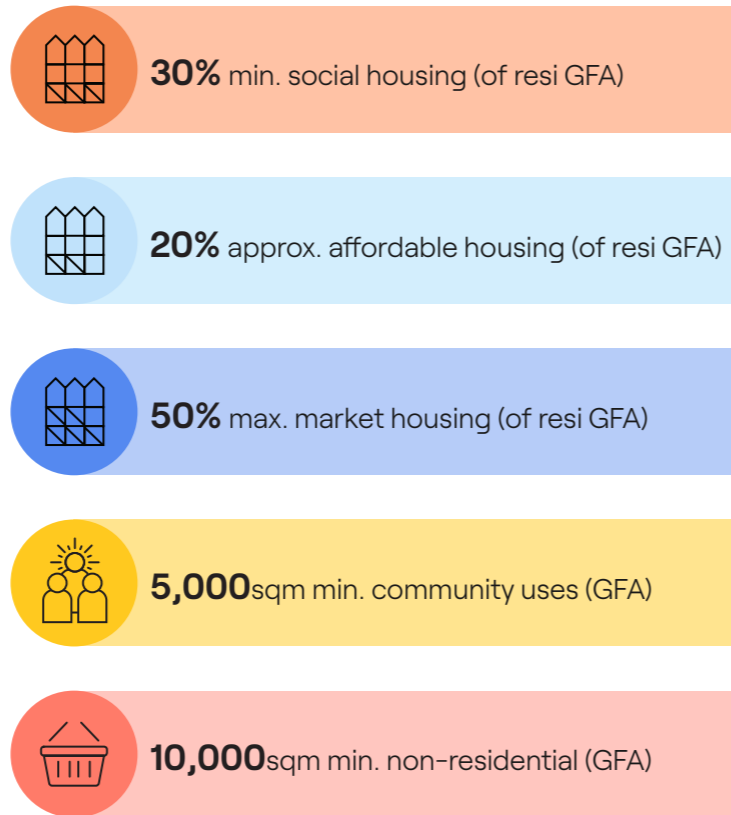
Waterloo South design vision

Waterloo South will be a distinctive urban village on Gadigal land - woven into the fabric of Sydney's inner city and shaped by its rich history and community spirit. This renewal is an opportunity to create a place that is inclusive, sustainable, and deeply connected to Country, where people feel a genuine sense of belonging.

The precinct will deliver more and better social housing alongside affordable and market homes, ensuring diversity and equity at its core. It will offer green spaces, active streets, and community places that prioritise health and wellbeing, while embracing the cultural identity and resilience of people in Waterloo.

Loved by locals and celebrated by Sydneysiders, Waterloo South will stand as an emblem of an inclusive and modern Australian society - a neighbourhood that honours urban Aboriginal culture, fosters strong bonds, and welcomes all. Through collaboration and thoughtful design, this will be more than a community; it will be a home where hopes and dreams can thrive.

Planning Controls



Indicative scheme outcomes

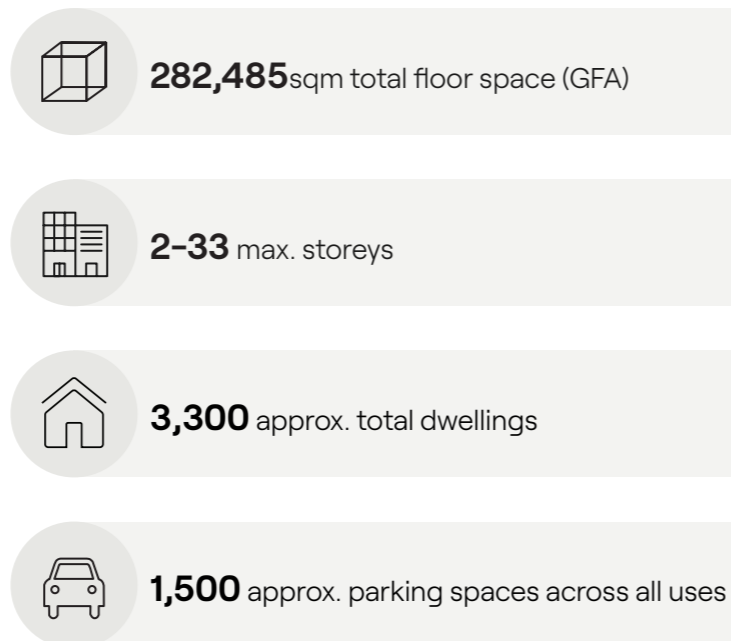


Figure 196. Key development metrics



Figure 197. Artist impression of Waterloo South Precinct Area

Master Plan

The Waterloo South Master Plan establishes a clear urban framework that connects the precinct to its surroundings and celebrates Gadigal Country.

A legible street network and active through-site links create permeability and walkability, while a hierarchy of streets and open spaces supports community life. Reduced street wall heights define and activate the public realm, providing a human scale approach to edge interfaces, reinforcing identity along key routes. Designing With Country principles are embedded through these connections and edges, drawing on cultural narratives of movement, shelter and gathering.

Open spaces and landscape strategies respond to natural cycles, integrating water-sensitive design and planting that reflects the wet and dry concept.

The Master Plan framework is defined by five key themes; movement, open space, built form, land use, and character. Each of these themes are presented on the following pages in detail.

MOVEMENT

A human-centred approach to movement, creating a fine-grained network of streets, cycleways, and through-site links that prioritise walking and cycling. Vehicular movement and servicing is well-placed to not disrupt pedestrians.

OPEN SPACE

Create a network approach to public open space, ensuring green areas are evenly distributed and connected to support recreation, biodiversity, and community life. A variance of spaces respond to the diverse needs of community.

BUILT FORM

A considered approach to built form, balancing density with liveability and a strong sense of place aiming to maximise housing delivery whilst minimising environmental impacts. Height, setbacks and typology define the building strategy.

LAND USE

Provide a clear land-use framework that guides active and passive frontages to sustain a vibrant yet liveable neighbourhood. This is underpinned by a balanced tenure distribution to ensure residents benefit from well-considered interfaces.

CHARACTER

Across Waterloo South, a series of distinct sub-precincts shape the identity of the place, each drawing on the stories of Country, the character of its surrounds, and the layered history and culture that inform its past and future.

LEGEND

- Precinct boundary
- Built form (indicative)
- Built form (indicative above podium)
- Private properties
- Wet Country / Cooper Precinct
- Dry Country / Village Neighborhood
- ✱ Tower location
- The Fold / George Street
- Precinct connection
- East-west connection
- Sites identified for VPA community buildings
- Cycle network
- Waterloo Metro

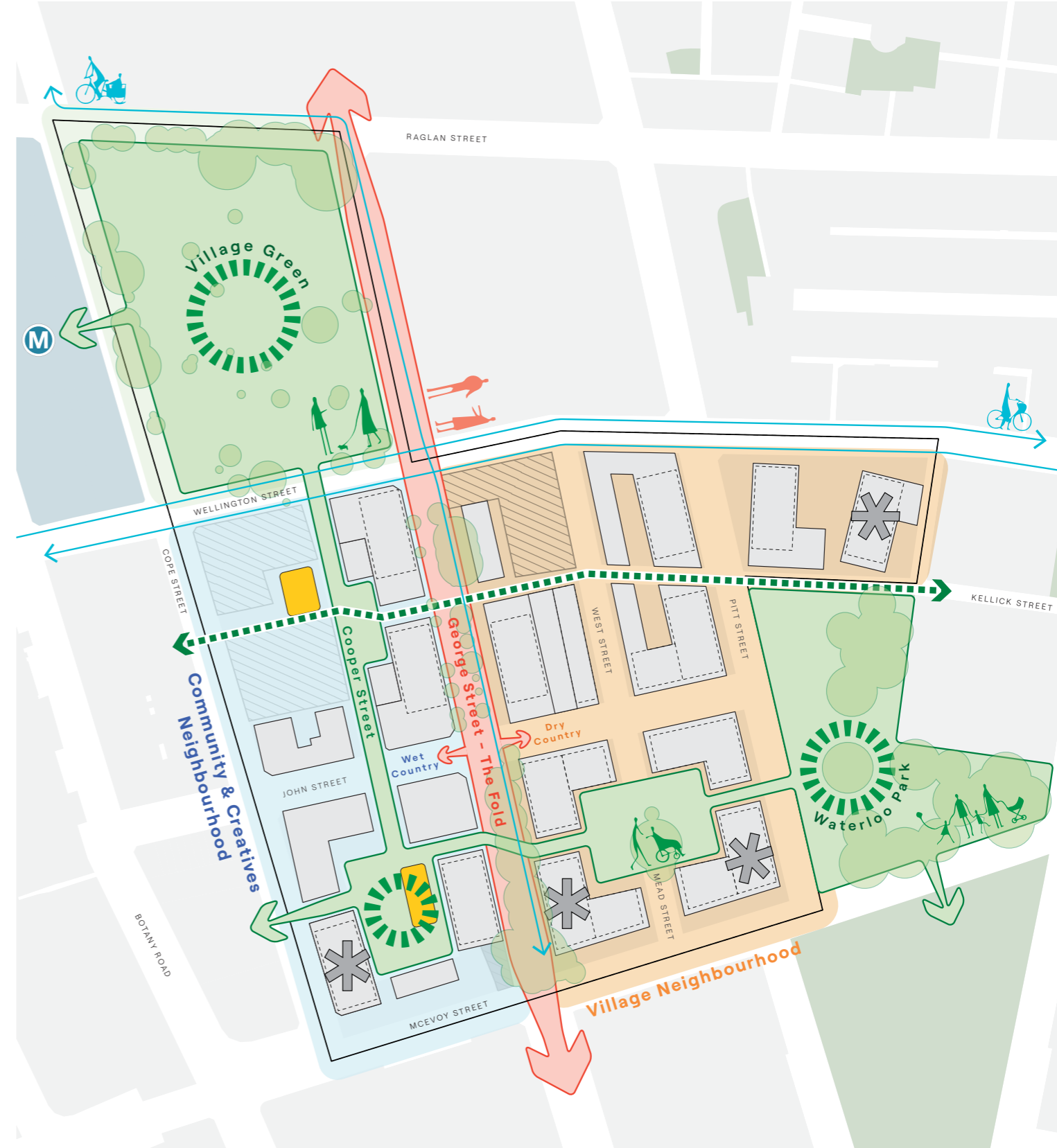


Figure 198. Proposed Concept.

Character



CHARACTER

Across Waterloo South, a series of distinct sub-precincts shape the identity of the place, each drawing on the stories of Country, the character of its surrounds, and the layered history and culture that inform its past and future.

Grounded in the four pillars of the place framework - *cultural connections, giving back more than we take, linked lives, and building blocks* - Waterloo South can be viewed as a connected series of distinct sub-precincts. Each character area draws inspiration from the stories of Country, the surrounding urban and landscape qualities, and the layered history embedded in the precinct's past.

Each distinct sub-precinct has a different character, with shifts in material character, planting, program and use, all of which respond to the different needs, speeds, and rhythms of the precinct. Each neighbourhood can also be understood as carefully considered parts of a unified scheme, and George Street is the key zone where the characters are brought together and merged seamlessly.

The four neighbourhood character areas are:

01 George Street

Not your typical High Street. A modern songline and place to build on living memories, an offer suited to the community. Where people and nature share cultural connections.

02 Community & Creatives Neighbourhood

Fostering a bright future with support, creativity & entrepreneurship. New opportunities for all generations with early delivery of community facilities and social infrastructure in Block 8.

03 Village Neighbourhood

Homes for real people addressing their distinctive needs. A place where every generation can belong.

04 Village Green

The green, community gateway to Waterloo South showcasing its varied stories. The beating heart of daily life, community gatherings, and a living landscape.

Content from this page has been sourced from ASPECT's Public Domain and Landscape Report. Please refer to that report for a more detailed overview of the public domain and landscape strategy.



Figure 199. George Street.



Figure 200. Community & Creatives Neighbourhood.



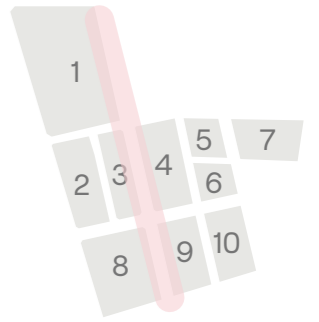
Figure 201. Village Neighbourhood.



Figure 202. Village Green.



Figure 203. Illustrative Master Plan. Source: ASPECT Studios.



Character area 1: George Street

George Street will build on living memories where people and nature connect.

George Street within Waterloo South will be more than a thoroughfare - it will serve as a civic and green spine, a place where nature, people, and built form intersect. This corridor builds on living memories and cultural narratives, creating a vibrant, inclusive environment that connects the precinct internally and to the broader city. It will function as a linear park integrated with retail, community spaces, and generous public domain, reinforcing Waterloo's identity as a walkable, connected neighbourhood.

Public domain:

The public realm along George Street is designed as an urban confluence, blending movement, gathering, and landscape. Wide pedestrian zones, shaded seating, and water-sensitive planting create a comfortable and resilient environment. Through-site links trace historic water patterns, forming meandering paths inspired by streams and ponds, while mature trees and new canopy planting establish a green corridor - a true living landscape. This approach prioritises permeability, active transport, and social interaction, transforming George Street into a cultural and ecological spine.

Built form:

Built form along George Street extends the fine-grain character of Redfern into Waterloo South. Robust podiums with active frontages host retail, hospitality, and community uses, creating lively streetscapes that open to nature. Towers are recessed above six-storey street walls to maintain human scale and solar access, while podium-tower configurations allow flexibility and adaptability. The architecture interprets the site's natural fold, with horizontal articulation on the elevated eastern edge evoking Dry Country and vertical elements on the western edge referencing Wet Country.

Materiality and language:

The material palette draws on Waterloo's layered identity - brick bases for warmth and permanence, adaptive reuse of heritage elements like the substation, and deep awnings for shelter and continuity. Design language reflects Country through transitional elements: vertical forms and cooler tones for Wet Country, horizontal expressions and warmer hues for Dry Country. Blurred boundaries between public and private spaces, integrated seating, and crafted details create opportunities for incidental interaction, reinforcing George Street as a contemporary journey line and cultural landmark.



Figure 204. George Street character area plan. Source: ASPECT Studios.

NTS



Figure 205. De Laat by Bureau B+B. Source: Landezine



Figure 206. Elephant Park by Gillespies. Source: John Sturrock photography



Figure 207. Rocafort Garden Square. Source: Pol Viladoms

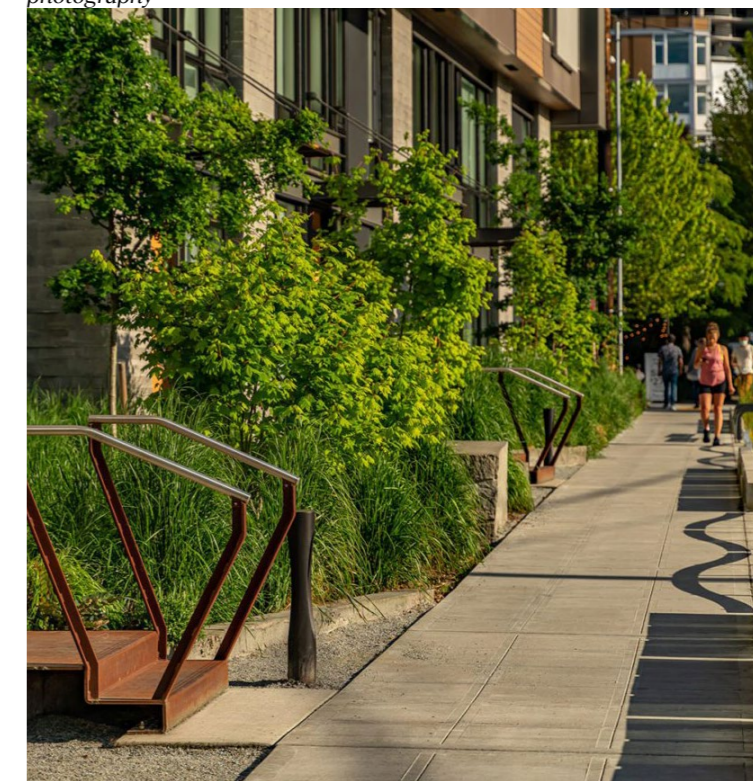
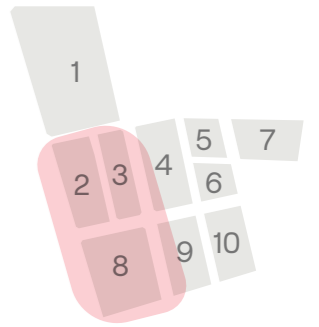


Figure 208. Sitka Apartments. Source: Berger Partnership



Character area 2: Community & Creatives Neighbourhood

Cooper Precinct will be the heart of the community and creatives neighbourhood.

Cooper Precinct, centering around Cooper Street north, south and Cooper Place will form the heart of the Community and Creatives Neighbourhood - a vibrant hub of cultural energy and enterprise. Acting as a key link between the Village Green and the community park, this shared zone will host spaces for creativity, social connection, and cultural expression. It will celebrate Waterloo's layered identity, embedding First Nations narratives and multicultural stories into its architecture, landscape, and activation.

Public domain:

The public realm along Cooper Street is designed as a fine-grain, permeable network of lanes and plazas that prioritises pedestrian movement and social interaction. Through-site links trace historic creeklines, integrating water-sensitive design and planting to evoke the site's Wet Country character. Plazas, informal seating, and shaded gathering spaces create opportunities for pause and exchange, while Cooper Street South in Block 8 delivers a sunny neighbourhood park for play, events, and cultural activities. Flexible design enables pop-ups and short-term uses, fostering creativity and a sense of ownership.

Built form:

Built form along Cooper Street is defined by its narrow scale, creating an intimate streetscape that supports makers, start-ups, and community services. Robust, adaptable ground floors host creative practices, cultural retail, and spaces for care and wellbeing, with generous openings that blur boundaries between inside and outside. At the northern end, a community building provides a welcoming entry and flexible spaces above, reinforcing Cooper Street as a civic anchor. Architectural expression interprets Wet Country and water movement through vertical articulation and layered façades.

Materiality and language:

The material palette and design language draw on Waterloo's cultural and ecological narratives. Brick bases and textured concrete provide durability and warmth, complemented by crafted details, public art, and planting that reflect streams and ponds. Vertical elements and cooler tones evoke Wet Country, while integrated water channels and permeable surfaces reinforce the story of water across the site. Colonnades, deep awnings, and fine-grain detailing create sheltered, human-scaled edges, supporting incidental interactions and a lively, creative atmosphere.



Figure 209. Community & Creatives Neighbourhood character area plan. Source: ASPECT Studios. NTS



Figure 210. Flexible spaces activating ground plane. Source: John Gollings.

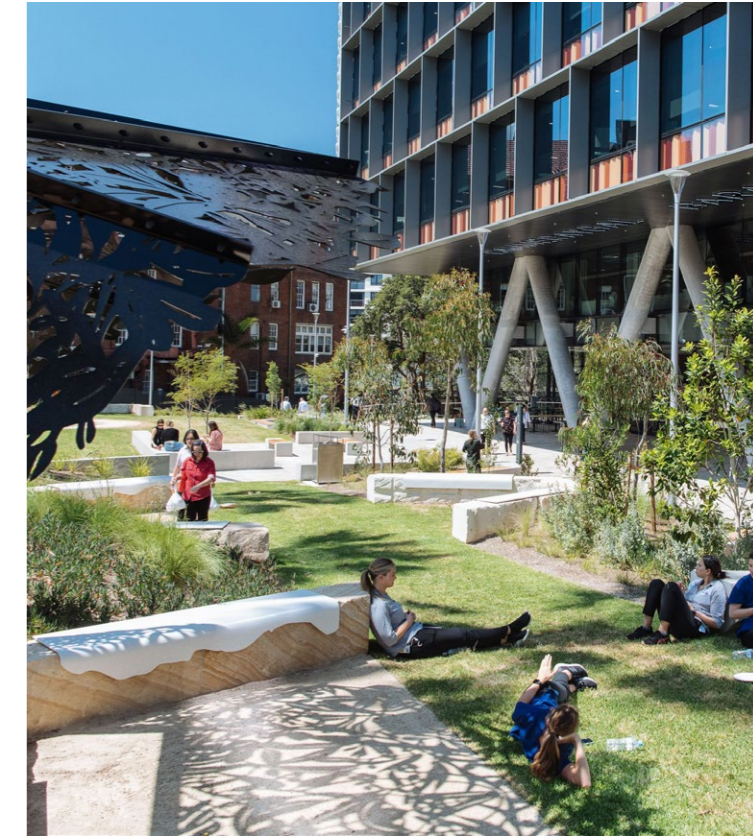


Figure 211. Community park & public art. Source: Arcadia Landscape.



Figure 212. Community streetscape inviting public engagement. Source: Caroline Perron.

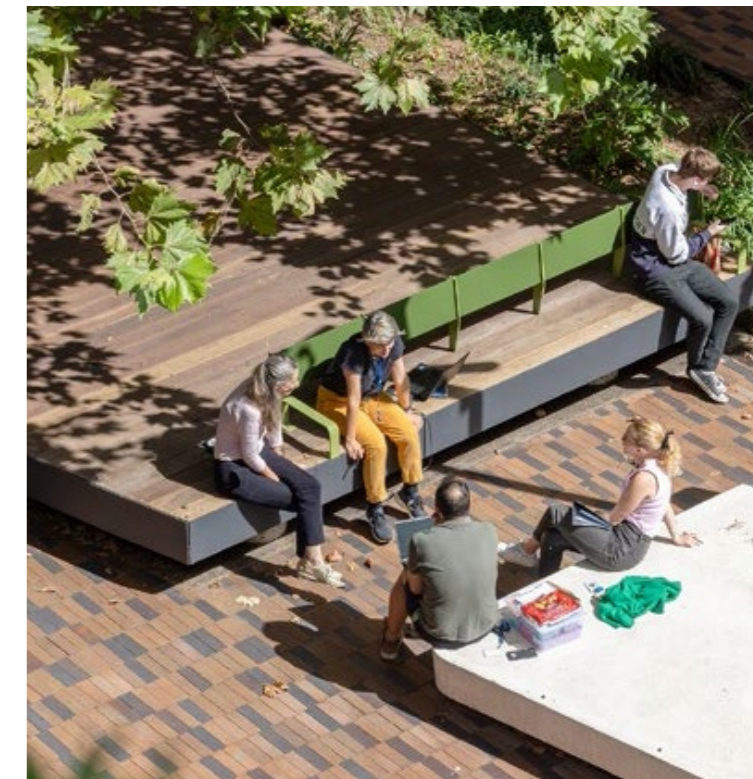
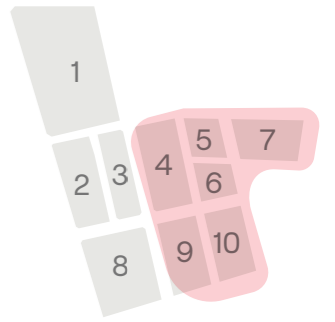


Figure 213. Shaded places to pause. Source: ASPECT Studios.



Character area 3: Village Neighbourhood

Village Neighbourhood will be a place where every generation can belong.

The Village Neighbourhood is envisioned as a calm, residential precinct that blends seamlessly with its surroundings while embracing Waterloo’s layered identity. Positioned on the eastern slope, the living landscape will offer intergenerational living and a mix of housing typologies that respond to diverse community needs. This neighbourhood prioritises walkability, safety, and connection, with streets and courtyards that encourage social interaction and a strong sense of belonging.

Public domain:

Set against the natural elevation of the eastern slope, the public realm is designed to create safe streets and legible through-site links framed by layered planting and pocket parks. Terraced paths reveal unexpected views and integrate public art, while steps and walls become places to pause and gather. Slow streets with shared surfaces prioritise pedestrians and cyclists, making the environment safe and inclusive for all ages. Pocket plazas and landscaped courtyards complement larger open spaces, ensuring residents have access to greenery close to home.

Built form:

Built form in the Village Neighbourhood is characterised by a human-scaled approach that activates the street while maintaining privacy. Homes feature front doors opening directly to the street, with stoops and thresholds creating semi-private spaces for sitting and connecting. Interfaces shift from public to private with richness and detail, while diverse housing types overlook green streets and courtyards. Brick podiums anchor the architecture, with lighter, sustainable materials above, reinforcing durability and warmth while supporting environmental performance.

Materiality and language:

The material palette draws inspiration from Waterloo’s character and the site’s natural topography. Brick bases provide a sense of permanence and connection to heritage, complemented by lighter upper levels that express adaptability and sustainability. Design language reflects the transition from Wet to Dry Country, with horizontal articulation and warm tones on elevated edges and cooler, textured finishes in lower areas. Integrated planting, crafted details, and layered thresholds create a tactile, welcoming environment that celebrates everyday life and connection to nature.



Figure 214. Village Neighbourhood character area plan. Source: ASPECT Studios.



Figure 215. Thresholds to provide protected, semi-private spaces. Source: deArchitect.

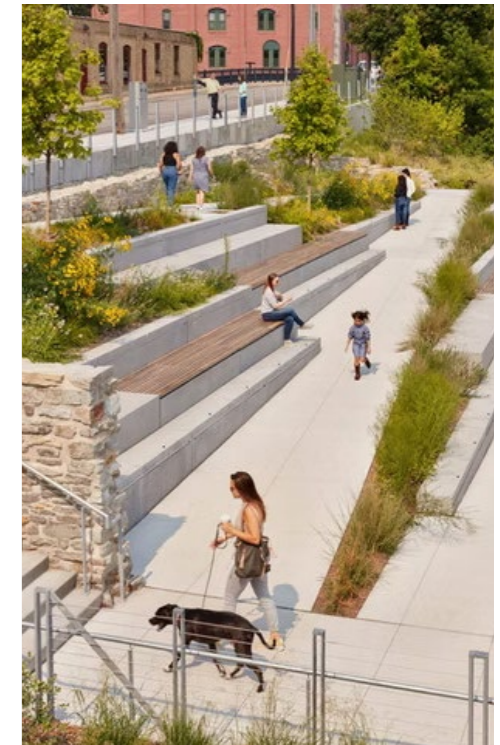


Figure 216. Seamless site level transitions. Source: Damon Farber.

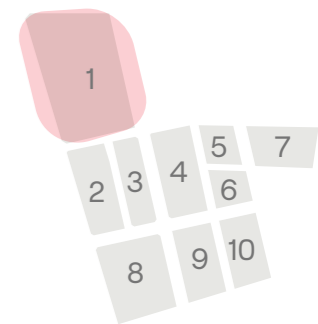


Figure 217. Thresholds to provide protected, private/semi-private spaces. Source: S.J.B.



Figure 218. Seamless site level transitions. Source: S.J.B.

NTS ①



Character area 4: Village Green

The Village Green will be a gateway to Waterloo South.

The design of the park will be led by City of Sydney in collaboration with community. The Village Green will be a gateway to Waterloo South, a new community park which could feature a number of different spaces including a cool, deep garden, foraging garden, water basin, and furniture and equipment for play, sitting, and gathering, which not only serves the new development but works as a focal point for the wider community and visitors alike.

Located adjacent to Waterloo Metro Station, this 2 hectare park will be the primary focus of community activity. Situated lower than much of the rest of the precinct, it is a natural low point where the movement of water can be expressed through raingardens, bioswales and wetland planting. There is the opportunity to offer a mix of active and passive recreation spaces, generous seating and gathering zones, and opportunities for large-scale community events. Other opportunities include the conservation of significant trees and the celebration of Aboriginal and Torres Strait Islander cultural values. Predominantly level land will ensure accessibility for all, with connections to Metro entries and surrounding streets. Incidental play opportunities, shade, and biodiversity planting can support the creation of a welcoming and resilient green space.

The Village Green will be given form by a network of paths, which binds all of its elements together and conveys people on foot from the new plaza at the Metro station to the social spine of George Street. The park's edges could be enhanced and extended beyond its boundaries by street closures on George, and pop-up social events. Community amenities on the Village Green's edges would further support this expanded form of gathering.



Figure 219. Village Green character area. Source: ASPECT Studios.



Figure 220. Recreational opportunities. Source: Adam Barbe.

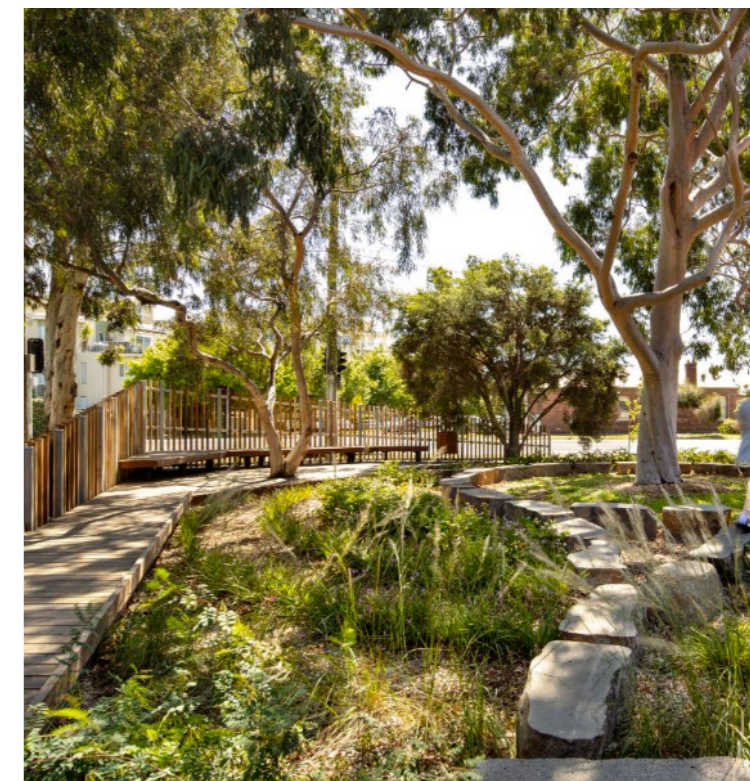


Figure 221. Interactive landscapes. Source: Lisbeth Grosmann.

NTS ①

Experiencing Waterloo South - an urban journey

Waterloo South welcomes everyone - local residents, neighbouring communities, workers and those passing through. The urban fabric is open, connected and inclusive, creating a place where movement feels effortless and the public realm invites pause and interaction.

It is these everyday movements that shape the life of Waterloo South. These journeys reflect how people will experience the precinct—on foot, by bike, or passing through - connecting homes, workplaces, parks and local destinations.

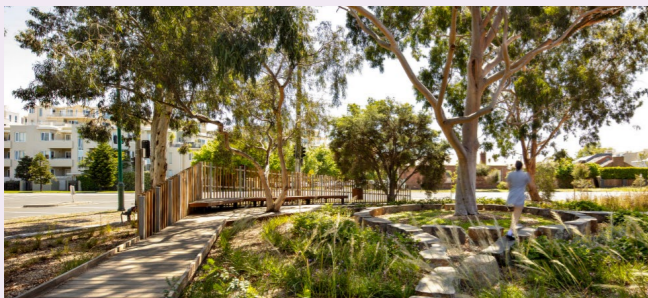
HOME → CYCLE → CAFE → WORK

- Leave your residential building and collect your bike from secure parking
- Ride through Mead and John Streets and pause for a morning coffee at a favourite local spot on John Street
- Join the cycleway and continue a journey along George Street towards the CBD



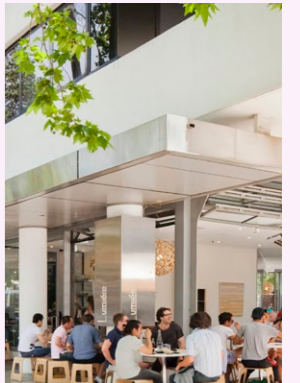
WORK → OPEN SPACE → LUNCH → WORK

- Step out from work in one of the warehouses off Botany Road to take a lunch break
- Wander to the public space beside the community building, meeting a friend who works nearby
- Enjoy your packed lunch in the sunshine before strolling back to work



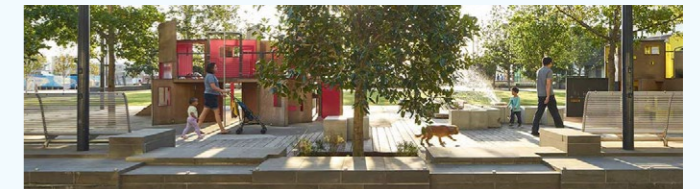
METRO → HOME

- Alight the metro at Waterloo Station and walk towards work through the Village Green
- Arrive at home via the quiet neighbourhood streets or take George Street to pick up some goods along the way



CHILDCARE → PLAYGROUND → SHOPS → HOME

- Collect your child from childcare and wander down leafy George Street, pausing on a bench along the journey
- Arrive at the playground for half an hour of play with the kids.
- Loop back along Cooper Street, stopping briefly at the shops for dinner supplies, before heading home.



VISIT FRIEND → OVAL → BUS

- Leave your friend's home and meander through the streets, noticing and appreciating the change in materiality as you cross from 'Wet' and 'Dry' Country
- Walk along the pedestrian links between buildings, avoiding roads with cars, again noticing the movement of water integrated into the public domain
- Cross Pitt Street towards Waterloo Oval to watch the local cricket game before catching a bus home



Figure 222. An urban journey across the Waterloo South Precinct Area.

NTS ①

Movement

MOVEMENT

A human-centred approach to movement, creating a fine-grained network of streets, cycleways, and through-site links that prioritise walking and cycling. Vehicular movement and servicing is well-placed to not disrupt pedestrians.

Large blocks are broken down with new pedestrian connections, ensuring direct, legible routes to key destinations such as the metro station, parks, and community uses. These links are universally accessible and designed to encourage active travel, supported by clear wayfinding and generous public realm treatments, alongside safe, well-marked pedestrian crossings across cycle paths in line with community feedback.

Cycleways are integrated throughout the precinct, connecting to regional routes and providing safe, protected paths alongside major streets and shared slow-speed zones. Streets adopt a Complete Streets philosophy, balancing all modes while enhancing comfort and safety for pedestrians. Active frontages, landscaping, and water-sensitive design create movement corridors that are not only functional but also green, inclusive, and enjoyable—shifting the focus from car-dominated planning to a sustainable, people-first network.

Note: It is understood that the City of Sydney Council, 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 into George Street. Similarly, basement structures and design under Cooper Street, Cooper Place and Reeve Street are subject to future discussions with the City of Sydney and Transport for NSW.

LEGEND

	Precinct boundary
	Block boundaries
	Future parks
	Vehicular movement
	Dedicated cycle lane
	Key north-south pedestrian routes
	Through-site link
	Pedestrian only access

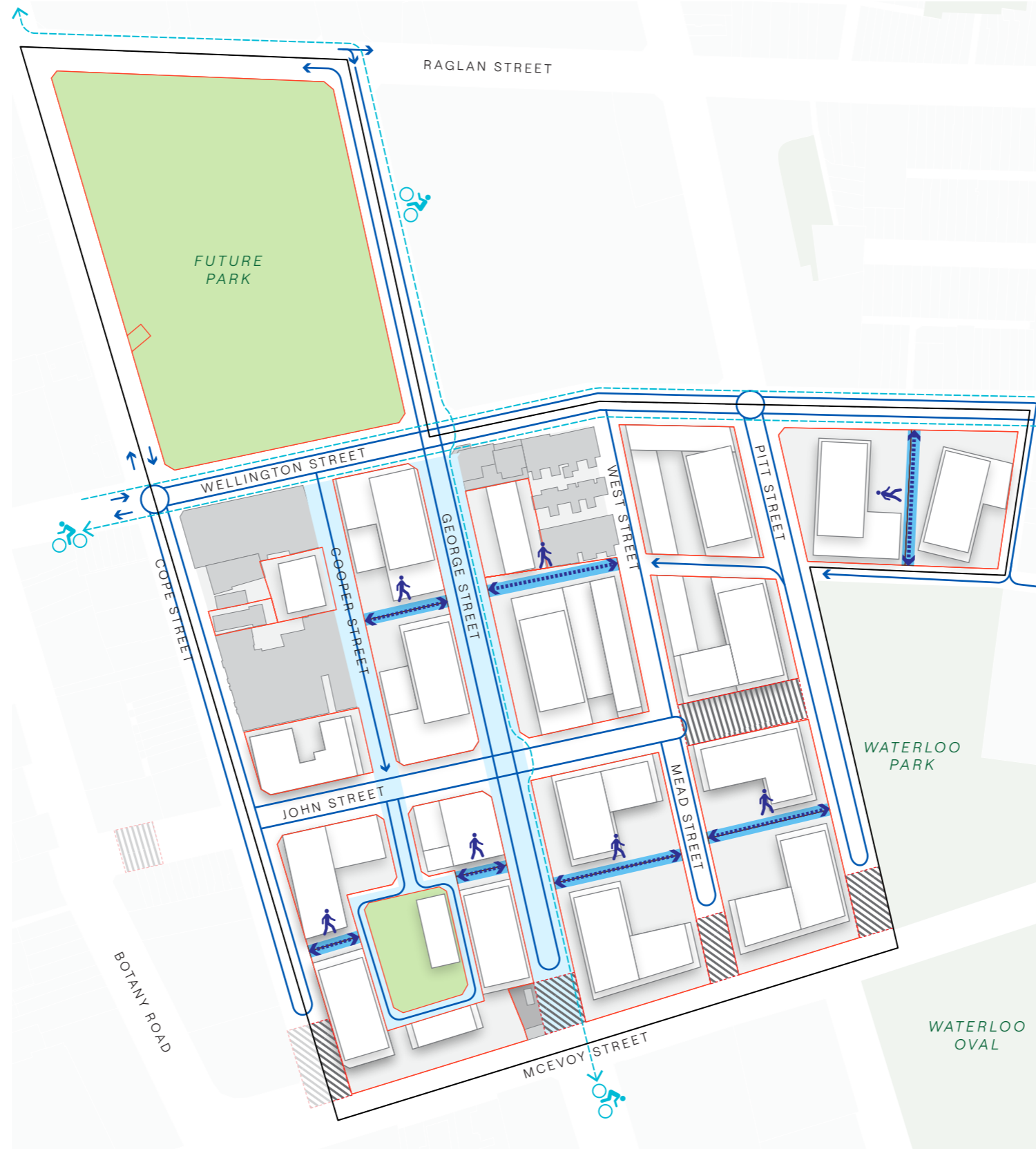


Figure 223. Movement plan.

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Figure 224. Legible & landscaped site links. Source: Landezine.



Figure 225. Dedicated cycleways & tree lined streets. Source: NSW Gov.



Figure 226. Vibrant through-site link with public art installation. Source: Concrete Playground.

Basement

The basement strategy responds directly to community priorities by preserving essential on-street parking for service providers, supporting equitable access for residents and local businesses. Community feedback reinforced the value of low-speed, one-way arrangements to enhance safety and reduce vehicle movement, alongside the need for clear and reliable access for emergency services. The approach to McEvoy Street and George Street reflects this input, nothing that the strong community preference remains for McEvoy street to stay closed.

Basement connections have been refined to balance feasibility, topographical conditions, private land boundaries and future flexibility. The tunnel between blocks 4 and 9 have been removed with respect to road reserve ownerships and to avoid encroachment under John Street. Alternatively, the connection between blocks 5 and 6 has been retained due to steep topographical gradients and deep-soil requirements, with opportunities for adjustment to be explored in future stages.

The tunnel under Cooper Street has been retained in block 8 for the purposes of this concept plan, though alternatives - shown in Figures 224 and 225 - demonstrate viable configurations without a tunnel. Figure 224 illustrates separated basements with independent entries and a shared ground-level waste point, whilst Figure 225 presents a 'service-tunnel' option supporting operational waste movements between the two basements.

Note: It is understood that the City of Sydney Council, 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 into George Street. Similarly, basement structures and design under Cooper Street, Cooper Place and Reeve Street are subject to future discussions with the City of Sydney and Transport for NSW.

LEGEND	
	Precinct boundary
	Block boundaries
	Traffic direction
	Tunnel removed (Block 4 & 9)
	On-street parking
	Indicative loading entry
	Indicative basement entry
	Precinct basement extents
	Pedestrian-only access
	Basement footprint options
	Ground-level units impacted
	Basement access ramp 01
	Basement access ramp 02
	Truck loading and access



Figure 227. Precinct basement plan.

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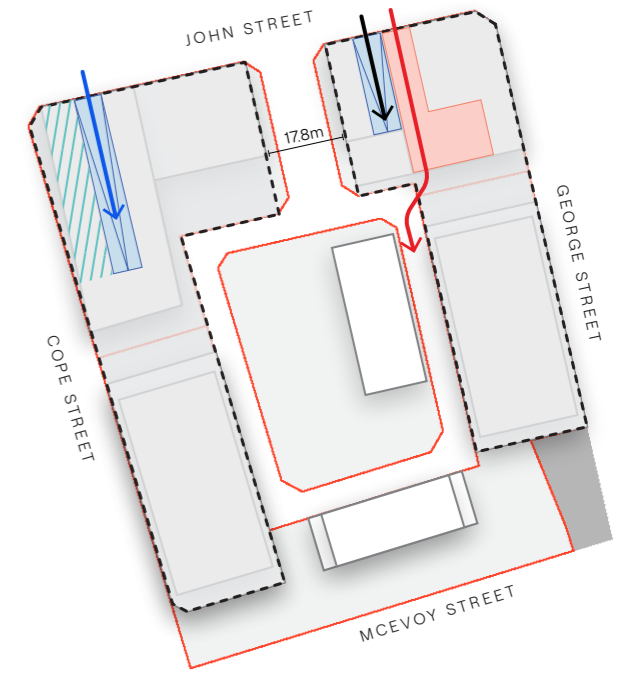


Figure 228. Option 1 - alternative block 8 basement configuration.

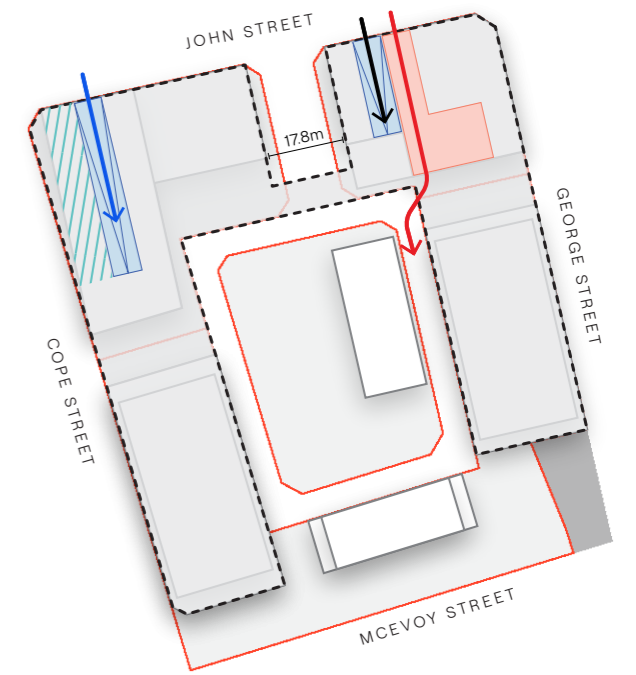


Figure 229. Option 2 - alternative block 8 basement configuration.

Open space



OPEN SPACE

Create a network approach to public open space, ensuring green areas are evenly distributed and connected to support recreation, biodiversity, and community life. A variance of spaces respond to the diverse needs of the community.

The precinct benefits from an abundance of open spaces in close proximity, complemented by a hierarchy of parks from a large civic park in the north to smaller pocket parks and intimate outdoor areas in the south. Community feedback welcomed this mix, noting that not all open spaces need to function as a major destination, and responding positively to additional spaces provided off Mead and Cooper Street. These areas are designed to be accessible for all ages and abilities - including older people and those with disabilities - while addressing safety through lighting, clear sightlines, passive surveillance, and design measures to reduce anti-social behaviour.

Across the open space network, multifunctionality is prioritised with a variety of activity spaces such as playgrounds, BBQ areas, community gardens, dog-friendly zones, water-based play, and areas for both passive and active recreation. Seating, shade, and weather protection further support everyday comfort, while diverse uses within the larger park help attract a broad demographic to promote activation and safety. Public art will be incorporated to enrich identity and experience, and interfaces with private homes are carefully considered to balance openness with privacy, noise management, and safety. Overall, these spaces form a resilient, inclusive public realm that fosters social interaction and enhances liveability within a high-density urban environment.

Refer to ASPECT's Public Domain and Landscape Report for more detail.

LEGEND

- Precinct boundary
- Block boundaries
- Public open space - park
- Public open space - through-site link
- Private open space - setbacks
- Public courtyard located on private land
- Communal open space
- Private space
- Childcare centre
- Level change

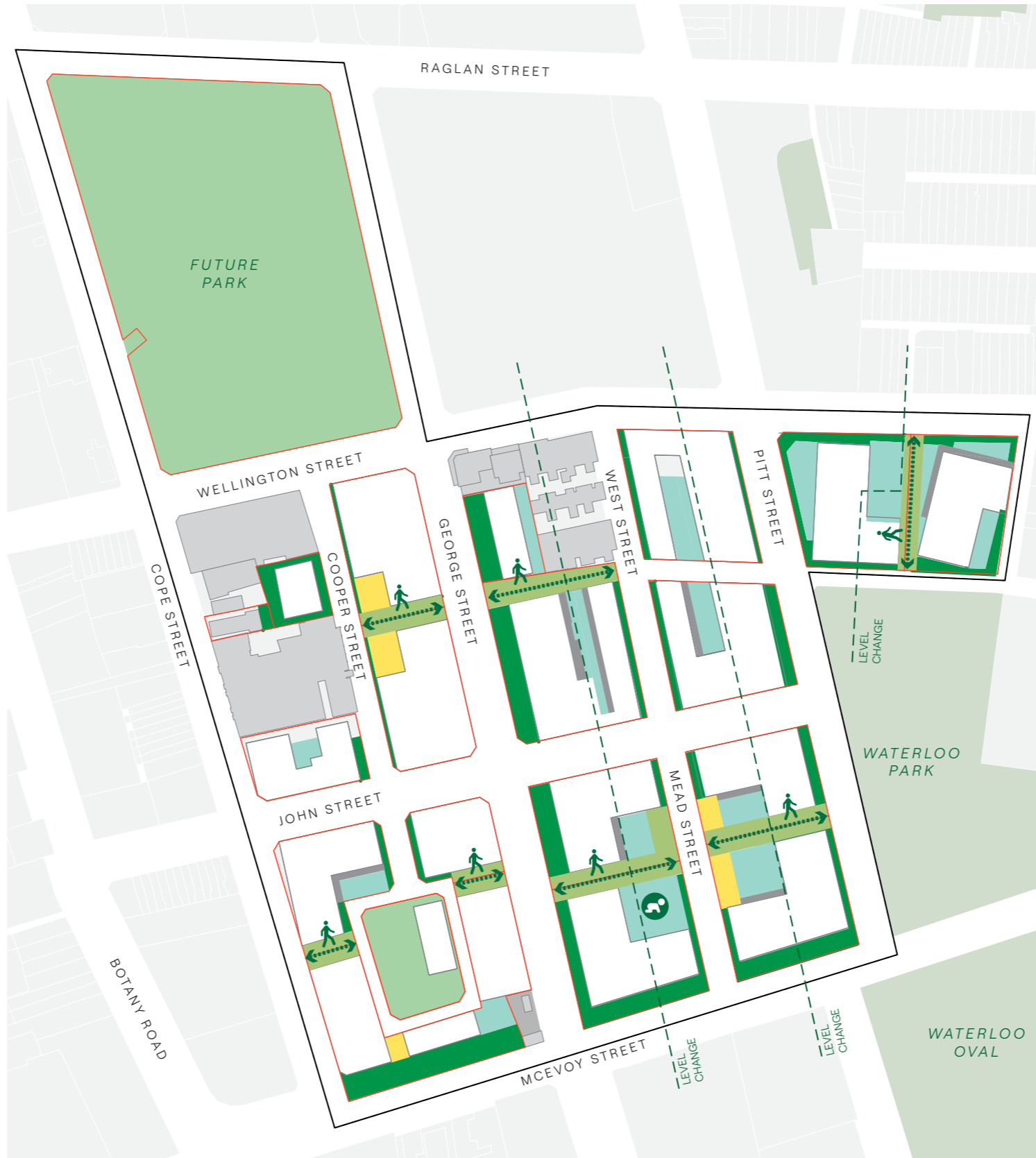


Figure 230. Open space plan.

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Figure 231. Future Village Green with active and passive play opportunities. Source: Adam Barbe.

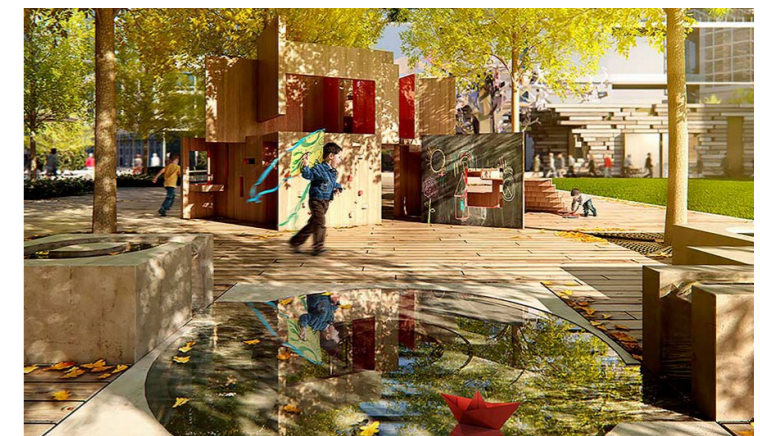


Figure 232. Active playgrounds and generous canopy. Source: Landezine.



Figure 233. Shaded walking paths and seating. Source: Pol Viladoms.

Built form



BUILT FORM

A considered approach to built form, balancing density with liveability and a strong sense of place aiming to maximise housing supply whilst minimising environmental impacts. Height, setbacks and typology define the building strategy.

The Waterloo South Master Plan draws on the natural fold of the land and the contrasting conditions of Wet and Dry Country, embedding these narratives into the architecture and public realm. Podium and tower forms are articulated to reflect these stories - horizontal expressions and warm materials on the elevated eastern edge evoke Dry Country, while vertical elements and cooler tones on the western side reference Wet Country. Active frontages along George Street and Cooper Street create a cultural spine, hosting retail, hospitality, and spaces for Blak businesses, while through-site links trace historic water movement patterns, forming meandering pedestrian journeys inspired by streams and ponds.

Ground planes are programmed for vibrancy and inclusivity, integrating community uses, creative workspaces, and landscaped courtyards that blur boundaries between public and private life. Sustainability principles - such as water-sensitive urban design, deep soil zones, and native planting - reinforce ecological resilience and cultural continuity. Together, these strategies deliver a dynamic skyline and permeable urban fabric that honours Gadigal Country, fosters social connection, and defines Waterloo South as a contemporary, place-led neighbourhood.



Figure 234. Built form plan.

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LEGEND

	Precinct boundary
	Block boundaries
	Public open space
	The fold (George Street)
	Wet Country
	Dry Country
No.	Storey height



Figure 235. 6-7 storey street wall height, 18/20 O’Dea Ave, Waterloo. Source: SJB.



Figure 236. 6-storey street wall height, 40-46 McEvoy Street. Source: Apartments.com.au.



Figure 237. Active ground plane, reinforcing the human scale. Source: SJB.

Built form - ground floor setbacks

Ground floor setbacks are calibrated to street hierarchy and context, balancing activation with privacy and landscape integration. Along active retail streets such as George Street, minimal setbacks reinforce continuity and encourage vibrant shopfronts and spill-out spaces.

In contrast, residential edges and green corridors feature deeper setbacks to accommodate tree planting, deep soil zones, and semi-private thresholds that soften the transition between public and private realms. This approach ensures taller buildings contribute to skyline variation without overwhelming the street experience, reinforcing Waterloo's character as a walkable, connected neighbourhood. The proposed setbacks largely align with the existing 2022 Design Guide, with only minor refinements to Block 2 introduced to rationalise the built form and accommodate basement access requirements.



Figure 238. Ground level setbacks plan.

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Figure 239. Generous setbacks to accommodate the significant trees on site. Source: Google Maps.

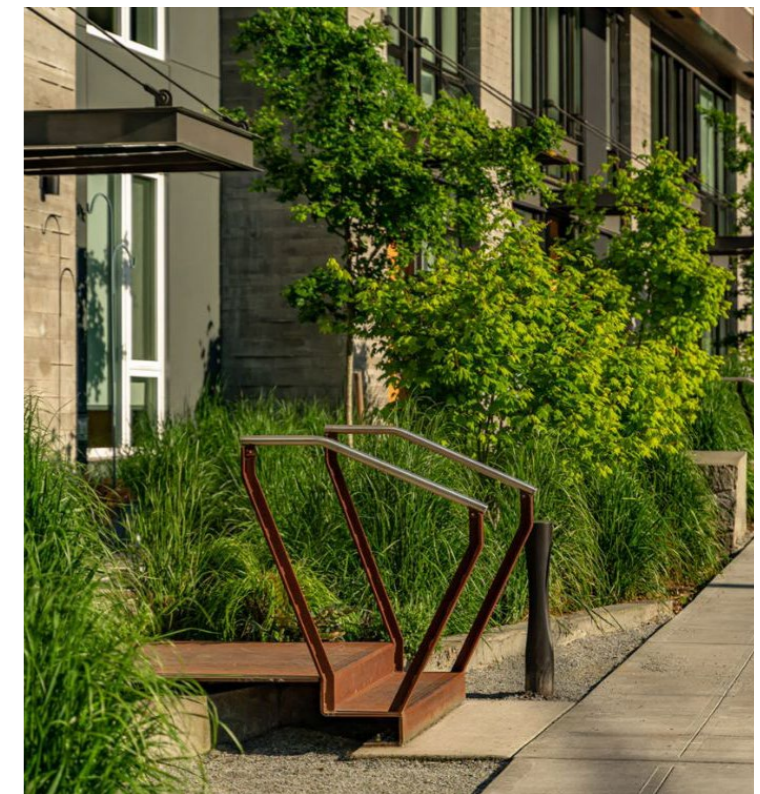


Figure 240. Generous setbacks where public domain can be enhanced. Source: berga.

Built form - street wall heights and awnings

The Waterloo South Master Plan establishes low street walls as a defining element of the public realm, creating a strong, human-scaled edge while accommodating higher-density development. A continuous and shared street wall of approximately six storeys is intended along primary streets, providing a consistent urban edge and comfortable enclosure for pedestrians. In response to the site's variable topography, street wall heights may step between five and seven storeys within the same building, ensuring the street wall remains legible and cohesive while responding to level changes. Taller building elements are recessed above the podium to reduce visual bulk, maintain solar access, and preserve a clear distinction between podium and tower forms, contributing to a refined and coherent skyline.

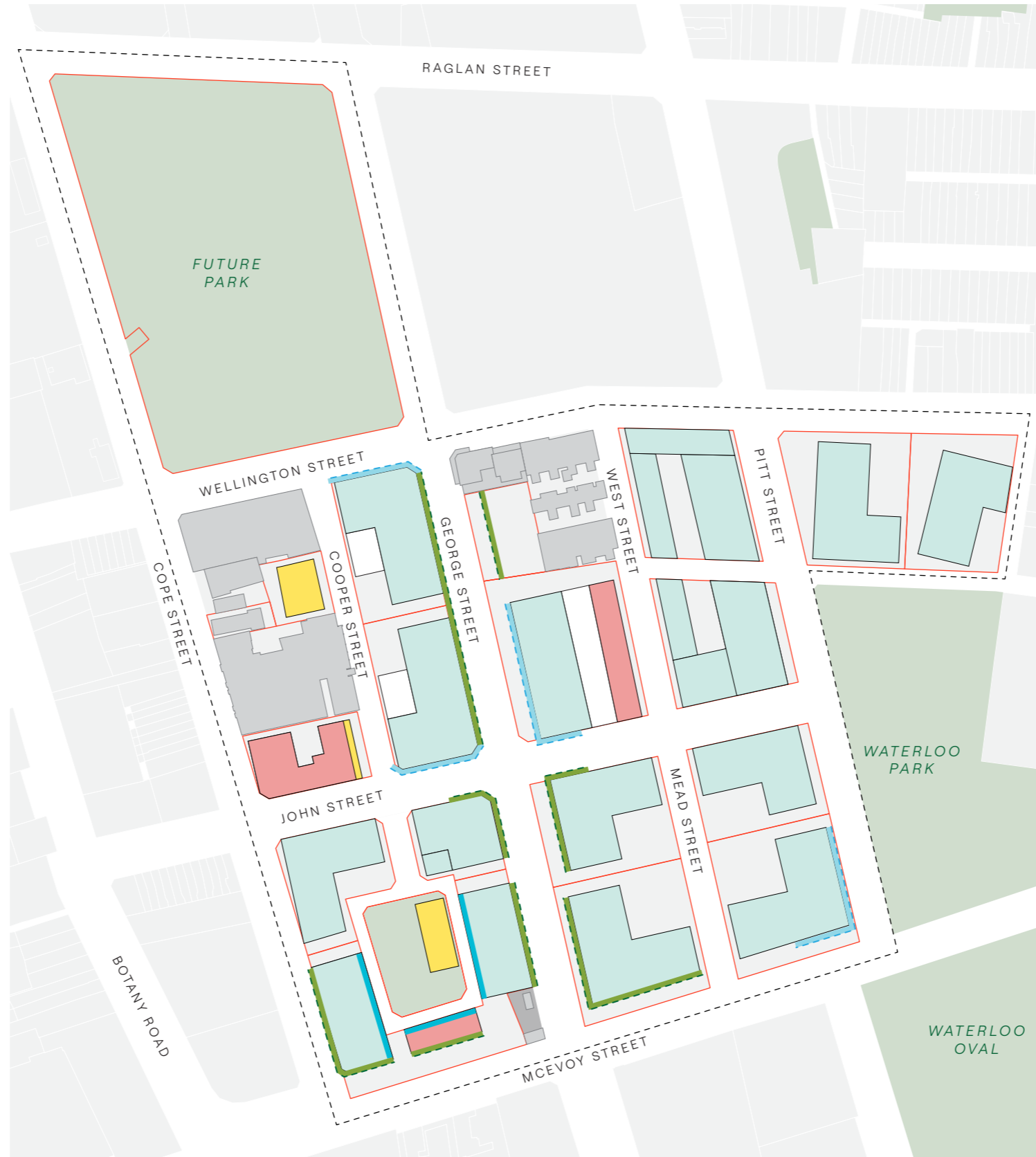


Figure 242. Street wall heights plan.

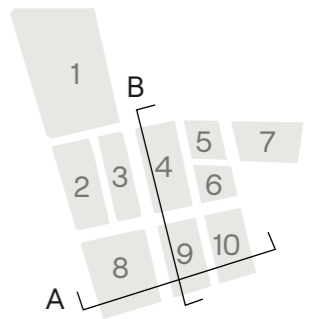
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Figure 243. 6-storey street wall height along a through-site link. Source: SJB.



Figure 241. 6-storey street wall with landscaped edges and playful facades. Source: Landscape Australia.



Built form - sections

The Master Plan establishes a varied skyline with towers stepping up to 28-33 storeys, creating visual markers along McEvoy Street and framing key gateways. Mid-rise buildings of 6-10 storeys provide transition to surrounding neighbourhoods, ensuring a human-scaled edge.

Building separation

Generous spacing between towers preserves outlook, daylight and apartment ventilation, while fine-grain blocks and through-site links maintain permeability at ground level.

Street wall heights

Street walls are typically 6 storeys, reinforcing a strong urban edge and defining active, pedestrian-focused streetscapes. Colonnades and awnings enhance comfort and continuity.

Level changes

The plan responds to natural topography with subtle level shifts, integrating accessible connections within through-site links and creating opportunities for terraces and landscaped edges.

Overall urban form

A layered approach combines tall landmark towers, mid-rise perimeter blocks and active ground floors to deliver a cohesive, legible precinct. The composition balances density with open space, ensuring sunlight access to parks and streets while supporting a vibrant mixed-use environment.



Figure 244. Section A - East-west

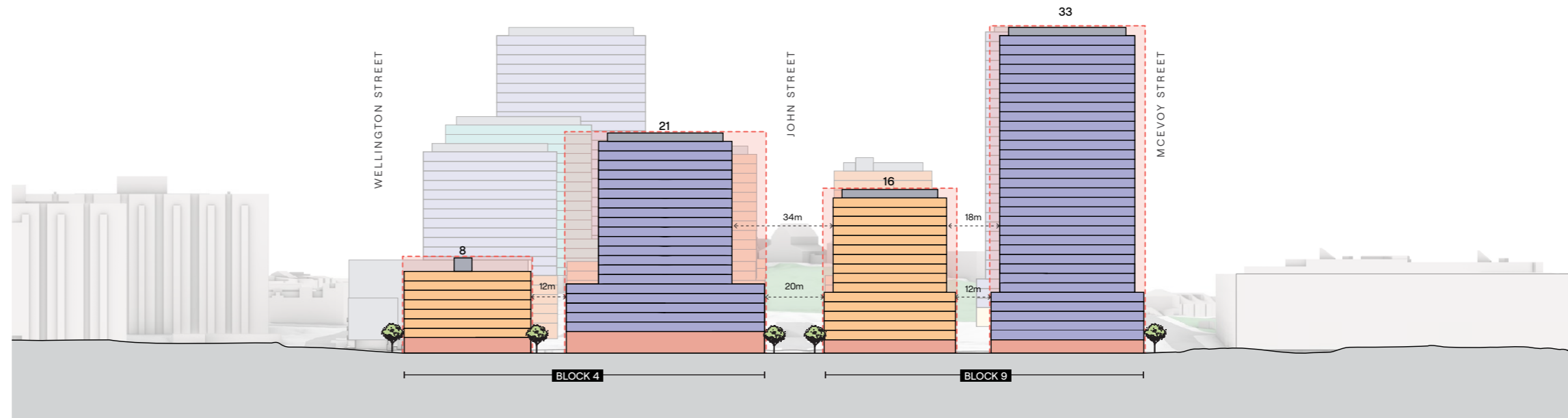


Figure 245. Section B - North-south

LEGEND	
■	Social housing
■	Affordable housing
■	Market housing
■	Community
■	Non-residential
	Envelopes

Land use

LAND USE

Provide a clear land-use framework that guides active and passive frontages to sustain a vibrant yet liveable neighbourhood. This is underpinned by a balanced tenure distribution to ensure residents benefit from well-considered interfaces.

The Waterloo Master Plan adopts a mixed-tenure approach to create a socially inclusive and economically diverse neighbourhood. The plan proposes a distribution of minimum 30% social housing, approximately 20% affordable housing, and 50% private market housing within Waterloo. This mix is designed to replace ageing public housing stock while increasing overall housing supply and improving quality.

Each urban block is designed to incorporate at least two housing tenures to support social integration and equitable access to amenity, with the exception of Block 3, which comprises affordable housing only. However, this is balanced by Block 8, delivered as part of Stage 1, which includes all three housing tenures alongside a new community building and publicly accessible open space. Together, these blocks contribute to a balanced tenure outcome across the precinct.

The distribution, scale and configuration of housing tenures across the precinct has been informed by ongoing collaboration with community housing providers and Homes NSW. This has shaped block planning and building design to accommodate specific design and management requirements, such as limited core and lobby arrangements and efficient access for long-term management.

LEGEND

	Precinct boundary
	Block boundaries
	Public open spaces
	Social housing
	Affordable housing
	Market housing
	Sites identified for VPA community buildings
	Private properties



30% MIN. SOCIAL HOUSING (OF RESI GFA)

20% APPROX. AFFORDABLE HOUSING (OF RESI GFA)

50% MAX. MARKET HOUSING (OF RESI GFA)

Figure 246. Land use plan - tenure.

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Land use - ground floor activation

The Waterloo Master Plan adopts a clear strategy for active and passive frontages to create a vibrant yet liveable neighbourhood. Active frontages are concentrated along main streets and key movement corridors, featuring ground-floor uses such as retail and community uses. These frontages incorporate transparent façades, frequent entries, canopies and spill-out spaces to encourage pedestrian activity and social interaction.

Ground-level residential uses are intentionally located along quieter streets, particularly at interfaces with surrounding neighbourhoods and existing street networks. Passive frontages are located along these streets, where the design focus is on visual interest and passive surveillance rather than commercial intensity. This approach responds directly to community feedback, which highlighted a strong desire for opportunities to live close to the ground, reflecting the residential character of the site's existing housing stock.

The overall intent is to balance vibrancy and residential character, ensuring animated public spaces along key corridors while supporting walkability, safety and community cohesion across the precinct.

Note: The identification of specific land uses - such as child care, community uses, supermarket and education - remains indicative at this Concept stage. These uses reflect the Reference Scheme, and it is acknowledged that decisions about specific tenancy types and uses will be made as part of future detailed applications.










LEGEND (INDICATIVE USES)	
	Precinct boundary
	Retail and non-residential
	Community uses
	Supermarket
	Residential uses
	Lobbies
	Services, loading and ancillary
	Indicative residential lobby entries
	Level change



Figure 247. Land use plan - active and passive frontages.

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Figure 248. Pedestrian only links with active ground planes. Source: Arcadia Landscape Architecture.

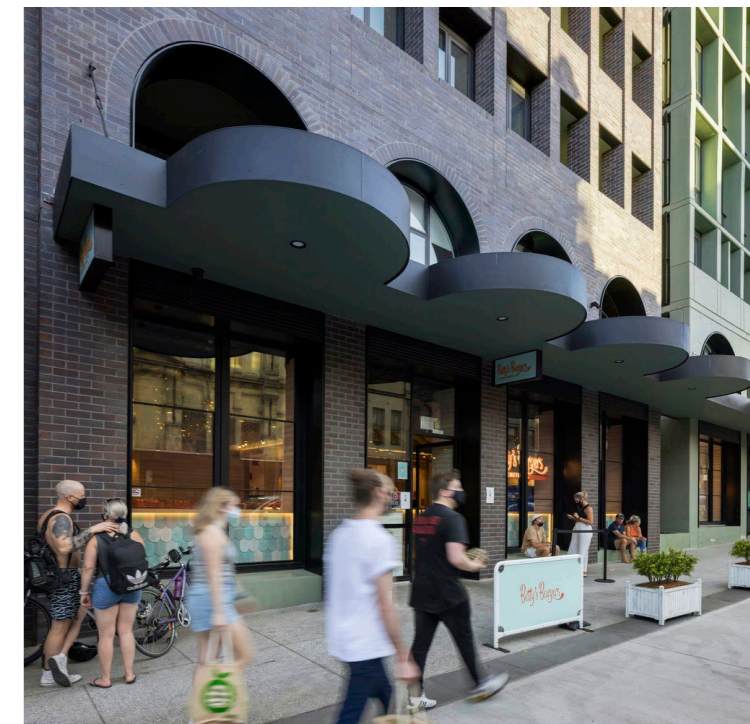


Figure 249. Human scale maintained with canopy treatment and an active frontage. Source: SJB.



Figure 252. Artist impression of the Waterloo South Precinct Area looking towards the Sydney CBD.

- 1** Tall buildings are situated along the rear of the precinct towards McEvoy Street. They are placed to minimise overshadowing on existing and new buildings.
- 2** The existing Waterloo Park and Oval are protected from significant overshadowing with detailed testing performed to ensure these high quality spaces are protected.
- 3** Tall buildings within the precinct are located to share views of the Sydney CBD, providing a contextual marker and unique quality of amenity for residents.

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

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