WATERLOO SOUTH
CONCEPT SSDA APPLICATION
PUBLIC DOMAIN AND LANDSCAPE REPORT

STOCKLAND | NSW LAND AND HOUSING CORPORATION
APRIL 13 2026

PR-LS-5001-PUBLIC DOMAIN DESIGN REPORT [A]

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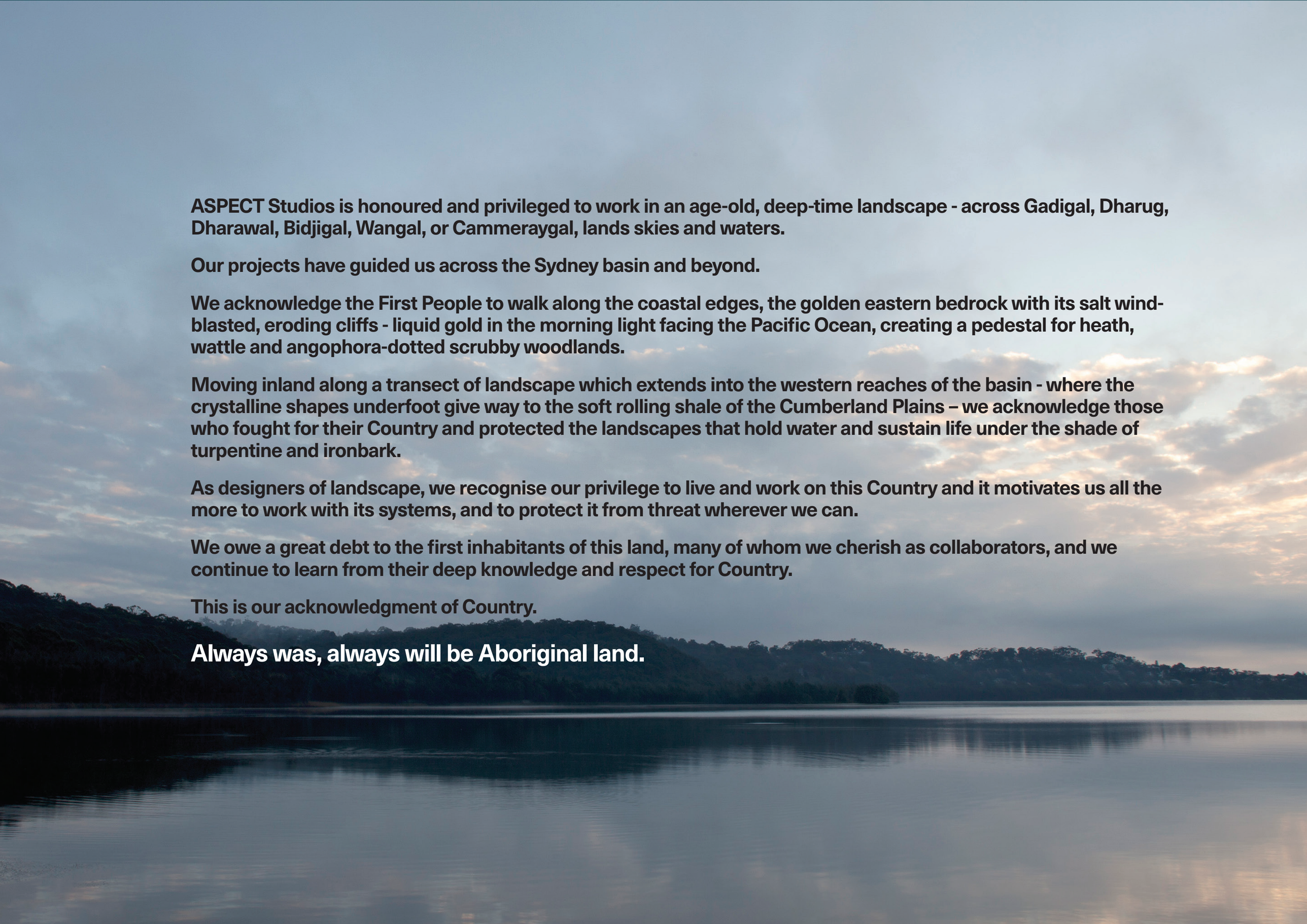
ASPECT Studios



ASPECT Studios is honoured and privileged to work in an age-old, deep-time landscape - across Gadigal, Dharug, Dharawal, Bidjigal, Wangal, or Cammeraygal, lands skies and waters.

Our projects have guided us across the Sydney basin and beyond.

We acknowledge the First People to walk along the coastal edges, the golden eastern bedrock with its salt wind-blasted, eroding cliffs - liquid gold in the morning light facing the Pacific Ocean, creating a pedestal for heath, wattle and angophora-dotted scrubby woodlands.

Moving inland along a transect of landscape which extends into the western reaches of the basin - where the crystalline shapes underfoot give way to the soft rolling shale of the Cumberland Plains – we acknowledge those who fought for their Country and protected the landscapes that hold water and sustain life under the shade of turpentine and ironbark.

As designers of landscape, we recognise our privilege to live and work on this Country and it motivates us all the more to work with its systems, and to protect it from threat wherever we can.

We owe a great debt to the first inhabitants of this land, many of whom we cherish as collaborators, and we continue to learn from their deep knowledge and respect for Country.

This is our acknowledgment of Country.

Always was, always will be Aboriginal land.

Contents

EXECUTIVE SUMMARY

1.1 Executive Summary 5

INTRODUCTION

2.1 Introduction 7
2.2 Response to SEARs 8
2.3 Rezoning Study Requirements 9
2.4 The Site 10
2.4.1 Site and Surrounding Context 11
2.5 Project Vision and Intended Outcomes 12
2.6 Proposed Concept SSDA 13
2.7 Statutory Context 14
2.8 GANSW Reference Documents 15
2.9 Stakeholder Engagement 16
2.10 Community Engagement 17
2.11 Country Engagement 18

SITE CONTEXT & ANALYSIS

3.1 Strategic Metropolitan Context 20
3.2 Precinct Context 21
3.2.1 Urban Networks 22
3.2.2 Landscape Networks 23
3.3 Site Landscape Context 24

PUBLIC DOMAIN APPROACH

4.1 Precinct Vision 27
4.2 Design Principles 28
4.3 Key Moves 29
4.3.1 Key Move 1 - Embed Country 30
4.3.2 Key Move 2 - Improve Amenity 31
4.3.3 Key Move 3 - Creating a Legacy 32
4.3.4 Key Move 4 - Built for Everyone 33
4.4 Landscape Master Plan 34
4.5 Neighbourhoods 35
4.5.1 George Street 36
4.5.2 Community & Creatives Neighbourhood 40
4.5.3 Village Neighbourhood 44
4.6 Streets 46
4.7 Street Trees 49
4.7.1 Tree Retention Strategy 49
4.7.2 Existing Street Tree Character 50
4.7.3 Public Domain Canopy Coverage 51
4.8 Public Space 52
4.8.1 Parks 53
4.8.2 Through-Site Links 55
4.8.3 Other Open Spaces 57
4.9 Private Communal Space 60
4.10 Private Communal Open Space 61
4.10.1 Courtyards 61
4.10.2 Podium & Rooftop Spaces 63
4.11 Wind and Solar 65
4.12 Safety and Security 66

DESIGN GUIDELINES

5.1 Design Guidelines 68
5.2 Land Dedication and Easements 69
5.3 Street Network 70
5.3.1 Street Sections - George Street 71
5.3.2 Street Sections - Wellington Street 72
5.3.3 Street Sections - Pitt Street Extension 73
5.3.4 Street Sections - Cooper Street North 74
5.3.5 Street Sections - West Street 75
5.3.6 Street Sections - Mead Street 76
5.3.7 Street Sections - Cooper Street South 77
5.3.8 Street Sections - Cooper Place 78
5.3.9 Street Sections - John Street 79
5.3.10 Street Sections - Boundary Streets 80
5.4 Access and Circulation 81
5.5 Deep Soil 82
5.6 Tree Retention 84
5.7 Roof level communal open space and green roofs 86
5.8 WSUD 87
5.9 Awning Strategy 88

APPENDIX - LANDSCAPE PLANS

Section 1

Executive Summary

1.1 Executive Summary

The Waterloo South renewal represents one of Sydney's most significant inner-city urban transformation projects, delivering a vibrant, inclusive, and sustainable precinct on Gadigal Country. The Public Domain and Landscape Strategy establishes a framework for high-quality streets, parks, and communal spaces that prioritise equity, cultural identity, and environmental performance. It responds to the site's unique history, topography, and community aspirations, embedding principles of Designing with Country, social cohesion, and urban resilience throughout.

Introduction

The Waterloo South Public Domain and Landscape Report supports the Concept State Significant Development Application (SSDA) for the renewal of Waterloo South, a 10.6-hectare precinct within the City of Sydney. The project will deliver over 3,300 new dwellings, with 50% of residential GFA dedicated to social and affordable housing, alongside high-quality public spaces and community infrastructure. The design approach responds to SEARs requirements, City of Sydney standards, and Government Architect NSW frameworks, ensuring a precinct that is inclusive, sustainable, and culturally grounded.

Site Context & Analysis

Waterloo South is strategically located between Redfern, Waterloo, and Alexandria Parks, benefiting from strong transport connections and an established green character. However, the existing public domain is fragmented, with limited permeability and a lack of central open space. The masterplan addresses these gaps by introducing a connected network of streets, parks, and through-site links, anchored by a new 2-hectare Village Green opposite the Waterloo Metro Station. This space will serve as the civic heart of the precinct, complementing surrounding parks and improving access to green infrastructure.

Public Domain Approach

The design vision is to create a vibrant, inclusive urban village that celebrates Waterloo's cultural identity and embeds Designing with Country principles. Key moves include:

- **Embed Country:** Integrating cultural narratives, authentic naming, and materiality.
- **Improve Amenity:** Enhancing comfort, safety, and accessibility through generous streetscapes, active edges, and universal design.
- **Ensure Tenure Equity:** Avoiding distinctions between housing types and providing equal access to high-quality communal spaces.
- **A Place for Everyone:** Delivering diverse gathering spaces, from intimate courtyards to large plazas, to foster social connection.

Reference Design - Neighbourhood Areas

The design proposal for Waterloo South is structured as a series of distinct yet interconnected neighbourhoods, each with its own character, identity, and role within the precinct. These neighbourhoods draw inspiration from Country, local history, and community aspirations, while forming part of a unified public domain network that prioritises inclusivity, amenity, and cultural expression.

George Street – The Civic Spine

George Street will be the precinct's main street and green spine, linking Waterloo South to Redfern and Green Square. It is designed as an urban confluence, blending retail, community uses, and generous public spaces with a continuous tree canopy and integrated water-sensitive design.

Community & Creatives Neighbourhood

Located along Cooper Street, this neighbourhood will be a hub for cultural expression and creative enterprise.

Village Neighbourhood

Set on the eastern slope, the Village Neighbourhood offers a quieter, residential character with strong connections to Waterloo Park.

Together, these neighbourhoods form a cohesive, culturally rich, and highly walkable precinct, delivering diverse experiences—from vibrant civic spaces to intimate residential streets—while embedding sustainability and social connection at every scale.

The public domain strategy prioritises walkability, active transport, and green infrastructure. Streets are designed as social spaces with continuous tree canopy, deep soil planting, and water-sensitive urban design. Adjustments to built form optimise solar access to parks, streets, and podium-level communal spaces, ensuring livability and wellbeing.

Section 2

Introduction

2.1 Introduction

This Public Domain and Landscape 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, 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 social housing, approximately 20% will be affordable housing, and a maximum 50% will be market housing (measured as a percentage of the total 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 uses, 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.



Figure 1 : Aerial photograph of Waterloo South and surrounds (Source NearMaps)

2.2 Response to SEARs

This Public Domain and Landscape Report addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the table below.

Table 2 : SEARs requirements relating to Public Domain and Landscape

SEARs	Issue and Assessment Requirements	Response	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.	Refer to Section 3 (Site Context & Analysis) Section 4 (Public Domain Approach)	Architectural Drawings Urban Design Report Engineering Reports (Civil and Stormwater, Electrical) Arborist Report Design Guide Survey Plan
	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.	Refer to Section 4.10 (Private Communal Open Space)	
	Demonstrate how the development is consistent with the Design Guide. Any deviation and/or amendments to the Design Guide must be adequately justified.	Refer to Section 5 (Design Guidelines)	
	Demonstrate how the proposal will deliver a high-quality development including any signage, and integration of services.	Refer to Section 4 (Public Domain Approach)	
	Provide a reference scheme which shows: • an indicative floorplan outlining the gross floor area and dwellings that are provided as affordable housing • dwelling mix • communal open space. • street block areas	Refer to Section 4.8 (Public Space), Section 4.10 (Private Communal Open Space)	
20. Public Space			
	Demonstrate how the development: • maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department • provides accessible public space • maximises permeability and connectivity • maximises the amenity of public spaces in line with their intended use, • such as through adequate facilities, solar access, shade and wind protection • maximises street activation • minimises potential vehicle, bicycle and pedestrian conflicts.	Refer to Section 4 (Public Domain Approach)	Urban Design Report Public Art Report CPTED Report
	Demonstrate how the proposal is designed in accordance with the Council's 'Sydney Streets Code' and 'Public Domain Manual' and TfNSW's Movement and Place Policy Guideline.	Refer to Section 4 (Public Domain Approach), Section 5 (Design Guidelines)	
	Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	Refer to Section 4 (Public Domain Approach), Section 4.8.2 (Through-Site Links), 4.12 (Safety and Security)).	

2.3 Rezoning Study Requirements

This Public Domain and Landscape Report addresses the following relevant Rezoning Study Requirements set out in the table below.

Table 3 : Rezoning Study requirements relating to Public Domain and Landscape

Rezoning Study Requirements	Response	Location in Report
1. Statutory Context		
Detail all proposed changes to both the Sydney LEP 2012 and the Waterloo Estate (South) Design Guide dated November 2022.	Proposed changes have been outlined in Public Domain Approach and Design Guidelines. The relevant maps are provided in Appendices A & B that illustrate the proposed amendments to the Sydney LEP 2012 mapping and the Design Guide mapping.	Section 4 Section 5
3. Relevant Issues		
Technical analysis is required to identify any additional environmental impacts resulting from the proposed new planning controls. It is not intended to duplicate the requirements of SEARs.	Technical Analysis is included in the Public Domain Approach.	Section 4
In the case where there are any additional environmental impacts, technical studies will need to demonstrate a clear comparison between the impacts of the existing approved controls and the new proposed controls.	Technical Analysis is included in the Public Domain Approach.	Section 4
This additional comparative analysis may include, but is not limited to: - Urban design impacts - Overshadowing - Privacy - Setbacks - Solar access - Traffic - Wind	Comparative analysis is included in the Public Domain Approach	Section 4

2.4 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. 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 Precinct Area is detailed in Table 3.

Table 4 : 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
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

2.4.1 Site and 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 Area is predominantly owned by LAHC, however, as outlined in Table 3, 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 5. 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 uses. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

As shown in Figure 4, 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.



Figure 5 : Aerial view of the Waterloo Estate and the Waterloo Estate (South) Precinct Area
Source: Six Maps, modified by Beam Planning



Figure 6 : Waterloo South Project Area
Source: SJB

2.5 Project Vision and Intended Outcomes

The vision for the site is to create a unique and vibrant mixed-tenure housing precinct that supports the needs of the community and delivers much needed housing in response to National and State Government priorities.

The Vision is:

To create a new and unique urban village on the Project Land (Gadigal Land) which: delivers new homes, community places and green spaces with diverse housing choice and amenity; prioritises the health and wellbeing of residents; and offers an authentic sense of place and mixed and more sustainable local and mixed communities.

The proposed redevelopment seeks to respond to this Vision by creating a unique and vibrant neighbourhood 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 uses with housing and employment will ensure the redevelopment is an integrated, accessible and connected precinct that supports the social needs of community.

2.6 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 Table 6 (indicative figures).

Table 7 : Key Development Metrics

Descriptor	Project Details
Project Area	• Waterloo South has a developable site area of 114,822sqm / 11.5ha • The Waterloo South Precinct Area, which includes all LAHC owned and privately owned properties and roads within the precinct, has a site area of 123,149sqm / 12.3ha

Project Description	• Maximum building envelopes, including maximum building heights, street-wall heights and setbacks.
	• Distribution of gross floor area (GFA) across the Waterloo South development blocks.
	• Indicative allocation of floor space between social, affordable and market housing, as well as non-residential land and community uses, across the Waterloo South Precinct Area.
	• Loading, vehicular, pedestrian, and active transport access arrangements.
	• Public domain upgrades and new public domain and publicly accessible areas.
	• Indicative subdivision plan, staging plan and delivery sequencing for development.
	• Approval of the following management plans and strategies to inform future stages of the development:
	  • Updated Design Excellence Strategy
	  • Design with Country Strategy
	  • Preliminary Public Art Strategy
	  • Contamination Strategy
	  • Flood Management Strategy
	  • Stormwater Management and Drainage Strategy
	  • ESD Strategy
	  • Strategies for utilities and service provision including service infrastructure lead-in enabling works
	  • Tree Retention Strategy

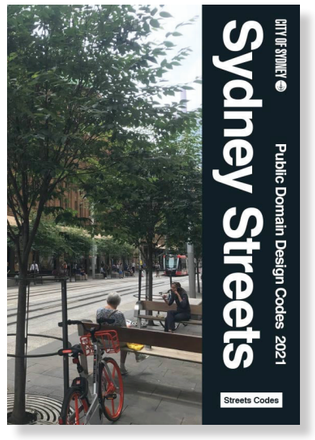
Land Uses	Residential • Social housing: no less than 30% of residential GFA • Affordable housing: ~20% of residential GFA (balance between the delivery of minimum 30% social housing, and the maximum 50% market housing) • Market housing: no greater than 50% of residential GFA Non-residential • A total of 15,000m2 of GFA, of which at least 5,000m2 of GFA is to be delivered as 'Community Uses' (which can include child-care, health, education or community uses).
Gross Floor Area	Up to 282,485m2
Building Heights	Between 2 and 33 Storeys
Car Parking	Approximately 1,500 spaces (across all land uses), excluding on-street car parking spaces
Staging / Phasing	It is expected that the redevelopment will occur in seven (7) stages (inclusive of the delivery of the large park on Block 1), however this staging remains indicative.

2.7 Statutory Context

The Waterloo South renewal is being delivered within a complex statutory framework that reflects both NSW Government planning requirements and City of Sydney local policies. The initial rezoning of the precinct was finalised in November 2022, with new planning controls under the *Sydney Local Environmental Plan 2012*. These controls have establish land use, building heights, floor space ratios, heritage provisions, and requirements for social and affordable housing, consistent with State priorities for housing supply and urban renewal.

At the State level, key NSW Government policies influencing the design include the *Transport for NSW Movement and Place Policy Guideline*, which promotes streets that balance transport efficiency with vibrant, people-focused places, and *State Environmental Planning Policies* (SEPPs) relating to design quality, affordable housing, and sustainability. Other NSW government documents which inform the context of Waterloo South public space and landscape design include the *Great Public Spaces Toolkit*, *NSW Smart Public Spaces Guide, Everyone Can Play,* and *NSW Guide to Gender-Inclusive Placemaking.*

At the local level, the City of Sydney plays a critical role in shaping the public domain and urban character of Waterloo South. The *City of Sydney Streets Code* and *Public Domain Manual* set mandatory standards for street design, material selection, and infrastructure delivery for land dedicated to the City. These documents ensure that new streets and open spaces integrate seamlessly with the surrounding urban fabric and meet high standards of accessibility, safety, and amenity. Together, these requirements underpin the design approach for Waterloo South, ensuring alignment with both State and local objectives for a connected, inclusive, and sustainable precinct.



City of Sydney Streets Code

The City of Sydney Streets Code sets out the design principles, coordination requirements, and approved material palettes for all public domain works on land owned or managed by the City. As the new streets within Waterloo South will be dedicated to the City of Sydney, their design will adhere to this Code to ensure consistency in materials, detailing, and overall character. This approach will deliver a cohesive and integrated public realm that aligns with surrounding areas and supports the City's broader vision for high-quality, inclusive public spaces.

"Our streets are the most important public spaces in the City... Street design needs to provide for all people, regardless of age and ability."

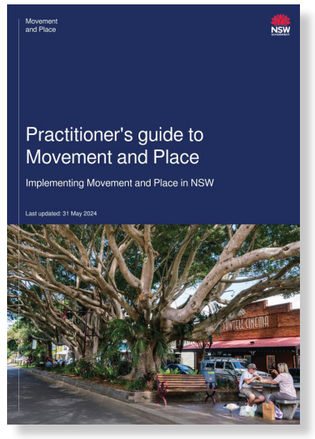
(p20 City of Sydney Streets Code, 2021)



Public Domain Manual

The City of Sydney Public Domain Manual provides the technical framework for designing, delivering, and maintaining high-quality public spaces within the local government area. It establishes standards for streets, footpaths, drainage, landscaping, lighting, and associated infrastructure, ensuring consistency with City policies and Australian Standards.

For the Waterloo South rezoning and Concept SSDA, the manual is critical as it guides the integration of public domain elements into the master plan, ensuring accessibility, safety, and amenity outcomes. Compliance with these requirements supports cohesive urban design, sustainable infrastructure, and community-focused outcomes, while also informing approval processes, detailed design documentation, and construction obligations for future development stages.



TfNSW's Movement and Place Policy Guideline

The Transport for NSW Movement and Place Policy Guideline establishes an integrated approach to street and transport planning that balances efficient movement with creating vibrant, people-focused places. For Waterloo South, a high-density precinct with significant pedestrian activity, this framework underpins the design of streets and public spaces to prioritise walkability, safety, and accessibility. Key principles include providing generous footpaths, safe crossings, and active transport links, reducing vehicle dominance, and ensuring streets function as social spaces that support community interaction. Applying these principles will deliver a connected, inclusive, and sustainable public domain aligned with State policy objectives for liveable urban environments.

2.8 GANSW Reference Documents

The Government Architect NSW (GANSW) suite of documents—including the *Better Placed, Greener Places*, and *Connecting with Country* — sets out the State's design-led planning principles to ensure high-quality, sustainable, and people-focused outcomes in urban development. These documents are highly relevant to the Waterloo South, providing the strategic and statutory framework for achieving design excellence, liveability, and environmental performance in large-scale renewal projects.



GANSW Greener Places

The framework highlights the importance of green spaces which are open to the public and freely accessible. Mitigating the effects of climate change, through increased canopy cover, water sensitive urban design (WSUD), the use of native and endemic plant species and the selection of materials treatments which mitigate the effects of urban heating are all key strategies outlined in this document.

"Green infrastructure outcomes must be accessible and protect and enhance environmental assets and build resilient communities"

(p47 GANSW Greener Places 2020)



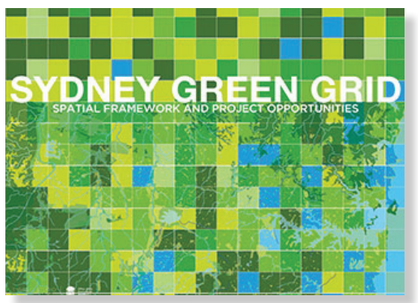
GANSW Better Placed

The framework promotes the importance and value of good design in the delivery of high quality public spaces. The GANSW Better Placed framework outlines a well-designed built environment as being healthy, responsive, integrated, equitable and resilient.

These principles have informed The Concept ensuring that the design is responsive to its context, sustainable, safe and inclusive and provides an exemplary public space for Sydneysiders and tourists alike.

"'enhancing all aspects of our urban environments,to create better places, spaces and buildings, and thereby better cities, towns and suburbs."

(p10 GANSW Better Placed 2017)



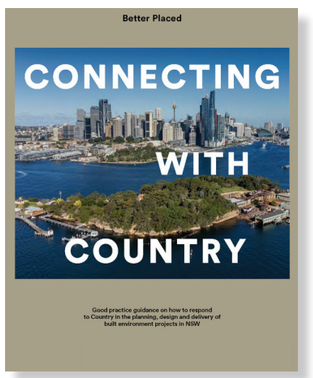
Sydney Green Grid

The Sydney Green Grid recognizes open space as one of Sydney's greatest assets. The report explores the hydrological, recreational and ecological layers of the city and proposes a cohesive green infrastructure network extending across the entire Sydney basin.

The framework highlights the success of recent public domain upgrades in Central Sydney and points to opportunities for improving connectivity by enhancing active transport and embeding green infrastructure within the fingerprints of the design.

"A network of high quality open spaces that support recreation, biodiversity and waterway health."

(p6 Sydney Green Grid 2017)



GANSW Connecting with Country

The framework provides a pathway to recognizing the importance of First Nations knowledge and cultural practices in promoting sustainability, resilience and community health in the built environment.

The GANSW Connecting with Country framework requires a response to the sites cultural heritage including significant connections within and beyond the site, creating regenerative landscapes which care for country.

"To shift from a business-as-usual practice and adopt a Countrycentred approach, we need to change our way of working, guided by Aboriginal community."

(p34 GANSW Connecting with country Framework 2023)

2.9 Stakeholder Engagement

Public Infrastucture Working Group

The Public Infrastructure Working Group (PIWG) for Waterloo South plays a critical role in ensuring that public infrastructure—particularly roads and associated public domain elements—are designed and delivered to the required standards.

Its purpose is to provide assurance that designs align with the Waterloo Estate (South) Design Guide, the City of Sydney Streets Code, lighting standards, and technical specifications. The PIWG acts as a collaborative forum chaired by the Department of Planning, Housing and Infrastructure (DPHI), bringing together representatives from the City of Sydney (CoS) and Homes NSW to:

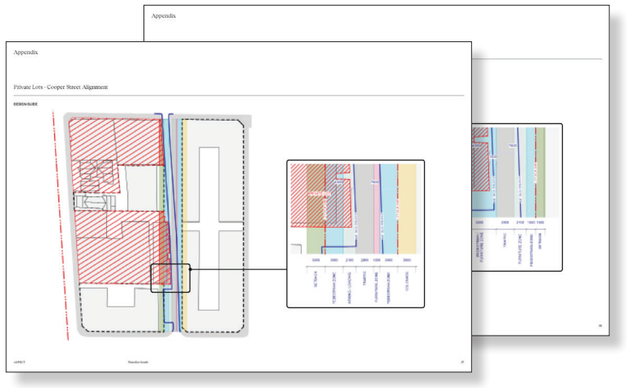
- Guide and review road design during pre-lodgement stages of the Concept SSDA.
- Make recommendations to ensure compliance with design standards and integration with broader public domain objectives.
- Resolve disagreements through facilitation by the Chair, with unresolved matters escalated for consideration during planning assessment.

In addition to formal formal meetings chaired by DPHI there have been seven (7) technical meetings between CoS and Stockland / Homes NSW to review the The Concept and share feedback.

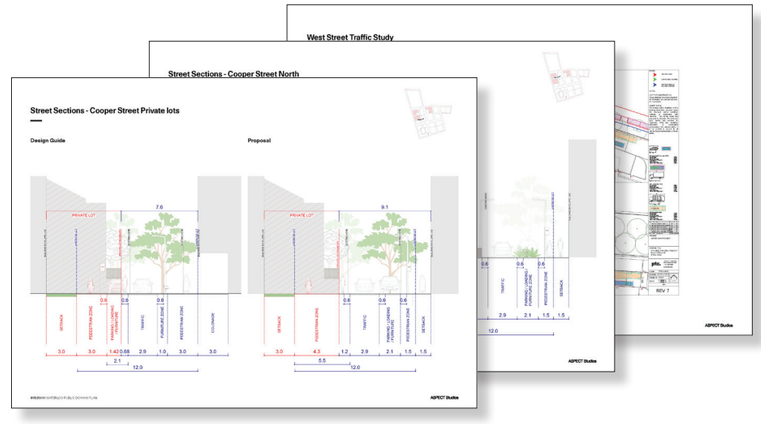
City of Sydney Master Plan Engagement

A separate and dedicated engagement process has been undertaken with the City of Sydney's Director of Design, Graham Jahn, and his team to present the proposed master plan for Waterloo South.

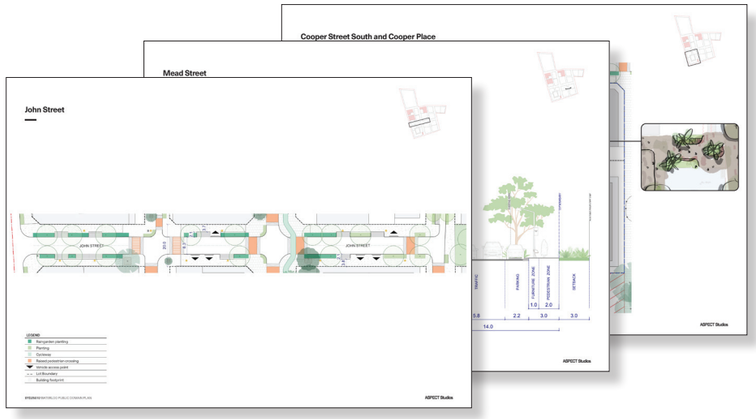
Led by SJB, this process has focused on collaborative design review, review of the updated precinct plan, building envelopes and integration of streetscape and open space strategies. Through feedback provided there has been refinement of some key elements prior to submission of the Concept State Significant Development Application (SSDA). The engagement has provided valuable input on connectivity, amenity, and design excellence, supporting a master plan that meets both strategic planning goals and community expectations.



Public Infrastructure Working Group No. 1. - 12th Nov 2025



Public Infrastructure Working Group (Technical Meeting) No. 1 - 20th Nov 2025



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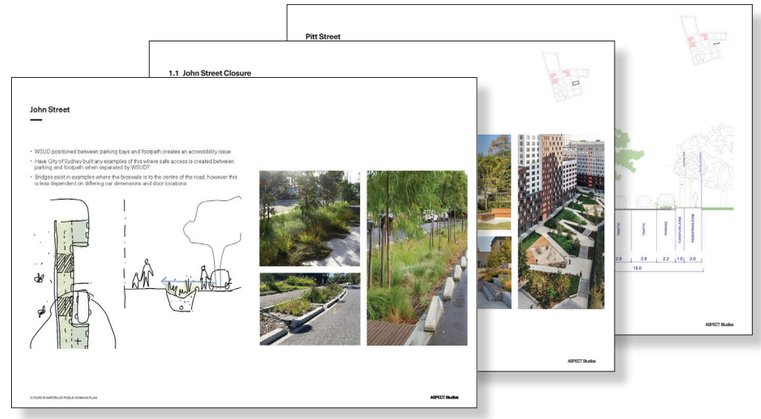
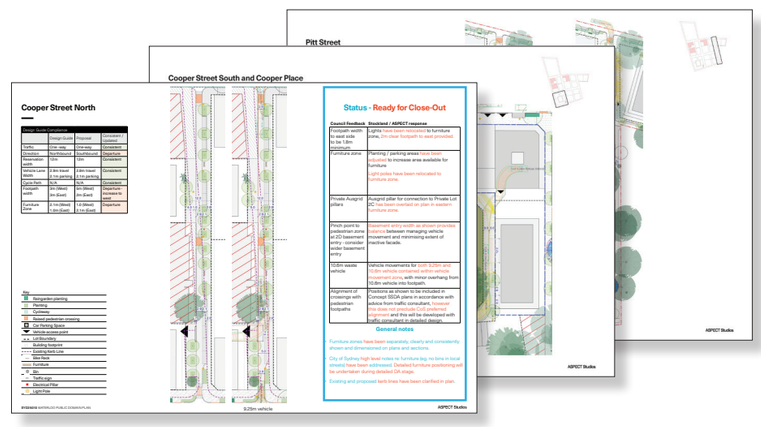


Public Infrastructure Working Group (Technical Meeting) No. 3 - 3rd Dec 2025



Public Infrastructure Working Group (Technical Meeting) No. 4 - 10th Dec 2025



Public Infrastructure Working Group No. 6 - 21st Jan 2026

2.10 Community Engagement

Key Feedback from Community Engagement

The Concept has been shaped by an extensive community engagement process that sought to understand local priorities, concerns, and aspirations for the Waterloo South renewal.

Engagement activities revealed a strong sense of community pride among existing residents and a desire to ensure that renewal does not erode this identity. Feedback highlighted the importance of affordable housing clarity, equitable access to amenities, and transparent communication about staging and design processes. Issues such as car parking provision, accessibility, tenure distribution, and mental health considerations were raised consistently, underscoring the need for a design approach that is inclusive, socially responsive, and respectful of existing community strengths. These insights have informed the concept proposal by embedding principles of social cohesion, accessibility, and wellbeing into the urban design framework.

Key themes from the engagement process which have influenced the public domain and landscape design are indicated on this page.

Community Identity and Connection
Public spaces will celebrate the strong sense of community and provide inclusive areas that encourage social interaction and belonging.

Accessibility and Inclusivity
The design ensures universal access, including wheelchair-friendly paths and features that cater to all ages and abilities.

Safety and Wellbeing
Safety is embedded through CPTED principles and culturally safe design, while green and quiet spaces support mental health and wellbeing.

Green and Open Spaces
High-quality open spaces will include shade, comfort, and native planting to reflect local ecology and enhance biodiversity.

Community Uses and Activation
Community uses will be integrated into the public domain to activate spaces and support cultural events, recreation, and future uses.

Connectivity and Movement
Clear wayfinding and connected pedestrian routes will link open spaces and community hubs, balancing pedestrian priority with necessary vehicle access.

2.11 Country Engagement

Key Feedback from Country Engagement

The Concept proposal for Waterloo South has been shaped by a comprehensive community engagement process and a robust Designing with Country (DwC) and Connecting with Country (CwC) framework.

Engagement sessions with Gadigal Custodians, Aboriginal organisations, local residents, and service providers emphasised that designing with Country is not a decorative exercise but a cultural, social, and historical responsibility. The precinct is understood as a living cultural landscape—rich in stories of movement, activism, resilience, and community pride.

Key aspirations from these processes include embedding Gadigal-centred cultural themes, creating spaces for intergenerational connection, and ensuring cultural storytelling through art, naming, and interpretation. The engagement highlighted non-negotiables such as early and ongoing consultation, cultural governance, and contractual clarity to avoid tokenism and broken promises. Community priorities also include youth and Elder involvement in decision-making, culturally safe gathering spaces, and long-term employment and mentoring pathways. These insights have informed the SSDA concept by ensuring that cultural identity, social cohesion, and ecological restoration are foundational to the design, not secondary considerations.

Key themes from the engagement process which have influenced the public domain and landscape design are indicated on this page.

Cultural Identity and Interpretation
Landscape design must reflect Gadigal story, language, and materials, using authentic naming, wayfinding, and art to embed cultural narratives throughout the precinct.

Movement and Connectivity
Pathways should reinterpret historic Aboriginal movement routes and cultural corridors, incorporating barefoot-friendly zones, water features, and natural play elements to create sensory links to Country.

Gathering and Community Spaces
Public spaces should include flexible areas for yarning circles, ceremony, and informal cultural practice, with Elder-friendly features and youth-focused recreation spaces that foster inclusion.

Ecological Restoration and Planting
Native species and correct plant names should be reintroduced to support cultural healing and biodiversity, while lost waterways can be interpreted through landscape design and educational signage.

Social Cohesion and Wellbeing
Design should promote mental health and wellbeing through safe, welcoming spaces, equal access for all tenures, and culturally safe environments that encourage community interaction.

Flexibility and Future Adaptation
Accessibility must be comprehensive, with universal design principles applied across all public spaces, and flexibility built in to accommodate future cultural and community needs.

Section 3

Site Context & Analysis

3.1 Strategic Metropolitan Context

Waterloo South occupies a pivotal position within Sydney's evolving metropolitan framework. Its proximity to the CBD, Tech Central, and major transport infrastructure places it at the heart of a network of cultural, economic, and green corridors. This strategic location enables Waterloo South to act as a connector - linking vibrant precincts, fostering inclusive communities, and supporting sustainable growth across the inner city.



Figure 8 : Physical & Movement Connections Diagram (Source Architectus)

Physical & Movement Connections

The George Street spine will build on the civic destination created by the Waterloo Metro Quarter, connecting into Sydney's three squares to the north and the new Green Square town centre to the south.

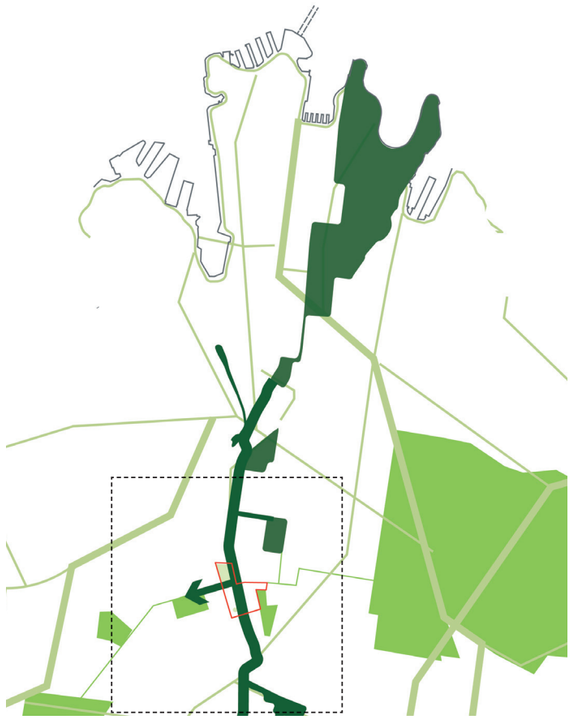


Figure 9 : Green Connections Diagram (Source Architectus)

Green connections

A significant new open space will create a heart for the Waterloo Estate around the metro station, and will contribute to the network of open spaces and parks linking the site through Tech Central to the city of Sydney and harbour.

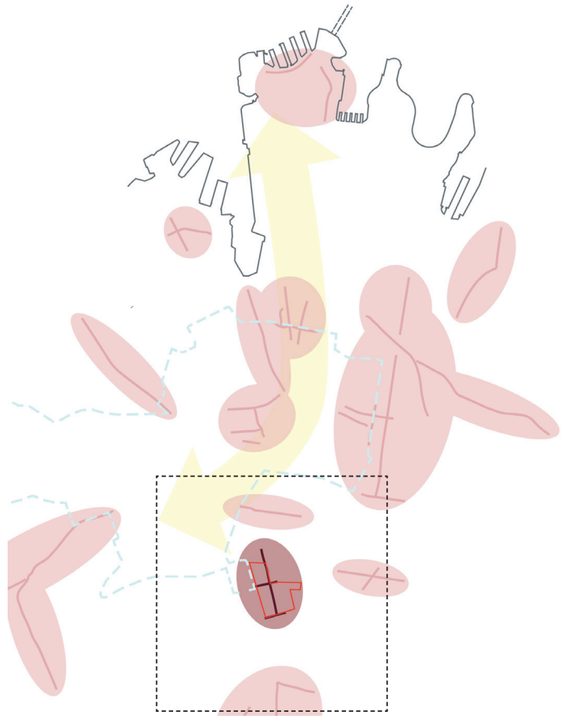


Figure 10 : Social/ Employment Connections Diagram (Source Architectus)

Social/employment connections

Waterloo will be a new village in the City of Villages. Being the foundational point of Aboriginal identity, the Waterloo Estate will celebrate the Aboriginal community and culture by providing culturally safe and inclusive spaces for Aboriginal people to connect, belong and prosper.

3.2 Precinct Context

Site appreciation

Waterloo South occupies a strategically significant inner-city location within Sydney, adjacent to major transport corridors and established urban fabric. The precinct benefits from proximity to Redfern, Green Square, and the new Waterloo Metro Station, reinforcing its role as a highly connected, transit-oriented neighbourhood.

The existing public domain includes wide streets and mature street trees, but internal spaces are fragmented and lack permeability, limiting walkability and active transport. Renewal provides an opportunity to reconfigure these spaces into a legible and inclusive network that prioritises pedestrians and fosters social interaction.

From a landscape perspective, the masterplan leverages existing canopy and open space assets to create a cohesive green network integrated with surrounding parks. New typologies—such as linear green corridors, pocket parks, and communal courtyards—will improve microclimate, provide shade, and support biodiversity. These interventions embed Designing with Country principles and align with NSW government objectives for liveability and sustainability, ensuring Waterloo South evolves into a vibrant, walkable precinct with high-quality public spaces and green infrastructure.



10



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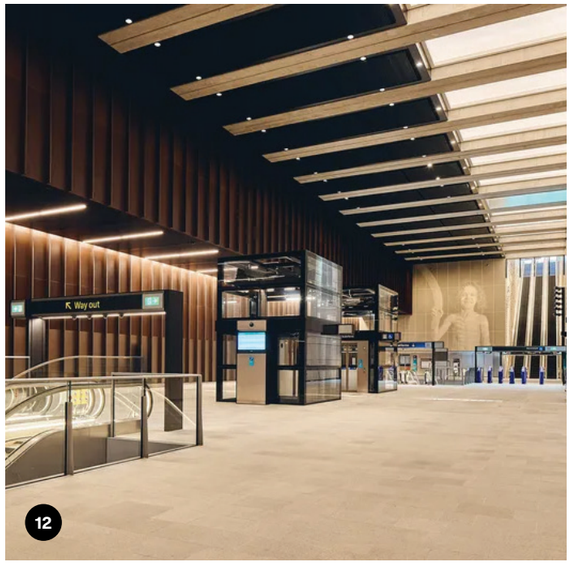

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13


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Figure 11 : Reko Rennie with local artists - Welcome to Redfern, 2013 (Source Anna Kucera photography)

Figure 12 : Sydney Streets Festival Redfern

Figure 13 : Waterloo Station (Source Peter Bennetts photography)

Figure 14 : Waterloo Aerial Photograph

Figure 15 : Fiona Foley - Bibles and Bullets, 2008 (Source UAP)

3.2.1 Urban Networks

Waterloo South is strategically positioned within a highly connected inner-city transport network, 3km south of the Sydney CBD. The precinct benefits from its adjacency to Waterloo Metro Station, along with its proximity to Redfern Station, a major rail interchange. This provides rapid access to the CBD and metropolitan destinations, reinforcing the precinct's role as a transit-oriented development.

Public Transport

Adjacent to the new Waterloo Metro station, and within walking distance of both Redfern and Green Square stations, and also well served by bus routes around and through the precinct, the site is highly connected to its local and greater Sydney context. The recently opened Metro station will be a significant catalyst providing education, training and employment opportunities for the community within Metropolitan Sydney. The proposition enables access to Metro and bus on the doorstep as well as pedestrian and public domain connections to rail at Green Square, Redfern and Tech Central.

Active Transport

The proposition will connect into the regional cycle network from Central station to Green Square. At the core of the precinct, the existing cycle network will be enhanced by improving the condition along the George Street link, with potential to continue dedicated cycle link through Waterloo north completing the George Street link. East-west pedestrian links will stitch the precinct into the local context and provide important connections to Moore Park and Eveleigh.

Vehicular Movement

Vehicular movement is concentrated along Botany Road and McEvoy Street, which function as high-capacity corridors carrying significant traffic volumes. The masterplan responds by prioritising pedestrian safety and amenity through traffic-calming measures, controlled intersections, and active frontage design. Internal streets will adopt a low-speed environment, ensuring that vehicle access does not compromise walkability or the quality of public spaces. This integrated approach to movement and place ensures that Waterloo South evolves as a people focused neighbourhood.



Figure 16 : Urban Networks Diagram

3.2.2 Landscape Networks

Waterloo South is framed by significant green assets, including Redfern Park to the north, Waterloo Park to the east, and Alexandria Park to the south. The broader network of green spaces, collectively shape the green character of the precinct.

These established parks provide generous open space for recreation and community life, and their presence strongly influences the character of the surrounding suburbs. Within the Waterloo Estate itself, however, open space is fragmented and limited, with small courtyards and residual green areas that lack connectivity and hierarchy. This creates a noticeable gap in the broader open space network, reducing opportunities for larger gatherings and active recreation within the precinct.

The existing streets are lined with mature trees that contribute to the green identity of the area, but these are primarily concentrated along major roads and do not form continuous links between parks. Internal streets and spaces often feel disconnected, with minimal landscaping and few shaded areas, limiting comfort and usability. The lack of a central, high-quality open space means residents currently rely on surrounding parks for most outdoor activities, which can feel distant and disconnected from daily life.

The new 2-hectare Village Green opposite the Waterloo Metro station, strategically positioned to fill the gap in the network and act as a civic heart for the precinct. This space will complement the existing parks by providing a local destination for recreation, events, and community interaction, while new green links and landscaped streets will connect the Village Green to surrounding green spaces. Together, these interventions build upon the existing green character and increase the accessible landscape network.



Figure 17 : Landscape Networks Diagram

3.3 Site Landscape Context

Site Context

Waterloo South bounded by Botany Road to the east and McEvoy Street to the south, forming part of a well-established urban grid. It is a leafy green site, where the relationship with the former low lying wet lands to the west of the site and the sloping hillside to the east are strong anchors to the character of the site.

The precinct is generally oriented north-south, with a regular street pattern comprising key internal streets such as Wellington Street, Cope Street, and George Street, which provide local connectivity and define existing residential blocks. These blocks are large and inward-facing, with limited permeability compared to the finer-grain street network in surrounding areas like Redfern and Alexandria.

Existing building footprints within the precinct are predominantly mid-rise social housing towers and walk-up apartments, set within broad landscape setbacks. These setbacks create generous green spaces but often lack clear definition or activation, resulting in underutilised areas. LAHC lots feature layered fencing treatments—typically chain-link or palisade fencing combined with low walls and planting—which contribute to a fragmented and visually impermeable edge condition. This contrasts with the surrounding context, where private development generally presents active frontages, smaller setbacks, and a more continuous street wall, supporting higher levels of street engagement.

The site's current configuration offers significant opportunities for renewal. By reconfiguring blocks to improve permeability, rationalising setbacks, and replacing defensive fencing with open, inclusive edges, the masterplan can deliver a public domain that is legible, safe, and integrated with its urban context. These changes will align Waterloo South with contemporary design principles and the surrounding fine-grain character, while retaining and enhancing green infrastructure as a defining feature of the precinct.

The masterplan proposes to retain where possible and enhance canopy coverage through structured planting, integrated green corridors, and layered landscape typologies that support biodiversity and urban cooling. This approach will transform underutilised green areas into functional, high-quality public spaces, aligning with State objectives for sustainability and liveability.













Figure 18 : Drysdale Building by Penny Rosier and Tao Gofers, 1983
Figure 19 : View from Pitt Street looking South
Figure 20 : Existing Vegetation
Figure 21 : View from McEvoy Street looking West
Figure 22 : Cope Street Tree Canopy
Figure 23 : View from George Street looking South

Topography

The Waterloo South precinct sits on relatively flat terrain to the west with gentle gradients, providing an accessible, adaptable base for redevelopment. This topography supports ease of movement for pedestrians and cyclists and allows efficient integration of new streets and open spaces without significant earthworks. East of George Street, the site rises towards a ridge line - referred to as “The Fold” in the Design with Country report - which extends into Waterloo Park. The nature of this hillside space means accessibility is more limited in these areas. This topography creates a natural divide between the low-lying “wet” country to the west and the drier “dry” country beyond the ridge line to the east. This has been explored and interpreted by the First Nations design team, informing our understanding of the site’s terrain and its vegetation communities.

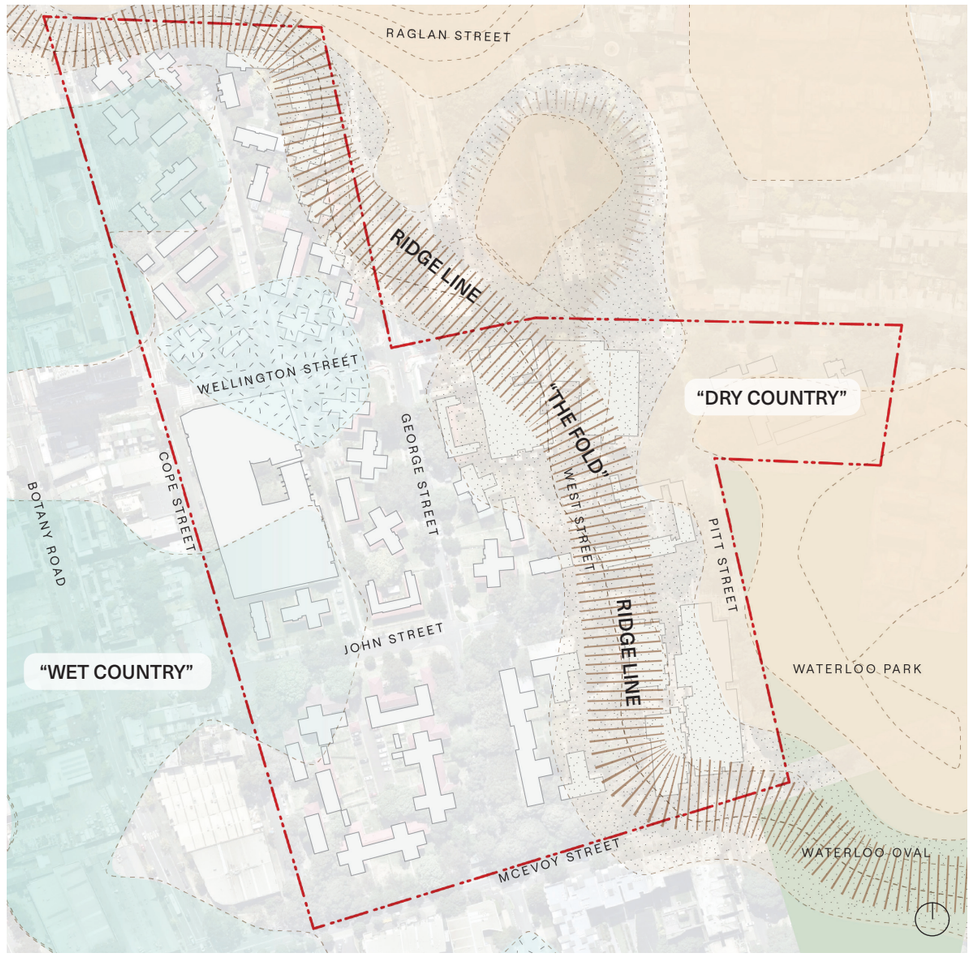


Figure 24 : Topography Diagram

Canopy and Green Space

A defining characteristic of the precinct is its high level of existing tree canopy coverage, particularly along internal streets and within communal open spaces. Mature street trees contribute to shade, microclimate regulation, and visual amenity, while Waterloo Park and surrounding green spaces provide significant ecological and recreational value. These assets form part of a broader green network that extends into adjacent suburbs, reinforcing the precinct’s potential to deliver a connected and resilient landscape system.



Figure 25 : Canopy and Green Space Diagram

Section 4

Public Domain Approach

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 Waterloo's people.

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.

4.2 Design Principles

Inspired by our understanding of the deep roots and existing qualities of this place a series of guiding design principles have been proposed, which aim to achieve the very best solution for Waterloo South and its community.



Figure 26 : Cooper Street North (Source SJB Architects)

Design Principles

Guiding design thinking and Intent

1

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.

2

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.

3

Bluer, Greener and 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.

4

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.

5

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.

Key Moves

Delivery and implementation of design principles

1

Embed Country

- Belonging to community
- Contemporary journey line
- Water story
- The Fold

2

Improve Amenity

- Make George Street the High Street
- Retain existing natural character
- Connect existing and new open space
- Position new public spaces along journey lines

3

Creating a Legacy

- Distribute public space equitably across precinct
- Provide a diverse range of gathering spaces
- Create a transition of gradients from public to private - ensuring safety
- Provide equitable and engaging communal space

4

Built for Everyone

- Create safe and engaging streets
- Co-locate public space and community uses and services
- Provide an accessible network
- Stage the project to meet community needs

4.3 Key Moves

Nguluway Design Inc. (Connecting with Country), SJB Architects (Architecture & Urban Design) and ASPECT Studios (Landscape & Public Domain) have developed a unifying set of key moves for the Waterloo South renewal. The approach to how the Public Domain and Landscape responds to these key moves is expanded upon over the following pages.

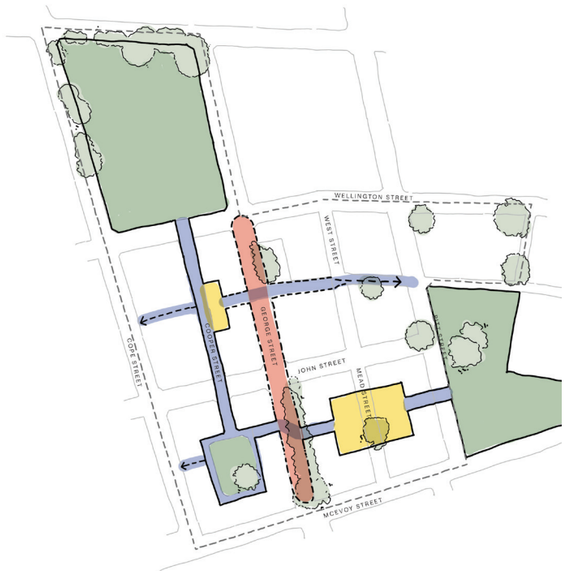
EMBED COUNTRY



Ensure that Country is embedded - in the urban design, landscape, and architecture of the precinct from day one.

The proposal will embed the principles of the 'Fold', 'Wet', and 'Dry' Country as a foundational framework to guide the urban design & landscape and 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



Distribute building typologies equitably - across social, affordable and market dwellings, ensuring each tenure has the same quality of living and amenity.

Typologies blind to tenure will be applied to allow each building to have a typical tower and podium form. The building performance will be assessed and improved per building rather than block, aiming to maximise ADG solar and cross ventilation compliance.

BUILT FOR EVERYONE



Improve the quality of the public domain and dwellings - through access to sky and sun, and improving the public and private realm interference.

The approach will reduce street wall heights to create a better public interface and a consistent built form character, while introducing a network of pocket parks and courtyard spaces that better delineates between private and public domains. These measures will ensure key community spaces achieve appropriate sunlight and wind impacts are minimised.

CREATING A LEGACY



Create an inclusive, culturally grounded precinct that celebrates community and connection for all people.

Focused on fostering social cohesion and belonging through inclusive public spaces and community infrastructure. The design will provide flexible gathering areas for cultural practice, recreation, and everyday interaction, ensuring all residents feel welcome and connected. Integrated facilities, safe environments, and universal accessibility will support wellbeing and create a vibrant precinct where diversity is celebrated and community life thrives.

4.3.1 Key Move 1 - Embed Country

Nguluway Design Inc. have developed a Designing with Country strategy which is the foundation of the updated design of the precinct. The embedding of these approaches is the first of the key moves.



Belonging to community

Dedicated spaces to celebrate culture, perform arts, and share knowledge. Introduction of a cultural and communal street to Cooper Street, facilities and services introduced in the precinct can anchor and tie into the broader network of Aboriginal Redfern. 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.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Social & Thriving streets*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*

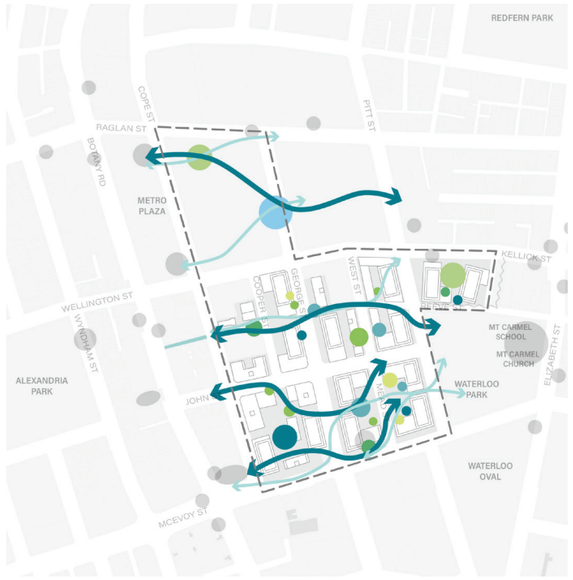


Contemporary journey line

Waterloo was the threshold between sandhills and wetlands, a meeting point for foraging and hunting. The old songline runs north-south in the vicinity of the site, believed to be along Botany Road. By imbibing some of the characteristics of old songlines, George Street can be re-imagined as a contemporary journey line; for free-flowing movement, meeting points and gathering spaces, spill out activities and landmarks along the way.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Social & Thriving streets*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*



Water story

Historically, streams once ran east–west across the site. Drawing on these movement patterns and translating them into east-west connections across the site. Tracing 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.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Bluer, Greener and Cooler*
- *Places for Gathering/Connecting*



The Fold

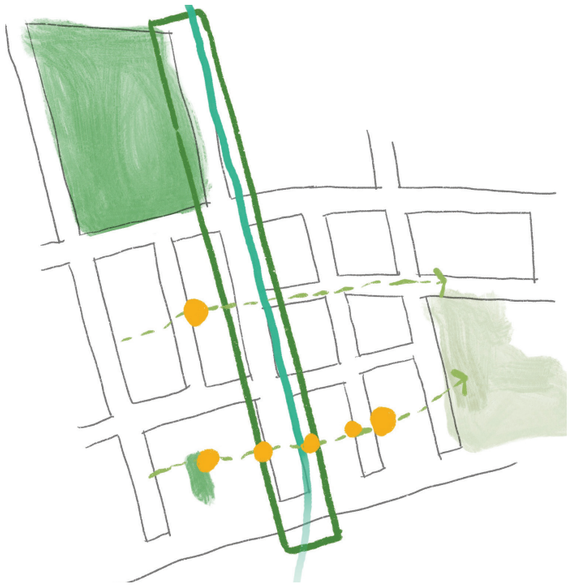
The site transitions from sandhills to ephemeral wetlands, historically shaping a unique landscape that slopes down towards Botany Bay. This natural fold through the centre of the site creates distinct topographic characters on either side of George Street. This duality offers an opportunity for design expression: the eastern side can celebrate the elevated, dry landscape, while the western side can reflect the character of the wetlands.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Bluer, Greener and Cooler*

4.3.2 Key Move 2 - Improve Amenity

Amenity upgrades are at the heart of the precinct's transformation, creating vibrant, accessible spaces that enhance community experience. These improvements are driving a design shift toward a more connected, sustainable, and people-focused environment.



Make George Street the High Street

George Street as the 'high-street' for the precinct and the main location of activity with retail and community spaces. George Street is an important place as the cultural heart of the precinct whilst also serving as a connection with Country via the Fold. Aligned to the bottom of the valley floor, George Street will be the community backbone - a place to belong and shape for generations to come.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Social & Thriving streets*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*



Retain existing natural character

Preserve and celebrate the living systems that define Waterloo's spirit. Maximise opportunities to retain the existing established tree canopy and, subsequently, existing bird life, sensory qualities—the sounds, smells, and seasonal changes—that have shaped this place for generations. Honours deep ecological and cultural connections, ensuring that mature trees, endemic planting, and habitats remain integral to the precinct.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Bluer, Greener and Cooler*



Connect existing and new open space

Connect all open spaces, existing and new, along a series of pedestrian focused paths that navigate the Fold, and transition from wet to dry country. The Village Green in the north is connected to the open space and community uses in Block 8 via Cooper Street. The journey is continued to Waterloo Park via a series of through-site links.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*



Position new public spaces along journey lines

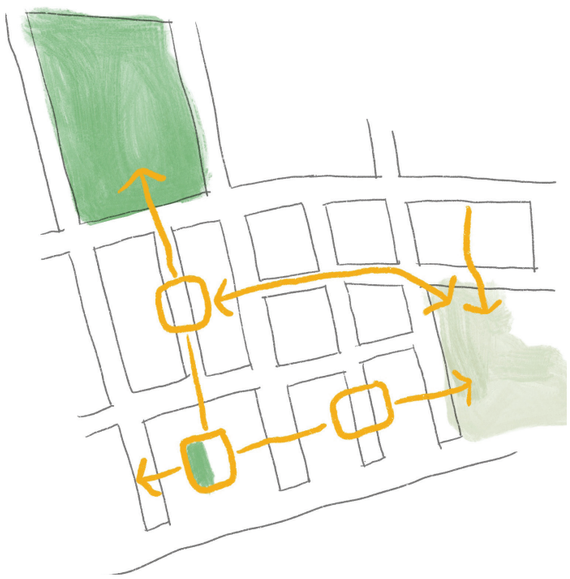
Along the network of journeys, a series of meeting places and pocket parks are created that cater to the community's needs, and ameliorate between level changes and changes in use (eg. from public to private). New elements are positioned at points where connections come together.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*

4.3.3 Key Move 3 - Creating a Legacy

Avoiding distinctions between different tenures has been a deliberate and strategic choice to foster inclusivity and cohesion. Catered to equally, this key move creates a sense of shared belonging and fairness, where everyone feels valued.

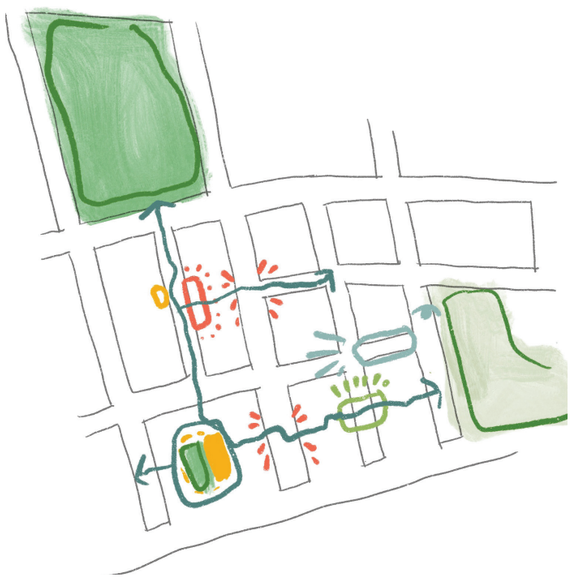


Distribute public space equitably across precinct

Strategic additions of new public spaces to ensure every block benefits from improved access to public open space. Considers all tenure types equally, creating a balanced network of shared spaces that supports inclusivity, convenience, and equitable opportunities for access.

DESIGN PRINCIPLES

- *Bluer, Greener and Cooler*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*

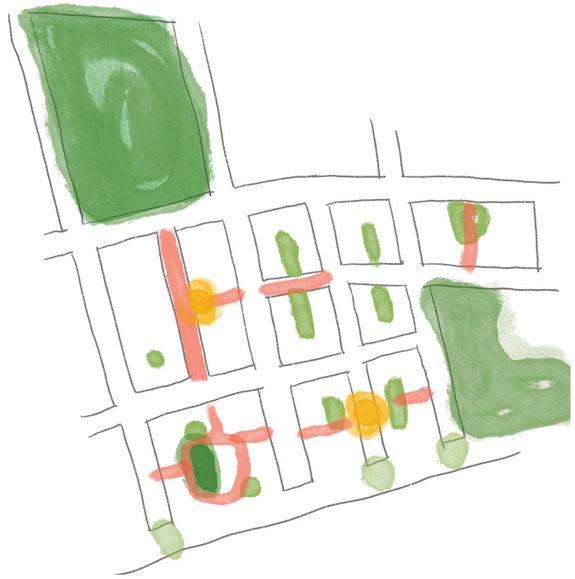


Provide a diverse range of gathering spaces

Provide a rich variety of spaces within which to relax, play and meet. Introduce a layered network of gathering areas ensuring diverse needs of community are catered for.

DESIGN PRINCIPLES

- *Places for Gathering/Connecting*
- *Welcoming and Generous*



Create a transition of gradients from public to private - ensuring safety

Landscaping, building orientation, and transitional zones to create a sense of comfort and security. Shared courtyards, semi-private terraces, and active street edges provide opportunities for casual interaction while maintaining privacy for residents, ensuring a balanced and welcoming environment.

DESIGN PRINCIPLES

- *Bluer, Greener and Cooler*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*



Provide equitable and engaging communal space

Delivering high-quality environments for all residents which provide communal space at ground, podium and roof level. Locating the majority of these spaces on podiums above the six-storey street wall for privacy and amenity while maintaining a visual and physical connection to the street.

DESIGN PRINCIPLES

- *Bluer, Greener and Cooler*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*

4.3.4 Key Move 4 - Built for Everyone

This key move focuses on fostering social cohesion and belonging through safe, inclusive and accessible public spaces and community infrastructure that meet the needs of the existing and future community.



Create safe and engaging streets

Design streets that feel alive and connected—where homes open directly to the public realm with front doors, stoops, and generous thresholds. These active edges foster interaction, create a sense of belonging, and ensure “eyes on the street” for safety. By avoiding blank, inactive frontages, and providing high-quality, well-lit streets and public spaces, we build streets that invite community life, encourage casual encounters, and strengthen social connection.

DESIGN PRINCIPLES

- *Social & Thriving streets*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*

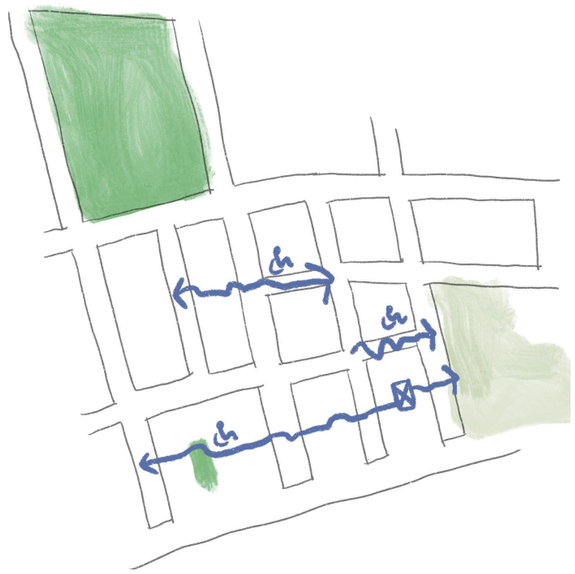


Co-locate public space and community uses and services

Create vibrant, multifunctional hubs where public spaces and community uses converge. Align meeting places with community uses to foster easy, everyday connections—spaces designed for spontaneous “bump-in” moments that encourage interaction and belonging. These hubs become anchors of social life, weaving together equitable access to networks, programs, and infrastructure, and strengthening the fabric of community through shared activity and cultural exchange.

DESIGN PRINCIPLES

- *Places for Gathering/Connecting*
- *Welcoming and Generous*



Provide an accessible network

A connected and inclusive network designed for everyone - generous, clear, legible, and seamless in its links to public transport and key destinations. Prioritising mobility for all ages and abilities, it ensures equitable access to services and infrastructure while encouraging active lifestyles and social interaction.

DESIGN PRINCIPLES

- *Welcoming and Generous*



Stage the project to meet community needs

Deliver the precinct in thoughtful stages that keep life vibrant and responsive throughout the development process. Prioritise early activation of public spaces and community uses to meet evolving needs, ensuring continuity of access, social connection, and cultural expression. Each stage should strengthen networks, maintain momentum, and create places that feel complete and welcoming- so the community thrives from day one.

DESIGN PRINCIPLES

- *Care for Deep Roots*
- *Places for Gathering/Connecting*
- *Welcoming and Generous*

4.4 Landscape Master Plan

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 parks, the design led by the City of Sydney, will become focal points for the community. The public domain will be a place where people and nature meet, and where modern and living Aboriginal culture is recognised and experienced.

1 - George Street - refer Section 4.5.1

2 - Community and Creatives Neighbourhood - refer Section 4.5.2

3 - Village Neighbourhood - refer Section 4.5.3



4.5 Neighbourhoods

Waterloo South can be viewed as a connected series of distinct sub-precincts, each of which draw inspiration from the stories of Country, their surrounding character, the layers of history and culture of the precinct's past, and a shared ambition for its future.

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 merge together seamlessly.

1 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 connect.

2 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.

3 Village Neighbourhood



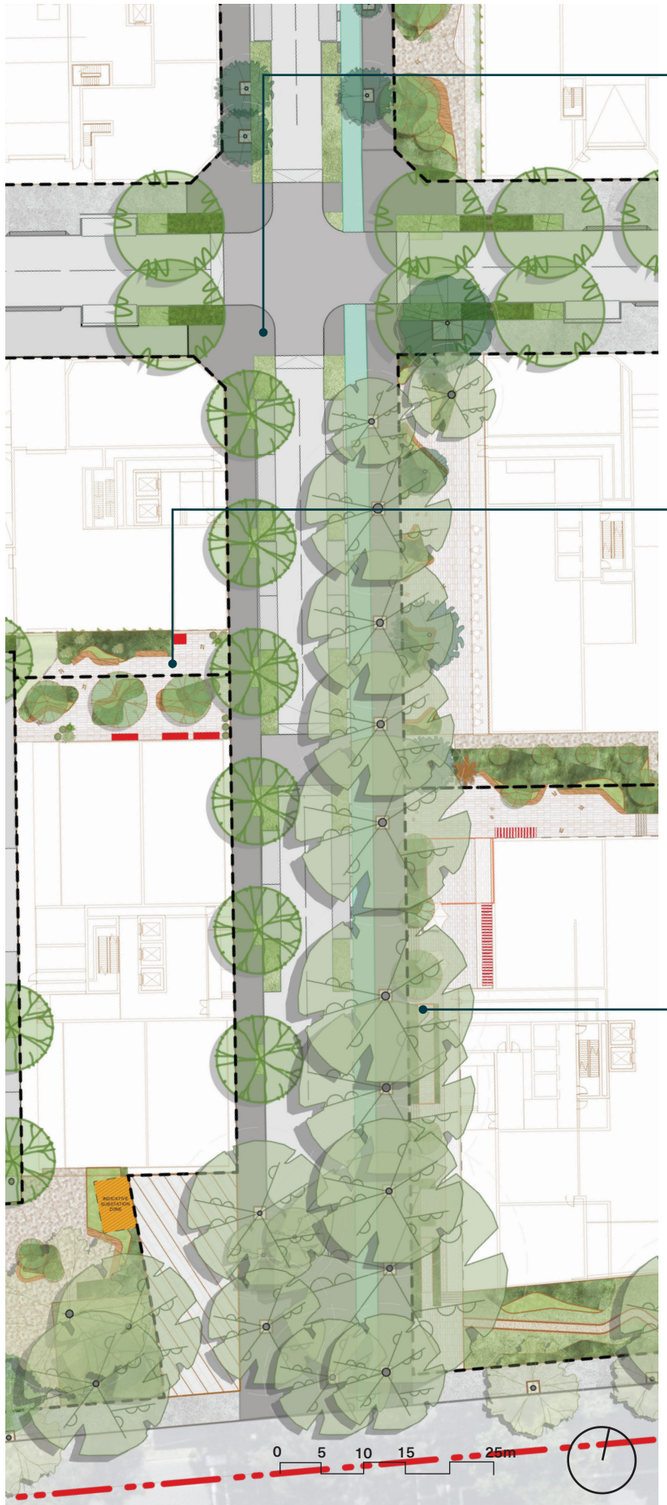
Homes for real people addressing their distinctive needs. A place where every generation can belong.

4.5.1 George Street

George Street will be the urban spine of the precinct, a place where nature and people can come together. It will be a civic and green corridor that connects from well beyond the site into its very heart. This main street with activated retail spaces, outdoor seating areas shaded with awnings, alongside leafy trees and planting.

This southern extent of George Street within Waterloo South will be a counterpoint and companion to the larger, city-spanning thoroughfare that begins at Circular Quay and flows through to Tech Central, areas that have undergone significant transformation as a result of the light rail and the pedestrianisation this has unlocked. This revitalised portion of George Street will also link to the established canopies and green space of Prince Alfred Park, forming an urban forest at the district scale.

George Street will not be your typical high street. It will be a place that builds on living memories and includes a retail and services offer that is suited to the community. It will extend the grain and the scale of the Redfern section of George Street into Waterloo South. This will support local village centre activities and flexibility which gives predominance to a local retailers. Beyond being a street it is a hub for community life with significant open space and public domain spaces along its length.



Spaces along George Street, particularly at the southern end, are designed to host community gatherings and events

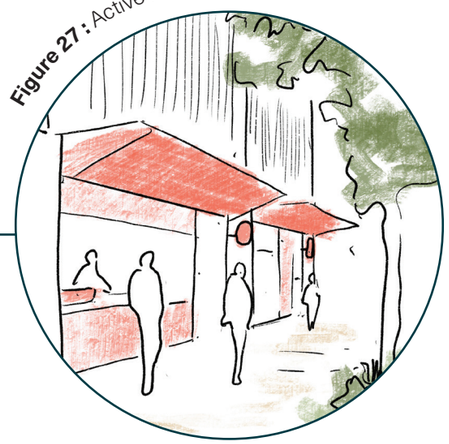
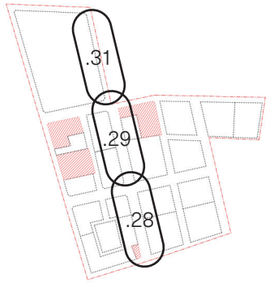


Figure 27 : Active Retail Edges



Figure 28 : Welcoming Gateway

Welcoming, safe, and accessible public domain features are emphasised at precinct entry points, providing spaces for both residents and visitors



Key Moves: George Street

Urban Character

Transition from the green, open character of the adjacent park to the more urban, active retail high street zone. Changes in treatments along progression create legible experience.

Activity Nodes

Key public gathering spaces are positioned where east–west water flows trace the former creek lines and intersect with George Street at major nodes, creating focal points for activity. These spaces are distributed along the length

Engaging edge and land uses

Special attention will be paid to the edge conditions, how a visitor or local might travel along the street and including activating, engaging and socially significant land uses.

Amplified nature

The park creates an opportunity to work with Gadigal Custodians and reinstate locally saved seed from archive. The planting will respond to the landscape of Wet Country and its forms and functions reveal Country once more.

Delight in detail

Moments of delight and discovery, with opportunities for artwork, incidental and dedicated play, and beautiful and varied seating options and surface details to enliven this key public space.

Key

- Site boundary
- Privately owned properties excluded from the development
- Indicative substation zones subject to detailed design

Figure 29 : Illustrative Plan George Street South



Figure 30 : Illustrative Plan George Street Central

High levels of greening along the length of George Street to create a more resilient and cooler place

Fine grain and permeable urban grid with local retail scale that is safe, walkable and integrates sense of place via water, materiality, integrated art and planting

Figure 33 : Through site link



Engaging ground floor offer along George Street with spaces for authentically local scale and community serving retail

Figure 34 : Activated Ground Plane



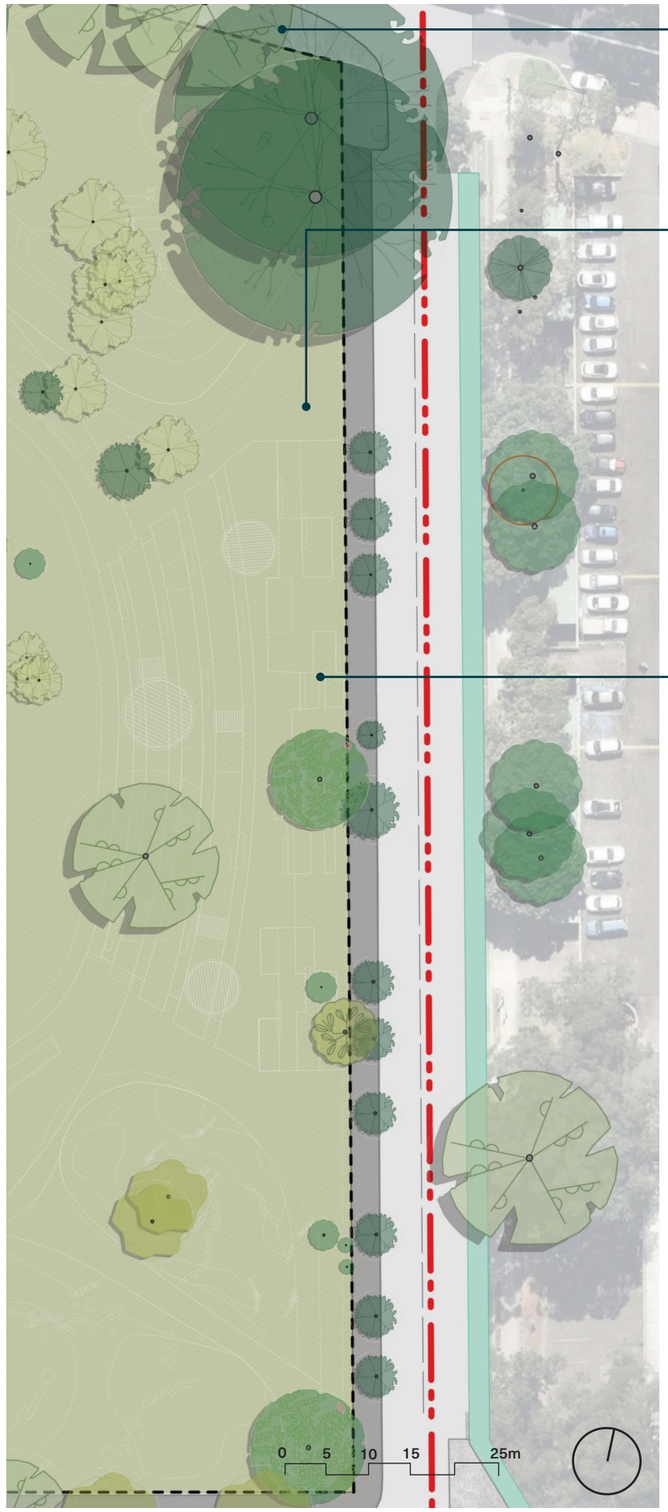
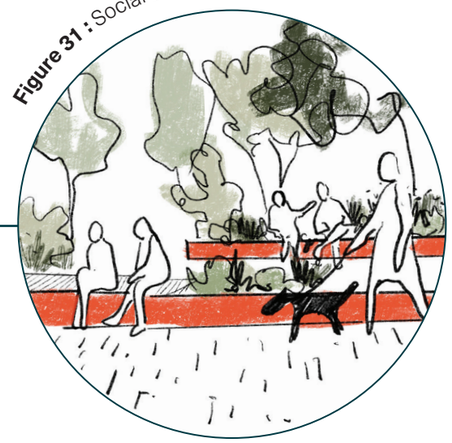


Figure 32 : Illustrative Plan George Street North

Easy & quality connections through sequence of open spaces distributed along length of George St to Waterloo Central, Waterloo North, Redfern and beyond

Series of varied scales spaces for gathering located along George Street where local community can celebrate, share culture and connect with Country

Figure 31 : Social Edge



The brief and concept design for the Village Green will be developed by the City of Sydney.

Key

- Site boundary
- Privately owned properties excluded from the development
- Indicative substation zones subject to detailed design

Fine grain and permeable urban grid with local retail scale that is safe, walkable and integrates sense of place via water, materiality, integrated art and planting

Day and night activity to George Street via retail, community and cultural uses along length including outdoor seating zones

Neighbourhoods

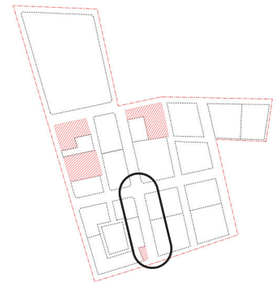


Figure 35 : George Street (Source SJB Architects)



George Street - Public Domain Character

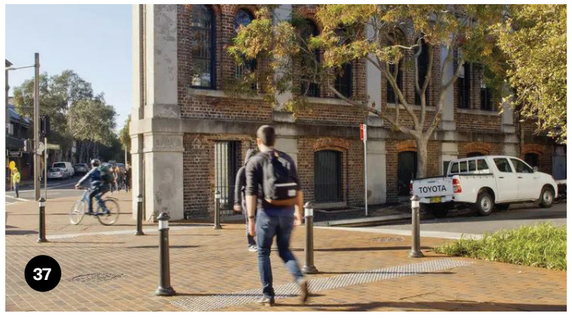
George Street will form a continuous civic spine, creating new public spaces at key intersections and linking a sequence of active, engaging, and welcoming experiences along its length. Binding these elements is a continuous tree canopy, ensuring the streetscape supports cool and comfortable north-south movement for people on foot or by bike. Existing significant trees along George Street have been retained, maintaining both amenity and character benefits.

New nodes created at the junctions between George Street and the through-site links will become active day and night hubs, supported by retail, community uses and residential entries. These areas provide more generous space for the community to gather, complemented by retail dining and public seating, offering a diversity of spaces along the length of the street.

The City of Sydney is in discussions with TfNSW regarding the potential opening of the southern end of George Street to allow a left turn from McEvoy Street. This has not been included in The Concept SSDA and will be subject to future confirmation, however the current design for George Street does not preclude this future change.















Materiality

The streetscape materials will align with the City of Sydney Streets Design Code. The street has been designed to reduce vehicle traffic speeds via the slow streets guidelines in the Streets Design Code and Transport for NSW Movement and Place Diagrams. City of Sydney palette will be used alongside planted areas to delineate spaces, slow vehicles, and create continuous paths for pedestrians.

Planting

Binding all of these elements will be a continuous tree canopy or awnings, ensuring that the streetscape can keep north-south travel cool for people on foot or bike. Existing significant trees will be retained, with their amenity and character benefits. Understorey planting will feature species of Wet Country chosen for hardiness, seasonal variation, and richness form and texture. New trees will be in line with the council street tree master plan to provide the connected canopy over time.





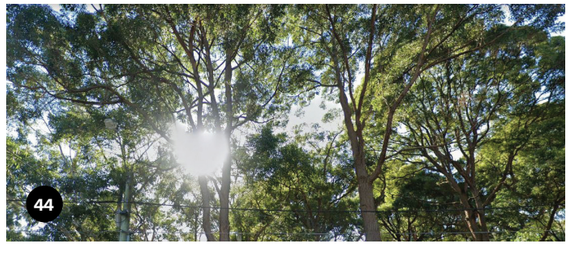


Figure 36 : Elephant Park by Gillespies, 2021 (Source John Sturrock photography)

Figure 37 : Crown Street Surry Hills

Figure 38 : Abercrombie Street Upgrades, Group GSA (Source Simon Wood photography)

Figure 39 : Bourke Street Cycleway, Group GSA (Source Simon Wood photography)

Figure 40 : Concrete Unit Paving

Figure 41 : Rocafort Garden Square by 08014 arquitectura, 2023 (Source Pol Viladoms)

Figure 42 : City of Sydney Street Furniture

Figure 43 : Melaleuca quinquenervia (Paperbark Tree)

Figure 44 : Harold Park by ASPECT STUDIOS, 2016

Figure 45 : McEvoy Street Tree Canopy

4.5.2 Community & Creatives Neighbourhood

The Community and Creatives Neighbourhood will be a thriving area of creative energy, centred around a shared zone treatment to Cooper Street that links the Village Green and Metro Station in the north to the new Community park and facilities in the south. The link will invite locals and visitors to experience the precinct's flexible community uses and support services and First Nations cultural uses and creative retail expressions. The street fabric, predominantly non-residential on the ground floor, will reveal First Nations and multi-cultured stories and creativity through street finishes, art and sculptural planting.

Lanes, through-site links, and shared streets will form a cohesive network, connecting the precinct and enhancing the public realm. These will draw pedestrians through the area, which will function as a characterful, permeable connection between the busy high street of Botany Road and the green civic spine of George Street.

Key moves: Community & Creatives

Park-to-Park Link

Continuous pedestrian priority link engaged with community, maker and Indigenous enterprise spaces.

Occupied Edges and Lanes

Edges of buildings and lanes contain spaces that the community can occupy, inhabit and use in a variety of ways.

Micro Moments

Small gathering nodes and pockets of activity are distributed throughout the public domain, providing opportunities for residents and visitors to pause and interact.

Full of Character

Multi-faceted and layered character expressing the multiple mobs and the multicultural community who call Waterloo South home.



Figure 46 : Illustrative Plan Community & Creatives Neighbourhood

Engaging and continuous pedestrian priority connection to Waterloo Metro from Community park and facilities

Cooper Street ground floor lined with flexible, activation-ready spaces suitable for retail, making and creative industries and community use around plaza

Culturally appropriate and flexible housing for Aboriginal residents in dedicated seniors and shared equity development

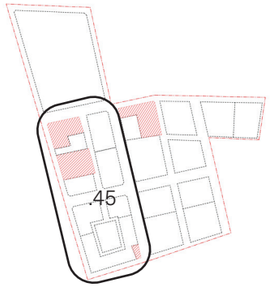


Figure 47 : Slow street

Opportunities for community arts and events programs to operate between community centre and Community Park



Figure 48 : Community Park



The brief and concept design for the Community Park will be developed by the City of Sydney.

Key

- Site boundary
- Privately owned properties excluded from the development
- Indicative substation zones subject to detailed design

Community uses and flexible spaces promote sharing of equipment and spaces by community, including invited First Nations residencies and spaces for makers and creators

Planting approach that celebrates and encourages native flora and fauna with interpretation of multi-cultural mob and broader multi-cultural community

Vibrant day & night pedestrian prioritised connection between Village Green plus Waterloo Metro and Community park and facilities



Cooper Street ground floor is activated with flexible, activation-ready spaces suitable for retail, making and creative industries and community use.

A programmable network of permeable and pedestrian focused lanes where arts and events programs celebrates Waterloo's history.

Figure 49 : Cooper Street (Source SBJ Architects)

Community & Creatives Neighbourhood - Public Domain Character

The public domain character will be informed by the major elements of the new Community park and uses and a continuous shared zone pavement, which will run along Cooper Street and around the edge of the green. The shared zone will provide a generous, continuous pedestrian priority movement corridor, with opportunities for more intimately scaled gathering spaces, informal seating, and access to plazas and parklets dotted along its length. Creative community spaces offer opportunities for engagement and a lively streetscape.

The Community park will provide a sunny neighbourhood-scaled park where families can play and small gatherings occur. The park also enables events and uses associated with the community building to spread out into the space.

The complete network of lanes and open spaces enables a variety of changing and short term uses. The design offers opportunities for the community to use and influence the public domain, supporting a more vibrant and creative environment. For visitors this will result in the sense of a dynamic area with the ability for pop ups to occupy space, creating change with every visit.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Materiality approach

The materiality will be characterised by the use of small paving units; marking the pedestrian priority zone, aligning with the Streets Design Code whilst providing opportunity for a place specific response. The palette will reference 'Wet Country', cool underfoot and reflective of the movement of water. Opportunities to integrate interpretation into the public domain and built form, emphasising the cultural richness of the street, will be continually explored.

Planting Approach

The Community and Creatives Neighbourhood will be characterised by new plantings which celebrate the diversity of shapes sizes, colours and textures of native Wet Country species. This diversity celebrates the multi-cultural mob and the broader multi-cultural community that have made Waterloo South their home.


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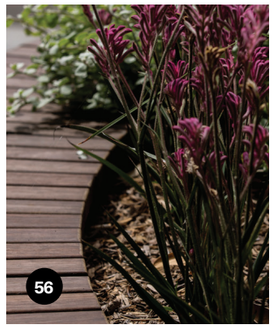
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Figure 50 : Informal seating within landscaped public space
Figure 51 : Little C by CULD + Juurlink [+] Geluk, 2021 (Source Ossip van Duivenbode photography)
Figure 52 : Kensington Street, Turf Design Studio (Source Simon Wood photography)
Figure 53 : Altrincham Town Center by Planit, ongoing
Figure 54 : Dujardin Mews by Karakusevic Carson Architects, 2017
Figure 55 : Passeig de Sant Joan by Lola Domenech, 2011
Figure 56 : Melaleuca quinquenervia (Broad-leaved Paperbark)
Figure 57 : Anigozanthos 'Bush Pearl' (Kangaroo Paw)
Figure 58 : Tri-Hex permeable paving
Figure 59 : Glochidion ferdinandi (Cheese Tree)

The Community Park, subject to concept design and brief by the City of Sydney, will be a flexible and local scale space able to host local scale arts and events programs as an extension of both Cooper Street and laneways and community uses

Day to day recreational spaces will be provided, supporting community health, wellbeing and learning

Community uses will be designed to City of Sydney requirements to provide opportunities for the public domain to function as an extension of these spaces

Cooper Place will be designed as a Slow Street, promoting the walkability and cycling, keeping feet on the ground in Waterloo South and sense of safe and welcoming streets

Figure 60 : Community Park and Cooper Place (Source SJB Architects)



4.5.3 Village Neighbourhood

The Village Neighbourhood will be a quieter residential neighbourhood integrated into its surroundings with familiar street character and connections, including new active transport connections tying into wider networks. Set on the site's eastern ridgeline, the neighbourhood will provide intergenerational homes and address the distinctive needs of the community.

The streets will be activated with many doors and front yards, meeting the street with friendly building edges and thresholds that invite people to inhabit them. Where streets terminate and meet the park, they will become extensions of the public realm and a shared backyard for the community.

The varied levels will enable the neighbourhood to be highly residential in character while still providing a non-residential offering along George Street. This variation will create street-building interfaces of interest to visitors and locals alike and enabling a rich variety of elements that signal a shift from the public realm to the private to feature. A diverse range of residential typologies will look out to lushly planted streets, parks or courtyards.

Key moves: Village Neighbourhood

Front Doors and Front Yards

People animate the street as they come and go through front doors and open spaces designed to reflect the scale and character of the surrounding suburbs.

Backyard Streets

Slow streets become an extension of the public domain network. Space that can be claimed for activities and recreation.

Waterloo Green

Reflecting the unique hillside and Dry Country ecologies of this part of Sydney with the established Fig Trees (outside site boundary) the hero.



Figure 61 : Illustrative Plan Village Neighborhood

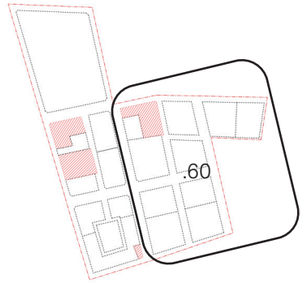


Figure 62 : Wellington Street Setback



Figure 63 : John Street Closure



Series of pocket parks building a connected sequence of diverse spaces growing from Waterloo Park and the existing landscape character

Village Neighbourhood - Public Domain Character

The Village Neighbourhood will take advantage of its natural elevation, ensure a safe and quiet street and laneway network, and leverage both the precinct's existing green spaces and provide new pockets parks.

The landscape of 'The Fold' will produce gentling sloping and terraced lanes, resulting in unexpected views, opportunities for hanging or climbing planting, public art opportunities, and variation in materiality and level change. Steps, walls, and means of negotiating the terrain through the public domain will produce opportunities for informal seating, spots to pause and rest, and gather.

In keeping with its quieter, residential character, this neighbourhood's streets will be slow streets, reinforced by traffic calming measures. This approach will ensure that all of the neighbourhood's streets are safe for all of its residents, regardless of age and need.

Pocket parks located at strategic points will cater to different cohorts of community, especially those that prefer quieter, more intimately-scaled spaces closer to their home rather than the larger and more open and public green spaces.













Materiality approach

The materiality of the Village Neighbourhood will utilise warmer tones drawn from the Streets Design Code, such as brick, with generous integrated crossings to the parkland. These will reflect Dry Country.

The hard materiality will be less dominant than the sense of the lush greenness of the streets and pocket parks with bleeding in of green and incorporation of the local rocks.

Planting Approach

This neighbourhood will be richly but sensitively planted to both build upon the existing cooling canopy. Understorey planting will feature a high proportion of local native species and contribute to a continuous, biodiverse landscape. It will be a precinct that is notable for its feeling of being amongst the treetops; a densely green, more informal zone that has strong links to Waterloo Park and the underlying geology that has formed it.





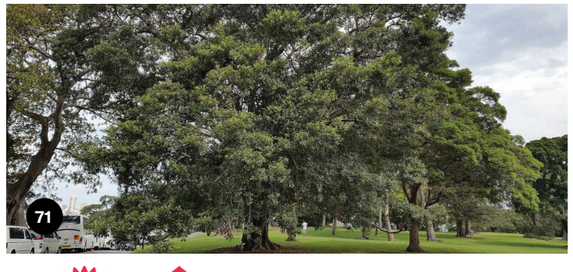


Figure 64 : Guildford Lane green lanways
Figure 65 : Surry Hils Village by ASPECT STUDIOS, 2025
Figure 66 : Ficus macrophylla (Morton Bay Fig Tree)
Figure 67 : The High Line by James Corner Field Operations, 2019
Figure 68 : Quarry Green Upgrades, City of Sydney
Figure 69 : CPO Amstelwijck by BLAUW, 2018
Figure 70 : Banksia spinulosa (Banksia 'Birthday Candles')
Figure 71 : Harold Park by ASPECT STUDIOS, 2016
Figure 72 : Waterloo Park

4.6 Streets

The street network in Waterloo South is designed to prioritise pedestrians and cyclists while creating a safe, legible, and welcoming public domain. Streets will be permeable and well-connected, linking the precinct to the Metro station, parks, and surrounding neighbourhoods.

Typologies

The street typologies have been aligned to the City of Sydney requirements and the principles of the Street Code:

Place - Creating environments where people feel welcome and connected is central to building a vibrant and meaningful public realm.

Movement - Well-designed movement networks enhance accessibility, safety, and efficiency while balancing different transport modes to meet community needs.

Environmental - A well-integrated environmental approach can make streets more livable, sustainable, and attractive.

Access - High-quality streets support access for people of all ages and abilities, promoting inclusivity and connectivity.

Infrastructure - Well-planned infrastructure not only improves utility but also enhances the long-term performance and sustainability of streets.

Generous footpaths, tree planting, and street furniture will establish high-quality streetscapes that encourage social interaction and active transport. Regional cycle paths will be integrated along George and Wellington Streets, complemented by traffic calming measures to ensure low vehicle speeds and pedestrian safety. Utilities will be undergrounded to protect tree canopy and maintain visual amenity. Overall, the streets will function as vibrant public spaces, balancing movement with comfort, greenery, and cultural identity.



Figure 73 : Street Typology Diagram



Figure 76 : McEvoy Street, Main Connecting Street



Figure 74 : Crown Street, Village Main Street

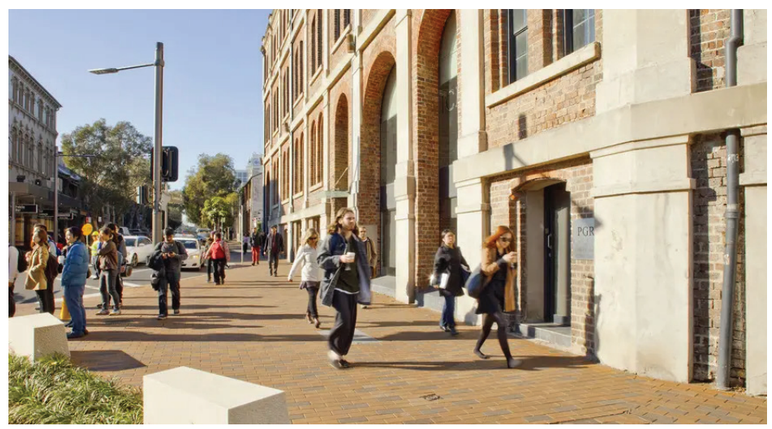


Figure 75 : Abercrombie Street, Neighbourhood Street

Active Edges

Active edges along key streets such as George Street and Cooper Street are designed to create vibrant, safe, and engaging public spaces. They provide continuous ground-level retail, community, and commercial uses that activate the street, encourage social interaction, and support local services. These edges enhance pedestrian amenity through awnings and tree canopies, seating, and visual interest, ensuring streets function as lively destinations rather than mere movement corridors.

Materiality

The streets have been designed using the City of Sydney Public Domain Manual materials palette. This ensures consistency with the broader city network and delivers a high-quality, durable, and cohesive streetscape. The palette includes robust paving materials, integrated furniture zones, and finishes that support accessibility, tree health, and water-sensitive urban design. By adopting this palette, Waterloo South will achieve a unified identity across its streets, reinforcing legibility, comfort, and a sense of place while meeting sustainability and maintenance standards.

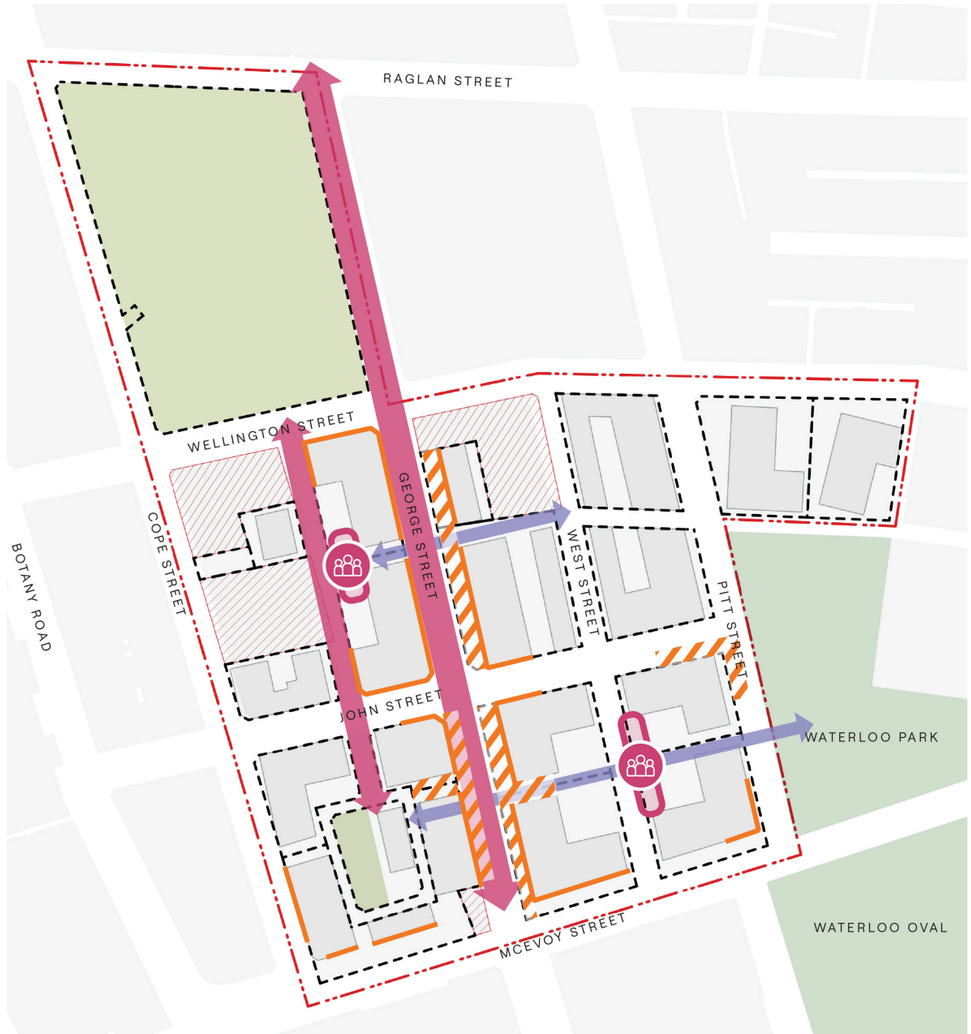


Figure 77 : Active Edges Diagram

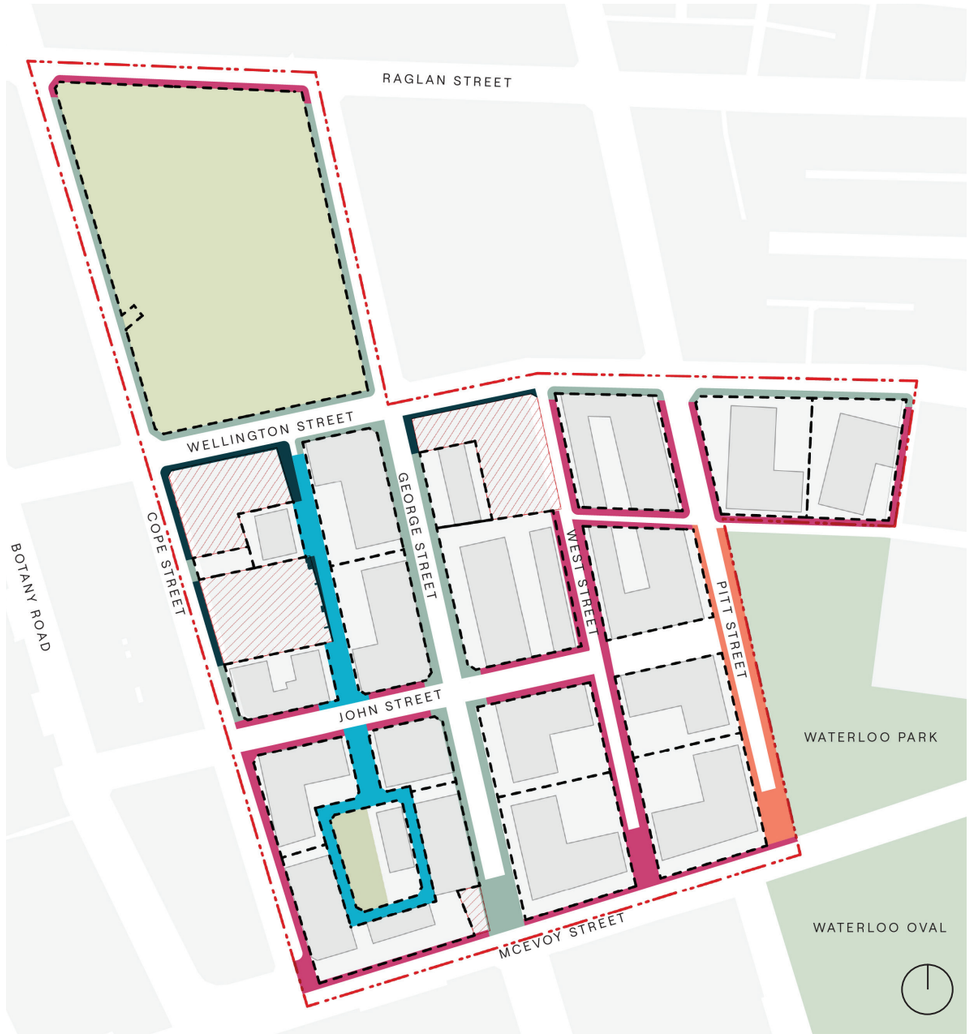


Figure 78 : Materiality Diagram

Connections and Nodes

Connections and nodes are organised around a legible network of streets, links, and public spaces that reinforce the spatial structure of the precinct. George Street functions as the primary movement path and civic connector, forming the central spine of the precinct, while Cooper Street operates as a shared street linking the two parks. Public plazas integrated with through-site links strengthen east–west connections and establish a sequence of nodes that support orientation and gathering. Street closures at the termination of George Street, West Street, and Pitt Street introduce neighbourhood-scale public spaces and provide green buffers from traffic and noise on McEvoy Street.

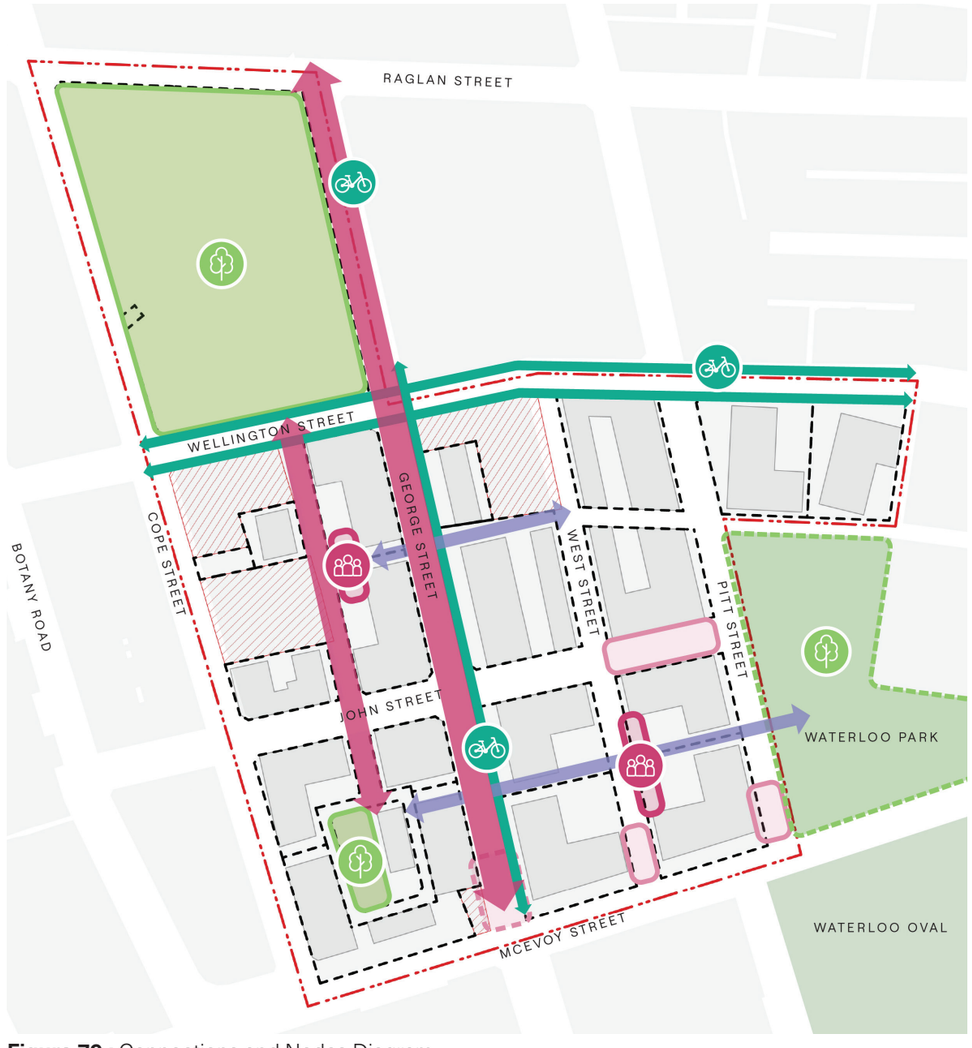


Figure 79 : Connections and Nodes Diagram

Accessibility

Access and circulation are informed by the site's challenging topography, including a ridge line to the east and a significant level change across the precinct. A clear hierarchy of pedestrian-priority streets and connections supports intuitive movement despite these constraints. The closure of John Street provides an additional public space and delivers an accessible path connecting John Street to Waterloo Park. The precinct is linked to the broader strategic cycling network, with cycleways along Wellington Street and George Street supporting safe and legible movement to and from surrounding areas, integrating the precinct within the wider active transport network and strengthening access to adjacent neighbourhoods.

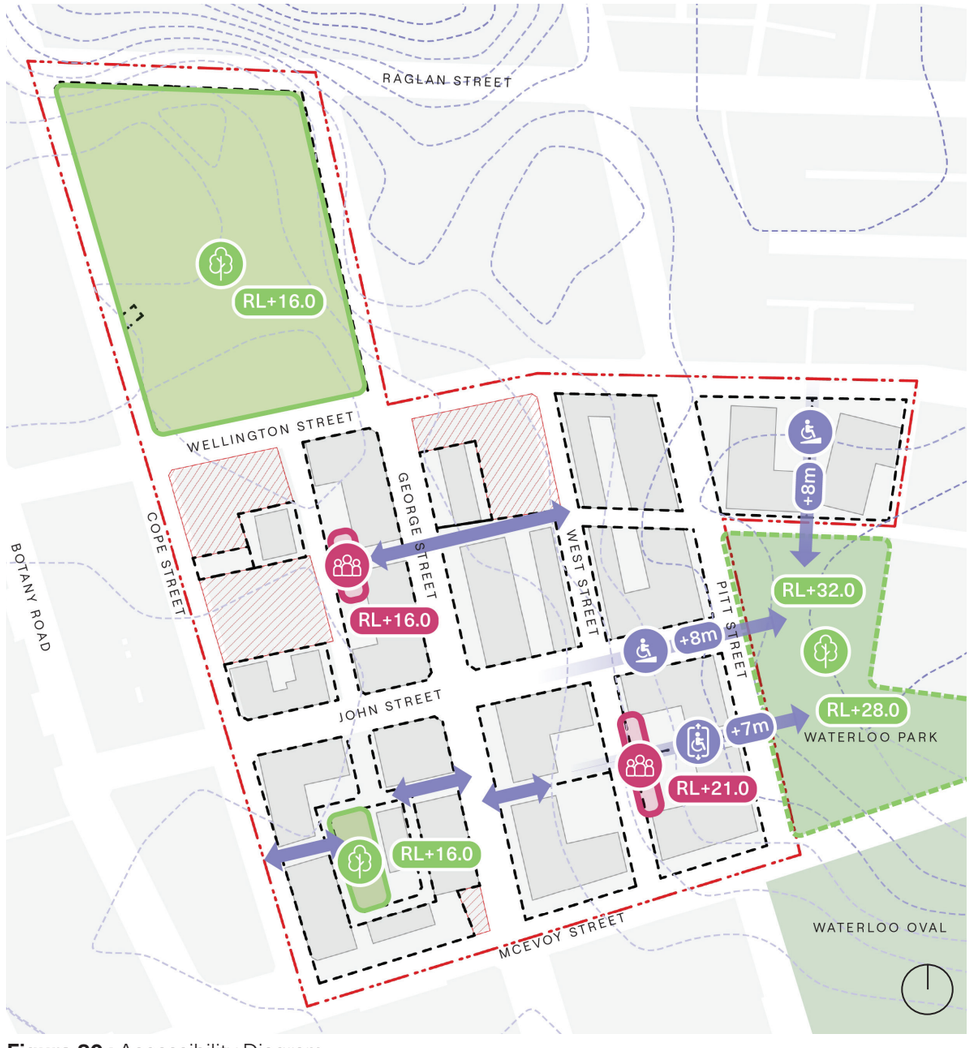


Figure 80 : Accessibility Diagram

4.7 Street Trees

4.7.1 Tree Retention Strategy

A strategic approach has been taken to tree retention and proposed planting across the precinct, recognising the importance of integrating vegetation into the public realm. Three categories have been established to guide this approach: Protect, Expand, and Establish.

Many mature street trees along George Street and Pitt Street have been identified as highly significant, and their retention has been prioritised wherever possible,. Their contribution to canopy cover and amenity, as well as precinct character, has been recognised in our approach. Other areas throughout the precinct present opportunities to establish new planting, creating a cohesive and diverse landscape character that complements streets, plazas, and parks while enhancing environmental and social benefits.

Protect / Build Upon

- Many individual trees of **high significance** exist in groupings that contribute to a very high level of amenity
- **Prioritise the retention and protection** of existing mature trees in this zone, as they play a key role in the established street character
- Where retention is not possible, **prioritise the early procurement** of new trees to build upon the well-established character of the area

Expand

- The landscape setting and **tree groupings** are more significant than individual trees
- Where retention is not feasible, r**eplacement is more likely and acceptable**, with succession planting of new trees that reflect the character of the existing groupings

Establish

- Introduce a new and **consistent street tree character** in areas where there is no clear existing pattern or identity



Figure 81 : Tree Retention Strategy Diagram

4.7.2 Existing Street Tree Character

George Street

Retaining and protecting the row of mature *Eucalyptus microcorys* and *Melaleuca quinquenervia* along George Street South is a key priority. This approach aims to enhance public domain uses and maximise the benefits of the consolidated deep soil areas, supporting long-term canopy growth.



Figure 82 : George Street Planting Character

Wellington Street

Wellington Street is defined largely by an established number of significant Hills Figs (*Ficus hillii*) planted on the northern side of the street, outside of the project scope. On the southern side, in the footpath, exist a number of established *Melaleuca quinquenervia* which will be retained where possible.



Figure 83 : Wellington Street Planting Character

McEvoy Street

The deep setbacks to McEvoy Street have enabled the establishment of a significant stand of varied Eucalyptus sp. that create an urban forest at the site's southern boundary. The placement of the trees is irregular and opportunity exists to build upon this character by retaining a number of existing trees and expanding its impact with supplementary planting of new trees.



Figure 84 : McEvoy Street Planting Character

Cooper Street

Cooper Street is a narrow road reserve with no existing street trees in the public domain, although some moderate retention value trees exist in the adjacent private domain setbacks. The new development presents an opportunity to provide sufficient allocation within the road reserve to establish a new canopy and new character for the street.



Figure 85 : Cooper Street Planting Character

Pitt Street

Opportunities have been sought to retaining and protecting several key examples of existing *Eucalyptus microcorys* and *Eucalyptus botryoides* along Pitt Street. These trees are valued as character trees for the Village Neighbourhood, with their tall trunks and filtered canopy helping to preserve the street's open, light-filled quality and contributing to the precinct's distinctive landscape character.



Figure 86 : Pitt Street Planting Character

Cope Street

Cope Street contains a wide range of examples of Eucalyptus sp. and native canopy trees in a range of states of health and significance. Trees in good health are proposed to be retained and new tree planting is proposed to help establish a new canopy for the street.



Figure 87 : Cope Street Planting Character

John Street

John Street's landscape character is defined by mature *Eucalyptus botryoides* (Southern Mahogany) spaced irregularly along the length of the street. They vary in spacing and form and some are in declining health, resulting in a streetscape with a less defined identity. Some existing trees have high retention value and present an opportunity to inform the future character of the street.



Figure 88 : John Street Planting Character

West & Mead Streets

West and Mead Streets are characterised by an irregular but nonetheless significant established canopy of local Eucalyptus species. These trees are protected where possible and supplemented with new tree plantings.



Figure 89 : Mead Street Planting Character

4.7.3 Public Domain Canopy Coverage

Existing Canopy Cover

Waterloo South benefits from a well-established street tree canopy, with coverage currently measured at 50.07%, which is significantly higher than in many other urban areas. This extensive canopy contributes to the strong sense of place and character within the precinct and plays a critical role in mitigating urban heat.The mature tree network in Waterloo South helps make it a relatively cool area of the city. The existing canopy provides environmental, social, and health benefits, reinforcing the importance of prioritising tree retention and expansion as part of future development.

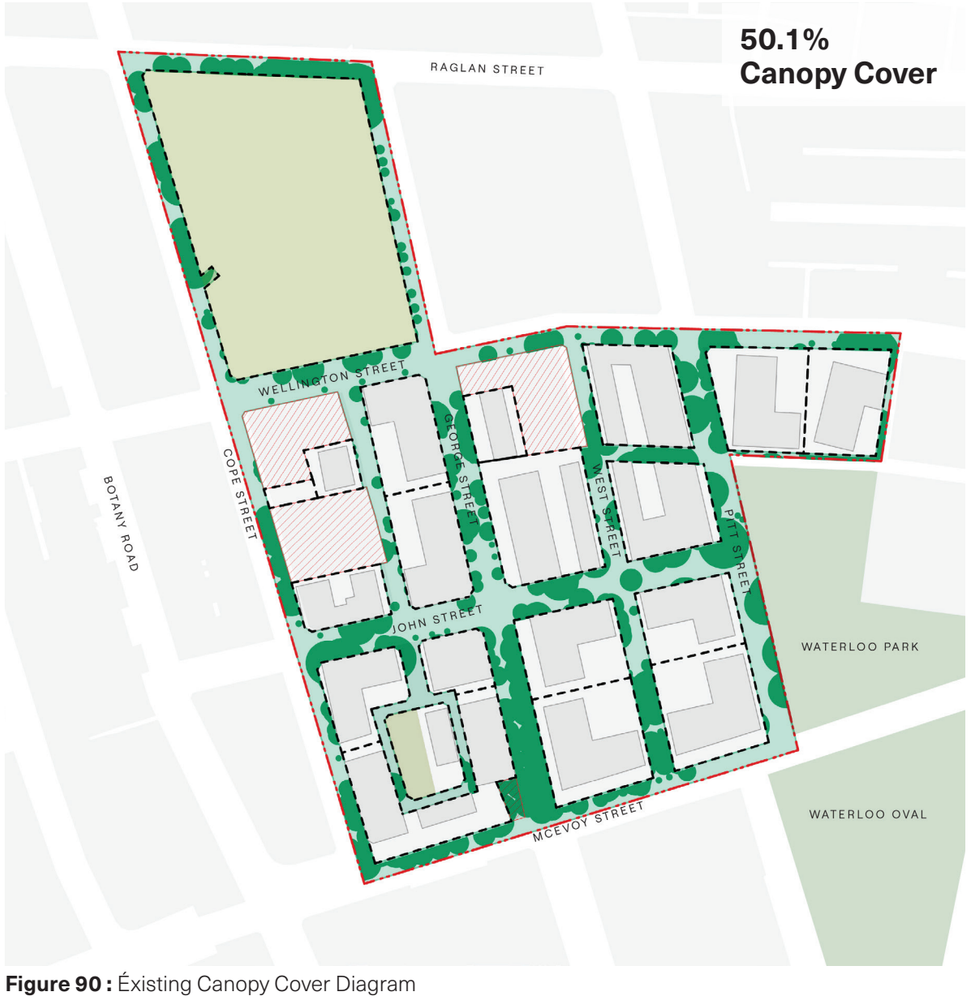


Figure 90 : Éxisting Canopy Cover Diagram

Proposed Canopy Cover

The proposed design for Waterloo South will maintain a similar level of canopy coverage across the streetscape to existing, ensuring a high level of street canopy cover ensuring this defining feature of the precinct is retained. The concept design will achieve a canopy cover approximately 48.8% of the public domain area around 10 years post establishment. This will continue to increase as new trees establish and ongoing succession planting ensures that older, declining trees are replaced as required. This commitment reflects the importance of trees cover and green streets in shaping the established character of the area and delivering critical environmental benefits, including urban heat mitigation, improved air quality, and enhanced pedestrian comfort. By closely matching the existing canopy level, The Concept reinforces its role in creating a resilient, green, and livable urban environment.

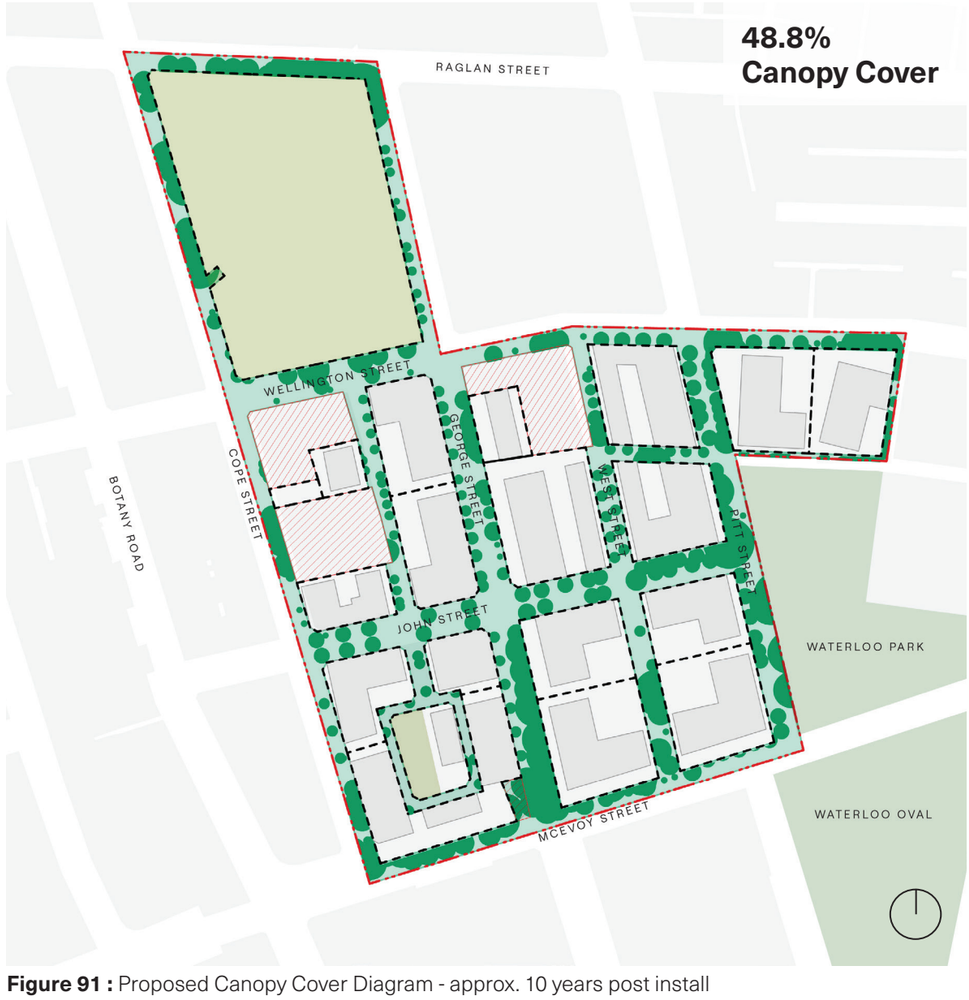


Figure 91 : Proposed Canopy Cover Diagram - approx. 10 years post install

4.8 Public Space

Waterloo South will be characterised by a diverse range of publily owned and publicly accessible spaces (on private lots), including public parks, through-site links, street closure parks and vibrant, activated setbacks and publicly accessible plazas.

These spaces will together integrate with the broader streetscape to create a vibrant, pedestrian focused precinct with a wide range of public domain offerings ranging in scale from the intimate to the expansive.



Key

- Site boundary
- Privately owned properties excluded from the development
- Indicative substation zones subject to detailed design

4.8.1 Parks

The two planned parks will form the heart of Waterloo South's open space network, providing high-quality amenity and fostering community life.

The brief and concept design for both the Village Green (Block 1) and Community Park (Block 8) will be developed by the City of Sydney.

Together, these parks will support the broader diverse open space network. These parks will support recreation, cultural expression, and social cohesion. They will enhance urban greening, mitigate heat, and provide inclusive, accessible environments that strengthen Waterloo South's identity as a vibrant, connected precinct.

Block 1 – Village Green

A vibrant community park, the Village Green supports large gatherings, everyday recreation, and the recognition of indigenous cultural heritage.

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, swales and wetland planting. There is the opportunitiy 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.



Figure 95 : Illustrative Plan Block 8 Community Park







Figure 92 : Buluk Park, ASPECT I OCULUS 2015
Figure 93 : Albert Park College, Site Office 2021
Figure 94 : Sydney Park Skate Park, Group GSA 2021

Parks

Block 8 – Community Park

Designed for comfort and connection, Block 8 Park provides a green, sunlit setting for passive recreation and small community events.

Positioned at the centre of the block, the Community Park will provide a quieter, more intimate setting for passive recreation and social interaction and be delivered alongside the first stage of the development. It may include seating areas, deep soil planting, and spaces for impromptu gatherings and small-scale community events. The park will relate closely to an adjoining community building, to be delivered by the City of Sydney, offering opportunities for activation and connection. Its orientation will ensure sunlight access, and its design will prioritise respite from traffic noise and a sense of calm within the urban environment.

The proposed Master Plan improves solar access for Block 8 Park compared with the 2022 Design Guide. The redistribution of taller buildings and a lower street wall height enhances sunlight in key public areas, including the Block 8 community park, ensuring better daylight for spaces most used by the community.

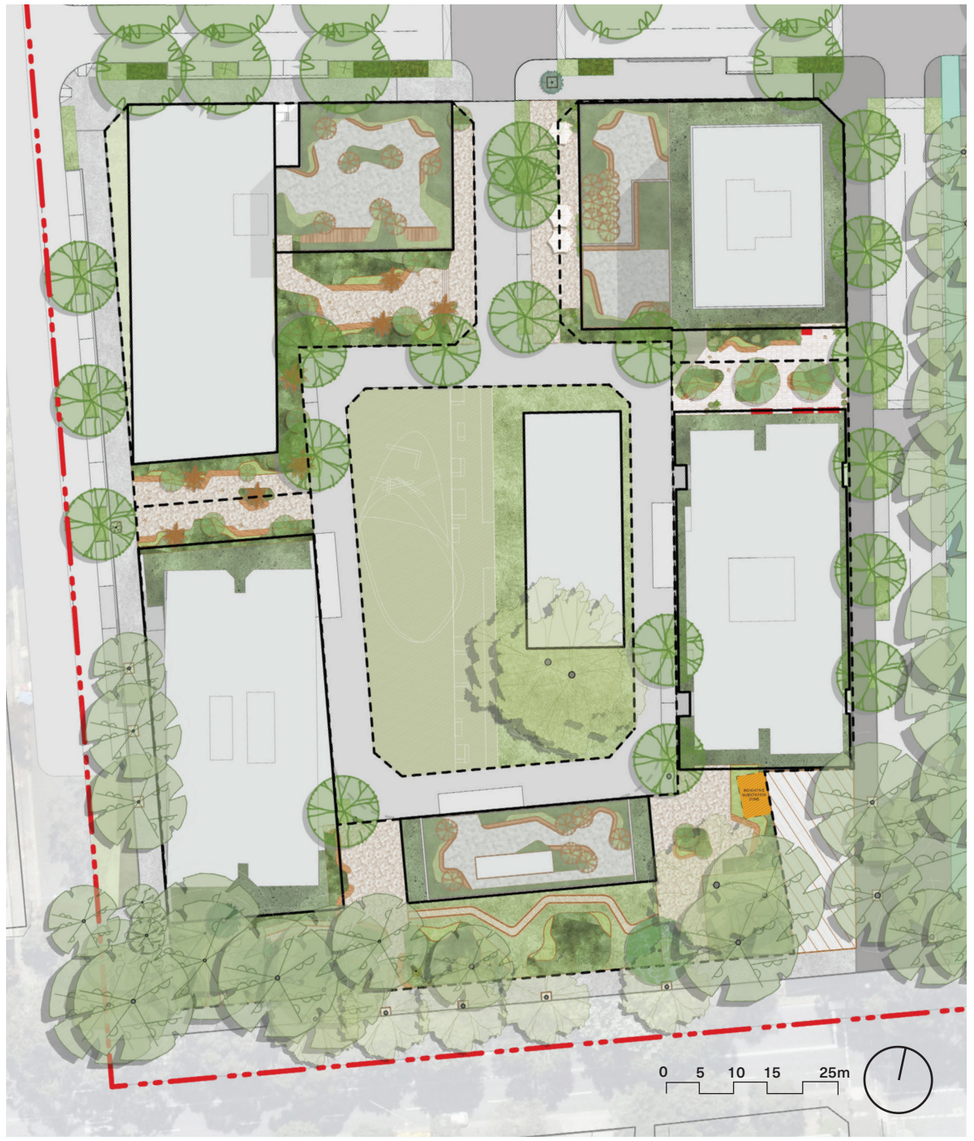


Figure 96 : Illustrative Plan Block 8 Community Park







Figure 97 : Macquarie University, ASPECT 2021 (Source Brett Boardman photography)

Figure 98 : Reconciliation Park, Jane Irwin Landscape Architecture 2014 (Source Simon Wood photography)

Figure 99 : Hudson Street Park, Arcadia 2018

4.8.2 Through-Site Links

The through-site links trace the natural fold of Waterloo's landscape, and moving between two distinct identities: the cooler, wetter lowlands ('Wet Country') to the west and the elevated, drier terrain ('Dry Country') to the east.

These connections are more than pathways—they are transitions through Country, revealing the story of a place shaped by water. Along these metaphorical streams, pond-like pause points emerge as moments to slow down and reflect, reinforcing the sense of journey and connection across contrasting landscapes.

Amenity & Use

The through-site links are designed as active, safe, and welcoming pedestrian corridors that operate 24 hours a day. They provide clear, legible east–west connections across large blocks, improving permeability and supporting walkability throughout the precinct. These links integrate with the broader street network and connect key destinations such as parks, community uses, and transport nodes.

Pause points along the links offer opportunities for rest and informal gathering, supported by seating, lighting, and wayfinding elements. Their design prioritises accessibility for all users, ensuring equitable movement across the site's varied topography, and reinforces passive surveillance through active building frontages. Together, these features make the through-site links not only functional but also social connectors within the public domain.

Access, Operation and Safety

The through-site links provided as easements on title and will provide 24-hour pedestrian access to integrate with the street network. Accessibility has been carefully considered on the eastern side of the precinct and provided via a combination of compliant ramps, walkways and publicly accessible lifts. They will be open to the sky, integrating deep soil planting where possible, and planting over structure where it is not, to provide sufficient soil volume for canopy trees. The links will be activated by adjoining active building uses to ensure 24/7 passive surveillance and safety, and integrate wayfinding to increase legibility. Widened pause points within the links will offer seating, lighting, and gathering spaces.

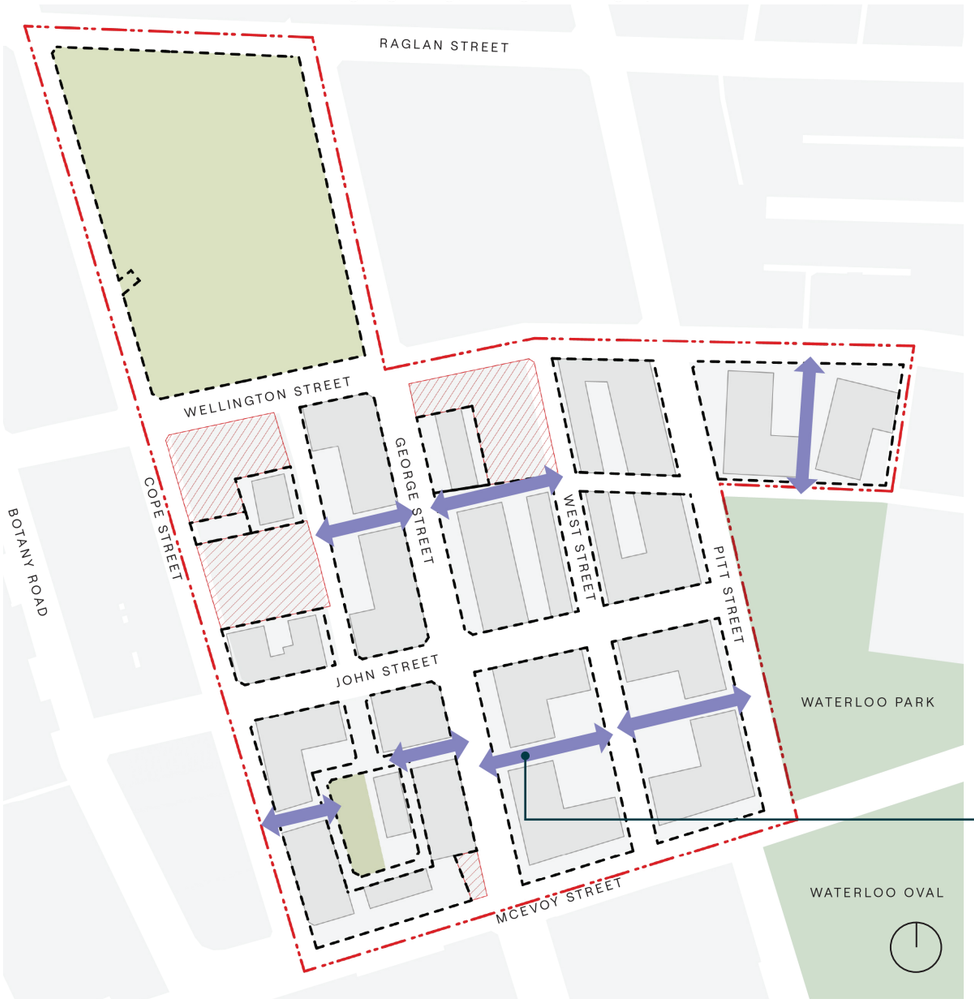


Figure 100 : Through Site Links Diagram







Figure 101 : Loftus Lane, ASPECT 2024 (Source Florian Groehn photography)
Figure 102 : Surry Hills Village, ASPECT 2026 (Source Tom Roe)



Figure 104 : East-West Through-Site Links

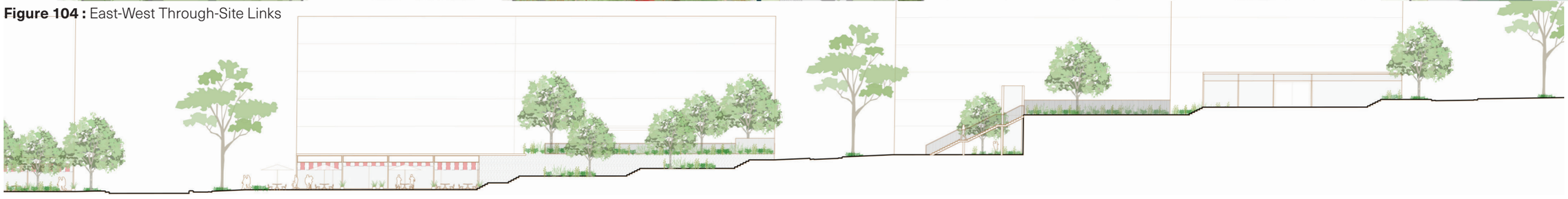


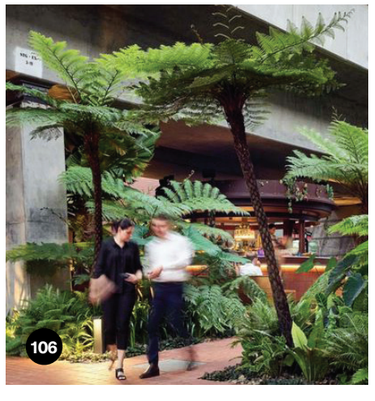
Figure 108 : East-West Through-Site Link Section





Planting Approach

The planting strategy responds to their east–west orientation and the contrasting character of Country across the site. The western side, reflecting Wet Country, will feature cooler gully plantings with moisture-tolerant species that evoke the former wetlands. In contrast, the elevated eastern side, representing dry Country, will incorporate hardy species such as Eucalypts and figs, creating a robust canopy and reinforcing the sense of transition between these two landscapes.



Key - East-West Through-Site Links

- Accessible via Ramp
- Accessible via Lift
- Accessible path continues
- Stair
- Adjacent activation
- Level change
- Secure line
- RL+00.0 Relative Level (RL+)
- Publicly Accesible Space
- Private Communal Open Space
- Possible Childcare

Figure 105 : 1 West Hollywood Hotel by RIOS
Figure 106 : Loftus Lane, ASPECT 2024 (Source Florian Groehn photography)
Figure 107 : Fish Lane, RPS Group 2022

4.8.3 Other Open Spaces

Beyond the two public parks and the network of through-site links, Waterloo South introduces a finer grain of open spaces that weave into the precinct's everyday life.

Plazas and street closure zones will create shared, pedestrian-priority environments, dissolving the hard edges of the street into places for gathering and movement. These spaces will respond to the character of the Country they occupy - whether 'Wet Country' or 'Dry Country' - and will be stitched together by through-site links and shared streets, forming a connected sequence of moments across the precinct.

Figure 109 : Berry Square, ASPECT 2022 (Source Florian Groehn photography)
Figure 110 : 90 Sands Plaza, Breaking Ground 2026
Figure 111 : Mill Ruins Park, Damon Farber 2022

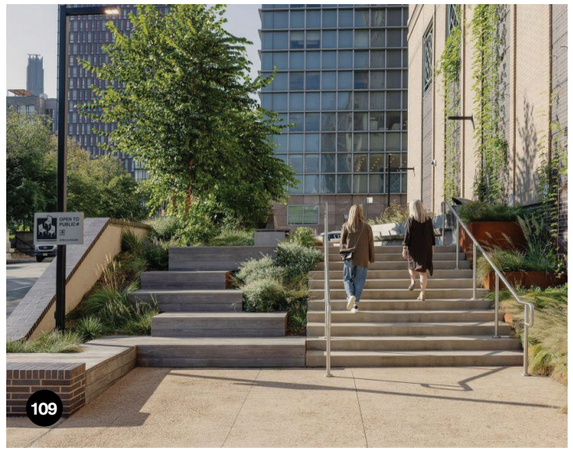
Publicly Accessible Space

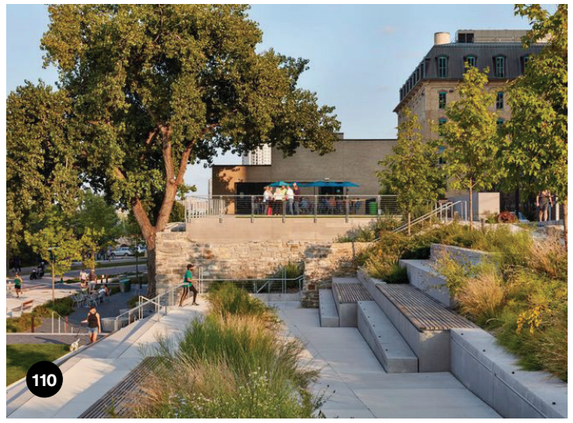
The master plan introduces an additional suite of publicly accessible spaces to complement the public parks, through-site links and streetscapes. These spaces include a range of publicly accessible private plazas, and street closures (dedicated to Council). Unlike the through-site links, the publicly accessible plazas will be contained within the private development lots and not provided as an easement, however 24 hour access will be maintained. The plazas are positioned to be complemented by adjacent active building uses, particularly retail uses. The street closures will form part of the public road reserve and be dedicated to and maintained by Council as public land as part of the development.



Figure 112 : Open Space Diagram







Open Spaces - Amenity & Uses

The new plazas on private land and public, dedicated street closure zones will add to a diverse range of public spaces and public domain experiences, complementing streets and public parks with more intimate, fine-grain spaces for everyday life. These areas will support flexible uses - places for informal gatherings, outdoor dining, markets, and cultural events - while creating safe, pedestrian-priority environments. Their integration with retail and community services will activate the ground plane and encourage social interaction. For example, Cooper Street Plaza will serve as a vibrant hub, engaging directly with adjoining retail frontages and community uses to foster a lively, inclusive atmosphere that supports both local businesses and community uses.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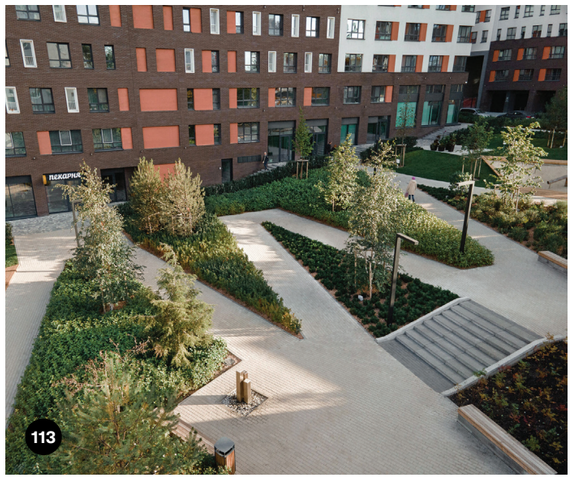
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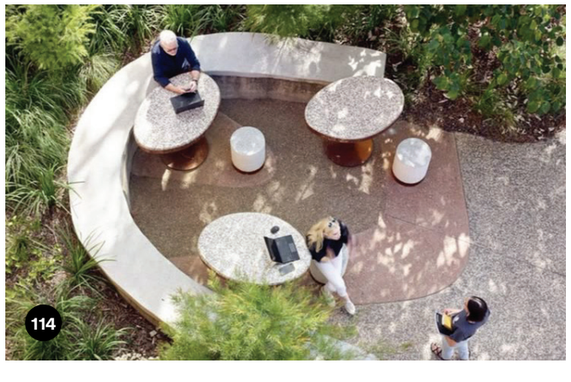
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Planting Approach

The planting design leverages level changes to create active, habitable edges that invite interaction and soften transitions between built form and public space. Raised planters are strategically used where basement structures limit natural soil depth, ensuring adequate soil volumes to support healthy tree growth. Species will respond to its place on Country; its relationship to the fold, to Sky Country and light. This approach will enable the integration of substantial canopy trees while maintaining accessibility and visual permeability, reinforcing the character and comfort of these new public spaces.


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Figure 113 : Little C, CULD + Juurlink [+] Geluk 2021
Figure 114 : Shishimskaya Gorka, Ekaterinburg 2023
Figure 115 : Reconciliation Garden, Arcadia 2023
Figure 116 : Boot Factory, ASPECT 2025 (Source Sarah Vita photography)
Figure 117 : Sloped landscape steps
Figure 118 : Bishops Square, Foster + Partners 2023
Figure 119 : Archipelago Courtyard, Terrain 2007

A publicly accessible frontage to Mead Street at Block 10 creates a feeling of generosity, and provides opportunity to reveal the character of 'Dry Country' through material, planting and form.

Private Communal space for both market and social housing is perched at the mid-level between Mead and Pitt Streets, providing outlook and separation from the public domain whilst minimising harsh fence lines at the interface to the public domain.

Activation is provided at the ground level adjacent publicly accessible spaces and through-site links to improve passive surveillance and contribute to life on the street.

Public Space

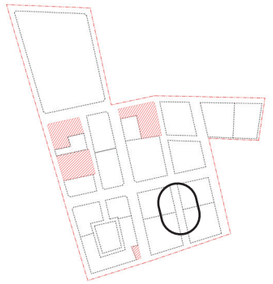

Figure 120 : Mead Street Open Spaces and Through-Site Link (SJB)



4.9 Private Communal Space

Waterloo South will feature a variety of private communal spaces, including rooftop terraces, podium gardens, and shared recreation areas.

These spaces will provide essential amenity to residents, offering opportunities for relaxation, social interaction, and recreation, while introducing valuable greenery into a dense urban environment.

Designed to integrate seamlessly with the built form and circulation networks, they will offer a variety of experiences, from larger shared outdoor spaces to smaller more intimate terraces and courtyards.



4.10 Private Communal Open Space

4.10.1 Courtyards

These spaces will provide areas of calm and green where residents can feel a sense of escape from the more active, open spaces and pause for moments of calm. As key areas on to which apartments will outlook, and through which people on foot will circulate, these lush, green zones will play an important part in the health and well-being of the community and local fauna.

Amenity & Uses

The courtyards will contain a series of discrete spaces enveloped or embedded within the greenery. These experiences will be linked via a path network and include intimate seating nooks, bike parking, and elements that provide for integrated habitat for local fauna. The courtyards could also provide sensitively integrated storage of communal equipment, such as gardening tools, movable outdoor furniture, or play equipment.





Planting Approach

Given the containment of the courtyard spaces and the sunlight available, the micro-climatic conditions will be similar to lusher gully conditions. The courtyards will take advantage with a lush green and layered planting approach that enables the residents to immerse themselves in this condition and support biodiversity and experience the various layers from the upper tree canopy through to the understorey. Residents can get up close with all of these various levels of the planting via the circulation networks.

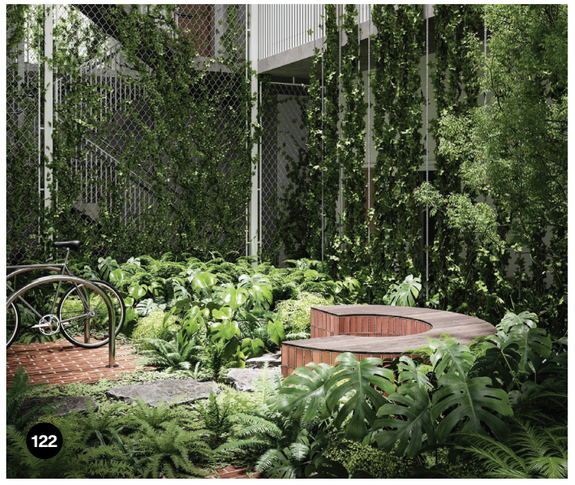









Figure 121 : Compass Residences, Starr Whitehouse 2018
Figure 122 : St Andrews Gardens, Townshend Landscape Architects 2016
Figure 123 : Nightingale Ballarat, Breathe 2021 (Source Derek Swalwell photography)
Figure 124 : VIA 57 West, Starr Whitehouse 2016
Figure 125 : Gully planting
Figure 126 : Harold Park, ASPECT STUDIOS 2016
Figure 127 : Bijgaardehof, Bogdan & Van Broeck 2023

Courtyards

Courtyard spaces in Waterloo South are open-to-sky green communal landscapes that balance privacy and permeability while enhancing residential amenity, environmental performance and community life within the urban block.

Courtyard spaces in Waterloo South are designed as green, communal areas that complement the public domain and enhance residential amenity. They provide deep soil planting for trees and landscaping, contributing to urban cooling and biodiversity. Courtyards offer private gardens for ground-level apartments while creating shared spaces for informal interaction and visual relief within perimeter blocks. Courtyards are delineated using a level change to provide a secure boundary, rather than relying on fences. Fully open to the sky, the master plan built form adjustment has improved sky views and sunlight access. The connection to through-site links for permeability has been retained. These spaces foster a sense of community, improve outlook and privacy, and support a high-quality living environment for all residents.

Table - Communal Open Space

Block	Site Area	Private Communal Space Allocation (incl. Courtyard / Ground Floor and Rooftop Spaces)
Block 2	3,005	14%
Block 3	5,697	24%
Block 4	6,195	34%
Block 5	3,444	42%
Block 6	3,302	33%
Block 7	6,679	28%
Block 8 (Excl. 8D)	8,522	16%
Block 9	7,249	15%
Block 10	6,583	29%
Total	**50,690**	**25%**



Figure 128 : Courtyards Diagram

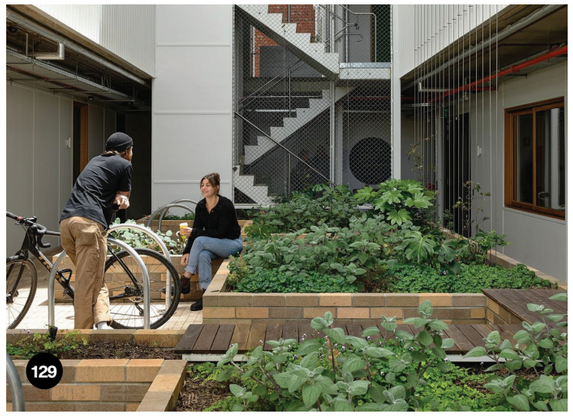





Figure 129 : Courtyards

Figure 130 : Nightingale Ballarat, Breathe 2021 (Source Derek Swalwell photography)

Figure 131 : Archipelago Courtyard, Terrain NYC 2008

4.10.2 Podium & Rooftop Spaces

The principal communal open spaces across the precinct will be located on the podiums and rooftops, with increased access to sunlight, views, and breeze, the designated rooftops will be important to all of the community. In order to enable different groups to use and share the rooftops for different uses simultaneously, they will be divided into a number of different spaces by planted zones, allowing for a variety of scales of activity and degrees of privacy.

Amenity & Uses

The rooftops will be amenable to a number of active communal uses, potentially including communal laundry drying, kitchen gardens, BBQs, rooftop cinemas, fitness such as yoga and pilates, tabletop games, and dining. They will also provide quieter spots from which to take in views.

The rooftops will also incorporate some passive green roof zones which will be generally inaccessible to residents. With their cooling effect, these green roofs can improve the performance of PV panels. The planting also enables the filtration and detention of rainwater captured on the roof. This capture would reduce water wastage, reduce upkeep, and strategically detain the movement of stormwater that can cause surface water flooding during extreme events.


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Planting Approach

The plantings to the rooftops will be hardy and low maintenance, suitable for the more exposed conditions. The low level extensive planting will be used for around PV panels. Plants will be chosen for biodiversity and suitability for integration with the panels, so as not to obscure solar capture.

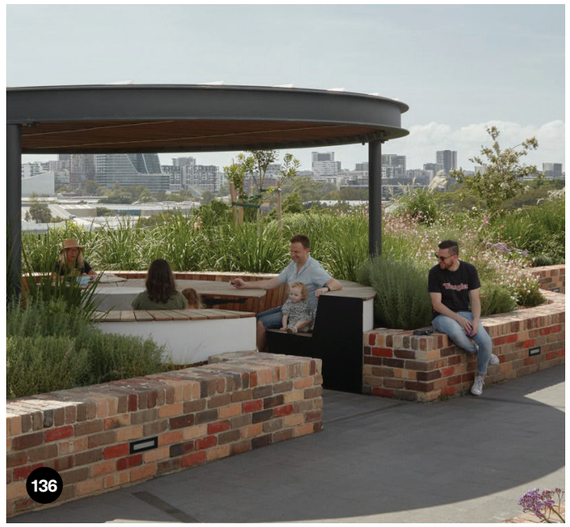
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Figure 132 : Comunal rooftop with fairy lights

Figure 133 : Clapham Park, PJMA Architects 2018

Figure 134 : Union Place, ASPECT STUDIOS 2018 (Source Florian Groehn Photography)

Figure 135 : Waterloo Metro Quarter, ASPECT STUDIOS 2025

Figure 136 : Union Place, ASPECT STUDIOS 2018 (Source Florian Groehn Photography)

Figure 137 : Arkadia Apartments, Oculus 2020

Figure 138 : Rooftop planting

Podium and Rooftop Spaces

Podium and rooftop spaces in Waterloo South form a network of elevated communal landscapes that bring people together above the street and open the precinct to light, air, and long views.

These generous shared spaces are shaped by planting and greenery to support everyday social life, moments of retreat providing greater amenity for the whole community.

Rooftop spaces in Waterloo South provide high-quality communal areas that extend the public domain vertically, offering residents access to sunlight, views, and outdoor amenity. These spaces are designed for social interaction, relaxation, and passive recreation, while incorporating green roofs and landscaping to improve urban cooling and biodiversity. The locations of the rooftop communal open spaces has been aligned to the masterplan built form arrangement.





Figure 139 : Podium and Rooftop Spaces





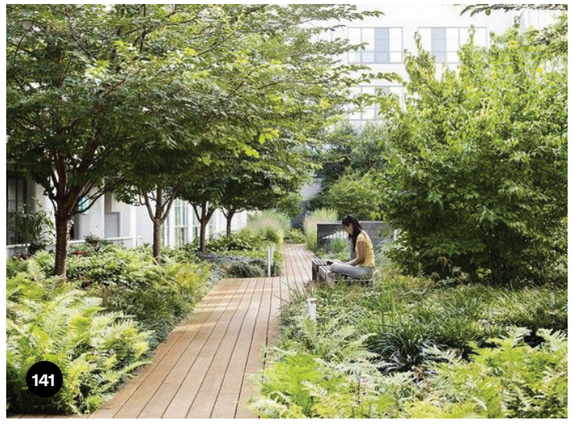


Figure 140 : Nightingale 1 Brunswick, Oculus 2017
Figure 141 : The Commons, Land Projects 2014
Figure 142 : Austin Nichols Warehouse & Waterfront, SCAPE 2011

4.11 Wind and Solar

Wind

Wind conditions have been a key consideration in shaping the built form across Waterloo South to ensure comfortable and usable outdoor spaces within the public domain. The proposed building heights, typologies, and orientations have been carefully assessed to minimise wind impacts at street level and in podium courtyards. This approach supports pedestrian comfort and safety, maintaining a pleasant environment for walking, gathering, and social interaction throughout the precinct.



Key - Wind

	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

Key - Solar

	0
	1 hour
	2 hours
	3 hours
	4 hours
	5 hours
	6 hours
	7 hours
	8 hours
	9 hours

Figure 144 : Wind Diagram (Source SJB Architects)

Solar

Solar access has been a key driver in shaping the built form across Waterloo South to ensure high-quality amenity for both the public domain and private communal spaces. Adjustments to building heights, setbacks, and orientation have been carefully considered to maximise sunlight penetration into streets, parks, and podium-level courtyards throughout the day. This approach enhances comfort, usability, and livability, creating vibrant outdoor environments that support social interaction and wellbeing.



Figure 145 : Solar Diagram (Source SJB Architects)

4.12 Safety and Security

CPTED principles will be embedded across Waterloo South to ensure that streets, parks, plazas, and through-site links feel safe, are easy to navigate, and are actively used throughout the day and evening. Key principles include:

1) Natural Surveillance & Visibility

Clear sightlines and open views along streets, park edges, and links reduce concealment and enable passive surveillance from homes, shops, and community uses. Active edges with frequent entries keep eyes on the street, while upper-level windows and balconies overlook movement paths and play areas.

2) Access Control & Legibility

A fine-grain street network and 24/7 links avoid dead ends and isolated pockets. Legible entry points, generous footpaths, and subtle thresholds distinguish public, semi-public, and private realms without barriers.

3) Territorial Reinforcement & Place Identity

Consistent materials, public art, and culturally informed wayfinding signal care and ownership, encouraging positive use and stewardship.

4) Lighting, Comfort & Amenity

Pedestrian-scale lighting ensures visibility without glare into the evening. Weather protection and microclimate design make spaces comfortable year-round, encouraging evening use.

5) Landscape Design that Supports Safety

Planting preserves sightlines near paths and play areas, balancing tree retention with CPTED needs. Pocket parks and courtyards are edged by active frontages.

6) Programming, Activation & After-Hours Use

Co-located facilities and retail sustain activity into evening hours. Flexible spaces encourage organised community use.

7) Operations, Maintenance & Governance

Regular upkeep and clear responsibilities reinforce perceptions of care and safety.

8) Inclusive Safety & Equity

Universal accessibility, provisions (eg. higher compliance seating) for Community Elders, and youth zones located for visibility foster diverse presence and shared safety.



Figure 146 : Primary Thresholds from Public to Private Space



Figure 149 : South Eveleigh Public Domain

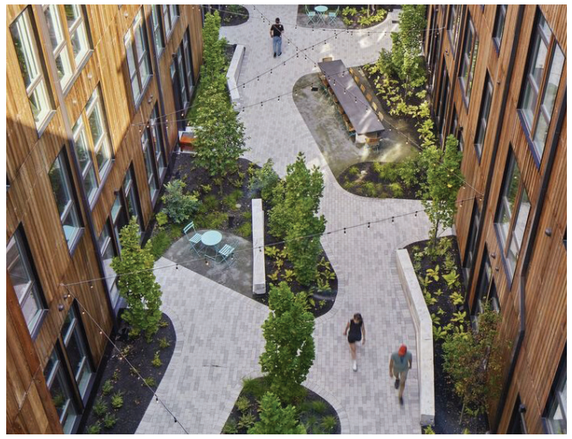


Figure 147 : Field Office, Portland, USA



Figure 148 : Field Office, Portland, USA

Section 5

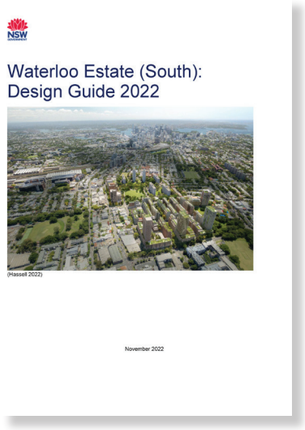
Design Guidelines

5.1 Design Guidelines

The following section outlines proposed updates to the Waterloo South Design Guidelines proposed in the rezoning application. These reflect the evolution of the master plan and its response to community feedback, cultural engagement, and contemporary best practice in urban design.

These updates aim to enhance the quality, functionality, and inclusivity of the public domain and landscape, ensuring the precinct delivers on its vision for a vibrant, connected, and culturally grounded neighbourhood.

The pages that follow explain the rationale behind each proposed change, detailing how adjustments to the guidelines will improve amenity, accessibility, sustainability, and cultural expression. This approach ensures that the design framework remains robust yet adaptable, supporting a precinct that meets the needs of current and future communities while aligning with strategic planning objectives.



Waterloo Estate (South) Design Guide - 2022

The Waterloo Estate (South) Design Guide (2022) was approved by the NSW Department of Planning and Environment when the new planning controls for Waterloo South came into effect under the Sydney Local Environmental Plan 2012. The guide was published on 11 November 2022 and became a statutory reference document for development in the precinct, prevailing over the Sydney DCP 2012 where inconsistencies occur.

It established the planning and design framework for the precinct's redevelopment. It sets out objectives and provisions for urban structure, building form, public domain, and landscape design to create a vibrant, mixed-use neighbourhood. The guide prioritises high-quality public spaces, active streets, cultural recognition, sustainability, and accessibility, ensuring the precinct delivers diverse housing, strong community connections, and a resilient, green environment.

5.2 Land Dedication and Easements

The proposed update to the design guidelines retains the original intent and structure of land dedications and easements, ensuring continuity with the 2022 framework. While the overall locations remain consistent, key refinements have been introduced to improve functionality and integration. These include more generous widths for through-site links to enhance accessibility and amenity, adjustments to their positions for better connectivity, and the realignment of Cooper Street to accommodate existing private lots and water service infrastructure from the outset. Additionally, Cooper Place has been reconfigured to provide an alternative layout with equal street widths, supporting a balanced and legible public domain. These changes strengthen the usability and resilience of the open space network without altering its fundamental purpose

Design Guide 2022

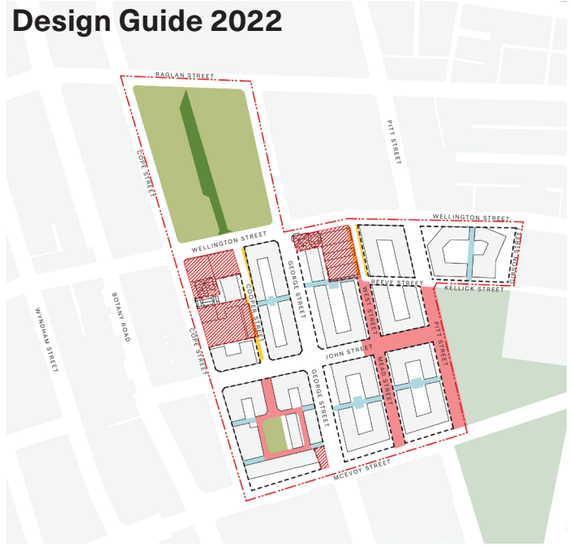


Figure 150 : Design Guide 2022 Land Dedication and Easements Diagram

Key

	New Streets to be dedicated to the City
	Street widening to be dedicated to the City
	Through-site links (easement extents equivalent to Design Guide)
	New park to be dedicated to the City
	City-owned land to be incorporated into new park
	Minimum 6m Through-site Link
	Public Access

Updated Design Guide Proposal

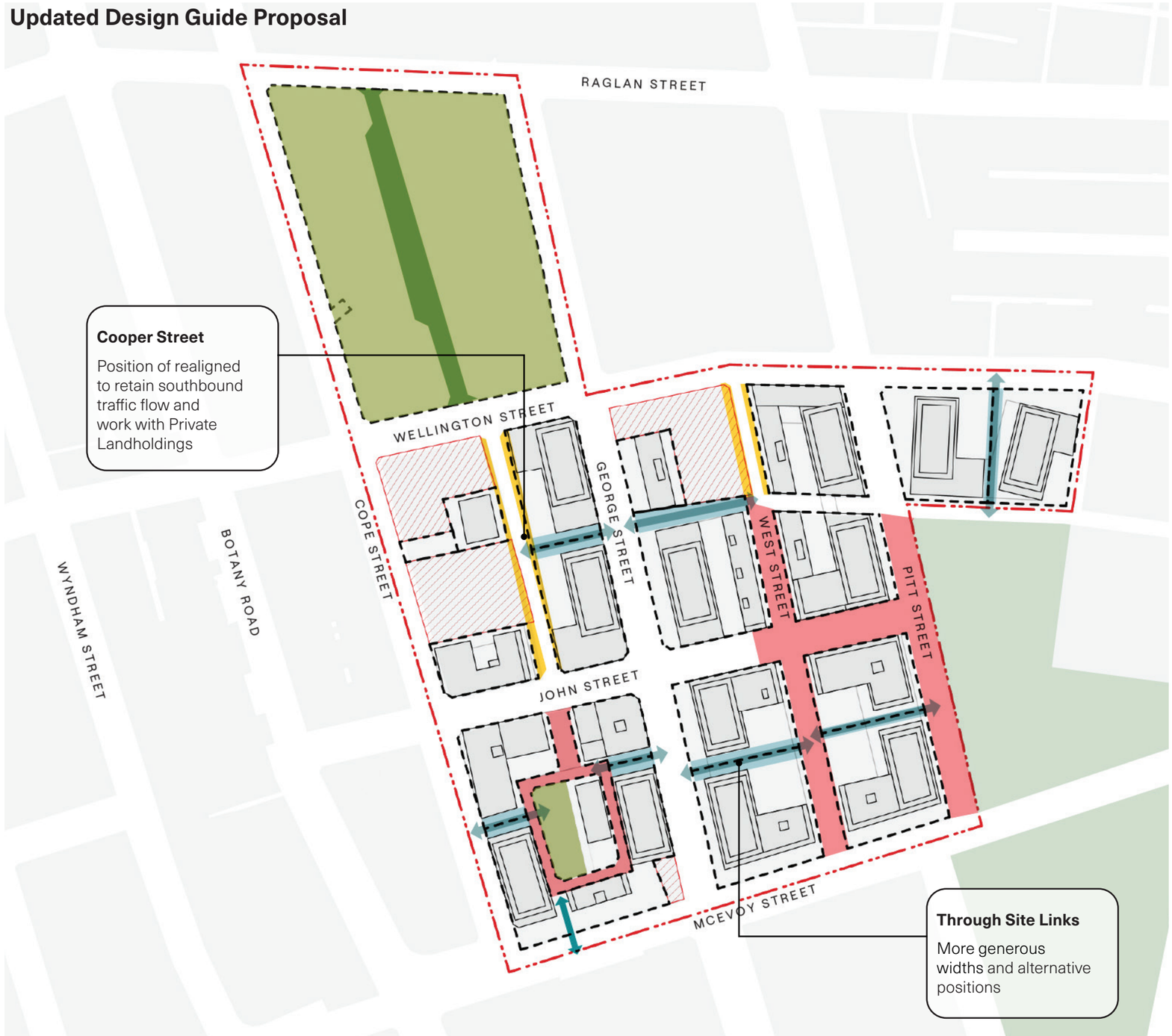


Figure 151 : Proposal Land Dedication and Easements Diagram

5.3 Street Network

The proposed update maintains the overall street network structure and intent set out in the original 2022 Design Guide, with no changes to street widths. The hierarchy of streets and their role in supporting permeability, active transport, and public domain quality remains consistent. Initial variances occur along Cooper Street North and West Street, where existing private lots outside the LAHC landholding are retained, requiring minor width variance.

Cooper Place has been reconfigured to offer an alternative layout in response to the surrounding built form, while its street width has been preserved to ensure functionality and equitable access, consistent with the intent of the design guide. These refinements address site constraints while maintaining the principles of connectivity, safety, and amenity set out in the original guidelines

Design Guide 2022

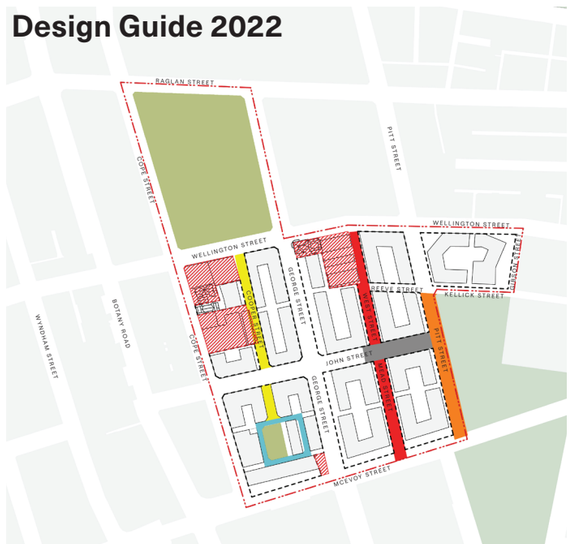


Figure 152 : Design Guide Street Network Diagram

Key	
	15m street width
	14m street width
	12m street width
	6m street width
	Continue existing street width

Updated Design Guide Proposal

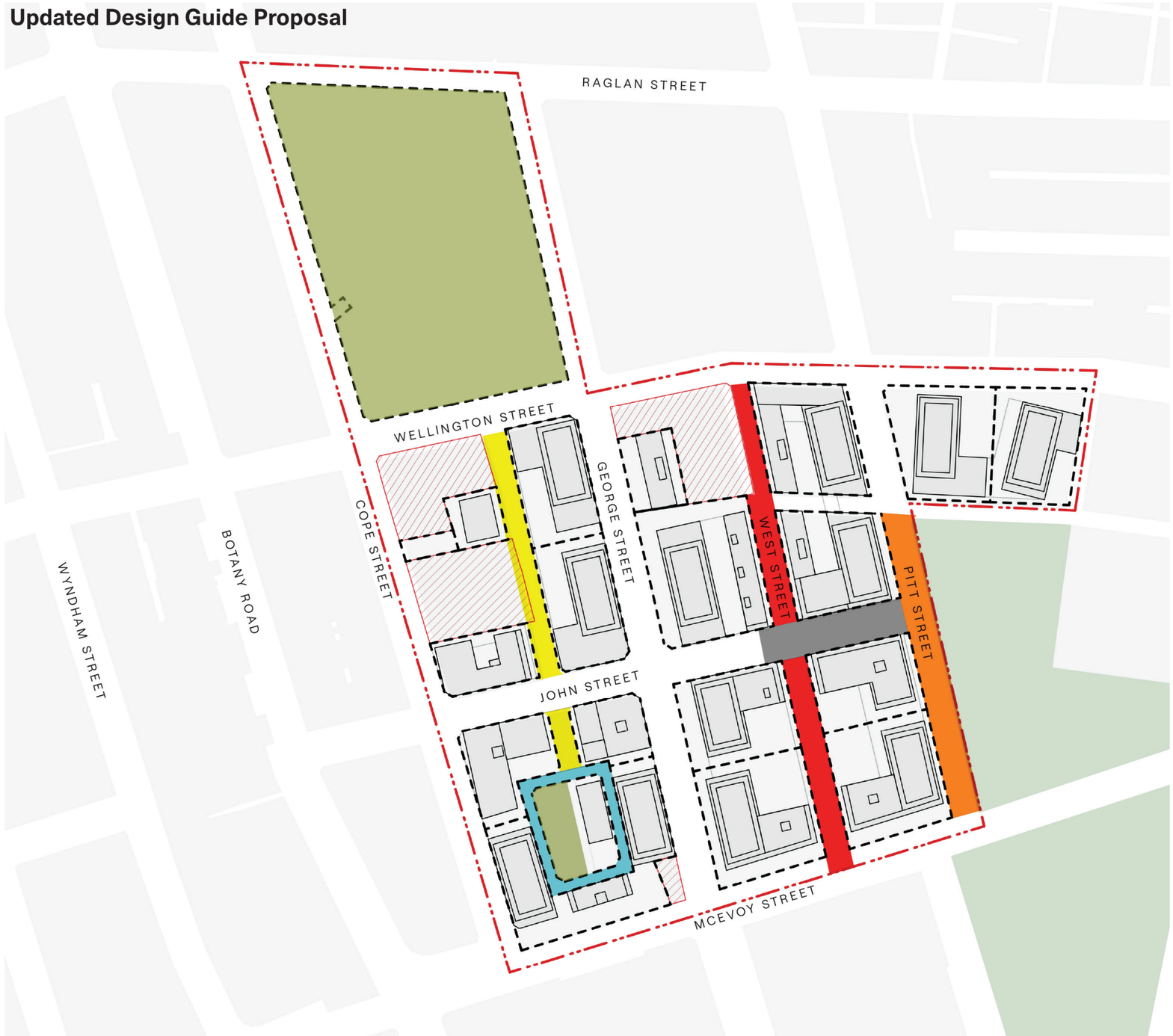
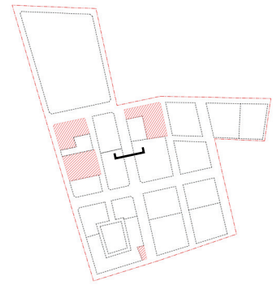


Figure 153 : Proposal Street Network Diagram

5.3.1 Street Sections - George Street



George Street

A central spine through the precinct, connecting people and places, supporting movement, activity, and vibrant street life.

George Street accommodates retail and services appropriate to the local community, with active edges that encourage pedestrian engagement and outdoor activity. The street section has been retained in its existing alignment and is consistent with the Design Guide, providing generous footpath widths and setbacks to support potential outdoor dining.

The existing bi-directional cycleway is maintained in its current alignment, and the street closure remains at its existing location. Where possible, existing trees have been retained, including a significant grove of Eucalyptus microcorys (tallowwoods) along the eastern footpath, contributing to a well-defined, green, and welcoming main street to the precinct.

Design Guide 2022

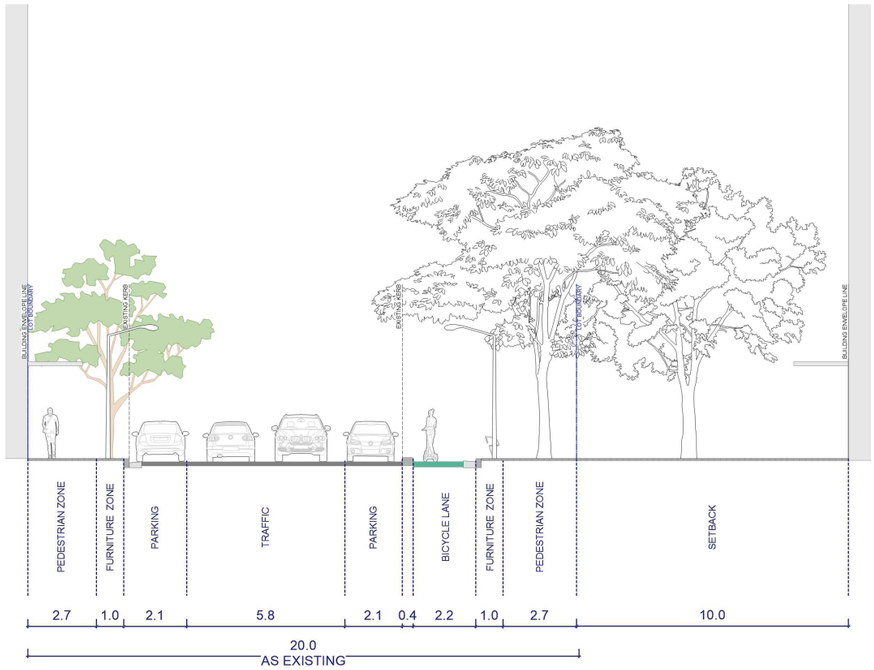


Figure 154 : Design Guide George Street Section

Updated Design Guide Proposal

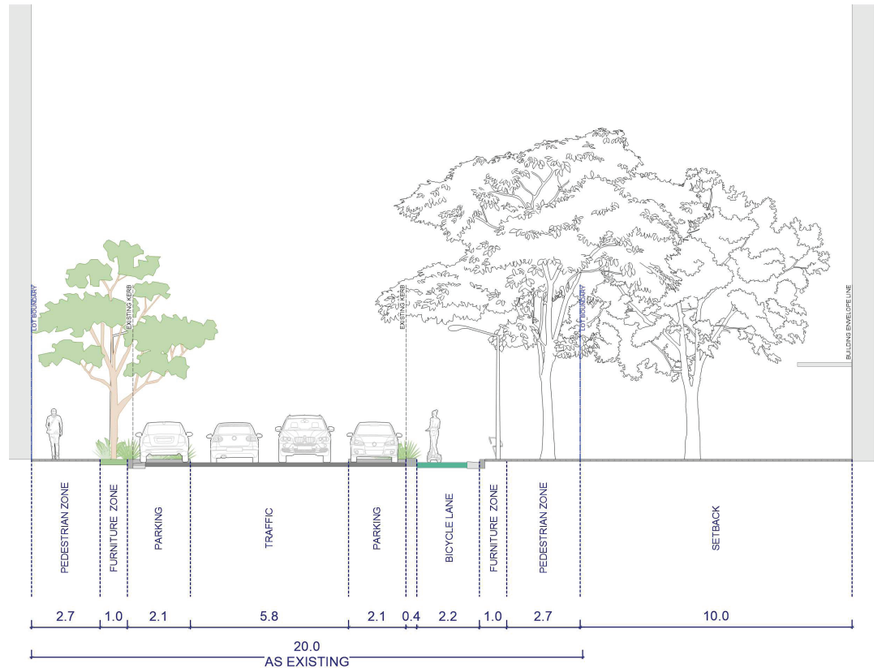


Figure 155 : Proposal George Street Section

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way	Two-way	Consistent
Direction	North/South	North/South	Consistent
Reservation width	20m	20m	Consistent
Vehicle Lane Width	5.8m travel 2.1m parking	5.8m travel 2.1m parking	Consistent
Cycle Path	2.2m double lane	2.2m double lane	Consistent
Footpath width	2.7m (West) 2.7m (East)	2.7m (West) 2.7m (East)	Consistent
Furniture Zone	1.0m (West) 1.0m (East)	1.0m (West) 1.0m (East)	Consistent
Traffic Speed	30km/h	30km/h	Consistent



Figure 156 : Cathedral Street, Woolloomooloo



Figure 157 : South Eveleigh



Figure 158 : City of Sydney Street

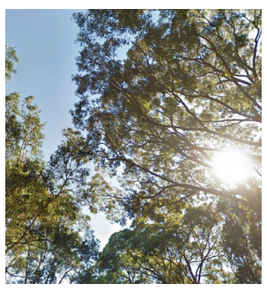


Figure 159 : Waterloo Canopy

5.3.2 Street Sections - Wellington Street

Wellington Street

A leafy connecting street, providing east–west movement through and beyond the precinct.

Wellington Street provides connection through to the major traffic corridor on Botany Road to the west, supporting movement for vehicles, cyclists, buses and pedestrians. It functions as a transport-oriented route within the precinct, accommodating multiple modes of movement and prioritising connectivity and access. The street accommodates a single lane in each direction with a cycleway on both sides, maintaining active movement while supporting local amenity.

It is a green route that interfaces with the park, creating a sense of continuity between public open space and the street. The existing street section has been retained and aligns with the Design Guide, with generous footpath widths and landscaped edges that support pedestrian activity. Existing trees have been retained where possible and complemented by new plantings, creating a shaded corridor that enhances the pedestrian experience and reinforces Wellington Street as a green, connecting street within the precinct.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way	Two-way	Consistent
Direction	East/West	East/West	Consistent
Reservation width	20.2m	20.2m	Consistent
Vehicle Lane Width	5.8m travel 2.1m parking	5.8m travel 2.1m parking	Consistent
Cycle Path	1.3m single lane	1.45m single lane	Updated
Footpath width	2.5m (West) 2.5m (East)	2.5m (West) 2.5m (East)	Consistent
Furniture Zone	1.0m (West) 1.0m (East)	1.0m (West) 1.0m (East)	Consistent
Traffic Speed	30km/h	30km/h	Consistent

Design Guide 2022 - Section A



Figure 160 : Design Guide Wellington Street Section

Updated Design Guide Proposal - Section A

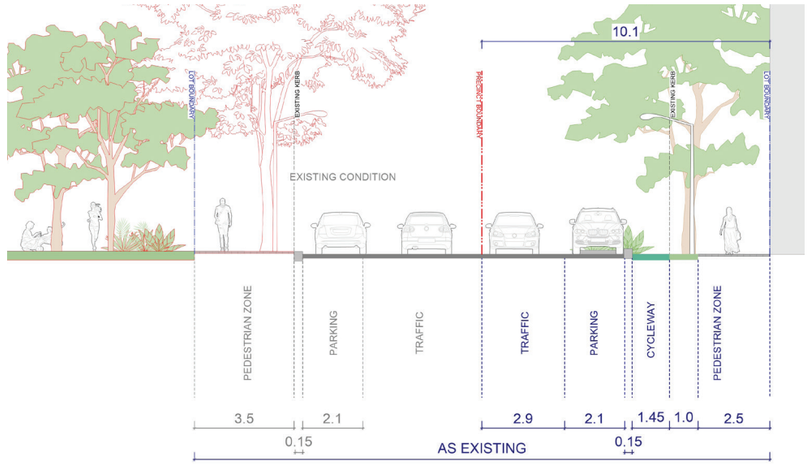


Figure 161 : Proposal Wellington Street Section

Bus Stop - Section B



Figure 162 : Proposal Wellington Street Section (Bus Stop)

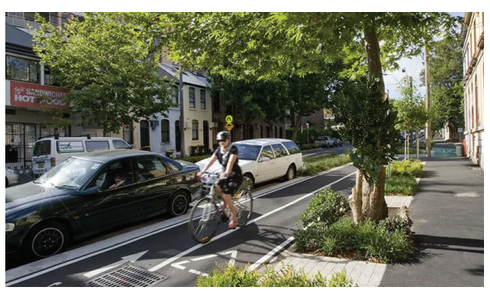


Figure 163 : Bourke Street Cycleway



Figure 164 : Bourke Street Cycleway

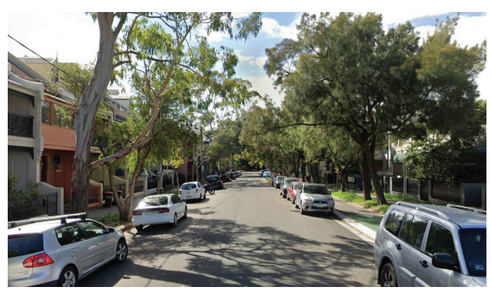
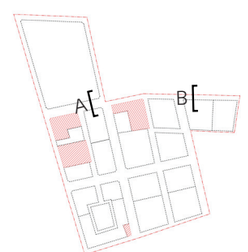
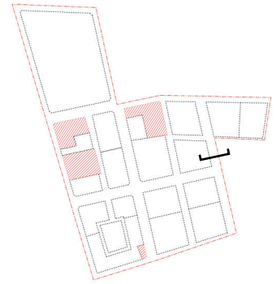


Figure 165 : Wilson Street, Newtown



5.3.3 Street Sections - Pitt Street Extension



Pitt Street Extension

A leafy residential street within the Village Neighbourhood, positioned on the ridge line within Dry Country, connecting homes, public space and the park.

Pitt Street responds to the site's eastern slope, forming a quieter route that integrates with the surrounding street network and provides clear pedestrian and active transport links, including to Waterloo Park along the eastern footpath. The street operates as a two-way yield street, supporting low vehicle speeds and prioritising local access. Residential buildings address the street with front yards, varied thresholds, and human-scaled edges, creating a strong interface between public and private spaces.

Existing mature trees, including Eucalyptus and Ficus species, have been retained and complemented by new plantings, creating a shaded corridor that enhances the pedestrian experience. The closure to McEvoy Street forms a pocket of green space, reinforcing Pitt Street as a leafy, connected, and green residential street within the precinct.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way	Two-way yield street	Updated
Direction	North / South	North / South	Consistent
Reservation width	15m	15m	Consistent
Vehicle Lane Width	5.8m travel 2.2m parking	5.8m travel 2.2m parking	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	3m (West) 2m (East)	3m (West) 4.2m (East)	Updated
Furniture Zone	1.0m (West) 1.0m (East)	1.0m (West) 1.0m (East)	Consistent
Traffic Speed	30km/h	30km/h	Consistent

Design Guide 2022

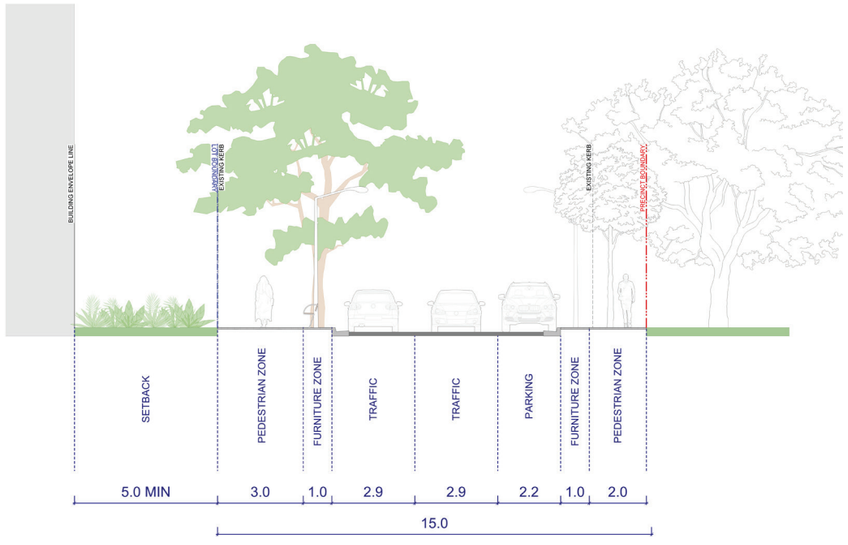


Figure 166 : Design Guide Pitt Street Section

Updated Design Guide Proposal

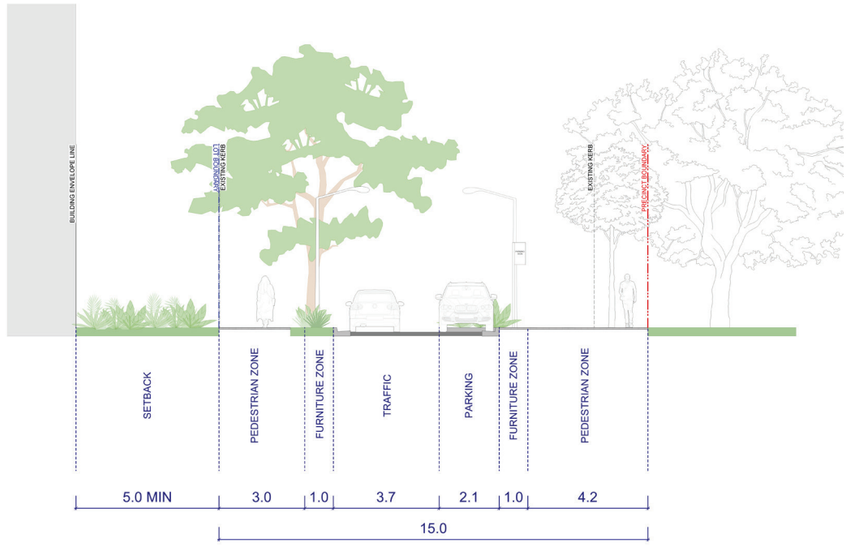


Figure 167 : Proposal Pitt Street Section



Figure 168 : Streetscape Croydon, Victoria



Figure 169 : Waterloo Park



Figure 170 : Pine Street Chippendale



Figure 171 : Fig tree roots

5.3.4 Street Sections - Cooper Street North

Cooper Street North

A vibrant shared street connecting the two new park spaces, activating the public realm and bringing people, culture, and street life together.

Cooper Street is proposed to be changed to a shared zone, accommodating pedestrians, cyclists, and slow-moving vehicles, while supporting active street life and accessibility.

The key change from the Design Guideline is the retention of the existing southbound one-way movement rather than a shift to northbound as was proposed.

The street has been realigned, with most street trees newly planted to create a consistent and green public realm. Together, these elements create a lively, vibrant route connecting the parks along an active and community focused street.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	One -way	One-way	Consistent
Direction	Northbound	Southbound	Updated
Reservation width	12m	12m	Consistent
Vehicle Lane Width	2.9m travel 2.1m parking	2.9m travel 2.1m parking	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	3m (West) 3m (East)	5m (West) 2m (East)	Updated
Furniture Zone	2.1m (West) 1.0m (East)	1.0 (West) 2.1m (East)	Updated
Traffic Speed	20km/h	10km/h	Updated

Design Guide 2022 - Section A

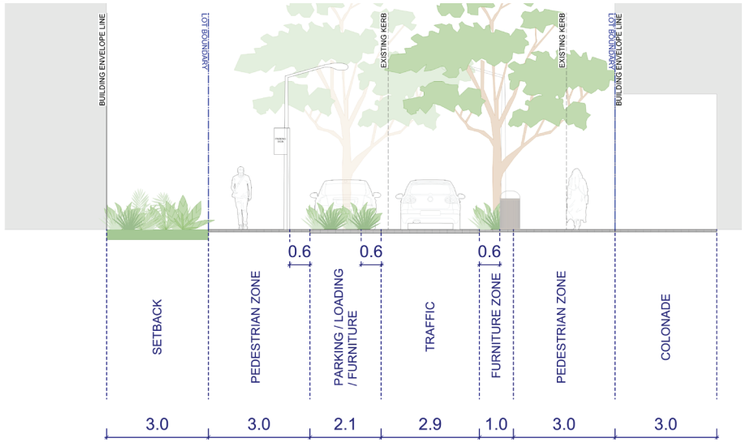


Figure 172 : Design Guide Cooper Street Section

Updated Design Guide Proposal - Section A

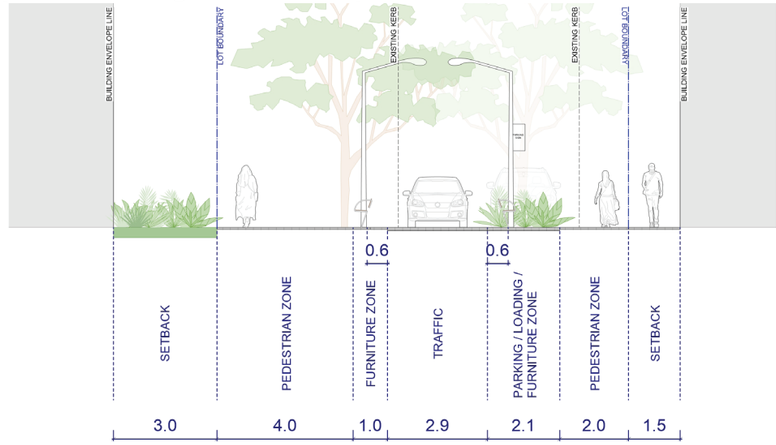


Figure 173 : Proposal Cooper Street Section

Design Guide Condition at Private Lots - Section B

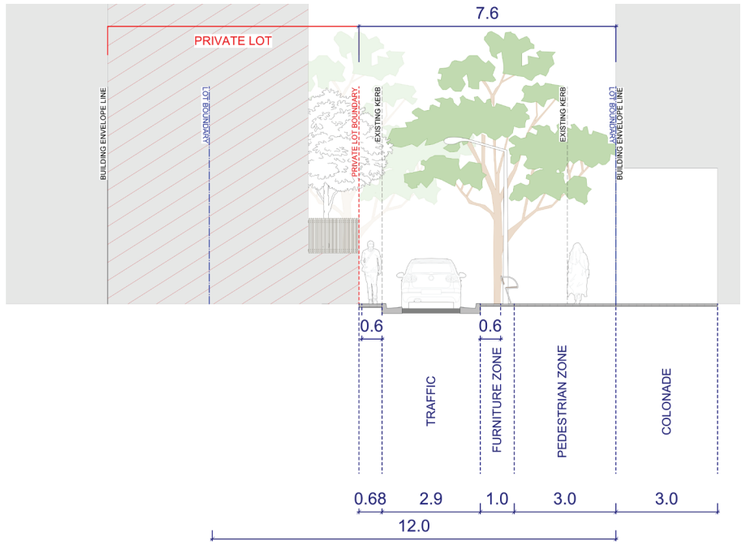


Figure 174 : Design Guide Cooper Street Section (Private Lots)

Proposal Condition at Private Lots - Section B

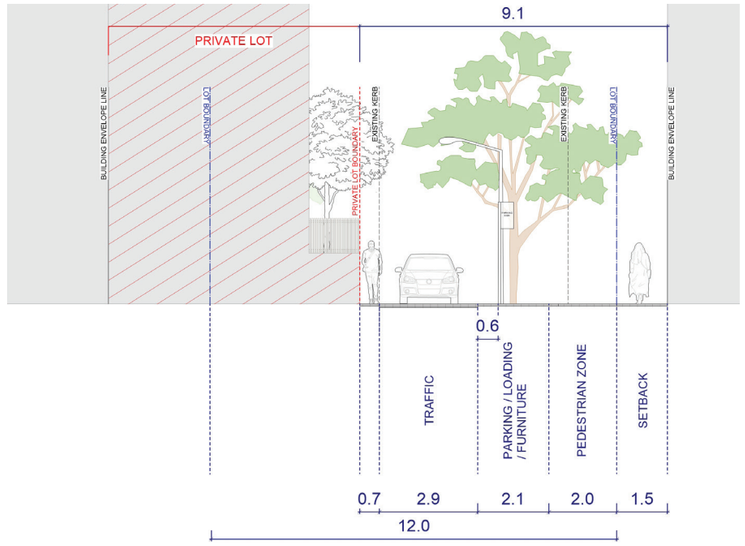


Figure 175 : Proposal Cooper Street Section (Private Lots)



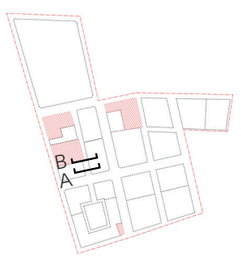
Figure 176 : Little C, CULD + Juurlink [+] Geluk 2021



Figure 177 : Boot Factory, ASPECT Studios



Figure 178 : Little C, CULD + Juurlink [+] Geluk 2021



5.3.5 Street Sections - West Street

West Street

Quiet and leafy, West Street provides a north–south link through the Village Neighbourhood, reinforcing its residential character.

A quiet, residential street within the Village Neighbourhood, West Street is proposed to extend through to Mead, providing an additional north–south connection through the precinct. It will maintain a calm, low-traffic character, supporting local movement for pedestrians while reinforcing the residential nature of the area.

No change has been proposed to the street section from the Design Guide.

Street frontages will be lined with homes that engage with the street through front yards and human-scaled thresholds, creating a strong interface between public and private space.

The street will be green and shaded, with new plantings complementing any retained mature trees, contributing to the overall amenity and sense of place within the Village Neighbourhood.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Changed
Traffic	One-way	One-way	Consistent
Direction	Northbound	Northbound	Consistent
Reservation width	14m	14m	Consistent
Vehicle Lane Width	2.9m travel 2.2m parking	2.9m travel 2.2m parking	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	3m (West) 3m (East)	3m (West) 3m (East)	Consistent
Furniture Zone	1.45m (West) 1.45m (East)	1.45 (West) 1.45m (East)	Consistent
Traffic Speed	20km/h	20km/h	Consistent

Design Guide 2022 - Section A

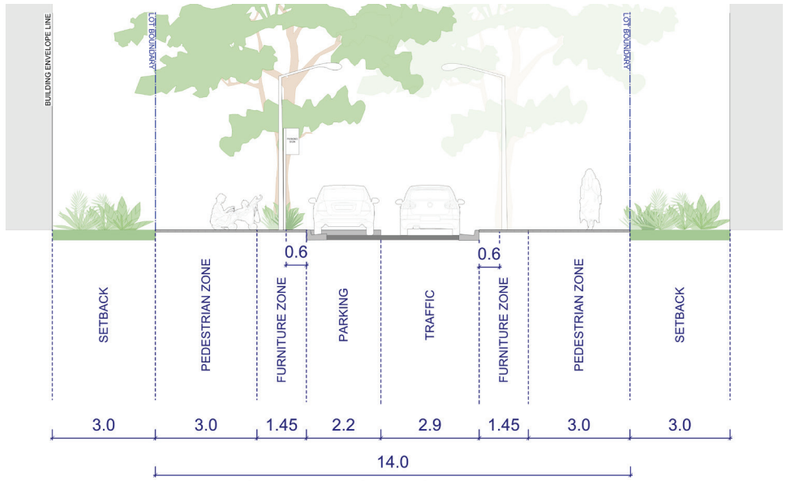


Figure 179 : Design Guide West Street Section

Updated Design Guide Proposal - Section A

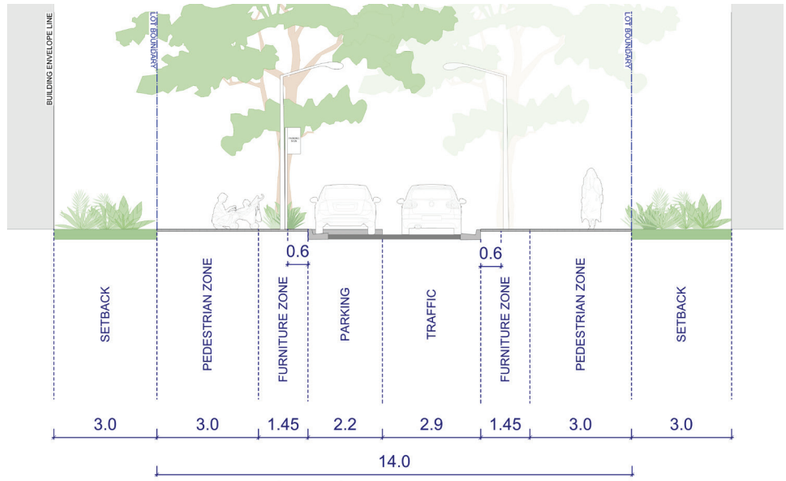


Figure 180 : Proposal West Street Section

Design Guide Condition at Private Lots - Section B

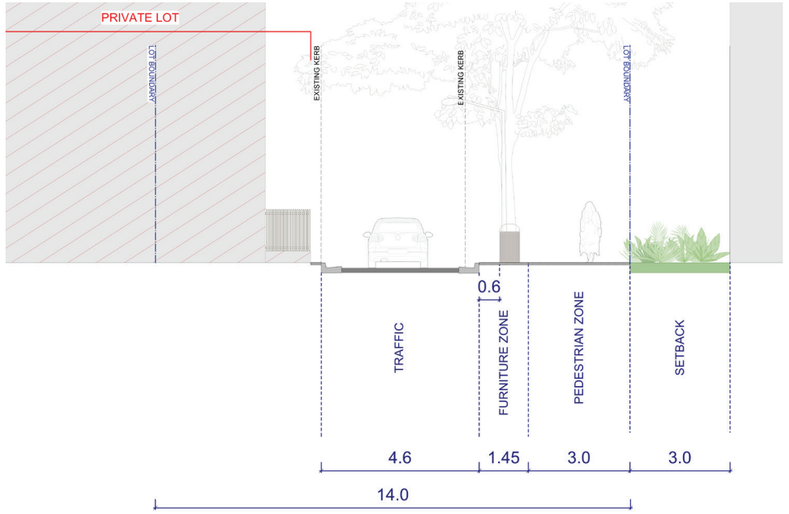


Figure 181 : Design Guide West Street Section (Private Lots)

Proposal Condition at Private Lots - Section B

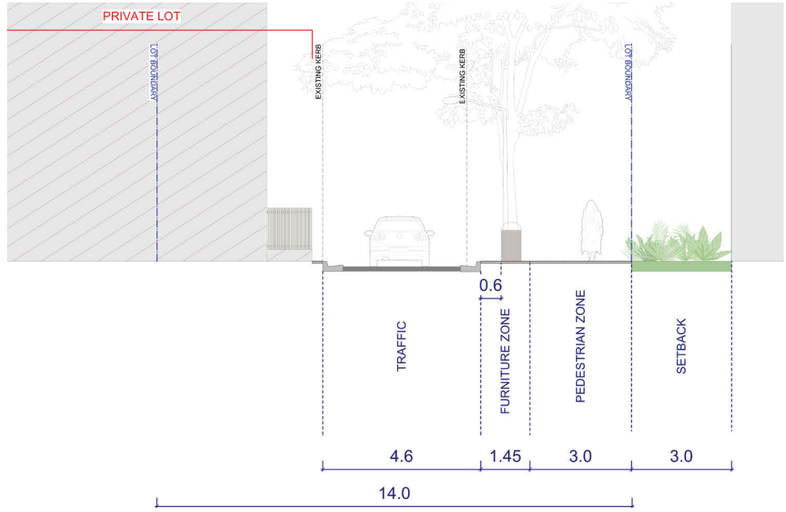


Figure 182 : Proposal West Street Section (Private Lots)



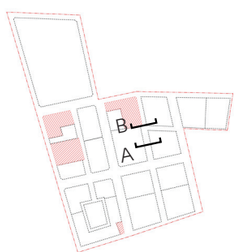
Figure 183 : West Street Waterloo



Figure 184 : Brickfields Chippedale



Figure 185 : Melbourne Laneway



5.3.6 Street Sections - Mead Street

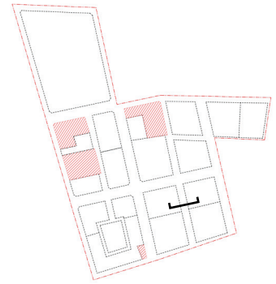
Mead Street

Calm and leafy, Mead Street provides a north–south link through the Village Neighbourhood, connecting Blocks 9 and 10 and enhancing the residential streetscape.

Mead Street is generally consistent with the Design Guide, operating as a single-lane yield street with generous footpaths that support pedestrian movement and reinforce the low-traffic, residential character of the area.

The street closure at McEvoy Street creates a deep-soil zone that integrates with existing mature trees, retaining and enhancing the green character of the street.

Frontages engage the street with human-scaled thresholds and front yards, strengthening the interface between public and private spaces. Together, these elements create a calm, leafy street that provides clear north–south connectivity while contributing to the overall amenity and sense of place within the Village Neighbourhood.



Design Guide 2022

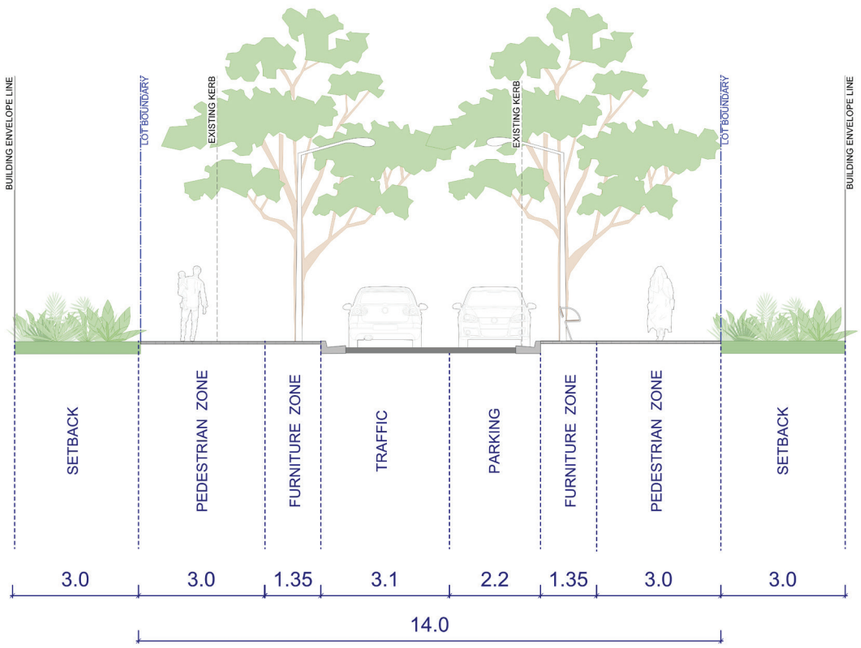


Figure 186 : Design Guide Mead Street Section

Updated Design Guide Proposal

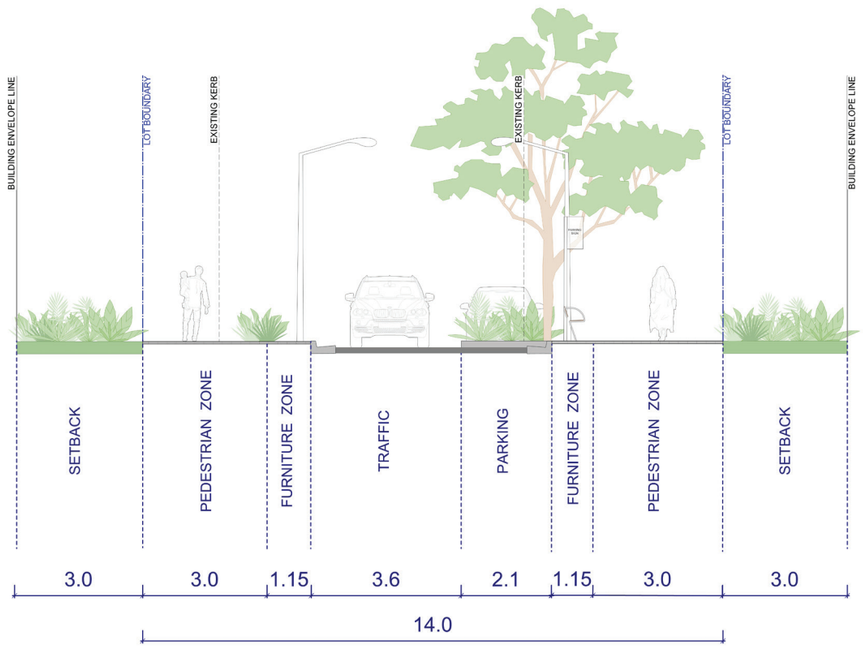


Figure 187 : Proposal Mead Street Section

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way yield street	Two-way yield street	Consistent
Direction	North / South	North / South	Consistent
Reservation width	14m	14m	Consistent
Vehicle Lane Width	3.1m travel 2.2m parking	3.6m travel 2.1m parking	Updated
Cycle Path	N/A	N/A	Consistent
Footpath width	3m (West) 3m (East)	3m (West) 3m (East)	Consistent
Furniture Zone	1.35m (West) 1.35m (East)	1.15m (West) 1.15m (East)	Updated
Traffic Speed	20km/h	20km/h	Consistent



Figure 188 : Harold Park Glebe



Figure 189 : Mead Street Canopy

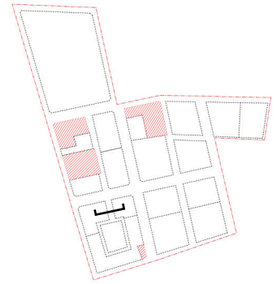


Figure 190 : Gautier + Conquet Architects, Avenues Mermoz & Pinel, Lyon



Figure 191 : Harold Park

5.3.7 Street Sections - Cooper Street South



Cooper Street South

Welcoming and active, Cooper Street South provides a shared street that supports access to Block 8, the adjoining park and the community building, while forming an important local address within a mixed-use context.

Cooper Street South is designed as a shared street, prioritising pedestrian movement while accommodating low-speed vehicle access, parking bays and servicing, reinforcing its role as a flexible, people-focused space. Active ground-level interfaces and generous thresholds support everyday activity and strengthen connections between public spaces and surrounding development.

New proposed street trees and integrated planting soften the built edges of the mixed use buildings, improve microclimate and contribute to a greener streetscape.

Together, these elements create a leafy shared street that supports access to key destinations while enhancing amenity and a clear sense of place.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way	Two-way	Consistent
Direction	North / South	North / South	Consistent
Reservation width	12m	12m	Consistent
Vehicle Lane Width	9m shared zone	9.9m shared zone	Updated
Cycle Path	N/A	N/A	Consistent
Footpath width	N/A	N/A	Consistent
Furniture Zone	N/A	N/A	Consistent
Traffic Speed	10km/h	10km/h	Consistent

Design Guide 2022

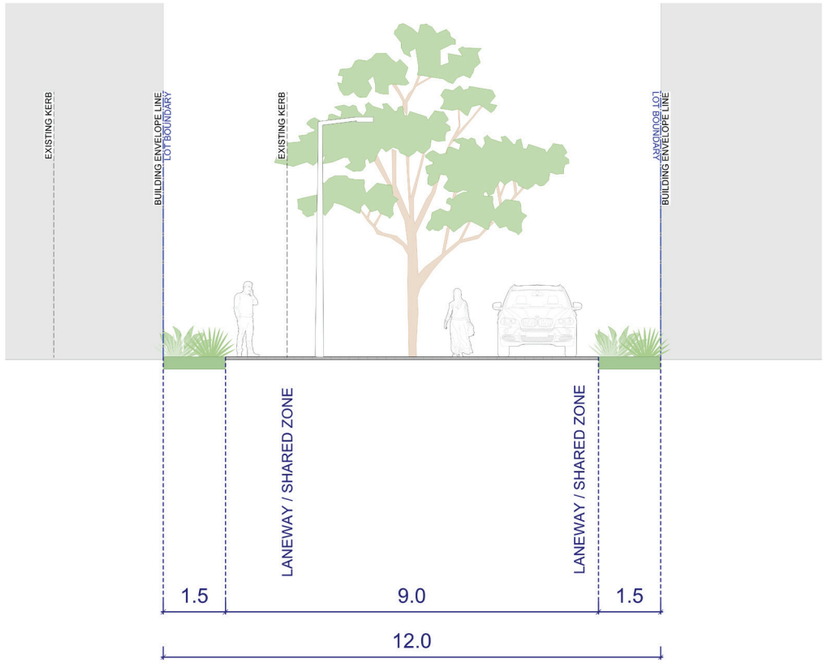


Figure 192 : Design Guide Cooper Street South Section

Updated Design Guide Proposal

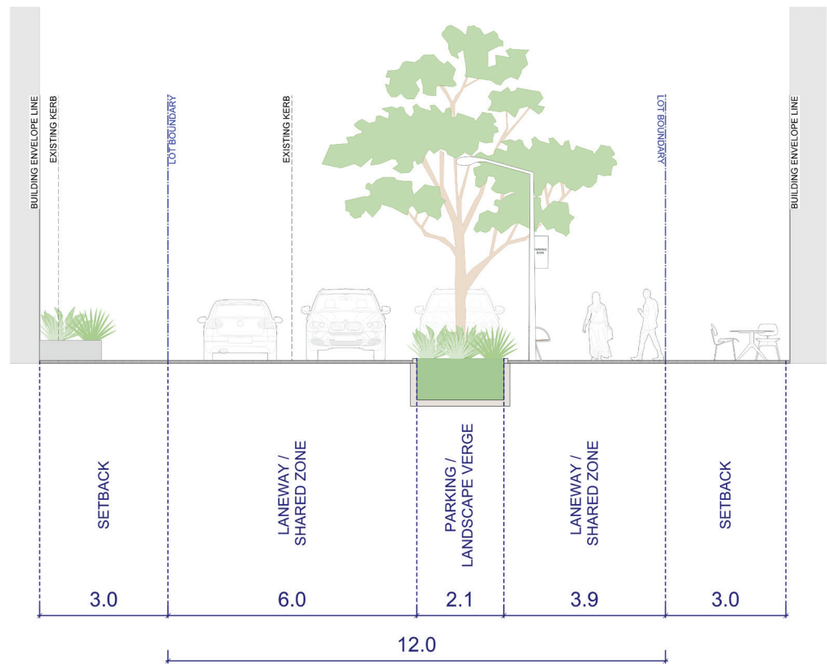


Figure 193 : Proposal Cooper Street South Section



Figure 194 : South Eveleigh, ASPECT Studios

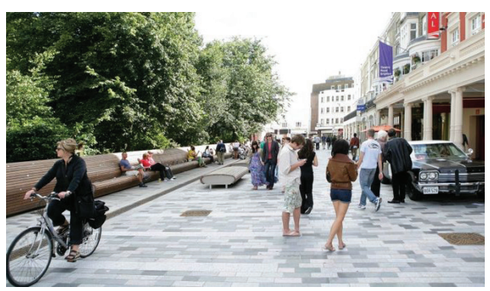


Figure 195 : New Road Brighton, Gehl Associates

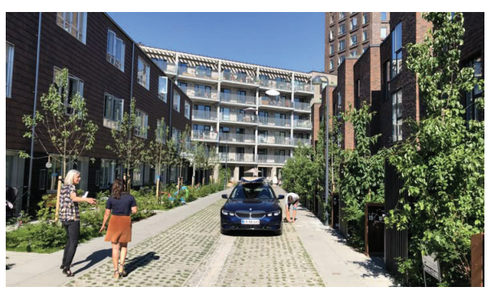
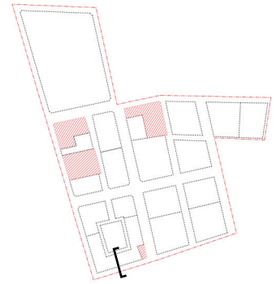


Figure 196 : Shared Street



Figure 197 : Tung Hop Street

5.3.8 Street Sections - Cooper Place



Cooper Place

Green and civic in character, Cooper Place is centred on the park and community building, forming the heart of the precinct and a focal point for everyday community life.

The park provides a key communal green space, offering generous tree canopy and shade, supporting informal recreation, gathering and a range of green urban activities that enrich daily use.

Surrounded by shared streets, Cooper Place prioritises pedestrian movement and supports slow-speed vehicle access, creating a safe, legible and highly connected public realm around the park and community building.

Active edges and direct interfaces address the park, strengthening connections between public spaces and surrounding development and supporting passive surveillance and activity.

Together, these elements create a cohesive civic place that supports community life, enhances amenity and establishes a strong and welcoming sense of place.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way	Two-way	Consistent
Direction	North / South	North / South	Consistent
Reservation width	6m	6m	Consistent
Vehicle Lane Width	6m shared zone	6m shared zone	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	N/A	N/A	Consistent
Furniture Zone	N/A	N/A	Consistent
Traffic Speed	10km/h	10km/h	Consistent

Design Guide 2022

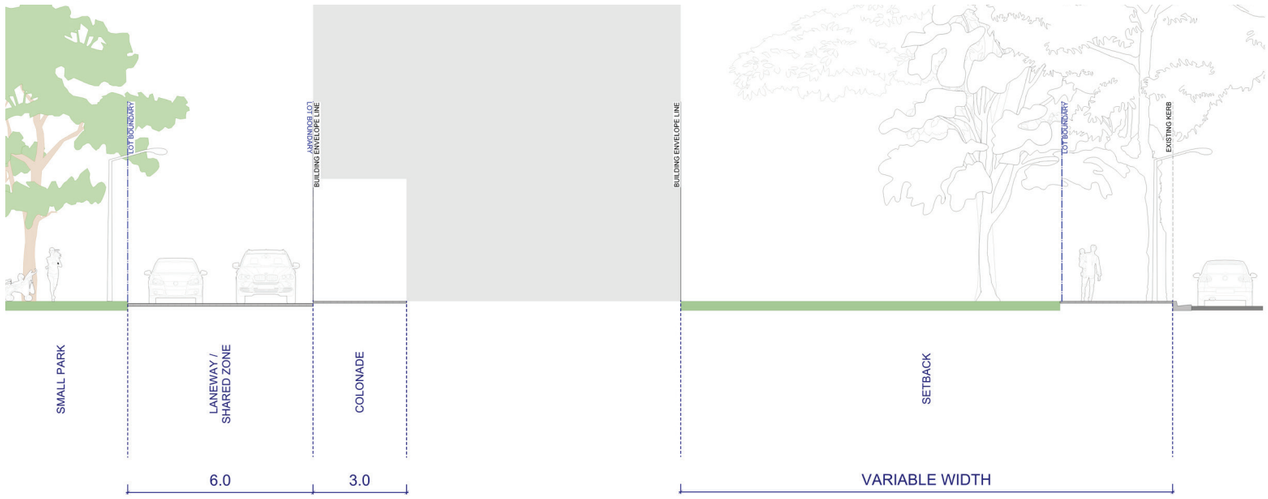


Figure 198 : Design Guide Cooper Place Section

Updated Design Guide Proposal

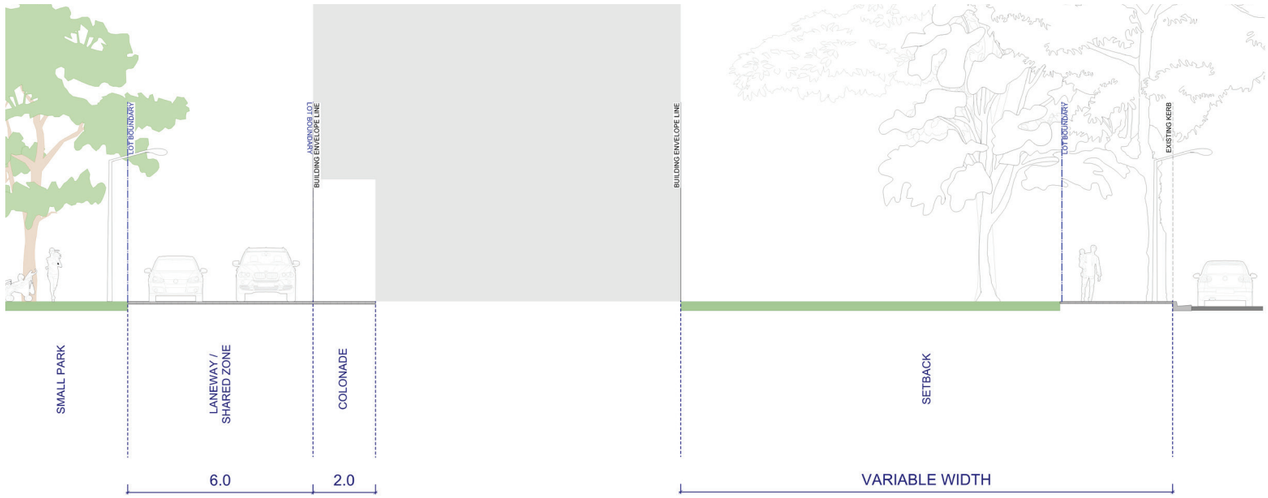


Figure 199 : Design Guide Cooper Place Section



Figure 200 : George Street Redfern



Figure 201 : Shared Street



Figure 202 : South Quay Plaza

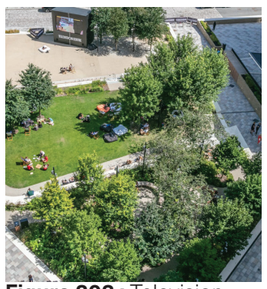
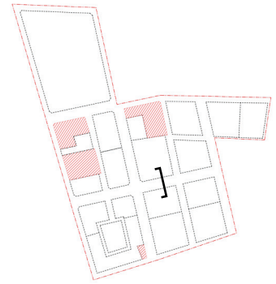


Figure 203 : Television Centre UK

5.3.9 Street Sections - John Street



John Street

Green and civic in character, John Street is a generous local street defined by new street tree planting and generous footpath widths, supporting a comfortable and welcoming public domain for everyday local movement and activity.

John Street is a two-way local street with a generous carriageway accommodating on-street parking to both sides, supporting local access and servicing. Wide footpaths and new street tree planting reinforce a comfortable pedestrian environment and contribute to a green, well-shaded public domain.

The design is consistent with the Design Guide, with no deviation from the proposed street configuration. The ground plane supports everyday movement and local activity, with predominantly non-residential ground floor uses and a clear separation between pedestrian, parking and vehicle movements to enhance amenity and legibility.

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	Two-way	Two-way	Consistent
Direction	North / South	North / South	Consistent
Reservation width	As Existing	As Existing	Consistent
Vehicle Lane Width	As Existing	As Existing	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	As Existing	As Existing	Consistent
Furniture Zone	As Existing	As Existing	Consistent
Traffic Speed	30km/h	30km/h	Consistent

Design Guide 2022

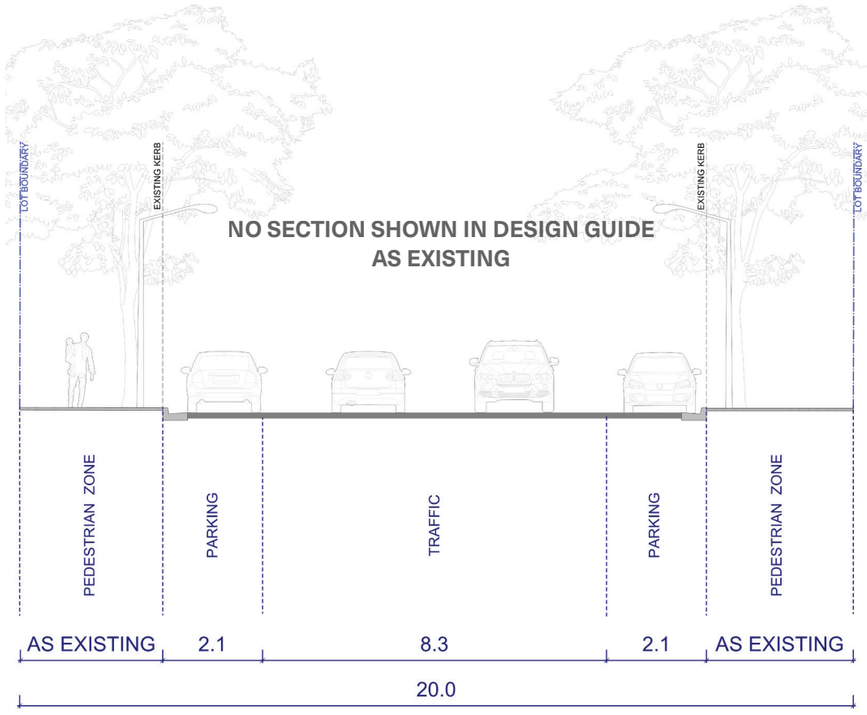


Figure 204 : Design Guide John Street Section

Updated Design Guide Proposal

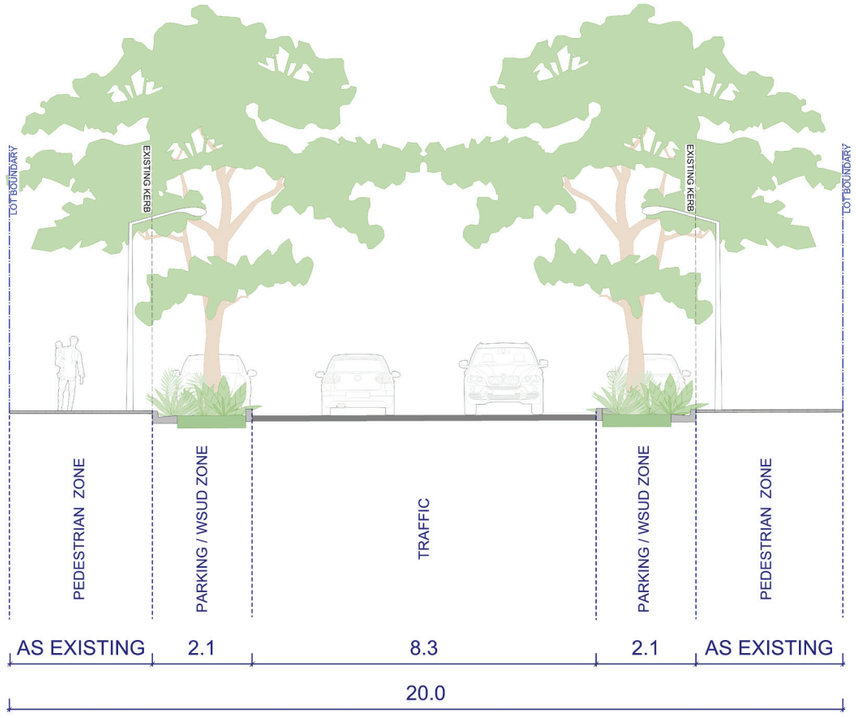


Figure 205 : Proposal John Street Section



Figure 206 : Victoria Park Streets



Figure 207 : City of Sydney Rain Gardens

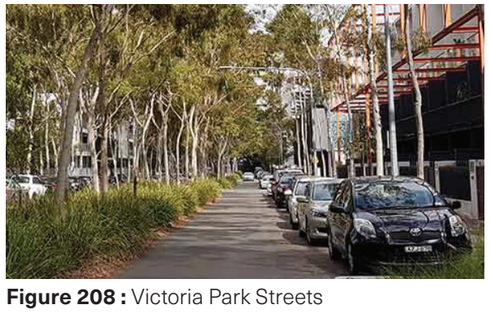


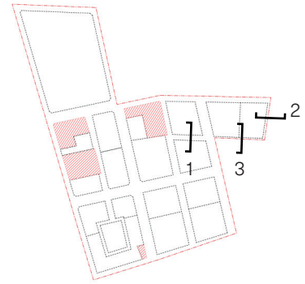
Figure 208 : Victoria Park Streets



Figure 209 : Bioswale Planting

5.3.10 Street Sections - Boundary Streets

Boundary Streets



1. Reeve Street

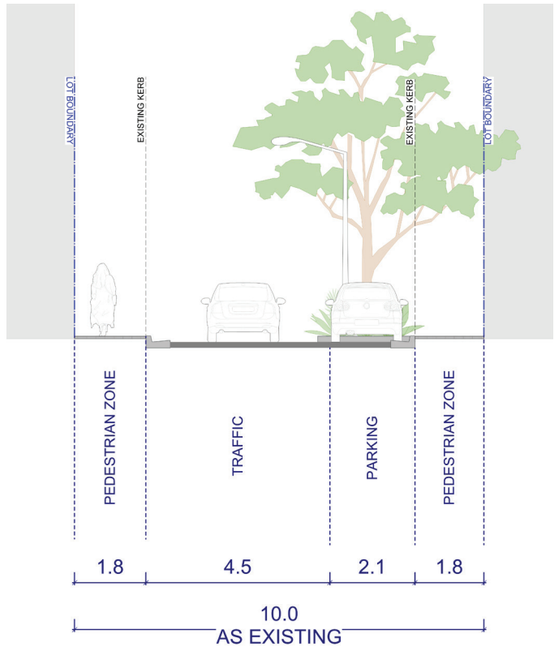


Figure 210 : Proposal Reeve Street Section

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	One-way	One-way	Consistent
Direction	Westbound	Westbound	Consistent
Reservation width	As Existing	As Existing	Consistent
Vehicle Lane Width	As Existing	As Existing	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	As Existing	As Existing	Consistent
Furniture Zone	As Existing	As Existing	Consistent
Traffic Speed	20km/h	20km/h	Consistent

2. Kellick Street

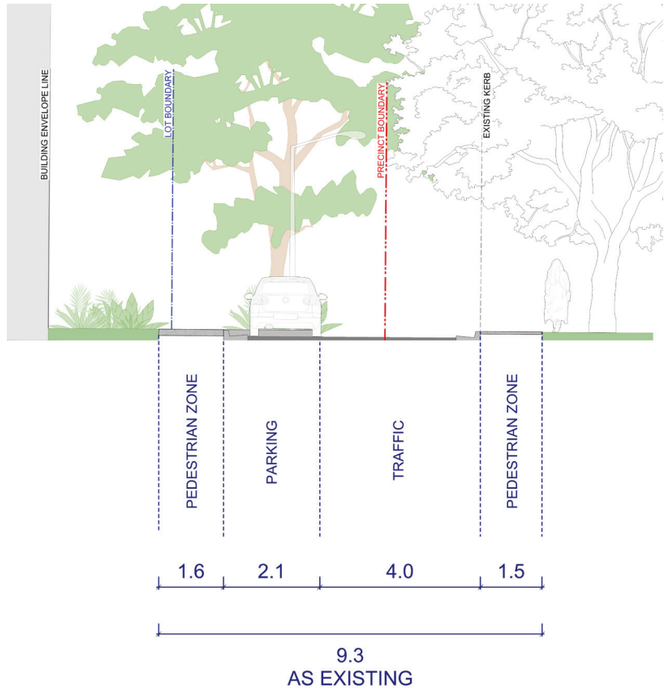


Figure 211 : Proposal Kellick Street Section

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	One-way	One-way	Consistent
Direction	Westbound	Westbound	Consistent
Reservation width	As Existing	As Existing	Consistent
Vehicle Lane Width	As Existing	As Existing	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	As Existing	As Existing	Consistent
Furniture Zone	As Existing	As Existing	Consistent
Traffic Speed	20km/h	20km/h	Consistent

3. Gibson Street

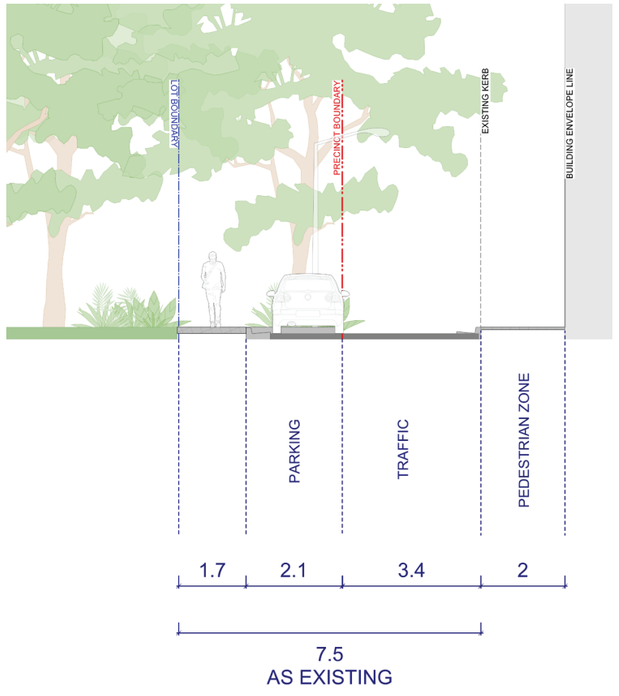


Figure 212 : Proposal Gibson Street Section

Design Guide Compliance			
	Design Guide	Proposal	Consistent / Updated
Traffic	One-way	One-way	Consistent
Direction	Southbound	Southbound	Consistent
Reservation width	As Existing	As Existing	Consistent
Vehicle Lane Width	As Existing	As Existing	Consistent
Cycle Path	N/A	N/A	Consistent
Footpath width	As Existing	As Existing	Consistent
Furniture Zone	As Existing	As Existing	Consistent
Traffic Speed	20km/h	20km/h	Consistent

5.4 Access and Circulation

The proposed updates maintain the overall access and circulation strategy established in the 2022 Design Guide, with refinements introduced to improve safety and public space quality. Cooper Street North will retain its existing southbound one-way configuration, with a reduced speed limit of 10 km/h to prioritise pedestrian comfort and safety. The extent of road closures along John Street, Pitt Street, and Mead Street has been increased to create larger pedestrian-priority zones and expand public space opportunities. Cooper Place has also been reconfigured with an alternative street arrangement while preserving its intended width, ensuring connectivity and equitable access remain consistent. These changes enhance permeability and amenity while supporting a more walkable and community-focused precinct.

Design Guide 2022



Figure 213 : Design Guide Access and Circulation Diagram

Key

- Cycleway - existing
- Cycleway - future
- New Streets
- Through site links
- Signalised intersection
- Public access elevator
- Traffic Flow
- Yield traffic flow
- Prohibited right turn
- Speed limit
- No vehicle access
- Pedestrian Ramps

Updated Design Guide Proposal

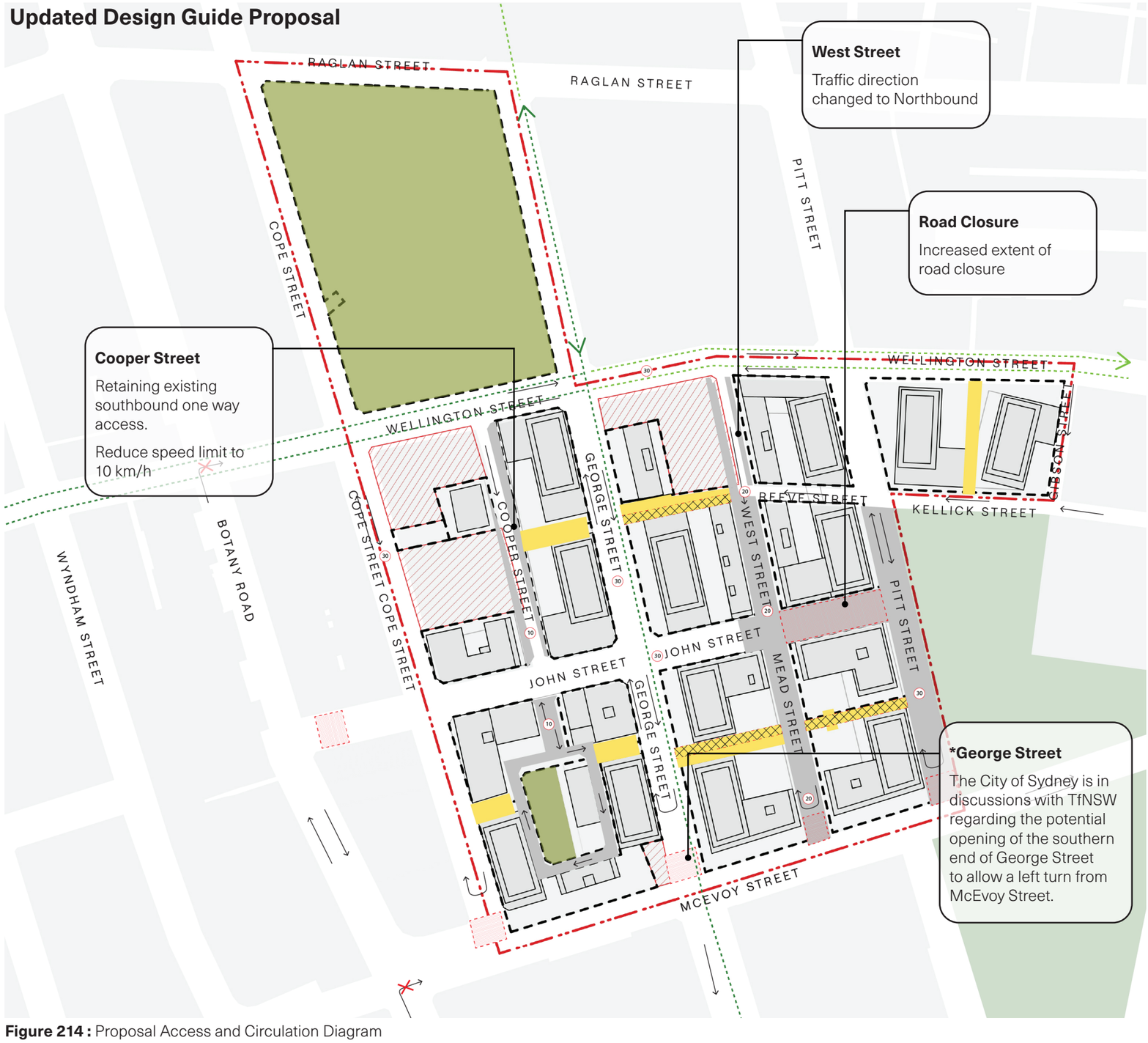


Figure 214 : Proposal Access and Circulation Diagram

5.5 Deep Soil

The proposed updates maintain the intent of the original design guide to deliver generous green infrastructure but refine its configuration for greater functionality and ecological benefit. Small, fragmented deep soil areas have been consolidated into larger, more continuous zones to support healthy tree growth, improve stormwater infiltration, and enhance biodiversity. In addition, the updated approach increases the provision of planting on structure—generally to courtyard and plaza spaces —to supplement greenery and urban cooling where deep soil is limited. These changes strengthen the precinct's landscape performance while ensuring a cohesive and high-quality public domain.

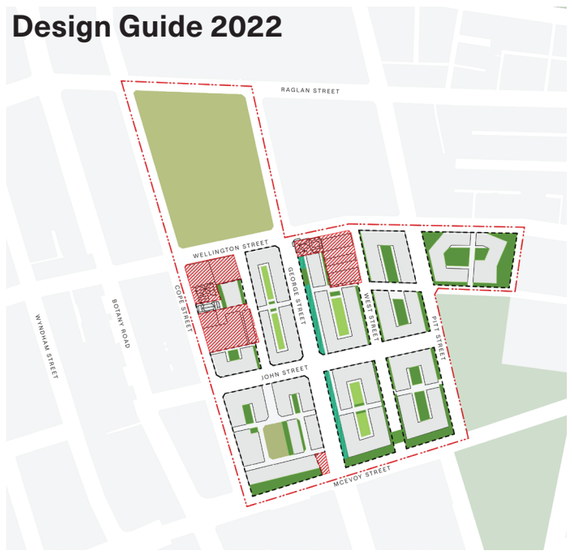


Figure 215 : Design Guide Deep Soil Diagram

Key	
	Park
	100% Deep Soil
	50% Deep Soil
	Planting on Structure
	Basement Outline



Figure 216 : Proposal Deep Soil Diagram

Deep Soil

This table provides a comparison of the original per lot allocations in the 2022 version with the proposed amended allocations.

Deep soil allocations have been reduced in Block 1, Block 3, Block 5 and Block 8. These have been offset by increase particularly to Block 9 and Block 10.

Increases in area available for planting on structure has also increased on Block 3, Block 8 and Block 10.

2022 Design Guide Requirements			Updated Design Guide Proposal	
Street Block	Min Deep Soil (%)	Min Planting on Structure (%)	Min Deep Soil (%)*	Min Planting on Structure (%)
1 (Large Park)	100%	0%	100%	0%
2	20%	0%	20%	0%
3	1%	9%	0%	15%
4	10%	10%	15%	5%
5	20%	0%	15%	0%
6	20%	0%	20%	0%
7	30%	0%	30%	0%
8	20%	0%	19%	4%
9	10%	10%	15%	10%
10	20%	0%	25%	3%
Small Park (Block 8)	100%	0%	100%	0%
Min. Deep Soil area (m2) (excluding parks)	**8486m²**		**9255m²**	
Site Wide Deep Soil area (excluding parks) Overall Percentage Increase from Design Guide 2022			**9%**	**30%**

*green = equal to or more than 2022 Design Guide

*red = less than 2022 Design Guide

5.6 Tree Retention

The updated tree retention strategy has been informed by a detailed survey of existing trees to establish their size and condition, along with a revised assessment of retention value undertaken by TMS. The volume of retained high and medium value trees meets the targets set out in the Waterloo Estate (South) Design Guide. Priority has been given to preserving mature trees that contribute significantly to the established street character, particularly where clusters of trees collectively enhance the visual and ecological quality of the precinct. This approach ensures that tree retention aligns with the design objectives for urban greening, biodiversity, and the creation of a cohesive and attractive public domain.

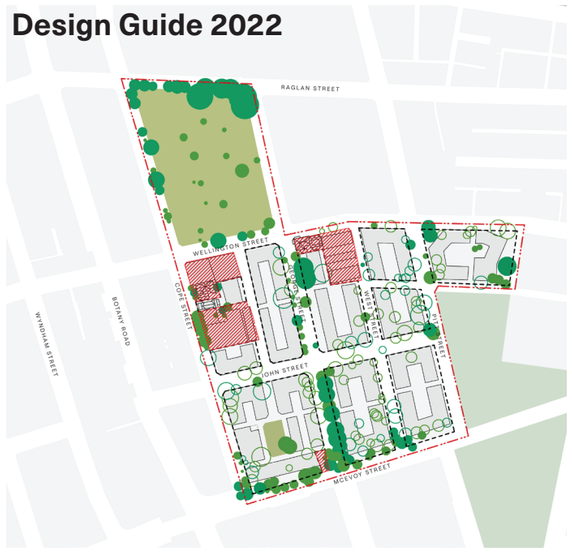


Figure 217 : Design Guide Tree Retention Diagram

Key	
	High Value Tree Retained
	High Value Tree Removed
	Moderate Value Tree Retained
	Moderate Value Tree Removed
	Potential additional retained trees - subject to root mapping during detailed design stage

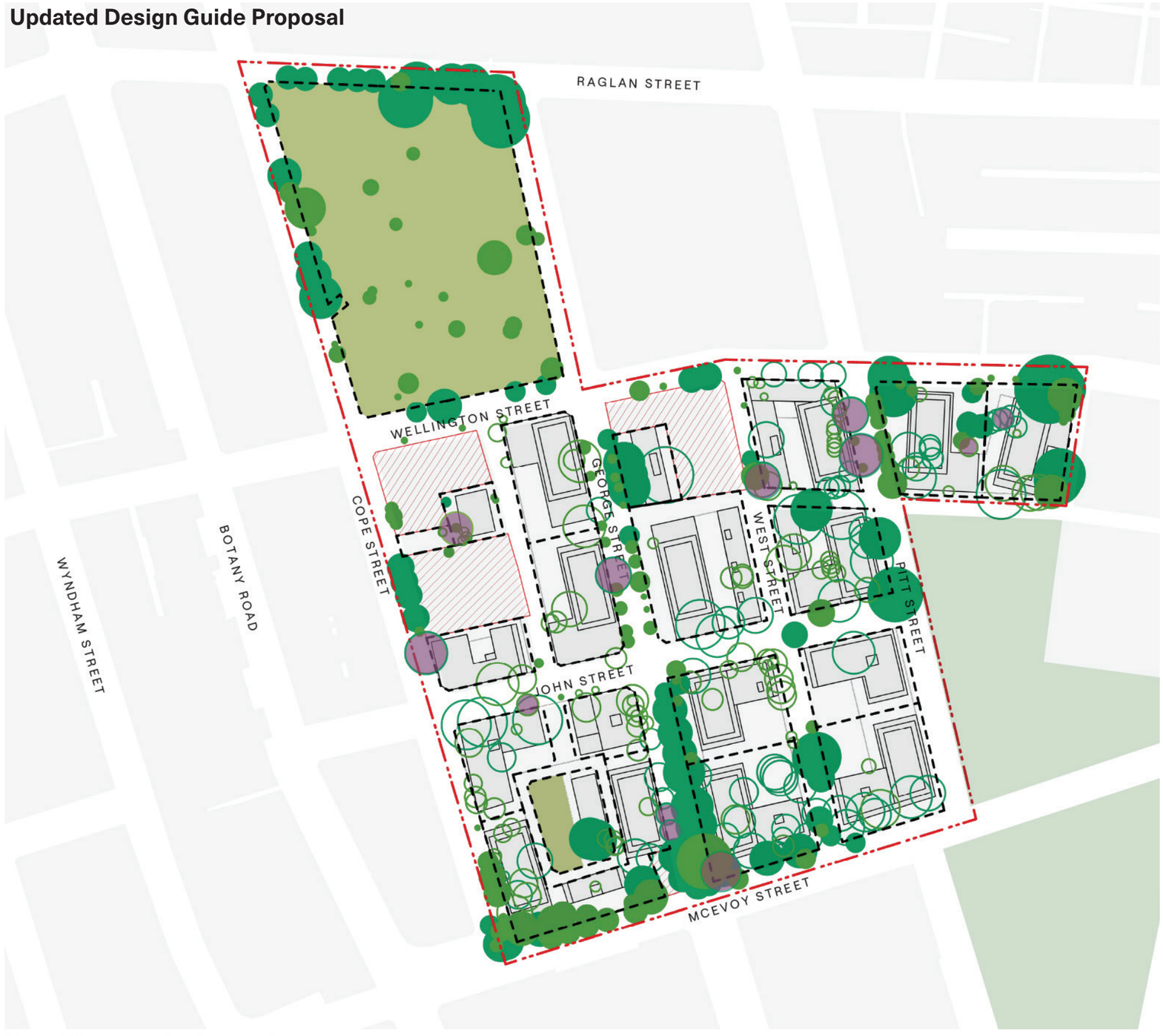


Figure 218 : Proposal Tree Retention Diagram

Tree Retention



Figure 219 : Proposal High Value Retained Trees Diagram

HIGH VALUE TREES

79 OF 155

50.97% (50% TARGET)



Figure 220 : Proposal Medium Value Retained Trees Diagram

MEDIUM VALUE TREES

107 OF 208

51.4% (50% TARGET)



Figure 221 : Proposal Low Value Retained Trees Diagram

LOW VALUE TREES

98 OF 157

62.4% (NO TARGET)

5.7 Roof level communal open space and green roofs

The updated built form strategy has resulted in changes to the allocation of roof level communal spaces and green roofs. In particular, these zones have been avoided on upper-level roofs that were introduced as part of the recent design refinements. This adjustment ensures that communal open space remains functional, accessible, and protected from adverse wind conditions, while maintaining compliance with design excellence and amenity objectives. The revised approach prioritises usability and safety, while continuing to support urban greening through alternative locations and planting strategies integrated into lower levels and courtyards.

Design Guide 2022

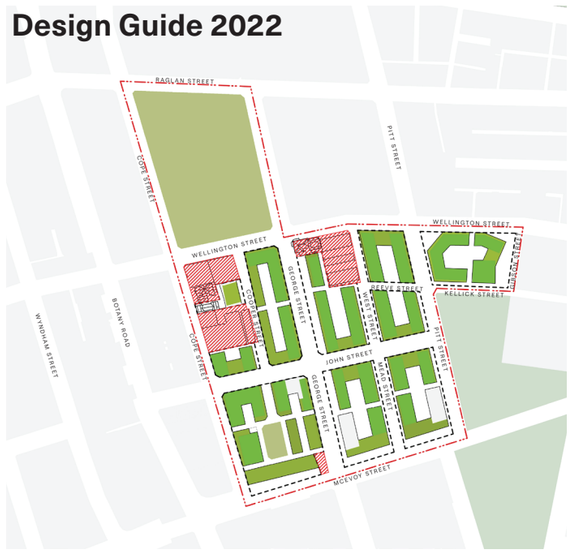


Figure 222 : Design Guide Communal Open Space and Green Roofs

Key - Communal Open Space and Green Roofs
Principal usable part of communal open space
Potential Extensive Green Roof
Tower/Podium Roof with no planting

Updated Design Guide Proposal



Figure 223 : Proposal Communal Open Space and Green Roofs Diagram

5.8 WSUD

The WSUD strategy is generally consistent with the 2022 Design Guide, with the exception of the bioswale, which has been relocated to John Street. This allows for the bioswale to be located to both sides of the street and increase its effective area.

Design Guide 2022

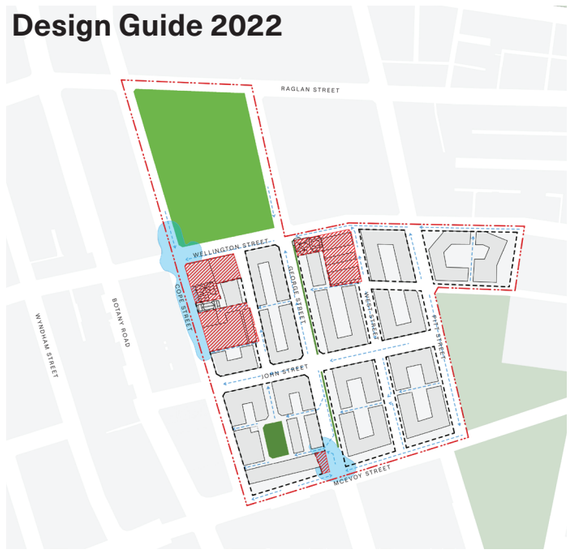


Figure 224 : Design Guide WSUD Diagram

Key - WSUD

	Open space with infiltration capacity
	Existing low point (ponding)
	Overland flow path
	Bioswale

Updated Design Guide Proposal

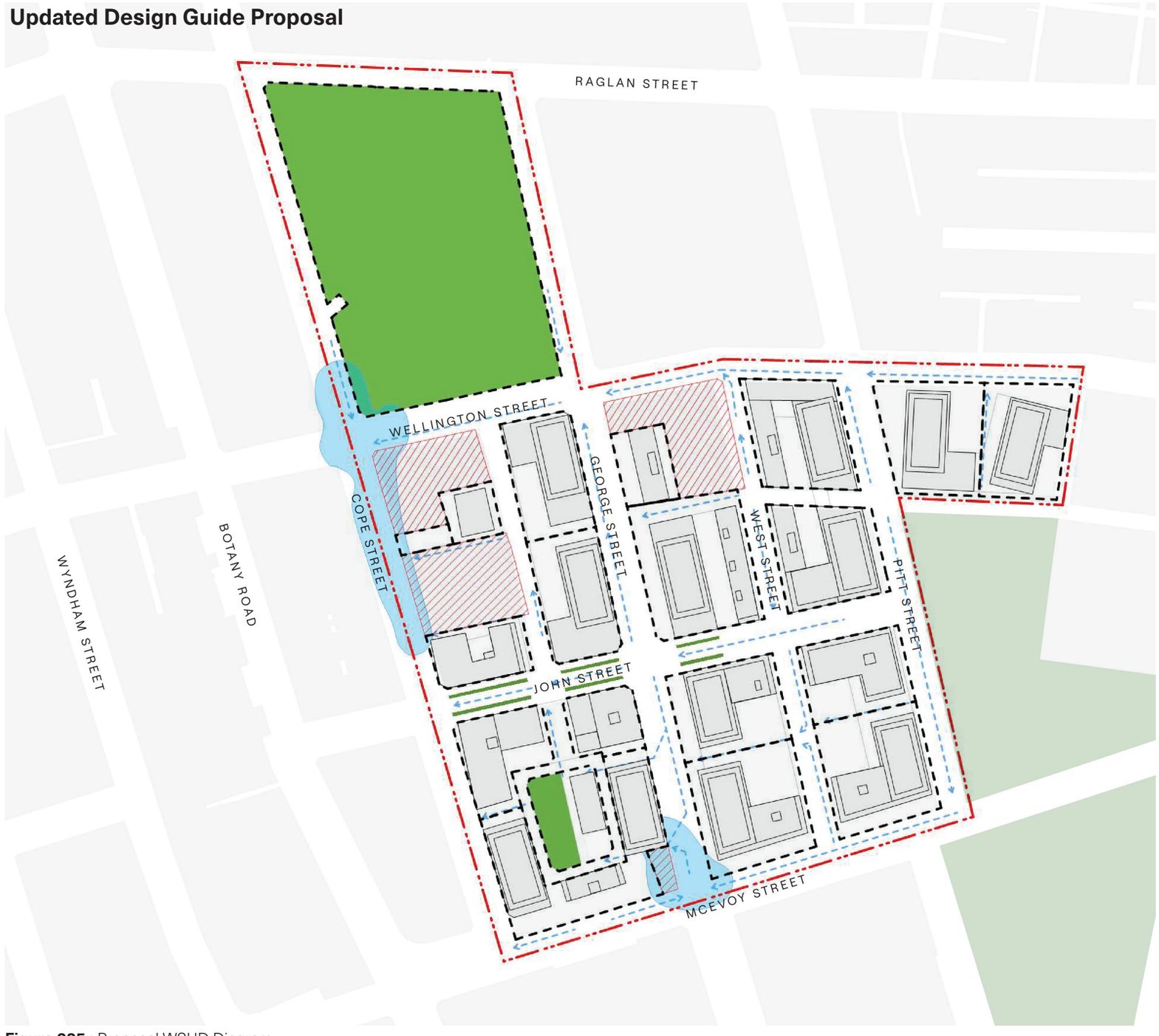


Figure 225 : Proposal WSUD Diagram

5.9 Awning Strategy

The awning strategy is generally consistent with the 2022 Design Guide, with the exception of minor adjustments to retain additional existing trees. This allows the awnings to accommodate the retained canopy while continuing to provide shade and weather protection across the public domain.

Design Guide 2022

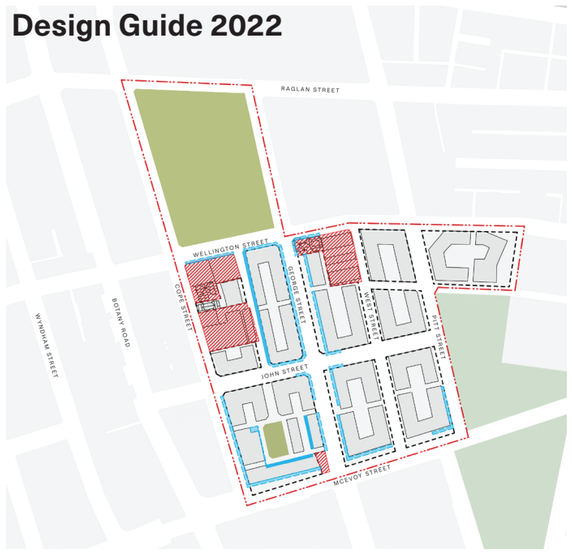


Figure 226 : Design Guide Awning Strategy Diagram

Updated Design Guide Proposal

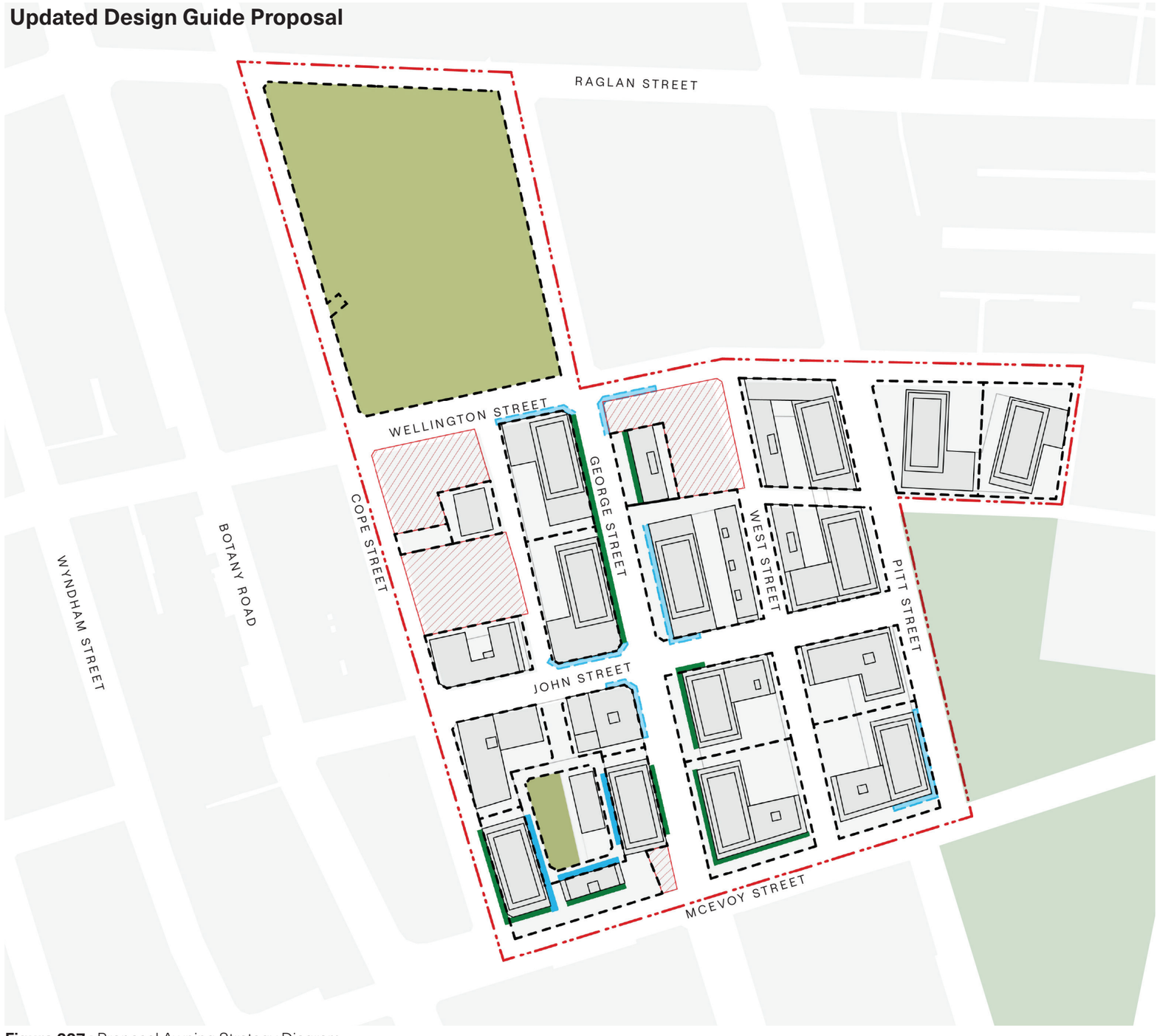


Figure 227 : Proposal Awning Strategy Diagram

Key - Awning Strategy	
	Colonade 2-3m width
	Awning 3m width
	Extent of awning subject to tree retention 3m width

Section 6

Appendix - Landscape Plans



WARNING

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Services shown on this drawing are approximate only. The exact location is to be confirmed on site by contractor prior to commencement of work.

These coloured drawings shall be read in digital format or colour hardcopy.

These drawings shall be read in conjunction with all relevant information (not limited to legends, schedules, specifications).

These drawings shall be read in conjunction with any Engineers, Architects or other consultant information (not limited to drawings, legends, schedules, specifications).

Check all dimensions and site conditions prior to commencement of any work or procurement or fabrication of any services, materials, fittings or equipment.

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NOTES / KEY PLAN

DATE	REV	AMENDMENTS
17/02/2026	A	FOR ISSUE

CONSULTANTS

SJB
Level 2, 490 Crown Street
Surry Hills NSW 2010
+61 2 9380 9911

WSCE
Level 20/66
Goulburn St,
Sydney NSW 2000
+61 2 9299 1312

IGS
200 Euston Rd,
Alexandria NSW
2015
+61 2 8488 4600

NGULUWAY DESIGN INC
Level 12/126 Phillip St,
Sydney NSW 2000
+61 2 8905 7100

ASPECT Studios
ASPECT Studios Pty Ltd
Level 1, 78-80 George Street
Redfern NSW 2016
Australia
T 02 9699 7182
www.aspect-studios.com
sydney@aspect-studios.com
ABN 11 120 219 561

PROJECT **SYD25010**

WATERLOO SOUTH
WATERLOO, NSW 2017

CLIENT

NSW GOVERNMENT Homes NSW Stockland

NORTH	SCALE A1	SCALE A3	DRAWN	CHECKED
	--	1250	JK / BM	LN

Do not scale - use dimensions & callouts on drawings & schedules. Refer discrepancies to Landscape Architect for clarification.

STATUS

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING

GENERAL ARRANGEMENT PRECINCT

FOR INFORMATION

DRAWING NO. **REVISION**

PR-LS-1050 A

T:\L_CAD\CAD Management\05_PRODUCTION\02_Vectorworks Template\01_CAD PR-LS-1000_GENERAL ARRANGEMENT.vwx

JOINS PREVIOUS SHEET

0 10 20 30 40 50m

Key

- Site boundary
- Privately owned properties excluded from the development
- Indicative substation zones subject to detailed design

WARNING

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Services shown on this drawing are approximate only. The exact location is to be confirmed on site by contractor prior to commencement of work.

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NOTES / KEY PLAN

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17/02/2026	A	FOR ISSUE

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SJB
Level 2, 490 Crown Street
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Level 20/66
Goulburn St,
Sydney NSW 2000
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IGS
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NGULUWAY DESIGN INC
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PROJECT SYD25010

WATERLOO SOUTH
WATERLOO, NSW 2017

CLIENT

NSW GOVERNMENT Homes NSW Stockland

NORTH	SCALE A1	SCALE A3	DRAWN	CHECKED
	--	1250	JK / BM	LN

Do not scale - use dimensions & callouts on drawings & schedules. Refer discrepancies to Landscape Architect for clarification.

STATUS

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWING

GENERAL ARRANGEMENT PRECINCT

FOR INFORMATION

DRAWING NO. PR-LS-1051 **REVISION** A

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