



Waterloo South – Concept Application and Rezoning Proposal

A Community Guide

May 2026

In partnership with:



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1. Introduction

This community guide helps explain and summarise some of the key documents that form part of the Waterloo South Concept State Significant Development Application (Concept Application) and Rezoning Proposal.

This guide is not part of the formal application. Its purpose is to be a helpful overview only. The original documents in their entirety should be read for all details, and this guide shouldn't be substituted for reviewing the application documents.

This main part of this guide is presented in a question-and-answer format to help people understand the Application documents and what's proposed. It is structured as follows:

Section 1: Introduction to this Community Guide and the Project

Section 2: Planning context and overview of the Concept Application and Rezoning Proposal

Section 3: Summary of key theme, in a question-and-answer format:

- Accessibility
- Design – Buildings and Overall Layout
- Design – Landscape, Trees and Public Spaces
- Design Excellence
- Designing and Connecting with Country
- Engagement Feedback and Outcomes
- Flooding and Stormwater
- Heritage – Cultural and Archaeological
- Infrastructure
- Public Art
- Safety
- Social Impact
- Staging
- Sustainability
- Traffic and Transport
- Visual Impact
- Waste
- Wind.

1.1 About the Waterloo Renewal Project

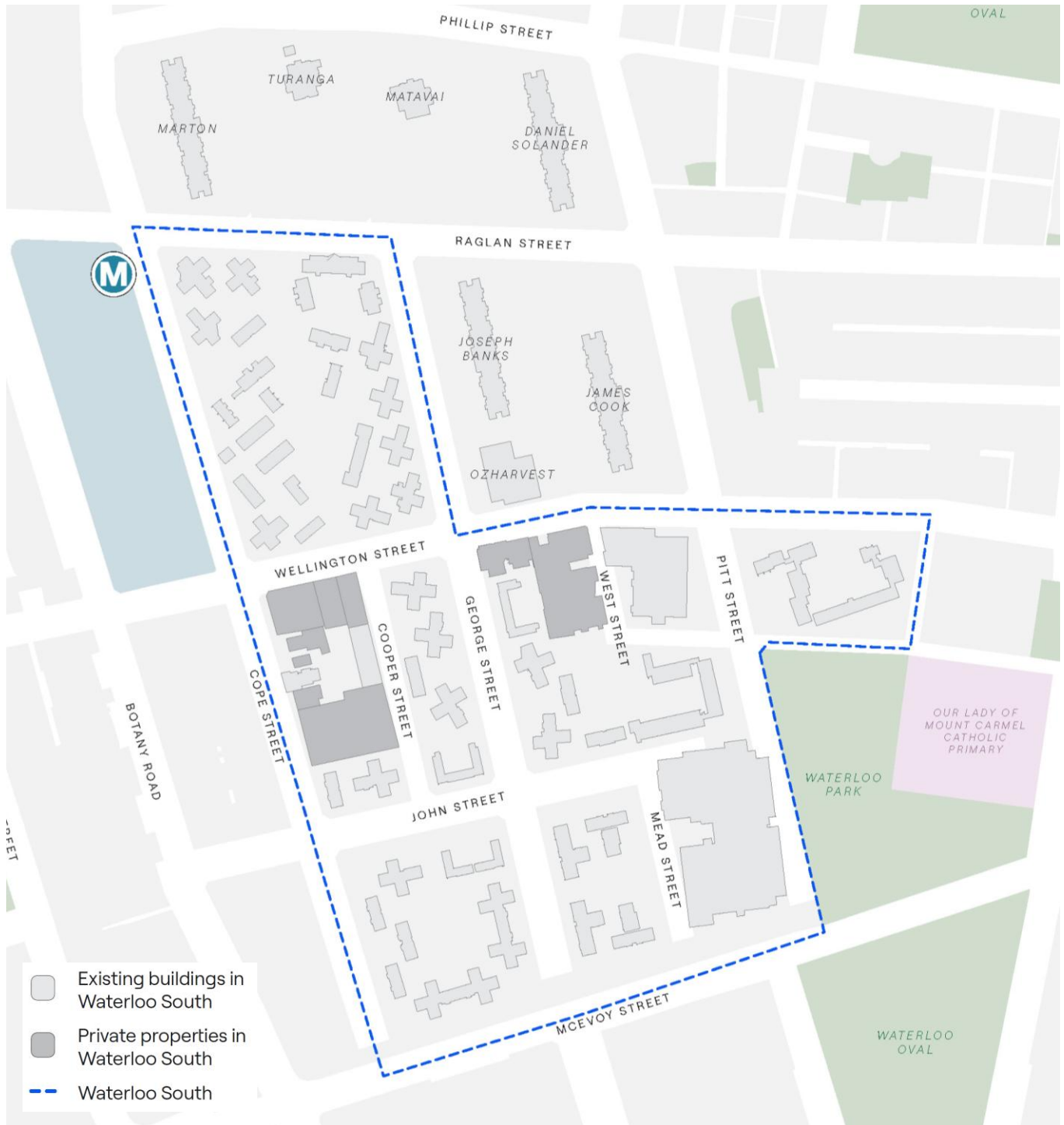
Waterloo South is the southern part of the Waterloo Estate. It includes 10 street blocks currently containing around 750 social housing dwellings and 120 private dwellings.

The existing buildings were mostly built between the 1950s–1970s and are increasingly difficult and expensive to maintain. Many no longer meet modern standards for accessibility, environmental performance or amenity. Renewal will allow new, contemporary homes along with improved public spaces, services and infrastructure.

The demographics of people who need social housing now and into the future has changed dramatically over recent decades. To better meet these needs, the NSW Government has committed to updating and renewing social housing in this area, for better accessibility, more new supply and improve public spaces, services and infrastructure.

The plans are to renew this area into a mixed community with new homes, public spaces, shops, services and improved streets. See **Figure 1** for a map showing the Waterloo South area which is the subject of the Concept Application and Rezoning Proposal. The plans only impact the Government-owned properties within Waterloo South, not the privately owned properties shown in dark grey in the map below.

Figure 1. Map of Waterloo South



Note: Private properties in Waterloo South are not included in the Concept Application or rezoning proposal.



1.1.1 Project overview

The vision for Waterloo South is to become 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 vision is to deliver a unique and vibrant mixed-tenure housing precinct that creates significant social benefits for the community alongside much needed housing. It will deliver new homes, community spaces, parks, shops and services in a sustainable neighbourhood, underpinned by a commitment to respect, honour and celebrate the people of Waterloo.

1.1.2 Project responsibilities

The Waterloo Renewal Project involves several organisations, each playing distinct roles throughout the planning, delivery, and ongoing management of the precinct.

Homes NSW is the applicant leading the proposal, and leads the NSW Government’s work to deliver quality social and affordable housing.

Delivery of the renewal will be managed by Stockland, working in partnership with Link Wentworth, City West Housing, and Birribee Housing. Together, Stockland, Link Wentworth, City West Housing, and Birribee Housing are known as the Waterloo Partnership.

Ongoing management and stewardship of the new community will be shared among several partners:

- Homes NSW will retain ownership of social housing, with Link Wentworth and Birribee Housing having shared responsibility for its management.
- City West Housing will manage the affordable housing within the precinct.
- Birribee Housing will manage 20% of the social housing and 15% of the affordable housing, which will be prioritised for Aboriginal households.
- The City of Sydney will own and manage parks, two community facilities, and public spaces such as public streets, cycleways and footpaths.

2. Planning summary: The Concept Application and Rezoning Proposal

2.1 An overview

The Concept Application and Rezoning Proposal for Waterloo South have been submitted together to the Department of Planning, Housing and Infrastructure.

The documents are organised as follows:

- **Environmental Impact Statement (EIS):** The EIS is the main planning report, which outlines the proposal and summarises all the potential environmental, social and economic impacts of the proposal, and how those impacts will be managed. The assessment is drawn from a number of supporting technical reports, which are included as **Appendices to the EIS**.
- **Appendices to the EIS:** There are 41 supporting appendices in total, which include technical reports as well as maps and plans.
- **Rezoning Report:** The Rezoning Proposal is summarised in a Rezoning Report which is one of the appendices to the EIS (Appendix KK). It explains the amendments to planning documents that are proposed. Appendix KK has four supporting attachment reports.

2.2 Planning summary

In 2022, the NSW Government approved planning rules to guide the renewal of Waterloo South.

These rules are in the Sydney Local Environmental Plan (LEP) and the Waterloo South Design Guide, which together set out what types of buildings, streets, parks, retail, and community facilities can be delivered in Waterloo South.

2.2.1 Concept Application

The Concept Application is the next step in planning for Waterloo South. It turns the 2022 planning rules into a big-picture plan for how the neighbourhood will be renewed over time.

The Concept Application sets out the overall vision for Waterloo South, including the general layout of buildings, maximum height of buildings, the location of parks and streets, areas for community facilities and shops, and key environmental and design principles.

Waterloo South is classified as State Significant Development, which means the Concept Application is assessed by the NSW Government, with decisions made by the Department of Planning, Housing and Infrastructure and the Minister for Planning and Public Spaces (or their delegate).

The Concept Application does not approve construction or detailed building designs. Those will be assessed later through separate, stage-by-stage applications, all of which must follow a similar process as the Concept Application.

What is the development of Waterloo South proposed to deliver?

The Concept Application sets the overall plan to replace the existing 750 ageing social homes at Waterloo South, and to deliver:

- Around 3,300 new homes, half of which will be social and affordable housing
- A minimum 30% social housing, around 20% affordable housing, and up to 50% market housing
- Space for non-residential uses (15,000 square metres) to support the community and activate the precinct, including space for shops, services and local businesses
- At least one-third of the non-residential space (5,000 square metres) will be for community uses, which can include community facilities, health, child care or education
- Two new public parks, better streets and pathways, safer walking and cycling connections, and additional areas for planting, gathering and connecting with neighbours.

The Concept Application is the big picture plan only. Details like the exact number of apartments, types of shops, and types of community uses, will be confirmed later during detailed design stages.

What does the Concept Application actually seek approval for?

The Application asks the NSW Government to approve the following items:

- Maximum building envelopes, including building heights, street-wall heights and building setbacks
- Distribution of gross floor area (GFA) across the 10 development blocks that make up Waterloo South.
- Distribution of floor space between social, affordable and market housing, as well as non-residential and community uses.
- Arrangements for access, people and car movements, and loading.
- New and upgraded public areas, like parks, plazas and connections between buildings (with detailed design to happen separately).
- Indicative staging plans.
- Several precinct-wide management plans and strategies to inform future stages of the development.

It does not seek approval for any physical works on the site.

2.2.2 Rezoning Proposal

The Rezoning Proposal outlines some of the changes that are proposed to the planning rules that apply to Waterloo South and why. Changes are proposed to:

- parts of the Sydney Local Environmental Plan (LEP) and
- some of the controls in the Waterloo South Design Guide

so they work better together.

These changes are necessary because, when the planning rules were finalised in 2022, some inconsistencies remained between the LEP and the Design Guide that could have restricted the number of homes delivered in the area. By aligning these documents now with the Concept Application, the renewal process will be clearer and more certain for each future stage of development.

This helps deliver the homes, parks and community facilities already planned for the area in a more practical and coordinated way.

Importantly, the rezoning proposal does not increase how much development is already allowed at Waterloo South. This was established in 2022 and is not proposed to change. Instead, it allows the already approved amount of housing and floor space to be built more efficiently and in a way that creates better outcomes for future residents of Waterloo South.

The rezoning proposal also doesn't change things like the amount of social and affordable housing to be delivered, heritage protections or environmental controls (like flood or safety controls).

The Rezoning Proposal applies only to land owned by Homes NSW and does not affect privately owned land.

What does the Rezoning Proposal actually seek approval for?

The rezoning proposal asks the NSW Government to make some changes to the local planning rules and the Waterloo South Design Guide, so they match the latest design for the area.

These changes include:

- **Adjustments to building rules** – changes to some of the building heights and floor space rules to match where the buildings are shown in the Concept Plan.
- **More flexible ground floor uses** – a small reduction in the minimum amount of non-residential space (from 17,000 square metres to 15,000 square metres), and allowing some additional types of uses, like creative industries and education uses. Importantly, the amount of community space (5,000 square metres) is not proposed to change.
- **Shared rooftop spaces for residents** – Allowing shared rooftop areas without making buildings any taller.
- **Updating the Design Guide** – making sure the Design Guide reflects the most up-to-date plans for the site.

2.2.3 Planning process – what happens next

The Concept Application and Rezoning Proposal have been lodged together, but have slightly different assessment and approval pathways.

The Application will involve seven broad steps, as shown in **Figure 2** on the following page.

The Rezoning Proposal is related to the Concept Application, so will generally follow the same steps. A key difference is that when a decision is made (assuming it is approved), the NSW Government will then formally amend the Sydney LEP and update the Waterloo South Design Guide.

Figure 2. General steps in the planning process for a Concept Application



3. Summary of key themes

3.1 Accessibility

Key documents:

- Accessibility Assessment (Jensen Hughes)

What is the purpose of the Accessibility Assessment?

The accessibility report reviews the plans for Waterloo South to make sure future buildings, streets and public spaces can meet the requirements of the Disability Discrimination Act, the Disability (Access to Premises) Standard, the National Construction Code, and the Waterloo South Design Guide. It confirms that the concept plans are able to comply once detailed design takes place.

Does the project meet disability access requirements?

Yes. The project has been designed to address disability access requirements, and the Accessibility Report shows that that compliance with the following requirements can be achieved:

- Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises – Buildings) Standards 2010
- Building Code of Australia (BCA 2022)
- Australian Standards for access and mobility (e.g. AS1428 series)

Compliance will be confirmed when detailed designs are prepared.

How will the renewal improve day-to-day accessibility?

Waterloo South is being designed with the following accessibility features in mind:

- continuous accessible paths from the street to building entries
- accessible walkways, kerb ramps and surfaces that meet national standards
- step free access to building entries
- lifts that meet requirement around size and features
- safer, clear circulation space within lobbies, corridors and common areas
- public spaces designed for wayfinding, good lighting and inclusive movement.

Will residents with mobility needs be able to access all buildings?

Yes. All buildings are proposed to include:

- accessible entry routes from the street
- lift access to residential levels
- compliant circulation spaces
- accessible common areas such as lobbies, shared rooms and amenities.

What standards apply to new apartments?

The Project follows the Liveable Housing Design Guidelines (LHDG). These Guidelines help to make sure apartments are designed to support ageing in place and people with disability.

The Project is designed to meet the following Liveable Housing Design Guidelines standards:

- 85% of social housing apartments will be required to be built to meet **Silver Standard** design, and 15% of social housing apartments will be required to be built to meet **Gold Standard** design under the Liveable Housing Design Guidelines
- 20% of all other apartments will be required to be built to meet **Silver Standard** design.

This goes beyond typical NSW requirements so that a high proportion of more accessible homes.

Additionally, 15% of apartments will be designed as ‘adaptable’ apartments in accordance with the Australian Standard AS 4299-1995. This means apartments can be easily and cost-effectively modified over time to respond to changing community needs, including ageing, disability, and lifestyle changes.

What is the difference between Silver and Gold standard?

Silver Standard typically includes wider corridors and doors, step free entries, reinforced bathroom walls for future grab rails, showers that have no step at the entrance, and more space for easier movement.

Gold Standard includes all the Silver Standard features, plus more circulation space, larger showers and improved (wider) accessibility in bedrooms, bathrooms and kitchens.

Will there be adaptable housing for people whose needs change over time?

Yes. At least 15% of all apartments in Waterloo South are to be built as ‘adaptable’ housing under the Australian Standards. These homes are to be designed and built to:

- allow low-cost future modifications
- include reinforced walls, accessible entries, and flexible layouts
- are spread across different buildings across Waterloo South.

What about accessible car parking?

Accessible car parking will be provided where required, including:

- bays for adaptable dwellings
- visitor accessible parking
- parking sized in line with relevant Australian Standards,

The Accessibility Report recommends using 3.8 metre wide bays (best practice) for adaptable dwellings to make them easier to use.

How will wayfinding and signage help people navigate their way around Waterloo South?

Wayfinding and signage will be detailed in future detailed planning applications for each stage of development. It is expected that future detailed designs will include:

- braille and tactile signage
- clear direction signs to lifts, entries and accessible toilets
- consistent wayfinding across the Waterloo South.

Will residents with hearing impairment be supported?

Yes. Any spaces with a built-in sound systems (for example, in community rooms) will include appropriate hearing augmentation systems, such as hearing loops, bluetooth-based systems, or other assistive listening technologies.

The specific system to be used will be assessed and selected for each space at future detail design stage, so that it suits the function, size, and acoustic requirements of the specific space.

How will emergency evacuation consider people with a disability?

The future detailed design will address things like:

- areas of refuge in buildings
- lift lobby arrangements
- evacuation management plans
- support procedures for people who need assistance.

Will outdoor spaces also be accessible?

Yes. The design guidelines for Waterloo South require future detailed design for each stage to consider the following features:

- slip resistant paths
- appropriate lighting
- using colours on furniture and fixtures so things (like chairs, tables, handrails) stand out clearly from the background so people can easily see them
- accessible gradients and kerb ramps.

3.2 Design – Buildings and Overall Layout

Key documents:

- Urban Design Report (SJB)

What is the Urban Design Report about?

The Urban Design Report is one of the main documents in the Concept Application. It explains the overall layout and design for Waterloo South. It shows the arrangement of future buildings, parks, streets and public spaces, how people will move through the area, and how the design has been shaped to reflect community needs and local culture.

The Report includes a Concept Plan for Waterloo South, and a range of supporting plans and maps.

The overall layout of the neighbourhood is shown in **Figure 3**.

What will the redevelopment deliver?

The Concept Plan shows that Waterloo South can deliver around 3,300 new homes, and where the mix of social, affordable and private housing will go. This includes:

- 30% social housing
- 20% affordable housing
- 50% private market homes.

The Concept Plan also shows where the redevelopment will deliver new parks, upgraded streets and walking connections, and local shops, services and community facilities—creating a more connected and liveable neighbourhood.

How much of the housing will be kept long term?

A large share of the new homes will be kept for social and affordable housing for the long term— including some that will stay that way ‘in perpetuity’.

- All the 30% of social housing will be kept permanently.
- At least 7% of homes will be affordable housing kept permanently.
- Up to another 13% will be affordable housing for at least 25 years.

This exceeds the planning requirements for the project.

Together, this means many homes at Waterloo South will remain social or affordable over the long term, supporting a strong, diverse and sustainable community well into the future.

What will the buildings look like, and how tall will they be?

Most buildings will have lower street walls (around 6 storeys) to create a human scaled feel along the streets.

Taller buildings are set back above this level, with the highest towers (up to 33 storeys) focused near McEvoy Street. Building forms are designed to maximise light, air flow and views for future tenants in the new buildings.

A plan showing the height of buildings is in **Figure 4**. The heights of the buildings vary:

- three buildings between 31-33 storeys
- one building of 28 storeys
- two buildings of 21-22 storeys
- three buildings between 17-19 storeys
- four buildings of 15-16 storeys
- seven buildings between 8-10 storeys
- a 6-storey building.

What are the main differences from the previous plans shown in the 2022 Design Guide?

The Concept Plan does not make the development bigger than what was set in 2022.

It makes careful improvements, so homes and outdoor spaces have better sunlight, more greenery and are more comfortable to live in. The aim is to create a neighbourhood where people feel at home, with better-quality housing, safer streets, welcoming parks and strong community spaces.

Specifically, what has changed in the Concept Plan compared to plans approved in 2022?

The Concept Plan creates a more comfortable, liveable neighbourhood, with better sunlight, more space between buildings, and stronger alignment with the Designing with Country framework. Key differences are:

- lower buildings along streets (generally around 6 storeys, instead of 9–11), with taller parts set back
- more sunlight to apartments, parks, streets and shared spaces
- repositioned buildings to retain more trees and provide more natural soil
- wider and better connections between buildings (through-site links).

The plans now give a clear and accurate picture of how tall buildings will be and where they will be located. This updates the 2022 Design Guide, which didn't fully show how and where all the development would fit into Waterloo South.

What has stayed the same in the design?

Many of the important things in the 2022 Design Guide have stayed the same. The Concept Plan keeps these key commitments from 2022:

- no increase in how much is built overall
- the same two new public parks, including:
 - the large park near Waterloo metro
 - the park in the south-west area (block 8)
- mostly mid-rise buildings, similar to what was shown before
- a similar skyline, including four taller buildings
- the same main street layout, so movement through the area stays familiar
- the same minimum sunlight rules for parks and open spaces
- the same general locations for shops, services and community spaces.

**Figure 3. Waterloo South 'Urban Strategy' Diagram
(from the Urban Design Report)**



LEGEND

Precinct boundary	Speed limit	Area with 50% deep soil	
New lot boundary (indicative)	High value tree (retained)	Area with planting on structure	
Indicative buildings	High value tree (removed)	Heritage building	
Cycle way - existing	Moderate value tree (removed)	1-4 storeys	
Cycle way - future	Park	4-6 storeys	
New streets	Area with 100% deep soil	7-25 storeys	
Through site links (indicative)		26+ storeys	

**Figure 4. Height of buildings (in storeys)
(sourced from the Urban Design Report)**



LEGEND

Precinct boundary	1-3 storeys
Existing lot boundary	4-6 storeys
New lot boundary (indicative)	7-25 storeys
Heritage building	26+ storeys



How is tenure (social, affordable, market housing) managed in the design?

Homes of different tenures will be mixed across Waterloo South, as shown in **Figure 5** and **Figure 6**.

The buildings are intended to be designed to be “tenure blind,” meaning there would be no visual difference between social, affordable and market housing from the outside. This is intended to support social inclusion and reduce visible differences between housing types.

Will sunlight be considered in the design?

Yes. The design of the Concept Plan (in comparison to the 2022 plan) has been carefully planned to protect and improve sunlight to apartments and to where people spend most time — parks, plazas, courtyards and key streets.

Building heights have been arranged so taller buildings are set back and located away from key public spaces, helping reduce shadow impacts, and lower building edges at street level help let more sunlight reach streets and public areas.

What does the sunlight and overshadow testing show?

Sunlight was tested in mid-winter (21 June) between 9am and 3pm, when shadows are longest. The testing shows the design delivers more sunlight to key public spaces and apartments, while meeting planning rules.

Key highlights:

- more sun in the new block 8 park (increasing from 48% to 72% of the park receiving 4+ hours of sun)
- streets and public areas still receive good sunlight, especially at midday
- less continuous overshadowing across the precinct
- Waterloo Park and Waterloo Oval are protected, with Waterloo Park still meeting requirements despite a small increase in shadow.

What public spaces are proposed?

Waterloo South is proposed to have a range of open spaces designed for everyday use, offering places to relax, play, gather and connect to nature. These include:

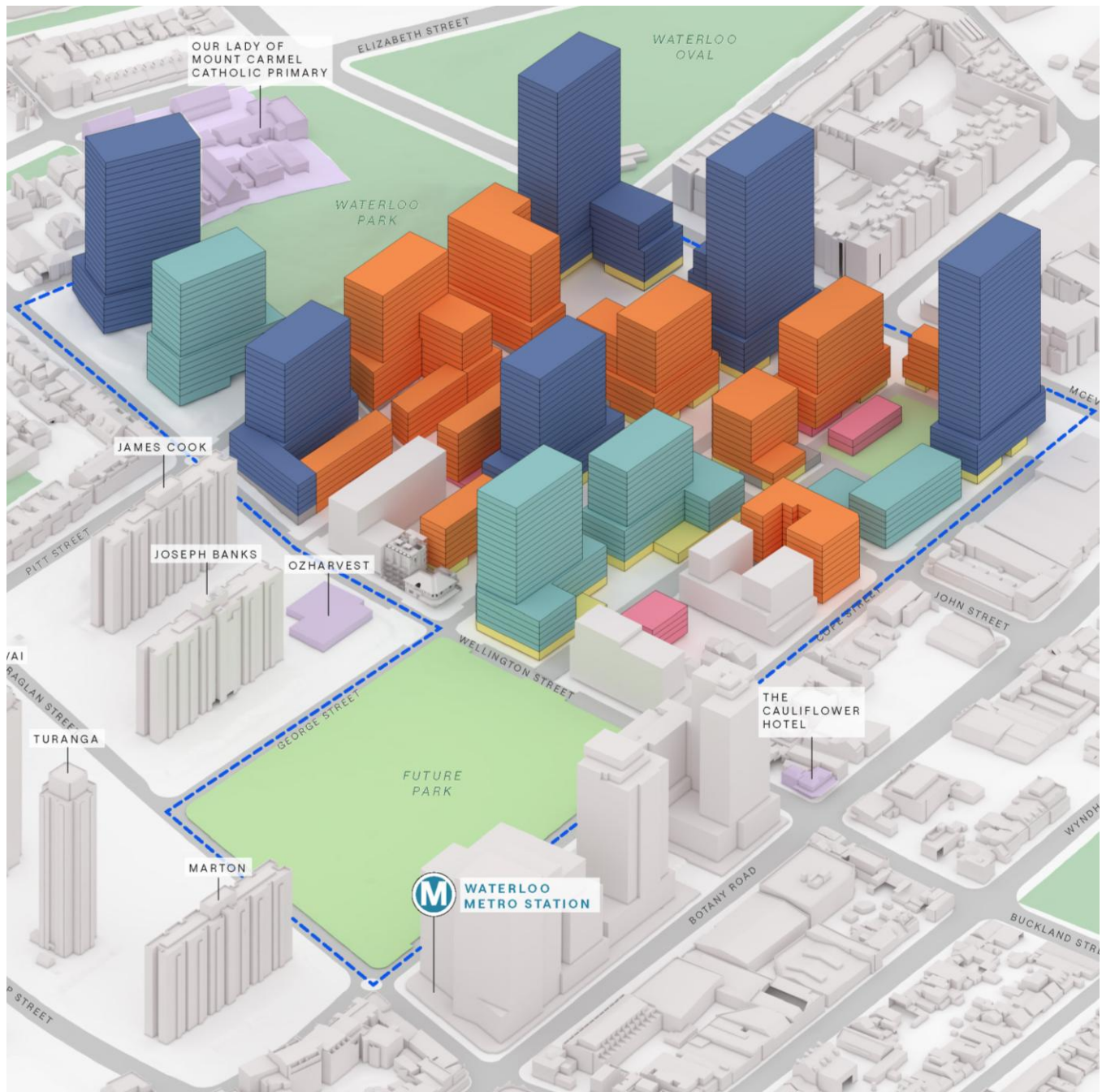
- a major new public park beside Waterloo Metro
- a community park in Block 8
- smaller plazas, pocket parks and green pedestrian pathways between buildings.

See more detail about landscape and public spaces in **section 3.3** of this guide.

How does the design improve safety and accessibility?

The design uses principles of Crime Prevention Through Environmental Design (CPTED), including clear sightlines, active uses (like shops and community uses) in buildings and good lighting. Streets and paths will be designed for people of all ages and abilities, with ramps, rest points, accessible pathways and clear wayfinding. Refer to the Accessibility (**3.1**) and Safety (**3.11**) sections of this guide for more information.

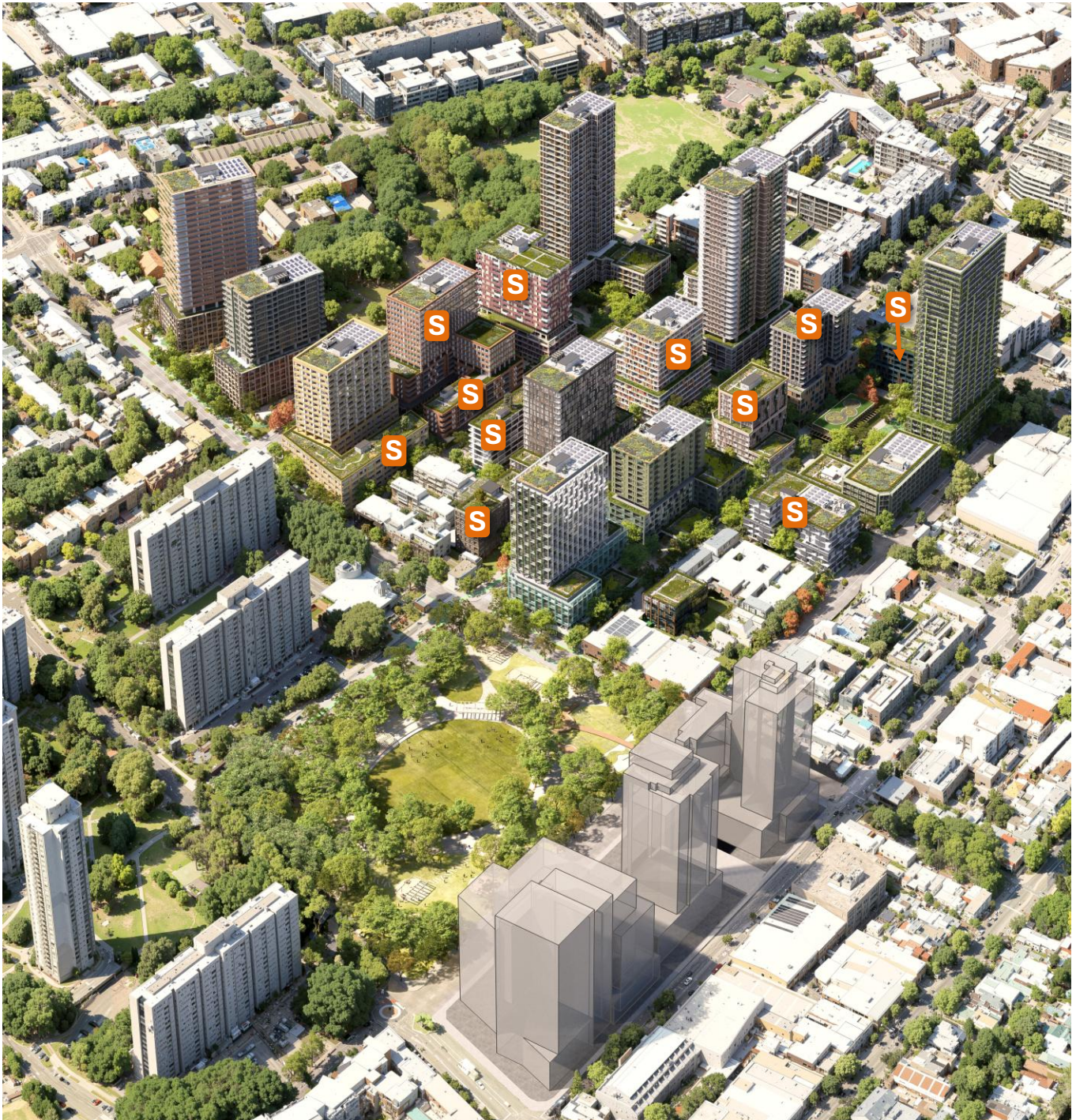
Figure 5. 3D plan of Waterloo South showing where different types of housing and uses will go



- Social housing
- Market housing
- Affordable housing
- Proposed Council-owned community facility
- Active uses (shops, services, businesses, additional community facilities)
- Private properties (allowable development)
- Waterloo South



Figure 6. Artist's impression of Waterloo South showing which buildings are social housing



S Social housing building



NOTE: This is an artist's impression only and is subject to change. Detailed design of the buildings has not happened yet, so this shows an example of what they could look like.

Apart from housing, what other uses are included in the design?

Waterloo South is proposed to have space for retail, business and community use, intended to support health, wellbeing and learning outcomes and social connections, and a vibrant neighbourhood overall.

The Concept Plan has space on the ground floor of some buildings for these kinds of ‘active’ uses. This includes:

- 15,000 square metres of space for uses other than housing
- of this, at least 5,000 square metres will be specifically set aside for community uses, which could include things like general community facilities, health uses, child care or education / learning spaces.

The location of community uses is spread across the precinct for easy access, with a grouping along George Street and Cooper Street. The specific types of uses will be confirmed at the detailed design of each stage.

What changes will happen to streets and walking routes?

The current large housing blocks will be designed to be more walkable using new through site links between buildings, wider footpaths, safer crossings and dedicated cycle paths. Streets like George Street and Cooper Street will be upgraded to prioritise pedestrians and create safer, more attractive walking environments. More details about streets, transport and traffic are in **section 3.14** of this guide.

Why are detailed plans included in this Concept Application stage?

The Urban Design Report is required to include a ‘Reference Scheme’. This is a hypothetical, worked-up example design that shows how the buildings shown in the concept plan could realistically be designed within the strict building height limits and considering other planning rules. It is not the approved design.

Another way to think about this, is that the concept approval sets the size of the “box” (height, bulk, location) of buildings. The reference scheme shows one example of what could go inside the box—so we can test and understand impacts like sunlight and traffic. The final design (done later in stages) can be different, as long as it still fits within the box and meets the same rules.

3.3 Design – Landscaping, Trees and Public Spaces

Key documents:

- Public Domain and Landscape Report (Aspect Studio)
- Arboricultural Impact Assessment (Tree Management Strategies)

What is the Public Domain and Landscape Plan for Waterloo South?

It's the plan for all the shared outdoor spaces across Waterloo South—like parks, streets, trees, footpaths and plazas. It shows how these areas will be greener, safer, easier to get around, and better connected to the history and character of Waterloo.

How will Waterloo South feel different from today?

The area is to become more connected, green and walkable, with:

- a new large park opposite the metro and more green space overall
- shaded, tree-lined streets
- safer walking and cycling paths
- more places to sit, rest or gather, including new pocket parks and plazas
- shops and community spaces at the ground level for extra safety and activity
- stronger connection to Aboriginal culture
- public spaces designed for people of all ages and abilities.

What are the key ideas shaping the new public spaces?

The landscape plan is guided by four main ideas:

1. **Respect Country** by celebrating local Aboriginal culture through design, planting and naming
2. **Improve comfort** with more shade, greenery and safe, welcoming spaces for gathering.
3. **Create lasting spaces** that can be shared equitably and enjoyed by everyone.
4. **Design for everyone** so that spaces are accessible, easy to use and inclusive.

What new parks are being created?

The plans show two main new public parks:

- a large park near the Metro for events, play and everyday use
- a smaller community park connected to the new community facility (in Block 8, which is in Stage 1) for more local gatherings and relaxation.

There are also smaller pocket parks, greener streets, and new planting throughout the precinct. A map showing the new green spaces is in **Figure 7**.

Figure 7. Landscape Plan for Public Areas
 (sourced from Public Domain and Landscape Plan, Aspect Studio)



LEGEND

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



What other shared spaces will residents have?

Each building is to include shared outdoor spaces like landscaped courtyards and rooftop gardens. Details about what these spaces will look like and what features they will have (like seating) will be confirmed in detailed design as part of future detailed applications.

Will the precinct be cooler and more climate resilient?

Yes. More trees, shaded areas and green spaces (including green roofs) will help naturally cool the area. The design also includes water-sensitive landscaping and materials that stay cooler in summer.

What is the approach to trees across the precinct?

The aim is to keep as many existing trees as possible, especially large mature trees (like those on streets like George and Pitt Streets), and plant new ones where needed. The tree plan uses three simple approaches (shown in **Figure 8**):

- **Protect** – keep and protect important, established trees wherever possible.
- **Expand** – add new trees where some existing ones can't be kept, to continue the same look and feel.
- **Establish** – plant new trees in areas that don't currently have a strong tree character.

How many trees were assessed?

540 trees were assessed across the Waterloo South site and nearby in November 2024 by a qualified arborist. This included 523 inside the Waterloo South boundary, and 17 outside the boundary.

How many trees will be removed and why?

The Concept Plan shows 236 trees that will need to be removed. This is mainly because some trees are in areas needed for new buildings, roads or major construction works. Others will be removed because they are in poor health, poor condition or not expected to last long. Some trees were also already approved for removal as part of approvals for demolition in Stage 1.

At the same time, the plan shows 304 trees to be kept, and many more new trees will be planted across Waterloo South.

What is being done to protect the trees that stay?

Trees that are staying will be carefully protected to avoid or minimise damage to roots or tree canopies. A detailed Tree Protection Specification will apply to all retained trees at each stage of construction. Protection measures to be considered include:

- tree protection fencing
- trunk guard and ground protection
- mulching and temporary irrigation
- sensitive excavation techniques (e.g., vacuum excavation, under boring)
- specialist supervision and regular monitoring during construction.

How many of the existing trees will be kept?

304 existing trees will be retained. Of these:

- 271 trees are completely unaffected by the proposed development
- 33 trees have minor, moderate or major root zone impacts but can be retained with protection and specialist supervision.

This meets the planning rule requiring at least 50% of higher value trees to be kept.

Why do some trees need to be removed if they are healthy?

Some healthy trees still need to be removed if their roots are in the way of essential works or if keeping them would make them unsafe. There are three main reasons some healthy trees are shown to be removed:

- where their structural roots extend into areas needed for essential infrastructure
- where new roads or buildings would cause unsafe levels of root damage
- where their removal was already approved under the Homes NSW Review of Environment Factors as part of Stage 1 Demolition works in Block 8 and 9.

Will construction scaffolding affect the trees?

Possibly, because some trees will be close to scaffolding. As part of this early assessment, it was concluded that:

- 20 trees may experience *trunk* impacts
- 88 trees may experience *canopy* impacts.

Before construction, a detailed arborist assessment will confirm what steps need to be taken to reduce impacts, including careful pruning and adjusted construction methods (like where to place scaffolding).

What about underground services like stormwater and electricity – will they damage trees?

Special construction methods will be used to avoid root damage, and arborists will oversee the work. The Concept services design does not require additional tree removals beyond those already listed.

Are any trees outside the precinct being removed?

No. All 17 trees that are outside of the Waterloo South boundary are to be retained and protected.

How will the community know trees are protected during construction?

To make sure trees have not been affected, the project arborist will:

- inspect trees monthly
- certify tree protection installation before construction begins
- provide final certification once construction finishes.

Will there be more detailed tree assessments later?

Yes. This assessment is for the Concept Application only. Each future stage will include its own detailed Arboricultural Impact Assessment and updated tree protection plans.

Figure 8. Approach to retaining trees
 (sourced from Public Domain and Landscape Plan, Aspect Studio)



Protect / Build upon

- Keep and protect existing mature trees wherever possible as these trees are highly valued and shape local character
- Where trees can't be kept, replace them early to maintain the look and feel

Expand

- Focus is on the overall tree canopy and groupings, not just individual trees
- Replace trees where needed with new planting that matches existing character
- Build on and strengthen the established green setting over time

Establish

- Introduce consistent tree planting in areas where there is no clear existing pattern
- Create a greener, more unified streetscape

3.4 Design Excellence

Key documents:

- Design Excellence Strategy (Beam Planning)

What is a Design Excellence Strategy?

It is a framework that explains how high-quality design will be delivered in every part of the Waterloo South redevelopment. It sets out the processes, checks, and expert roles needed so that all new buildings, streets, parks and public spaces reach a consistently high design standard.

Why does Waterloo South need a Design Excellence Strategy?

The planning rules for Waterloo South require all development to demonstrate “design excellence.” Because this is one of Australia’s largest urban renewal projects, the Strategy is about making sure that design quality stays high over the next 10–15 years of construction.

What are the main goals of design excellence for this project?

The Design Excellence Strategy is guided by objectives that aim to:

- create a mix of building types and heights
- support culturally appropriate design, including for Aboriginal people
- design each building — regardless of tenure — to a high standard
- deliver safe and comfortable homes
- create good landscape design and quality public spaces
- use high quality materials
- retain trees where possible, and maximise environmental performance.

How will design excellence be achieved in practice?

Different approaches are used depending on the type of building:

- Direct appointment of architects for social housing, affordable housing, community buildings, and the overall concept design.
- Competitive design processes for all market housing buildings (unless exempt by NSW Planning rules).
- A specialist Design Review Panel will independently review designs at every key stage.
- First Nations architectural leadership so Aboriginal cultural values shape the design from the beginning.

What is a “competitive design process”?

This is a competition between at least three experienced architectural teams. They develop alternative design proposals for a particular building, and the specialist Design Review Panel selects the best one. The process includes a design brief, reviews, presentations, and evaluation based on set criteria. The winning team becomes the Design Architect for that building.

What buildings will go through a design competition?

All market housing buildings will go through a competitive design process, unless they lodge to be exempt under current State policy. Social housing, affordable housing and community buildings will be designed through direct appointment — but must still achieve high design standards and undergo review.

Why aren't all buildings put through a design competition?

To deliver social and affordable housing efficiently, architects for these buildings will be directly appointed. This is in line with the City of Sydney's proposed approach for social and affordable housing across the whole Council area. It helps to provide faster delivery, more certainty about the type of homes to be delivered, fewer delays in construction and the ability to work directly with architects experienced in social housing and CHPs.

These buildings still must meet the same design excellence requirements.

What is the role of the Design Review Panel?

Each stage of development will be reviewed by a State Design Review Panel. The panel includes experts in architecture, landscape, sustainability and urban design. They review building designs, landscaping designs, the neighbourhood layout and any design changes during the process. They issue advice that must be addressed before approvals progress.

Does following this Strategy allow more height or density?

No. The Strategy is not requesting extra height or floor space.

How long will these design processes run?

The design excellence processes apply at every stage, from the Concept Application through each detailed development application, so high quality design is maintained throughout the full redevelopment.

3.5 Designing and Connecting with Country

Key documents:

- Connecting with Country Strategy (Ngurra Advisory)
- Designing with Country Framework (Nguluway DesignInc.)

What is the Connecting with Country Framework?

The Connecting with Country Framework explains how relationships with Country and with Aboriginal people will guide decisions for the Waterloo South project. It sets out how Aboriginal knowledge, culture and leadership are intended to be embedded from early planning through to design, construction and long-term use of the precinct.

What does “Connecting with Country” mean?

Connecting with Country is about listening and learning before decisions are made. It means building long-term relationships with Country and with the Aboriginal communities who hold knowledge of this place. It is not a one-off consultation, but an ongoing way of working across the life of the project.

How is this different from “Designing with Country”?

Connecting with Country is about relationships, knowledge and governance. Designing with Country comes later and is about how that knowledge is translated into design of buildings, landscapes and public spaces.

The framework makes clear that design should not happen first – connection needs to come before design.

What is the Designing with Country Framework?

It is a guide that explains how the renewal of Waterloo South can respect, reflect and celebrate Gadigal Country, culture and community. It sets out themes, design principles and practical ideas to help make sure the redevelopment is shaped by Aboriginal knowledge and the long history of Aboriginal connection to this place.

Whose Country is Waterloo South on? And why is it so important to this area?

Waterloo South is Gadigal Country. The framework recognises Gadigal Custodians as the cultural authority for this place and commits to working with them and with local Aboriginal community members throughout the project.

The land now known as Waterloo South was once a landscape of wetlands, creeks and sandhills that sustained Aboriginal people for thousands of years. Waterloo and Redfern later became the heart of Aboriginal activism, community life and self-determination. These cultural ties continue today and form an essential part of the area’s identity.

Why is this framework needed?

The redevelopment of Waterloo South is large and long-term. The framework is about making sure that:

- Aboriginal culture is not treated as an add-on
- knowledge shared by community is respected and not lost over time
- cultural commitments remain in place even as project stages and teams change.

It is intended to create accountability and continuity.

How have Aboriginal people been involved so far?

The framework builds on many years of Aboriginal engagement across Waterloo and Redfern. This includes conversations with Gadigal Custodians, Aboriginal residents, Elders, young people, service providers and Aboriginal Community Controlled Organisations. As part of the preparation of the Connecting and Designing with Country documents, further engagement with these groups was held to listen, share ideas and gather feedback to inform the reports.

Engagement will continue throughout planning, design and delivery. The Framework emphasises long term, trust-based relationships, ongoing dialogue and culturally respectful collaboration—not one off consultation.

How does the framework protect cultural knowledge?

The framework follows Indigenous Cultural and Intellectual Property (ICIP) principles. This means Aboriginal people retain control over how their knowledge, stories, names and imagery are shared or used. Not all cultural knowledge is meant to be public, and consent is required before information is recorded or shared.

What kinds of outcomes does Connecting with Country support?

Connecting with Country supports outcomes that are relevant through the development and are expected to continue well beyond construction, such as:

- visible and meaningful Aboriginal presence across the precinct
- culturally safe housing and community spaces
- protection of community connections and kinship networks
- Aboriginal employment, training and business opportunities
- public spaces that tell truthful stories of place.

Does this only relate to Aboriginal residents?

No. While the framework is grounded in Aboriginal cultural authority, it also aims to create inclusive places that bring people together, where everyone can learn from and respect the cultural history of the area. It supports shared spaces, not segregation.

How long does Connecting with Country last?

For the life of the project and beyond. Waterloo South is a multi-decade redevelopment, and the framework is designed to endure through planning, construction, occupation and long-term management of Waterloo South.

How will commitments be monitored over time?

The framework includes proposals to monitor, review and adapt as needed. This means:

- checking whether engagement is happening properly
- reviewing whether cultural guidance is influencing outcomes
- adjusting approaches if things are not working as intended.

Reviews are proposed to be informed by Aboriginal governance groups and through community feedback.

What happens if guidance changes over time?

The framework recognises that communities, needs and projects evolve. It allows for learning and adjustment while ensuring cultural authority, transparency and trust remain central. Connecting with Country is treated as a living practice, not a fixed checklist.

What is the long-term goal of Connecting with Country at Waterloo South?

The long-term goal is that:

- Country is respected and cared for
- Aboriginal culture is living and visible
- community relationships are strengthened, not disrupted
- future generations inherit a place shaped with pride, care and cultural integrity.

What are the main themes in the Designing with Country document guiding the design?

The Framework identifies four key themes that will shape buildings, streets, parks and public spaces:

- Belonging to Community – supporting cultural identity, gathering and connection.
- Contemporary Journey Lines – reimagining movement routes inspired by historic songlines.
- Water Story – recognising the old creeks and wetlands through landscape, pathways and water sensitive design.
- The Fold – responding to the natural slope of the land from dry high ground to former wetland areas.

What does “Belonging to Community” mean in the design?

It focuses on creating spaces where Aboriginal community members feel welcome, represented and connected. This includes yarning spaces, cultural gathering places, community rooms, opportunities for local enterprise, and buildings or streets that reflect local stories and lived history. Cooper Street is identified as a key cultural spine.

What is the “Contemporary Journey Line”?

This refers to re-imagining George Street as a pedestrian friendly path inspired by an old north-south songline that once ran near (but not within) the Waterloo South area. The design aims to create a green, welcoming street with places to pause, gather, learn and reflect.

What is the “Water Story”?

This theme reconnects the site with its historic waterways. Before colonisation, streams ran east–west across Waterloo. The design interprets these flows through curving paths, planting, water sensitive urban design (like swales and rain gardens), and “ponds” or small gathering areas along key pedestrian routes.

What does “The Fold” refer to?

It describes the natural slope between the dry higher ground near Waterloo Park and the flatter, wetter land toward George Street. The project will use different materials, planting and building forms to reflect this shift—for example, warmer tones and horizontal forms in “Dry Country” and cooler tones and vertical elements in “Wet Country.”

How will the framework influence buildings and public spaces?

Designers will use the four themes described above to shape detailed design decisions such as materials and colours; planting and native species; shading, art, signage and storytelling; and building layouts and how buildings look from the outside. The aim is for Waterloo South to be design in a way that feels connected to Country in practical and meaningful ways.

How will Aboriginal stories and history be represented?

There are many ways that Aboriginal stories and history can be represented, which will occur in the detailed design for each stage of the redevelopment. Some examples include: through artwork, design features, place naming, public art, patterns in the ground and buildings, interpretive signage and cultural programs. Storytelling is meant to be visible, accessible and respectful, offering opportunities for learning and truth telling.

How will the design support youth, families and Elders?

The Framework talks about ways the future detailed design can create places where people of all ages can gather safely, including:

- shaded sitting areas
- family friendly spaces
- yarnning and learning places
- sports and/or recreation spots
- intergenerational activity areas close to community services.

These spaces are intended to strengthen community ties and access to culture.

What is the approach to place naming?

Place naming will be informed by ongoing engagement with the local community. This could include Aboriginal language terms (from Gadigal language sources) for buildings, laneways and public spaces. The decisions around naming will also include City of Sydney as a key stakeholder and owner of public spaces (including parks and streets).

How does this Designing with Country Framework relate to future design work?

The Designing with Country Framework will guide all architects, landscape designers and planners when preparing more detailed designs for each stage of the redevelopment. Future stages will include continued engagement with Aboriginal community representatives, so that cultural themes continue through to delivery and long-term stewardship.

3.6 Engagement Feedback and Outcomes

Key documents:

- Engagement Outcomes Report (L-10 Collective)
- Community Consultation Table (Beam Planning)

What was this engagement about?

Community and stakeholder engagement was carried out prior to the Concept Application being finalised and lodged. This engagement asked tenants, neighbours, local organisations and agencies for feedback on the draft Concept Plan and rezoning. This included early feedback on the location, shape and size of buildings, parks, streets, shops and community spaces.

People were also asked how the draft Concept Plan compares to the approved 2022 designs.

The feedback helped refine the plan before it was formally lodged.

Who was engaged?

We spoke with a wide range of people, including:

- social housing tenants
- Aboriginal community members and organisations
- neighbours and private landowners
- local services and support agencies
- government agencies and utility providers.

Engagement was designed to be as accessible as possible, with sessions held in person at Waterloo, online, and in multiple languages.

What were the main things people said?

Across the board, people said they want Waterloo South to be:

- respectful of local history and identity, especially Aboriginal identity
- designed to support social connection, health and wellbeing
- safer and easier to move around
- greener with plenty of open spaces
- better connected to local services, transport and shops.

Tenants also emphasised the importance of relocation certainty and the right to return.

Did people prefer the new Concept Plan or the old 2022 plan?

Most people overwhelmingly preferred the Concept Plan over the 2022 approval. They said it:

- feels more open, light and comfortable
- improves walking connections
- provides wider spaces between buildings
- creates more opportunity for sunlight and airflow
- allows for more trees and green space.

Some people noted that further detailed testing is still important to validate these improvements.

What did people say about open space and parks?

People generally liked how the Concept Plan creates more outdoor areas at the ground – both public and private. There was strong support for:

- two new public parks (although some questioned whether the main park needed to be so big)
- more small green spaces and pocket parks
- shaded and comfortable places to sit
- safe spaces that are well lit and easy to get to
- a mix of lively spaces and quiet places
- keeping as many mature trees as possible
- detailed design to consider things like dog friendly spaces, BBQ areas, playgrounds and community gardens.

A common question was about ownership – and whether the new outdoor spaces in the Concept Plan are public or private. This has now been clarified in the Concept Application to show which spaces are public.

What did the community say about community uses?

People said community uses are essential for the neighbourhood. People said community should be:

- easy to get to
- close to open spaces
- flexible and multipurpose
- safe and activated (not left empty)
- welcoming to everyone — no stigma based on housing type.

Many suggestions for the types of community facilities were provided, including:

- health and wellbeing services
- spaces for youth, elderly, arts and culture
- community rooms in residential buildings
- meeting and learning spaces
- affordable community serving retail and food outlets.

What feedback was given about housing?

Overall, there was an acknowledgement that the renewal has set high targets for social, affordable and market homes. While some questioned the Government's decision to renew Waterloo South at all, many supported the commitment for 50% of new housing to be social and affordable.

Tenants and neighbours said they want:

- a mix of homes for families, older residents, and people with disability
- apartments to be designed to modern standards
- good ventilation (air flow), sunlight and soundproofing
- 'tenure blind' design, so buildings do not look different from the outside whether they are social, affordable or market
- safe, sunny courtyards that feel more open (not as 'enclosed' as in the 202 plan)
- a fair allocation processes
- more family sized apartments, not just studios or one bedrooms

While people strongly supported the inclusion of social and affordable housing, some raised questions about how the mix will be managed in the future. A few people asked by the housing tenures (social, affordable and market) we're mixed even more.

Many suggestions were made about detailed design features that should be considered when individual apartment buildings are being designed. This feedback has been recorded and will be used during detailed design for each stage.

What were the main concerns of neighbours?

Neighbours generally focused on:

- overshadowing and loss of sunlight
- privacy and overlooking
- building heights and bulk along some edges
- wind, noise and traffic impacts
- construction impacts (dust, pests, noise)
- safety during construction
- the need for clear communication throughout the project.

What did Aboriginal community members say?

Aboriginal stakeholders emphasised Waterloo's history and its contemporary role as an urban cultural heartland and place of activism, and said Waterloo South must:

- embed culture from the start, not add it later as decoration
- include visible cultural identity in streets, parks and public spaces
- maintain community connections
- design for gathering, healing and cultural expression
- reflect water, movement, stories and Country in the landscape
- continue to be shaped by Aboriginal voices as the project progresses.

What were the biggest concerns outside the planning matters?

These issues sit outside the Concept Application but were important to the community:

- Relocation timing and right to return
- Long term maintenance of buildings
- The role of Homes NSW and Community Housing Providers
- Estate-wide governance and management
- Continuity of services during construction
- Support for vulnerable residents during relocations and periods of construction.

What did people say about safety?

Safety was a major theme. People said the design should:

- have good lighting and visibility
- look for ways to reduce antisocial behaviour
- provide safe paths for walking and look at how cyclists can move safely through the area.

Some tenants expressed concerns about past over policing and want future safety approaches to focus on building relationships rather than enforcement. Emphasis was placed on culturally safe approaches to security, as well as considering early activation to avoid empty or isolated spaces.

What transport and parking issues were raised?

People said pedestrians should be prioritised and gave the following feedback and suggestions:

- strong support for no car access to/from McEvoy Street, especially at Pitt Street
- parking should be provided, and should consider tenants with mobility issues
- on-street parking is still important for carers, emergency vehicles and visitors
- cycling paths must be safe and separated from walkways
- construction traffic needs careful planning and communication.

How will the feedback shape the next steps?

Most feedback strongly supported the Concept Plan, and the key design moves that have shaped it (especially in comparison to the 2022 plans). In response, the Concept Plan as lodged keeps those design features that community said they liked the most – things like the extra areas of open space and wider pathways.

The feedback that was unable to be used in the Concept stage has been recorded and will be incorporated into detailed design work — including architecture, landscaping, accessibility and community uses.

3.7 Flooding and Stormwater

Key documents:

- Flood Impact and Risk Assessment (GRC Hydro)
- Stormwater Management Plan (WSCE)

Why is flooding an issue in Waterloo?

Waterloo sits in a low-lying area where rainwater naturally drains across the ground during intense storms. Some streets — including George Street, McEvoy Street, Wellington Street and Cope Street — can experience temporary ponding when the existing drainage system reaches capacity.

What kind of flooding happens here?

The main issue is overland flow during major storms — fast, shallow water that moves across the ground and streets when underground pipes can't carry all the rainwater. This type of flooding is common in older inner city areas with limited historical drainage capacity.

Will the redevelopment make flooding worse?

No. Flood modelling shows the project will not increase flood levels on neighbouring properties or worsen flood behaviour. Stormwater flows after redevelopment must be equal to or lower than today.

What upgrades are planned to improve flooding and drainage?

The project includes new stormwater infrastructure, drainage upgrades, on-site detention tanks, water-sensitive urban design measures and landscape features to safely manage stormwater.

Specifically, the redevelopment includes:

- new underground pipes and kerb inlets on streets where drainage is limited today (e.g. Wellington, Pitt, West, Mead, John, Cooper, Cope Streets)
- onsite detention (OSD) tanks beneath each development block to temporarily hold stormwater and release it slowly
- water sensitive urban design (WSUD) measures to improve water quality
- shaping of streets and open spaces to keep natural overland flow paths open and safe.

Will buildings be protected from flooding?

Yes. All new buildings must put entries and rooms where people live above Flood Planning Levels, and design basements and access points to prevent water entering during storms, so that homes remain safe even in major rainfall events.

How will public spaces handle heavy rain?

Streets, paths, and parks are designed to:

- carry water safely along predictable routes, and
- temporarily hold water in low points when needed.

This reduces the chance of water accumulating around buildings or flowing into private properties.

What happens in very extreme floods?

In rare, fastmoving storms, residents would need to shelter-in-place. The buildings are to be designed so that people can safely remain above flood levels, and the streets continue to guide water along safe flow paths. A fastmoving event is technically known as a 1% Annual Exceedance Probability event – this is a flood or storm with a 1% chance of occurring or being exceeded in any given year.

How does climate change factor into the design?

Flood modelling includes 2050 and 2100 climate scenarios. While flood depths may increase slightly in future storms, the overall behaviour stays similar and the system is designed to remain safe and functional.

Will construction make flooding worse temporarily?

No. Construction will be staged and each stage will have a flood and drainage management plan so that water continues to flow correctly. Temporary drainage is maintained until permanent systems are installed. Residents will be notified of any local impacts.

How is stormwater quality being improved?

Stormwater will be treated before it leaves the area to make it cleaner and safer for the environment. The project uses a simple two-step process:

- Catching the big stuff first, in what's called 'Gross Pollutant Traps' – these devices under the ground collect litter, leaves and dirt.
- Cleaning the finer pollution – filters remove smaller pollutants like oils, nutrients and metals.

These systems help improve water quality and meet City of Sydney standards.

What happens to the old stormwater pipes?

Many older pipes are too small or not in good condition. Before construction, the team will complete inspections to decide if pipes can be reused. Where needed, new pipes will be installed, and in tree sensitive areas, existing pipes may be reused to avoid root damage.

Will stormwater works affect surrounding suburbs?

No. All works occur within Waterloo South. Stormwater connects to existing systems at McEvoy Street and Cope Street, with no upgrades outside the precinct. Neighbouring suburbs will not experience additional works or impacts.

3.8 Heritage – Cultural and Archeological

Key documents:

- Statement of Heritage Impact (artefact)
- Historical Archaeological Assessment (artefact)
- Archaeological Technical Report (artefact)
- Aboriginal Cultural Heritage Assessment Report (artefact)

What is a Heritage Report and why was it prepared?

A Heritage Report (known as the Statement of Heritage Impact) assesses how the redevelopment might affect heritage listed buildings, places, and structures in and around the Waterloo South area. This means heritage is considered early and appropriately protected as the project moves through planning and design.

What kinds of archaeology are relevant at Waterloo South?

There are two types of archaeology relevant at Waterloo South:

- **Aboriginal cultural heritage** – Country, cultural values and any buried Aboriginal objects such as stone artefacts within the Botany Sands.
- **Historical archaeology** – non-Aboriginal remains from the colonial, industrial and public housing eras — like former building footings, old services and the nearby Sydney Water Pressure Tunnel.

Is Waterloo South on Aboriginal land? Which community is connected to this place?

Yes. Waterloo South is Gadigal Country within the Metropolitan Local Aboriginal Land Council area. The Aboriginal Cultural Heritage Assessment Report (ACHAR) notes the longstanding connection of Gadigal/Gamaygal/Eora peoples, and contemporary Aboriginal community ties in Redfern-Waterloo.

Are there known Aboriginal sites in the Waterloo South site area?

There are no registered Aboriginal sites recorded inside the Waterloo South boundary, however future archaeological investigations will be undertaken prior to works commencing.

A Potential Archaeological Deposit – known as Waterloo Estate South PAD 01 – is identified across a large part of the site because of the Botany Sands/Tuggerah soil setting where subsurface objects may survive below.

What is PAD 01 and what does it mean for the Waterloo South project?

PAD 01 marks an area where buried Aboriginal objects may be present even though none are visible on the surface today. The PAD was mapped after a walkover survey and background research. It can only be confirmed through archaeological test excavation which will occur at a later time.

Will Aboriginal cultural heritage be impacted?

Based on the concept design submitted as part of the Concept Application, PAD 01 would be impacted if not avoided. The agreed approach with Heritage NSW and the Department of Planning, Housing and Infrastructure

is to carry out test excavations in Stage 1 (Blocks 8 and 9) after demolition of buildings has occurred, to check what's there, assess significance, and set the right mitigation before detailed designs are finalised.

Why test after demolition and not before?

Test excavations need to occur after demolition because there are existing buildings across much of the area currently. A proper sample that meets Heritage NSW requirements can only be achieved once surfaces are removed. This staged approach has been endorsed by Heritage NSW and the Department of Planning, Heritage and Infrastructure for Stage 1 and will inform later stages.

How are Aboriginal stakeholders involved?

The assessments undertaken for the Concept Application and Rezoning followed the Aboriginal Cultural Heritage Consultation Requirements (2010). Thirteen Registered Aboriginal Parties (including Metropolitan LALC) registered and reviewed the method and draft Aboriginal Cultural Heritage Assessment Report. Their feedback supported the approach and will continue into excavation and mitigation design.

What will happen if Aboriginal objects are found?

If Aboriginal objects are found during test excavations:

- Work will stop in the immediate area, to investigate with the project archaeologist and Registered Aboriginal Parties
- Depending on what's found, mitigation could include recording, analysis, salvage excavation and, where agreed, reburial or curation
- Results will be documented in an Archaeological Excavation Report, and the Aboriginal Cultural Heritage Assessment Report will be updated.

What historic (non-Aboriginal) archaeology might there be at Waterloo South?

There is high potential for objects from the late 19th and early 20th centuries in parts of the site, such as shops, houses, outbuildings, old services, yard features. Earlier remains may also be present (e.g., market gardens), but with lower potential.

Are there listed heritage items on or near the Waterloo South site?

Yes. Within the broader Waterloo South precinct area there are five local heritage items. Two of these are on Government-owned land that is within the site area the subject of the Concept Application. They are:

- The Sydney Water Pressure Tunnel and Shafts, which sits about 30 metres beneath surface level
- Two Victorian Terraces houses on Cope Street.

Three other items are within the area known as Waterloo South, but are privately owned properties that do not form part of the Concept Application. They are:

- The Duke of Wellington Hotel, on the corner of Wellington Street and George Street
- Electricity Substation No. 174, at the corner position at McEvoy and George Street
- The former Waterloo Pre School at 225 Cope Street.

Will any heritage buildings be demolished?

No. No heritage items are proposed to be physically impacted or demolished as part of this Concept Application and Rezoning Proposal. The development avoids direct physical works to all heritage-listed buildings.

What kinds of heritage impacts are expected?

The expected impacts are mostly visual, not physical. Some items close to proposed taller buildings may experience changes to their visual setting including the skyline and backdrop.

How will impacts to historical archaeology be managed?

Before construction, each stage will have an Archaeological Research Design and Excavation Methodology (ARDEM). This sets out:

- where monitoring, test excavation, or salvage is needed
- confirms research questions and
- defines recording and reporting.

The future building contractor teams will also receive a heritage induction (including a process for how to manage any unexpected finds).

What heritage commitments carry into later stages?

Future development stages must include:

- heritage-sensitive architectural design
- updated Heritage Impact reports
- collaboration with heritage authorities
- ongoing monitoring and mitigation during construction.

Heritage considerations remain active across the entire multi-year project lifecycle.

What about the Sydney Water Pressure Tunnel?

The Pressure Tunnel is a State significant heritage item and runs within the Waterloo South site. The design will avoid intersecting with this tunnel alignment. Any works relating to its curtilage must follow requirements for State heritage items and be coordinated with Sydney Water and Heritage NSW.

How will findings be shared with the community?

The reports commits to preparing plain English summaries, ongoing consultation with Registered Aboriginal Parties, and heritage interpretation in the final design, which could include signage, digital storytelling, or displays, reflecting both Aboriginal and historic layers of Waterloo.

3.9 Infrastructure

Key documents:

- Infrastructure Delivery and Staging Plan (WSCE)

What is this report and why does it matter?

The Infrastructure Delivery and Staging Plan explains how water, sewer, stormwater, electricity and communications will be delivered to support the new homes, parks and community facilities in seven coordinated stages. Think of it as the “how and when” plan for essential services.

When will construction and services roll out?

Infrastructure works follow the indicative staging plan so each part of Waterloo South has the services it needs as it is built. Each stage installs only what’s needed for that stage, however some items may be brought forward if it makes construction safer or simpler. Detailed timing will be confirmed later as designs are finalised and approvals are issued for each stage.

Will my water supply be reliable during and after the project?

Yes. Sydney Water has confirmed the water network around Waterloo South has capacity for the redevelopment. Some of the older, smaller local water pipes inside the precinct will be upgraded to meet modern firefighting and building needs.

New mains are planned along John Street and Pitt Street, with connections to existing larger mains on Cope, George and McEvoy Streets. Hydrants will be spaced to CBD standards (typically every ~50 m).

Residents will be notified of any short, planned shutdowns.

Are you using recycled water?

No. There are no Sydney Water recycled water networks to connect to here. Instead, each block will harvest rainwater (e.g. for retail toilets and irrigation) and all dwellings will have water efficient fixtures to reduce demand on drinking water.

What about sewer (wastewater)?

Wastewater from the new apartments and shops will flow into Sydney Water’s Botany wastewater system, which has capacity to accept it. New sewer mains are planned in John Street and parts of Pitt Street, with connections into the existing larger mains on George, Cope and McEvoy Streets. Where smaller sections exist, they’ll be upsized to suit demand.

Are you keeping gas or going all electric?

All-electric. No new gas will be installed as part of the redevelopment.

How will stormwater and flooding be managed?

Each stage builds its part of the new drainage network and on-site detention (OSD) to slow rainwater runoff before water enters the city system. The plan shows new stormwater pipes along key streets (John, Wellington, George, Reeve, Pitt, Kellick, Mead) and connects at controlled points (Cope/Wellington and McEvoy).

What's happening with electricity and street lighting?

Power lines that are currently overhead will be moved underground, which will make streets safer and look cleaner. Old timber poles will be removed and replaced with new steel streetlight poles fitted with energy-efficient LED lights.

In the early stages, new buildings can connect to the existing electricity network. As development continues, the area will be supported by upgraded power connections from a nearby substation. New local substations will be built across Waterloo South to supply power.

Will my internet and phone be affected?

The area already has strong internet and phone networks, and the main infrastructure will stay in place. Connections to existing buildings that are to be redeveloped will be removed (in stages), and replaced with new connections for the new buildings. Where cables are attached to poles, they'll be safely managed and reinstalled when the poles are removed.

Who's coordinating with the utility authorities?

Stockland and their consultants have already commenced engagement with utility authorities. The report lists application references and the status of each. Engagement will continue into detailed design to keep services running and protect assets.

What will I notice during construction?

You can expect the usual construction activity on nearby streets. This may include temporary traffic changes, work zones, and some short, planned interruptions to services like power or water. We'll let you know in advance if this happens.

Work will be carried out in stages, with different services (like water, sewer, power, internet and lighting) coordinated to reduce disruption as much as possible. Care will also be taken to protect important infrastructure, and in some areas specialised methods may be used to avoid digging up the road. These details will be shared as part of future detailed applications.

How are residents and nearby properties protected?

- **Keeping services running:** Work will be carefully staged to keep services operating wherever possible. If any interruptions are needed, residents will be told ahead of time.
- **Protecting existing assets:** Nearby infrastructure will be carefully managed, with checks done before and after work to make sure nothing is damaged.
- **Safer, better streets:** New LED street lighting and moving power lines underground will improve safety and the overall look and feel of the area.

3.10 Public Art

Key documents:

- Preliminary Public Art Plan (UAP)

What is the Waterloo South Preliminary Public Art Plan?

The Preliminary Public Art Plan explains how public art will be planned, designed and delivered as part of the Waterloo South redevelopment. It sets guiding principles, themes and processes for future artworks, rather than locking in final designs at this stage.

Why has a public art plan been prepared now?

The plan is a requirement of the planning process for a Concept Application. It means public art is considered early, alongside buildings, streets and open spaces. Preparing it now provides clarity on how art will be integrated across different stages of the project.

What does “public art” mean?

Public art refers to artworks that are located in public or publicly accessible areas. This can include sculptures, murals, ground treatments, lighting, artist-designed seating or shade, and temporary artworks or events.

How does the plan recognise the history of Waterloo?

The plan is informed by community stories. These four themes will guide artists when developing artworks:

1. Waterloo’s Aboriginal history as a place of water, gathering and connection
2. Waterloo’s role in Aboriginal rights activism
3. Waterloo’s long association with social housing
4. Waterloo’s multicultural communities and shared histories.

Will Aboriginal artists be commissioned?

Yes. Some major artwork opportunities identified in the plan are intended to be led by First Nations artists, supported by a First Nations curator.

How has the community informed the plan?

The plan draws on:

- previous community engagement carried out for the Waterloo renewal
- early listening and conversations
- input from Aboriginal community representatives through the Designing and Connecting with Country sessions held to date.

Key community priorities such as safety, wellbeing, identity and visibility are reflected.

Will community members be involved in future stages?

Yes. Artists may be required to engage with community members as part of their work, and engagement will continue as artworks are developed and installed.

What types of artworks are proposed?

The plan identifies several types, including:

- landmark or feature artworks
- artworks integrated into streets and buildings
- artist-designed functional elements such as seating or lighting
- temporary artworks and programs during construction.

Not all types will be delivered in every location, and the detail will be considered at future detailed design stage.

Does the plan acknowledge sensitive or contested histories?

Yes. The plan recognises that some existing monuments and historical narratives reflect earlier perspectives. It allows for contemporary artworks that thoughtfully respond to complex or difficult histories in ways that align with current community values.

How are artists selected?

Different methods suit different scales and types of work. Artists may be selected through:

- open expressions of interest
- curated shortlists
- limited competitions
- direct selection (where appropriate).

When will public art be delivered?

Public art will be delivered in stages, aligned with construction and precinct development. Some temporary artworks may appear earlier, while permanent works will be installed as spaces are completed.

Who maintains the artworks?

Maintenance responsibilities will be allocated to building owners or managers. Each artwork will have a maintenance plan to support its long-term care including regular inspections.

3.11 Safety

Key documents:

- Crime Prevention through Environmental Design Report (Urbis)

How is safety built into the design of Waterloo South?

Safety has been built into the concept design using the CPTED principles (short for 'Crime Prevention Through Environmental Design'). CPTED is about designing places so they feel safe, open and easy to use. This includes things like good lighting, clear views, active streets with people around, and well-managed shared spaces. These features help people see what's happening around them and feel more comfortable.

What are the main safety principles used in a CPTED assessment?

There are four CPTED principles:

1. **Surveillance:** clear sightlines, active ground floors, security systems, windows overlooking streets
2. **Access control:** clear entries, sensible gates/doors, swipe access where needed
3. **Territorial reinforcement:** design features that show what's public, shared or private
4. **Space and activity management:** good lighting, upkeep, programming and maintenance.

What will feel safer or different in the public spaces?

Public spaces are designed to be more open, active and easier to navigate. While detailed design will happen later as part of detailed applications, some features that have been considered at this Concept stage include:

- parks and streets surrounded by homes, shops and community spaces, so there are more people around
- paths that are wider, clearer, will be better lit and easier to follow
- areas for more seating, play areas and gathering spaces to encourage regular use
- public art and design features that will help people understand and feel connected to different spaces.

How are access and movement managed so it's safer?

Access to buildings and spaces is to be designed to be simple and controlled, through things like:

- clear entry points and multiple ways to move around to avoid dead-ends
- secure access (like swipe entry) to private areas
- safe layouts in basements and service areas so people and cars can move easily (for example, speed humps, marked walkways, mirrors).

What will improve lighting and visibility?

Lighting will be consistent and designed for comfort and safety, with considerations like:

- well-lit streets, paths, building entries and shared areas
- clear views, with landscaping designed so it doesn't block sightlines
- additional measures (like CCTV cameras) in key areas if needed.

How will buildings be designed with safety in mind?

Buildings are to be designed so people can easily see and move through them, with features like:

- entries that are clear and visible
- ground floors with shops and other active uses, to encourage more people to come and go
- hallways, lifts and stairs that are easy to find and well lit
- private areas clearly separated and secured from public spaces
- shared spaces – like rooftops and courtyards – designed for safe, everyday use.

How will the design support different community needs?

Spaces are to be designed to be inclusive and welcoming, with features like:

- step-free paths, seating and shaded rest areas
- spaces for families and community gatherings, including yarning circles
- design and artwork that reflect local culture and identity.

How does the plan respond to existing safety concerns?

The CPTED report looked at feedback from community and local crime data to understand the most common issues – such as trespassing into buildings, break and enter, malicious damage and drug/alcohol related issues. The design aims to help reduce these kinds of issues by:

- making spaces busier and more active
- improving security and access control to apartment building
- keeping areas clean and well-maintained
- supporting regular use of parks and public spaces.

Will it still feel safe during construction?

A safety and access plan will be prepared for each stage of construction. It will detail things like keeping paths open, well-lit and signed; how information can be shared; and how security and maintenance will be coordinated so public areas remain usable.

What about bikes, electric bikes and footpath conflicts?

The detailed design of each stage will consider things like:

- separated areas for walking, wheeling and riding where possible
- clear line markings and signage
- how to keep building entries free of dumped bikes via management rules and secure parking locations.

Who will look after spaces and respond if issues pop up?

During construction, the Developer and their contractors will be responsible to prepare a safety and access plan, and coordinate security and maintenance so public areas remain usable. When the project is delivered, different organisations will manage different parts of the precinct (like parks, housing and shops), but all spaces will be regularly maintained, monitored and kept active to help them stay safe.

3.12 Social Impact

Key documents:

- Social Impact Assessment (Urbis)
- Social Impact Management Plan (Urbis)

What is a Social Impact Assessment and why is it done?

A Social Impact Assessment (SIA) looks at how a project like Waterloo South might affect people and the community. It considers both positive and negative impacts – before, during and after construction—and recommends ways to reduce harm and improve outcomes.

It does not approve the project. Instead, it helps government, the project team and the community understand what to expect and how impacts can be managed by many stakeholders over time.

How was the assessment prepared?

The study was done by independent specialists using data, research and community feedback. It looks at things like population data, safety, health, services and people’s experiences of living in the area. Because this is an early (concept) stage, some details will be refined as the design is developed further.

What does the assessment say about housing and community change?

The SIA finds the renewal can create strong long-term benefits, including: **more homes overall**, **more social and affordable housing** and **better-quality housing**.

It also identifies risks, like people feeling divided and lots of change. To address this, the SIA supports:

- ‘tenure blind’ design, meaning homes look the same regardless of type
- shared spaces for everyone
- inclusive management and decision-making.

What about relocation for current residents?

Relocation is recognised as one of the biggest impacts of the renewal. It can affect people emotionally and disrupt support networks, with key risks being things like stress, grief and loss of place, anxiety from long and uncertain timelines, and impacts on elders and people with strong attachment to this place.

The SIA recommends supports such as those provided via the Relocations and Support Guide, such as:

- a right to return
- dedicated relocation support
- help with health, wellbeing and services
- clear and regular communication.

Even with support, some impacts may still be felt, especially for more vulnerable residents.

What impacts are expected during construction?

The SIA confirms construction will bring some disruption, including:

- noise, dust and increased traffic
- changes to how people move around the area
- longer-term construction impacts

To manage this, it recommends that future plans and detailed applications include:

- clear, accessible and transparent communication with residents
- safe and accessible walking routes
- measures to reduce noise and dust
- opportunity for temporary spaces and support where needed.

How will health and wellbeing be affected?

Waterloo currently has higher levels of health and social disadvantage. The SIA shows that better housing, more green space, and easier access to services (in particular health services) can improve both physical and mental wellbeing over time.

Good housing in particular can make a big difference to people's health. New homes that are more comfortable, better ventilated, and easier to live in, can also help reduce issues like mould, heat, and high energy costs. While there will be impacts during the relocation and construction periods, the ultimate outcome of the renewal suggests positive impacts overall.

What about community facilities and services?

The SIA identifies positive impacts that the renewal will bring by providing new community spaces, parks and retail areas, with services to be planned and adjusted over time as the community grows. This responds to the SIA, which identified a need for more:

- community spaces
- health services
- affordable shops and food options
- culturally appropriate services.

How will local culture and identity be protected?

Waterloo has a strong community identity, including a deep connection to Aboriginal culture. The SIA finds that the project can create positive impacts by:

- reflecting Aboriginal culture in design and public spaces
- including Aboriginal housing and Aboriginal-led services
- designing spaces for celebrating local history and identity
- continuing to engage with the Aboriginal community over time.

Will there be jobs and opportunities?

Yes. The project can support positive outcomes by creating jobs both during and after construction, including:

- construction jobs and training
- local employment in shops, services and community facilities
- support for Aboriginal employment and businesses
- programs to help residents access training and long-term work.

The benefits will depend on how well these opportunities are delivered and supported.

How will impacts be managed over time? What is the role of a Social Impact Management Plan?

The Social Impact Management Plan (SIMP) sets out how impacts on residents and the community will be managed over time. It includes recommendations to support residents during relocation, reduce construction impacts, deliver community facilities and services, and carry out ongoing communication and engagement.

The plan is intended to continue to be updated throughout the project to respond to community needs. This means:

- monitoring how the project is affecting people
- responding if issues arise
- adjusting plans over time if needed.

What does the SIMP recommend?

This is a summary of the recommendations of the SIMP:

1. Support for residents through change

- Help with relocation (including dedicated support)
- Clear communication about timing and next steps
- Access to health and support services

2. Ongoing communication and engagement

- Regular updates in plain English
- Information in different languages
- Multiple ways to stay informed or give feedback
- Use of local channels (like Waterloo Connect)

3. Better homes and fair access

- More social and affordable housing
- “Tenure blind” design (all homes look the same)
- Homes designed to suit different needs

4. Health, wellbeing and safety

- Safer, well-lit streets and public spaces
- Design that reduces crime risk
- Access to services and programs
- Focus on vulnerable residents

5. Managing construction impacts

- Plans to reduce noise, dust and disruption
- Safe access around the site
- Clear communication during works
- Ways for people to raise concerns

6. Community spaces and services

- New parks and community facilities
- Space for health, education and community programs
- Services planned with local providers

7. Jobs, training and local opportunities

- Local jobs during construction and after
- Training and pathways to employment
- Support for local businesses

8. Culture and community identity

- Ongoing work with Aboriginal communities
- Designing with Country
- Recognising local history and identity.

What are the key takeaways from the SIA and SIMP?

In summary, the SIA finds:

- the project brings both benefits and challenges
- some impacts – especially relocation and construction – will be difficult for a period of time
- long-term benefits are possible, but many will need to be checked as detailed work is done for each stage
- ongoing support, good planning, communication and community input are important.

3.13 Staging

Key documents:

- Urban Design Report (SJB)
- Environmental Impact Statement (Beam Planning)

What is the staging of delivery of Waterloo South?

Waterloo South is to be delivered in stages over approximately 10-15 years, allowing redevelopment to occur in a coordinated and manageable way while supporting residents, services and infrastructure throughout the process.

What is the sequence (order) of the staging?

The current indicative staging sequence is as follows (see **Figure 9**):

- **Stage 1**
Located in the south-western corner of the precinct, bounded by McEvoy, Cope, John and Mead Streets. Stage 1 will deliver early homes, community facilities and open space, setting the foundation for the broader renewal.
- **Stages 2 and 3 – Western side of the precinct**
The next stages focus on blocks west of West Street:
 - Stage 2: Block 2 and Block 4
 - Stage 3: Block 3
 - The main park next to the Metro Station is also planned to be delivered during these stages, providing early access to major open space.
- **Stages 4 to 6 – Eastern side of the precinct**
The final stages focus on blocks on the eastern side of Waterloo South:
 - Stage 4: Block 5 and Block 6
 - Stage 5: Block 10
 - Stage 6: Block 7.

This staging is indicative only. The exact timing and sequencing of blocks may be modified as planning progresses and detailed applications are prepared for each stage.

What is the timing of each stage?

The redevelopment of Waterloo South will be delivered progressively over around 10-15 years. While we can share the overall approach, timing for each stage cannot yet be confirmed, as timing depends on planning approvals, market conditions and construction sequencing. Each stage will:

- require its own detailed planning approval
- include community engagement
- be refined as earlier stages are completed.

3.14 Sustainability

Key documents:

- Ecologically Sustainable Design Report (WSP)

What is the purpose of the ESD Report?

The Ecologically Sustainable Development (ESD) Report explains how sustainability will feature in the design, construction and long-term operation of Waterloo South. It outlines commitments for:

- energy efficiency
- climate resilience
- biodiversity
- cultural design
- environmental performance across the precinct.

How will the urban environment be improved?

To support biodiversity, help reduce heat and improve comfort, the Concept Plan includes features like:

- large areas of deep soil (natural ground that does not have structures above or below)
- more trees
- urban cooling through greening
- landscaped courtyards and parks
- water sensitive urban design features.

What are the main sustainability themes for Waterloo South?

The project's sustainability approach considers four key themes:

1. **Low carbon and energy efficiency** – reducing emissions from materials and buildings.
2. **A resilient neighbourhood** – designing for heat, climate change, and comfort.
3. **Culture, place and belonging** – integrating Country led and community informed design.
4. **Nature positivity and biodiversity** – improving greenery, habitat and ecological connections.

Will Waterloo South be a low carbon development?

Yes. The project includes features like:

- at least 40% reduction in upfront embodied carbon (materials and construction) compared to a standard project
- electrification of buildings (no gas) for cleaner energy use
- designing for future electric vehicle (EV) charging.

Will the new homes be energy efficient?

Yes. All residential buildings are to be designed to meet high standards, through BASIX and NatHERS rating systems. These measures are designed to help reduce energy bills and improve indoor comfort.

What sustainability targets will be achieved?

The project aims for high environmental performance with:

- 6-Star Green Star Communities rating for the whole precinct
- 5-Star Green Star Buildings rating for all residential buildings

These ratings are verified by the Green Building Council of Australia so that sustainability is embedded in the concept plan, open spaces, and buildings.

Will the project consider solar energy?

Yes. The design includes features to help reduce energy use and lower emissions once people move in, like:

- solar panels on buildings to help power shared areas (like lifts and lighting)
- monitoring systems that track how much energy is used, so buildings can run more efficiently.

How will climate resilience be built into the precinct?

Waterloo South will include features in detailed design to help reduce heat stress, energy costs, and the impacts of climate change, such as:

- building materials and shading to keep buildings cooler
- natural airflow in apartments
- landscaping (trees, green spaces, shade) to help naturally reduce heat
- design features to keep homes more comfortable during very hot or very cold weather – things such as insulation, careful placement of windows and considered apartment layouts.

How will redevelopment support nature and biodiversity?

The project is designed to include nature positive commitments such as:

- planting and protecting trees to meet precinct canopy targets
- green public spaces that support habitat and urban cooling
- water sensitive design like rainwater harvesting and landscape irrigation systems
- strengthening ecological connections through landscape design.

Will the development use recycled water?

No recycled water network is proposed because there are no existing recycled water systems in the surrounding area to connect into.

Instead, the project will use water efficiency features. These include things like:

- water efficient fixtures (like taps, toilets and showers) in all apartments
- collecting and reusing rainwater for use in some garden areas and toilets in shops
- designing gardens and open spaces to help soak up and manage rainwater naturally (instead of relying on drains and pipes).

How will waste be managed sustainably?

Waterloo South will prepare a precinct wide waste management plan that follows City of Sydney requirements. More detail about waste is provided in **section 3.17** of this guide, however in summary the approach includes:

- designing for recycling and resource recovery
- reducing construction waste
- choosing low impact, recycled and reusable materials wherever possible.

Will the project reduce traffic emissions?

Yes. Strategies to encourage greener travel choices include:

- preparing all car parks with electrical capacity for future EV charging
- creating walkable streets and cycle connections
- locating homes close to the Waterloo Metro station, bus routes and local services.

How does the project support community wellbeing?

Sustainability includes social and cultural wellbeing, not just environmental performance. To support community wellbeing, the project will deliver:

- new community spaces, which may include childcare, health facilities and community uses
- greener open spaces that support walking, socialising and recreation.
- A focus on health, comfort and safety in all homes and public areas.

Engagement with community will occur so that community is able to shape decisions that are made around the things that will support them most.

3.15 Traffic and Transport

Key documents:

- Transport Impact Assessment (PTC)

How will people move around Waterloo South in the future?

Waterloo South is designed to be easy to walk and cycle around, with strong access to public transport. You can expect:

- safer, low-speed streets
- wide footpaths and raised crossings
- new paths between buildings (through-site links)
- step-free access with ramps and lifts in sloping areas
- direct connection to Waterloo Metro
- better lighting and safer public spaces

Cars will still be able to access the area, but the overall design makes walking, cycling and public transport the easiest and most convenient options.

Will there be new streets or changes to existing streets?

Yes. See **Figure 10**. Two new street connections are planned:

- West Street will be extended south to John Street
- Cooper Street will be extended south – past John Street – to form a loop around the new park in Block 8.

Some existing streets are also planned to change:

- parts of Cooper Street and George Street will become ‘shared zones’
- Cooper Street, West Street, Mead Street and Pitt Streets are to be widened.
- Cooper Street and West Street will become one-way going south.

What is a shared zone?

A shared zone is a street designed to prioritise people over cars. In a shared zone:

- the speed limit is lower to prioritise safety
- people have priority and can walk across the area
- the space is designed to feel more like a public place than a typical road
- cars can enter, but must travel slowly and give way to people.

What is planned for key streets?

- **George Street** will be the main street, with shops, community uses, wide footpaths and shaded seating. It will connect the Metro, parks and surrounding areas.
- **Cooper Street** will link the two new parks and include small shops, community spaces and a new plaza. It will be slower and more pedestrian-friendly.

Figure 10. Proposed layout of streets



- New streets proposed
- 'Shared zone' proposed
- No car access proposed
- Dedicated cycleway
- Waterloo South

Will there be access to McEvoy Street?

No. The plan shows streets connecting to McEvoy Street (at Cope, George, Mead and Pitt Streets) as closed to private vehicles.

The reports note that the City of Sydney is in discussions with Transport for NSW regarding the potential opening of the southern end of George Street (a City of Sydney Street) to McEvoy Street (a Transport for NSW street), however this is not shown in the plans as it is understood the discussions remain ongoing.

Will traffic get worse because of the redevelopment?

No. The assessment found that traffic levels are expected to be similar to what was already approved when the area's planning rules were set in 2022. Many people are expected to walk, cycle or use public transport, especially with the new Metro already reducing car use.

Why focus on walking, cycling and public transport?

Waterloo South is very well connected, with Metro, trains, buses and bike routes nearby. Prioritising these options helps:

- reduce traffic and congestion
- improve safety
- create more pleasant streets
- support a healthier, more connected neighbourhood
- reduce reliance on private cars.

How much parking will be provided?

There will be a mix of parking, including:

- basement car parking for residents
- on-street spaces
- accessible spaces, car share, and parking for shops and services
- motorbike and bicycle parking.

Final parking numbers will be confirmed as part of detailed applications for each block and building. However, for the purposes of the Concept Application, there are indicatively:

- around 1,450 car spaces shown for residents located in basements
- around 190 on-street spaces (similar to today).

Parking in Waterloo South will be carefully managed to balance the need for private cars, the accessibility of the site to public transport, the needs of each type of use proposed, and the City of Sydney's parking rules.

Will there be car share spaces?

Yes. Around 32–50 car share spaces are planned, giving people an alternative to owning a car. The exact number in each block will be finalised during future detailed applications.

What will happen to on-street parking?

There will be a similar number of on-street spaces as today. Some rules (like time limits or drop off zones) may change, however this will be determined in later detailed applications.

Will buses, trains and Metro services support the extra population?

Yes. Waterloo South is in an area known as 'Public Transport Accessibility Level (PTAL) 6' – the highest rating given by the City of Sydney. Available public transport services include:

- Metro every 4 minutes in peak periods
- high frequency buses connecting to CBD and surrounding suburbs
- heavy rail stations nearby at Redfern and Green Square
- planned Sydney Metro West and Metro Southwest lines that will further strengthen connections.

This network can support the expected increase in people living and working in Waterloo South.

Will cars still be able to access the precinct?

Yes, but access will be limited to specific streets to reduce through-traffic and improve safety. Access into buildings is via selected internal streets and driveways, which will be designed for safe car access and service vehicle movement.

How will service vehicles, deliveries and waste trucks operate?

Each building will have dedicated areas for deliveries, waste collection and services. Clear rules will manage things like where loading/unloading can happen, which roads can and cannot be accessed, hours, cleanliness and noise to minimise impacts on residents.

The routes to be used by delivery and service vehicles have been tested to make sure trucks can enter and exit safely without reversing onto public roads.

What is a Green Travel Plan and how will it help?

A Green Travel Plan (GTP) is a plan to encourage people to walk, cycle or use public transport. It includes things like:

- incentives and car share promotion
- travel information to be shared with new residents
- bicycle and End of Trip (EoT) facilities
- a framework to monitor travel patterns over time.

Each future development stage will prepare a more detailed GTP specific to its residents, workers and visitors.

Will emergency vehicles be able to get into Waterloo South?

Yes. All streets will be designed to allow for emergency vehicle access, including safe turning paths, and access to hydrants and turnaround points.

How will the redevelopment affect pedestrian safety?

The design includes measures to slow traffic and make walking safer, such as:

- narrower traffic lanes
- some shared zones designed for people, not just cars
- better lighting
- more pedestrian crossings
- more visibility and surveillance of streets.

How will traffic and other impacts be managed during construction?

The Concept Application does not ask for approval for any construction works. Future detailed applications will include information about how construction will be managed in a Construction Environmental Management Plan (CEMP). It will cover things like:

- how traffic will be impacted (through things like temporary lane closures or detours) and how the impact will be managed
- how noise will be managed, though things like limiting noisy work to approved hours, using quieter equipment, installing temporary noise barriers and monitoring near sensitive buildings
- how dust will be managed, though things like water spraying, hoardings, wheel wash bays, reducing exposed soil and monitoring air quality.

3.16 Visual Impact

Key documents:

- Visual Impact Assessment (Urbis)

What is a Visual Impact Assessment and why was it done?

A Visual Impact Assessment (VIA) looks at how the new buildings might change the look and feel of the area. It considers views from streets, parks, and nearby heritage places to make sure the redevelopment fits in well and respects important views.

Will the redevelopment change the look of the area?

Yes. Visually, the area will look more built-up and modern. New buildings, including some taller towers, will change the skyline and streetscape. However, the VIA report confirms that these changes are expected, have been planned for, and are in line with the future character already approved for Waterloo.

Will important views be blocked?

No. The assessment found that the project does not block any protected or important views. In most cases, new buildings mostly replace open sky in the background of views, not valued landmarks.

Will nearby parks feel less open?

No major impacts. From nearby parks (like Waterloo Park, Alexandria Park, Redfern Park), you will be able to see the taller parts of buildings, but mostly just the upper parts above the trees. The parks will still feel open, green and usable.

How noticeable will the taller buildings be?

It depends on where you are:

- Close to the site (e.g., Cope, Wellington, and McEvoy Streets): buildings will be more noticeable, but will mainly sit behind and be screened by large trees.
- A bit further away: mostly the tops of buildings will be visible.
- Further away again: the towers blend into the wider Sydney skyline among other tall buildings.

Overall, the VIA report says the new buildings are what you would expect in a growing inner-city area.

Will the redevelopment impact heritage buildings or heritage areas?

No additional impacts are expected. The height and location of taller buildings were already approved in earlier planning rules approved in 2022. This VIA report confirms there is no extra visual impact on nearby heritage places.

Will local streets look different?

Yes. Streets will look more modern with:

- taller buildings in some areas (especially along McEvoy Street)
- wider footpaths and more landscaping
- more light and open space in some locations where older buildings are being removed to create public parks.

Are any views rated as having a “high” visual impact?

Only one location — Waterloo Oval — was identified as having higher visual impact. This is because some towers are closer and more visible there. Even so, the VIA report says the buildings are spaced apart (not a solid wall) and do not block key views or landmarks.

Will residents in surrounding apartments see big changes?

People in higher-level apartments nearby may see more of the new buildings, especially the upper levels. At street level, views are often filtered by trees and existing buildings. Overall, the VIA report says this level of change is typical for this kind of redevelopment in an inner-city location.

Is this redevelopment appropriate for the character of Waterloo?

Yes. The VIA reports found the proposal is:

- visually fits in with surrounding high-rise areas
- is aligned with the future renewal of Waterloo already approved in the 2022 planning rules
- supportive of the precinct’s planned evolution into a dense, well located, mixed-tenure neighbourhood near major transport and jobs.

Will visual impacts get worse as more buildings go up?

Actually, the report says the opposite. Because the precinct and wider area are undergoing long term renewal, the visual impact is meant to improve over time, as more urban development emerges around Waterloo. The VIA report notes visual impact will settle and soften as the broader precinct evolves.

Are any changes recommended to reduce visual impacts?

Yes. At the detailed design stage as part of future applications, things like building design, materials, spacing between towers, and landscaping will be used to help buildings look better and fit into the area.

3.17 Waste

Key documents:

- Waste Management Plan (WSP)

How will waste be managed across the new Waterloo South?

Waste will be managed in a simple and organised way across Waterloo South. Each building will have its own waste rooms, and different types of waste will be kept separate. Waste will be collected regularly by the City of Sydney or private contractors, depending on the type of waste.

What types of waste will residents be able to dispose of?

Residents will be able to dispose of everyday household waste, including general waste and recycling. There will also be options for larger or less common items like bulky household goods, electronics (e-waste), and clothing or textiles.

How will waste disposal work in the apartment buildings?

Waste is planned to be easy to access and use, with apartment buildings to be designed with the following:

- In social and affordable housing – residents will take their waste to a waste room on their floor.
- In market housing buildings – residents will use waste chutes for general waste and recycling.
- There will also be dedicated areas in the basement for large items like furniture.

Staff will manage the movement of bins so that everything is handled safely. The City of Sydney will collect household waste and recycling.

Will there be food organics bins?

Not at the start. Food and garden waste bins are not currently required by the City of Sydney. However, the buildings are being designed so this can be added in the future if the rules change, without major works.

Where will waste be stored?

Each building will have clearly designated areas for storing waste, including:

- separate waste rooms for social, affordable, and market housing
- a main holding area near the loading dock for collections
- waste spaces for shops or community uses
- basement waste rooms for bulky items.

These spaces will be designed to keep waste managed neatly, keep bins indoors at all times, and sized so they can hold at least several days' worth of waste.

How will bins be moved around the precinct?

All bin transfer routes are internal—via basements and service corridors—and avoid stairs. Where distances are long, staff will use mechanical bin tugs. Movements happen outside busy hours to avoid conflicts with residents.

Will collections happen inside of basements/buildings or on the street?

Most buildings will have their own loading docks (eight in total), so waste can be collected from inside the building rather than from the street.

For two buildings (Block 2B and 4B), garbage trucks won't be able to enter. In these cases, there will be small, managed kerbside collections for certain types of waste. These will be handled by staff, and no waste will be stored outside permanently.

What happens to bulky waste like furniture or appliances?

Each building has its own bulky waste storage. Residents bring items there (with assistance if needed), and they are collected weekly. E-waste and textiles also have dedicated drop-off bins.

How will construction waste be managed?

Most construction waste won't go to landfill. Around 90% will be reused or recycled, including materials like concrete, metals, timber and plasterboard. Any hazardous materials, like asbestos or lead, will be safely removed and handled by licensed specialists.

What will residents need to do?

Residents will need to:

- use the waste rooms or chutes
- sort recycling correctly
- bring bulky waste to the bulky waste store (or ask for assistance)
- follow building signage and rules
- keep bins and waste inside the building (never on the street).

How will smells, hygiene and noise be managed?

Waste areas will be designed and managed to keep them clean, safe and minimise impacts on residents and neighbours. They will have good ventilation, regular bin cleaning, pest control, and measures to reduce noise so it stays within building standards.

3.18 Wind

Key documents:

- Environmental Wind Report (SLR Consulting)

Will the new buildings make the area windy or unsafe?

No. The Wind Report found that all parts of the Waterloo South site stay within safety limits, even when strong winds are considered. Nothing in the redevelopment creates wind conditions that would be unsafe for people walking around the neighbourhood.

Will the redevelopment make walking around less comfortable?

Some spots may feel a bit windier than today — which is normal whenever taller buildings are added — but the overall wind conditions remain acceptable. Where wind may pick up, simple design features (like trees and awnings) help keep these areas comfortable.

Where might the wind feel strongest?

Wind can be felt more in:

- corners of taller buildings
- long, straight streets
- rooftop and elevated communal areas.

These effects are typical in many parts of Sydney with mid- and high-rise buildings.

What is being done to keep public spaces comfortable?

A mix of design features will help reduce and manage wind, including:

- more trees (especially evergreens)
- awnings and tree canopies
- pergolas and shade structures
- locating outdoor seating under trees or shelter.

What about rooftop gardens and communal terraces?

These areas naturally get more wind because they're higher up. Specific features will be designed in future detailed applications for each stage. However, the Concept Plan considers the following features for future design:

- 1.8-metre-high screens along exposed edges
- layouts that place seating away from stronger winds.

Will private balconies be too windy?

Balcony wind conditions will be checked in detail for each building when designs are being prepared. If a balcony needs a higher balustrade, extra screening or planting, it will be added at that stage.

Does the nearby Metro Quarter project make things windier?

Only in a small way. The Metro Quarter adds a little extra wind from the northwest in a few spots, but all areas remain within safe and comfortable levels.

Will the parks and open spaces be pleasant to use?

Yes. With the planned trees, awnings, and shade structures, the parks and open areas are going to be designed to offer a comfortable, welcoming environment for sitting, walking, relaxing, and community activities.

4. Appendix – List of Concept Application and Rezoning Proposal documents

Environmental Impact Statement (Beam Planning)
Appendix A – SEARs Compliance Table (Beam Planning)
Appendix B – Statutory Compliance Table (Beam Planning)
Appendix C – Mitigation and Management Measures (Beam Planning)
Appendix D – Community Consultation Table (Beam Planning)
Appendix E – Design Guide Assessment (Beam Planning)
Appendix F – Urban Design Report (SJB)
Appendix G – Survey Plan (RPS)
Appendix H – Draft Subdivision Plans (RPS)
Appendix I – Designing with Country Report (Nguluway Design Inc.)
Appendix J – Public Domain and Landscape Report (ASPECT Studio)
Appendix K – Crime Prevention Through Environmental Design (CPTED) Assessment (Urbis)
Appendix L – Preliminary Public Art Plan (UAP)
Appendix M – Engagement Outcomes Report (L10)
Appendix N – Design Excellence Strategy (Beam Planning)
Appendix O – Environmental Wind Report (SLR Consulting)
Appendix P – Visual Impact Assessment (Urbis)
Appendix Q – Arboricultural Impact Assessment (Tree Management Strategies)
Appendix R – Biodiversity Development Assessment Report Waiver (Department of Planning, Housing and Infrastructure)
Appendix S – DSI Data Gap Investigation (JBS&G) and Auditor Sign Off (senversa)
Appendix T – Remediation Action Plan (JBS&G)
Appendix U – Stormwater Management Plan (WSCE)
Appendix V – Historical Archaeological Assessment (artefact)
Appendix W – Archaeological Technical Report (artefact)
Appendix X – Statement of Heritage Impact (artefact)
Appendix Y – Aboriginal Cultural Heritage Assessment Report (artefact)
Appendix Z – Infrastructure Delivery and Staging Plan (WSCE)
Appendix AA – Flood Impact and Risk Assessment (GRC Hydro)
Appendix BB – Preliminary Noise and Vibration Impact Assessment (E-LAB Consulting)
Appendix CC – Transport Impact Assessment (PTC)
Appendix DD – Waste Management Plan (WSP)
Appendix EE – Social Impact Assessment and Social Impact Management Plan (Urbis)
Appendix FF – ESD Report including Independent Certifier Sign Off (WSP)
Appendix GG – Aviation Impact Assessment (ARUP)
Appendix HH – Accessibility Assessment (Jensen Hughes)
Appendix II – EDC Summary Letter (Altus)
Appendix JJ – Concept Envelope Plans (SJB)
Appendix KK – Waterloo South Rezoning Proposal
Attachment A to Annexure KK – Draft LEP Maps (Beam Planning)
Attachment B to Annexure KK – Revised Design Guide (SJB)
Attachment C to Annexure KK – Connecting with Country Framework (Ngurra Advisory)
Attachment D to Annexure KK – Retail Market Demand Assessment (Urbis)



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