

# **Attachment B5**

**Proposed Draft Development Control Plan –  
Waterloo Estate (South) – Land and  
Housing Corporation**

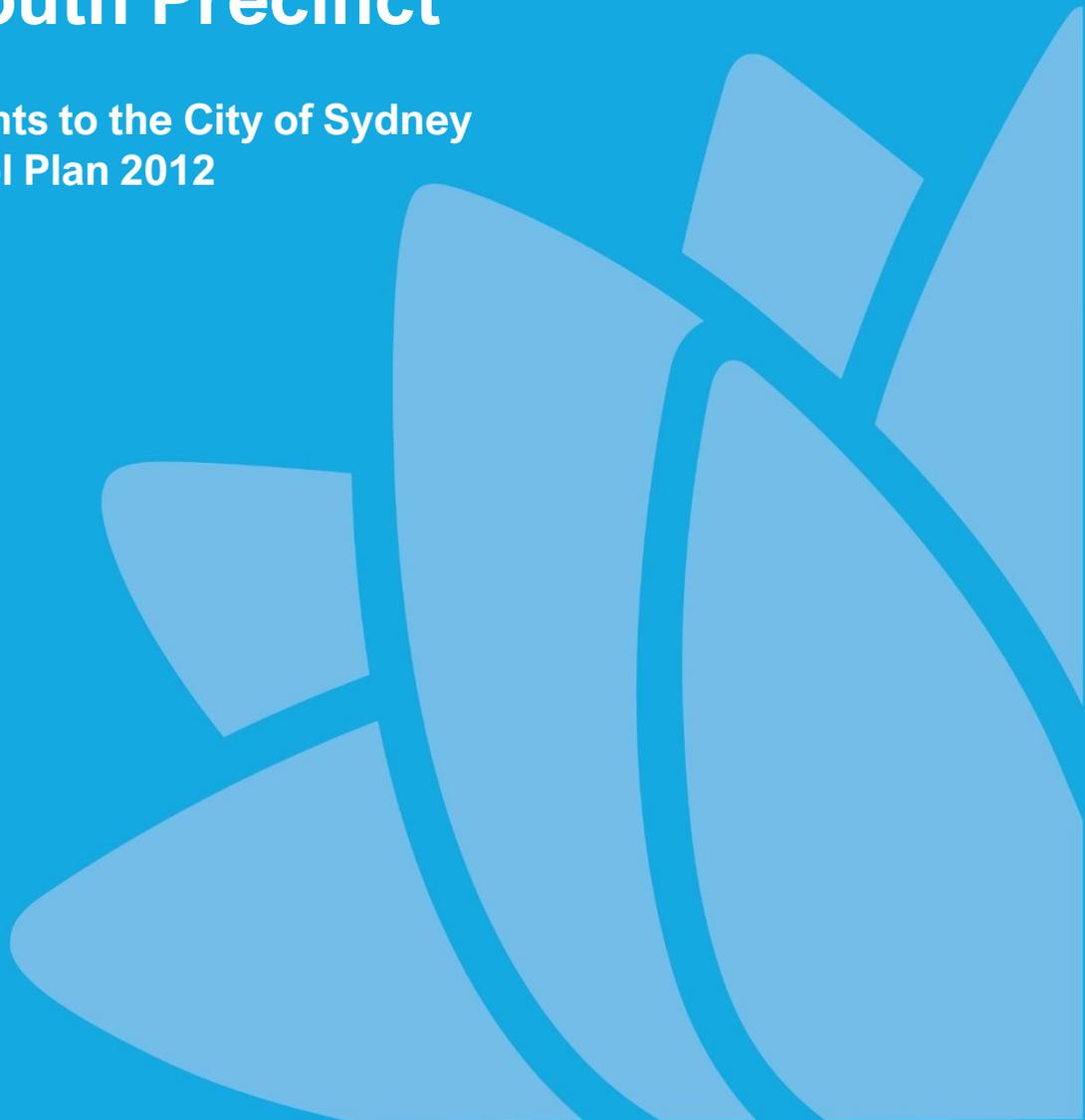


# Waterloo South Precinct

Proposed amendments to the City of Sydney  
Development Control Plan 2012

Land and Housing Corporation

9 April 2020



## Explanatory Note

This draft amendment to the Sydney Development Control Plans 2012 (Sydney DCP 2012) applies to a precinct known as the Waterloo South Precinct in the suburb of Waterloo.

It is to be read in conjunction with the 'draft Planning Proposal – Waterloo South Precinct'.

This draft amendment comprises two main parts:

- amendment to section 2: 'Locality Statements'
- amendments to section 3: 'Specific Areas'.

This draft amendment also includes other consequential amendments to other parts of the Sydney DCP 2012, including numbering.

## Section 2 Locality Statements

### Instructions

- (1) Delete existing clause 2.13.12 'George Street'
- (2) Insert new clause 2.13.12 'Waterloo South Precinct' as follows:

### 2.13.12 Waterloo South Precinct

This locality is bound by Raglan and Wellington Streets to the north, Cope Street to the west, Pitt and Gibson Streets to the east, Kellick and McEvoy Streets to the south and Cope Street to the west as shown in Figure 5.1 Specific areas map.

The Waterloo South Precinct is the first stage of renewal for the larger Waterloo Estate. The Waterloo South Precinct will become a distinct urban village experience which respects the character of Waterloo, connects people to each other, to nature, and to the City of Sydney, and enhances access to amenities, services and transport. The green public domain will celebrate the natural and cultural history of Waterloo and its proud community.

Public open space will be accessible to the community and support community gathering and a range of active and passive uses.

A liveable and mixed community will be supported by local retail and community services & facilities. A variety of housing choice will be provided in a range of building typologies.

## Section 5 Specific Areas

### Instructions

- (1) Amend 'Contents' as follows

<b>5.10</b>	<b>Waterloo South Precinct</b>
5.10.1	Urban strategy
5.10.2	Local infrastructure and public space

5.10.3	Public open space
5.10.4	Existing and new streets
5.10.5	Bike routes and facilities
5.10.6	Tree Canopy
5.10.7	Waterways and stormwater management
5.10.8	Built form
5.10.9	Height of buildings
5.10.10	Building alignment and setbacks
5.10.11	Public art
5.10.12	Fences
5.10.13	Heritage
5.10.14	Noise
5.10.15	Staging and implementation
5.10.16	Sustainability

#### **Instructions**

- (1) Amend figure 5.1 'Specific area map'

#### **Instructions**

- (1) Insert new specific area 5.10 'Waterloo South Precinct' as follows

### **5.10 Waterloo South Precinct**

This section applies to land identified as Waterloo South in Figure 1: Waterloo South – site identification. It should be read in conjunction with the locality statement in section 2.13.12 Waterloo South Precinct.

#### **Definitions**

Definitions used in this section have the same meaning as those of the DCP and City of Sydney LEP 2012 except for those identified below.

<b>Term</b>	<b>Meaning</b>
<b>Accessible Local Movement Route</b>	A pedestrian pathway designed for recreation, cycling or walking that is safe and accessible to all ages and abilities
<b>Blue Line</b>	The Blue Line anchors open space throughout Waterloo South, and is defined by the presence of WSUD that provides environmentally responsive design solutions, increase activation and respond to the cultural significance of water to Indigenous people
<b>Low Rise Building</b>	Buildings having a height of between 1 to 7 storeys above ground level. These buildings define the street edge, provide a transition to lower scale buildings and provide the immediate eye level experience

Term	Meaning
<b>Mid Rise Building</b>	Buildings having a height of 8 – 14 storeys above ground level. They provide fine grain infill forms, height diversity, and opportunities for dwellings at higher levels that benefit from district views
<b>Social Corners</b>	Footpath intersections with street furniture for pedestrians to gather and socialise
<b>Taller Buildings</b>	Buildings having a height of greater than 15 storeys above ground level. At a neighbourhood and district level, these buildings act as geographic markers and landmarks to Waterloo South



**Figure 1: Waterloo South – site identification**

### 5.10.1 Urban strategy

#### **Objectives**

- (a) Create a vibrant, mixed use urban village
- (b) Establish the Village Green as the main park
- (c) Establish Waterloo Common as a more intimately scaled, local park for passive recreation and social interaction purposes
- (d) Transition George Street to a pedestrian and cycle friendly shared street over time as the Waterloo South Precinct is renewed
- (e) Provide for a pedestrian priority precinct featuring a permeable network of streets, pedestrian and cyclist connections
- (f) Define the Blue Line to celebrate the underlying role of water in the Aboriginal and European landscape and history of Waterloo South
- (g) Recognise that aboriginal people are intrinsic to Waterloo, and embed local stories of people and place
- (h) Ensure a high level of architectural quality

#### **Provisions**

- (1) Development occurs generally in accordance with Figure 2: Waterloo South – urban strategy.



Figure 2: Waterloo South - urban strategy

### 5.10.2 Local infrastructure and public space

#### Objectives

(a) Development creates a public domain that:

- a. is the focus of activity in the Waterloo South Precinct, supporting social interaction and community gathering
- b. integrates Waterloo South Precinct with the surrounding community
- c. provides a safe environment for pedestrians and cyclists
- d. caters for people of all ages, cultures and abilities, including children, older persons and less mobile persons
- e. provides connections to nature and strengthens the Sydney Green Grid, including through establishing an urban forest
- f. includes public art and other measures to celebrate local history and stories

### **Provisions**

- (1) Each development application is supported by a Public Domain Plan that demonstrates consistency with this DCP and addresses:
  - a. street levels
  - b. interface between the public and private domains, including levels and clear boundaries of public and private land
  - c. the use and function of all elements of the public domain, including parks, streets and publicly accessible but privately owned land
  - d. detail of the entire adjoining streets
  - e. collection, flow and treatment of stormwater
  - f. paving and other hard surfaces
  - g. street trees and other vegetation
  - h. lighting
  - i. seating and other furniture
  - j. stairs and other methods of managing gradient change
  - k. refuse bins
  - l. signage, including interpretation and wayfinding signage
  - m. public art

### **5.10.3 Public open space**

#### **Objectives**

- (a) The open space network:
  - a. is distributed to be easily accessible for all residents by walking
  - b. comprises a number of distinct spaces that contribute to resident amenity, well-being and offer a range of activities and functions
  - c. has a high level of amenity, including sufficient solar access, appropriate wind conditions and shelter from the rain
  - d. provides connection to nature and reflects the indigenous vegetation and habitats of Waterloo

#### **Provisions**

- (1) The open space network comprises a mix of public and publicly accessible open space, generally in accordance with Table 1 and Figure 3: Waterloo South – public open space, including:
  - a. public open spaces:

- i. Village Green
    - ii. Waterloo Common
  - b. Publicly accessible open spaces:
    - i. urban plazas
    - ii. social corners
    - iii. landscaped setbacks
- (2) Each park is able to accommodate a range of different activities, including a number that are capable of being undertaken during the evening
 

**Note:** this may occur in a number of ways, including through flexible, multi-use passive spaces or specific programming including built infrastructure such as playgrounds and sports courts
- (3) Where activity is enabled after dark, adequate consideration is given to safety, noise, lighting and other amenity impacts on nearby dwellings

**Table 1: Waterloo South - Open space design requirements and guidelines**

Open space	Design requirements
<b>Village Green</b>	<ul style="list-style-type: none"> <li>• Public open space</li> <li>• Minimum area of 2.25ha</li> </ul>
<b>Waterloo Common</b>	<ul style="list-style-type: none"> <li>• Public open space</li> <li>• Minimum area of 0.25ha</li> </ul>



**Figure 3: Waterloo South – public open space**

### 5.10.4 Existing and new streets

#### Objectives

- (a) Development provides a movement network that:
- a. has a hierarchy of street typologies, including laneways

- b. prioritises pedestrians and cyclists over motorised transport for local and district travel
  - c. is comfortable, attractive and safe for pedestrians
  - d. encourages active public transport for longer distance travel
  - e. creates direct, clear and safe connections to the public transport network, including bus routes and the Waterloo Metro Station
- (b) Over time as the broader Waterloo Estate evolves, George Street is reconfigured as a pedestrian and cycle friendly street that is the main north-south pedestrian connection through the Waterloo South Precinct and a focal point of public domain activity

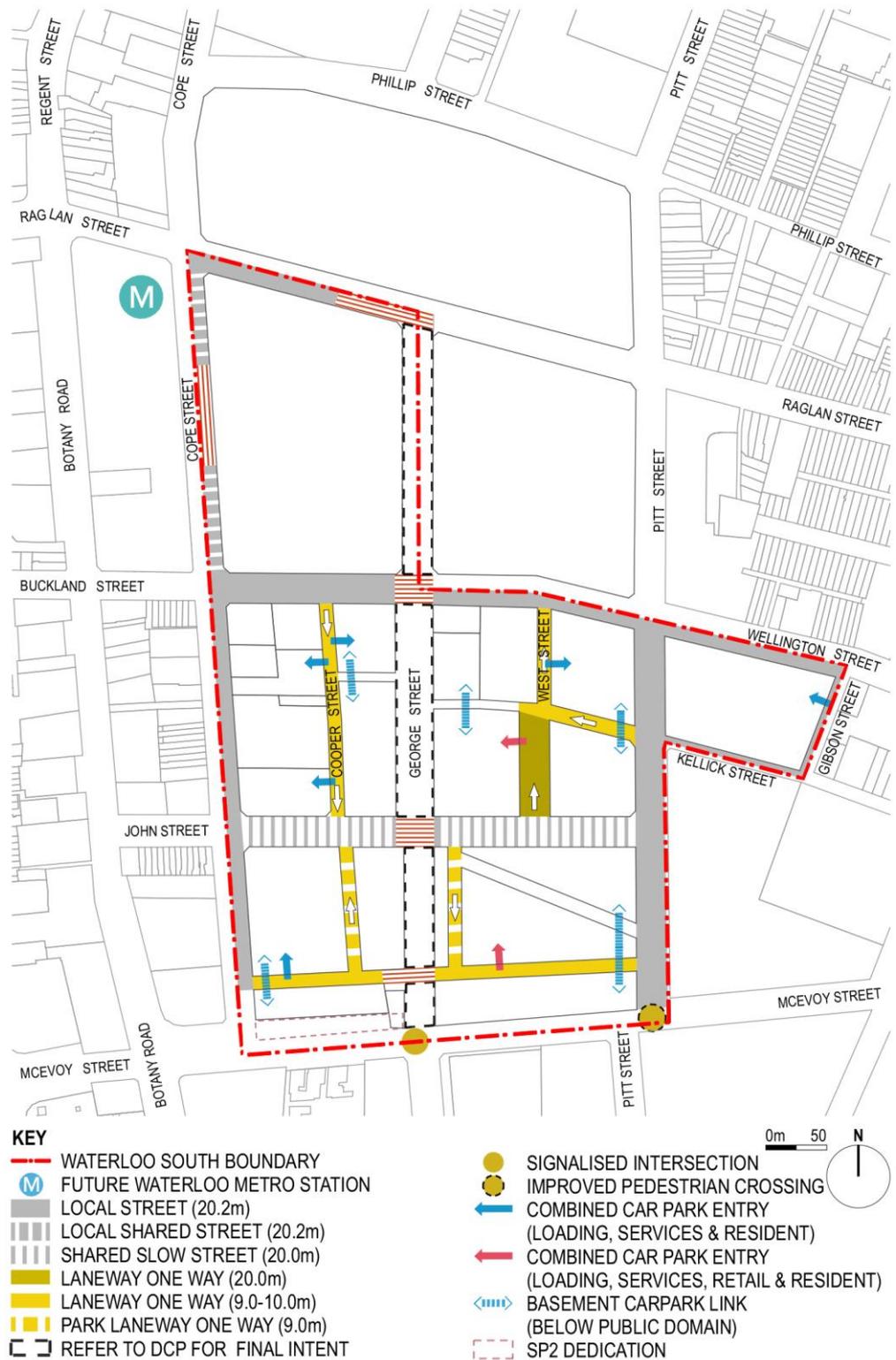
**Note:** this is the final intent as shown in Figure 2: Waterloo South – urban strategy

- (c) Development provides for streets that have a layout and design that enable a wide range of activities to be undertaken in a compatible manner, including movement of vehicles and social interaction
- (d) Development manages through traffic on peripheral streets to enable safe, comfortable and convenient pedestrian cyclist movement between the Waterloo South Precinct and adjacent communities
- (e) Development contributes to the delivery of the wider City of Sydney Cycling Strategy and Action Plan

### Provisions

- (1) Development provides a balanced hierarchy of streets comprising:
  - a. George Street pedestrian and cycle friendly street
  - b. local streets
  - c. local shared streets
  - d. shared slow streets
  - e. laneways
  - f. park laneways
  - g. pedestrian and cycle access laneways
  - h. pedestrian laneways
- (2) Development is generally consistent with Figure 4: Waterloo South – movement and connectivity
- (3) Over time as the broader Waterloo Estate evolves, George Street is reconfigured as a pedestrian and cycle friendly street that:
  - a. has a width ranging from 20 – 25m
  - b. prioritises safe, comfortable pedestrian movement over all other modes of transport
- (4) Pedestrian laneways and pedestrian and cycle access laneways:
  - a. are not accessible to vehicles (except emergency vehicles)
  - b. do not include fencing or gates of any kind that restricts pedestrian access
  - c. provide a legible, unobstructed pedestrian footway for their entire length
  - d. includes bollards (which may be retractable) for safety purposes at intersections with public roads
  - e. encourages the ground floor of adjoining buildings to engage with the through-block link, including through:
    - i. active retail uses
    - ii. main building entries that draw people into the space
  - f. enable the upper levels of the adjoining buildings to provide opportunities for passive surveillance

- g. meet accessibility requirements
  - h. are included in notations on title requiring unobstructed public right of way
- (5) Slow streets are provided generally in accordance with Figure 4: Waterloo South – movement and connectivity
  - (6) The maximum design speed and posted speed of streets is 40km/h or lower (subject to relevant approvals under the Roads Act)
  - (7) Development contributes to improved pedestrian crossings as shown in Figure 4: Waterloo South – movement and connectivity



**Figure 4: Waterloo South – Movement and connectivity**

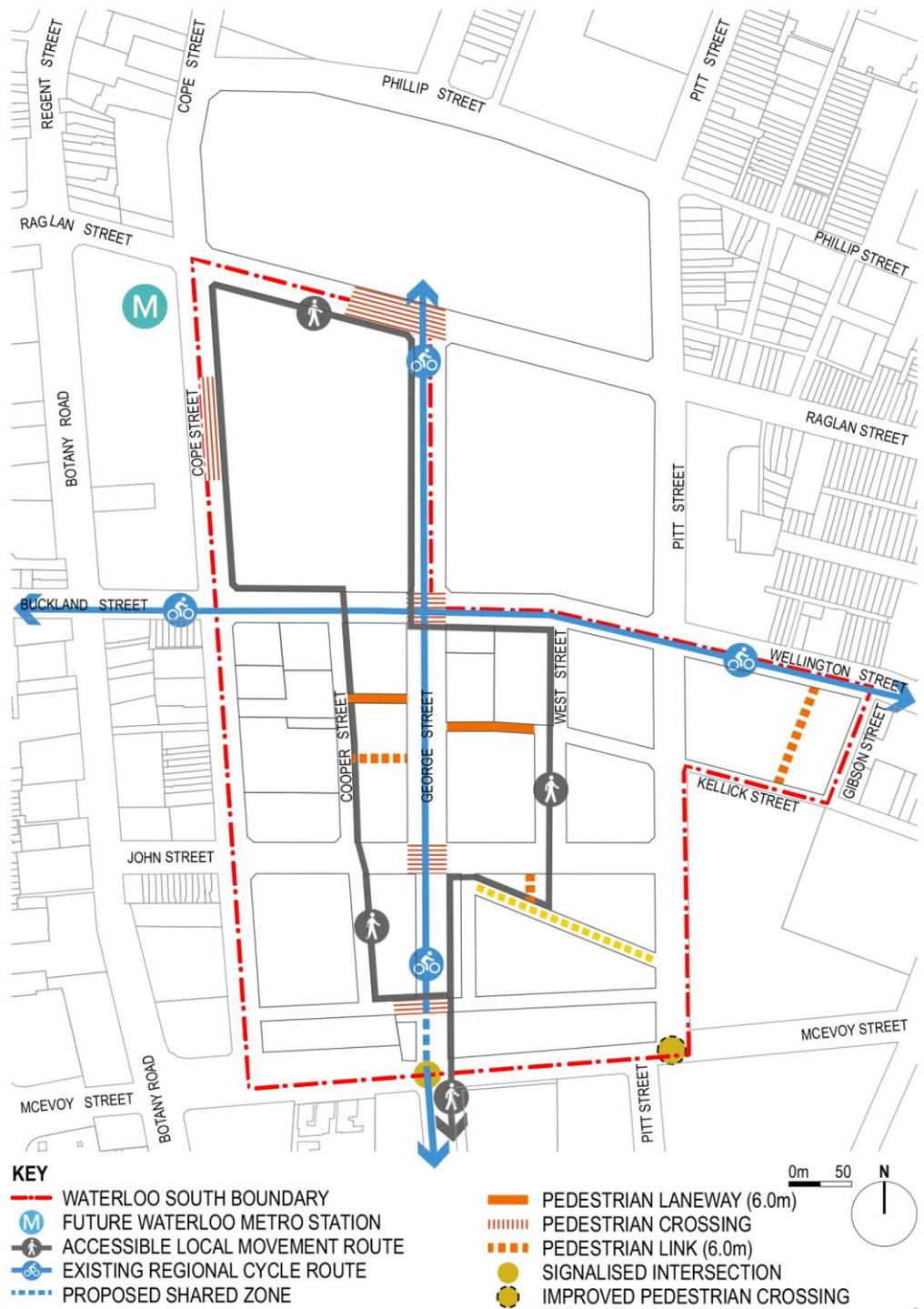
### 5.10.5 Bike routes and facilities

#### Objectives

- (a) Development provides for an integrated, safe and comfortable network of bike routes and facilities that encourages cycling and provides for the needs of both commuters and recreational cyclists

#### Provisions

- (1) Bike routes and facilities are generally provided in accordance with Figure 5: Waterloo South – indicative active transport
- (2) Over time as the broader Waterloo Estate evolves, George Street is reconfigured as a pedestrian and cycle friendly street that ensures high levels of pedestrian safety and comfort
- (3) Regional bike routes are provided on road and preferably separated from vehicular through traffic
- (4) Bike facilities such as bicycle parking and bench seating are provided in or adjoining high demand destination locations such as the Village Green



**Figure 5: Waterloo South – indicative active transport**

## 5.10.6 Tree Canopy

### Objectives

- (a) The proposal retains existing high and moderate value trees where they do not impede overall good urban design outcomes

### Provisions

- (1) A minimum of 50% of existing high and moderate value trees to be retained
- (2) Development considers the opportunity to retain existing streets trees as shown in Figure 6: Waterloo South – indicative street trees for possible retention
- (3) Three new trees are planted for every high/moderate value tree removed
- (4) Tree canopy is capable of shading the following proportion of land surface area:
  - a. 50% of streets and laneways
  - b. 40% of parks
  - c. 20% of the private domain

**Note:** streets cover the boundary to boundary of the road reserve as shown in this DCP. This includes the carriageway, nature strip and footpath. Any additional setback areas that are within private property are counted as the private domain

**Note:** this is measured by using assumptions for species mature canopy coverage adjusted for any local factors such as microclimate



**Figure 6: Waterloo South – indicative street trees for possible retention**

### 5.10.7 Waterways and stormwater management

#### Objectives

- (a) Integrated water management is incorporated throughout the Waterloo South, Precinct, in particular through the Blue Line, and acknowledges the previous presence of waterways as part of the broader Sheas Creek catchment

### Provisions

- (1) Water is introduced as a key public domain element generally in accordance with Figure 2: Waterloo South – urban strategy
- (2) The Blue Line provides a pedestrian connection between key destinations that reflects the local cultural significance of water by weaving the water story into the public domain, including through water sensitive urban design (WSUD) that visibly references water
- (3) Water Sensitive Urban Design (WSUD) measures detain and treat runoff from development areas prior to discharge into existing watercourses, including (as appropriate) tree pits, bioswales and other landscaping options
- (4) Development incorporates a mix of flood detention within the public domain and on-site detention to manage stormwater quantity
- (5) Where affected by the Probable Maximum Flood (PMF):
  - a. a Flood Management Plan is prepared
  - b. development considers the recommendations of AECOM's 'Water Quality, Flooding and Stormwater Report – Waterloo South State Significant Precinct, April 2019'
  - c. an Operational Flood Emergency Response Plan is prepared as part of a development application

**Note:** possible flood solutions may include ramping carpark entrances and suitable shelter in place facilities

### 5.10.8 Built form

#### Objectives

- (a) Built form:
  - a. reflects the role of the Waterloo South Precinct as a major transit oriented renewal area delivering housing supply and choice
  - b. incorporates a mix of different building typologies to provide visual interest
  - c. provides a transition of building scale from open space and heritage items
  - d. has high quality façade design and finishes
  - e. defines the adjoining public domain
  - f. engages with the adjoining public domain, in particular at the ground level
  - g. provides for adaptable ground floor uses

#### Provisions

- (1) Building layout and design provides opportunities for passive surveillance of the adjoining public open space
- (2) Vehicular access to each street block is located and designed to minimise disruption to active frontages (non-residential) (refer Figure 2: Waterloo South – urban strategy) generally in accordance with Figure 4: Waterloo South – movement and connectivity

## 5.10.9 Height of buildings

### Objectives

- (a) Height of buildings:
  - a. provides for a sufficient number of homes, facilities and services for residents, and jobs to promote self-containment, a vibrant public domain and use of the Waterloo metro station
  - b. provides for a varied and architecturally interesting skyline
  - c. facilitates high quality design
- (b) Taller buildings:
  - a. have a slender form
  - b. are appropriately separated from each other
  - c. optimise internal living amenity through access to views, sunlight and breezes
  - d. respond to street widths for good address
  - e. provide acceptable solar access outcomes for the Village Green and Waterloo Common

### Provisions

- (1) Height of buildings is generally consistent with Figure 7: Waterloo South - Height of buildings  
**Note:** 'approximate tall building location' denotes the preferred general location of taller buildings
- (2) Variation to the location and distribution of heights for each block as shown in Figure 7 Waterloo South - Height of buildings may occur where they:
  - a. comply with maximum building height in the LEP
  - b. meet the objectives of this section of the DCP
- (3) Development enables at least 50% of a stationary area of the Village Green and Waterloo Common to receive sunlight for a minimum of 4 hours between 9am to 3pm on 21 June
- (4) Where taller buildings on a corner lot have frontage to adjoining streets with a width of less than 20m, the street wall height to the narrower street is capped at 4 storeys in height



**Figure 7: Waterloo South – height of buildings**

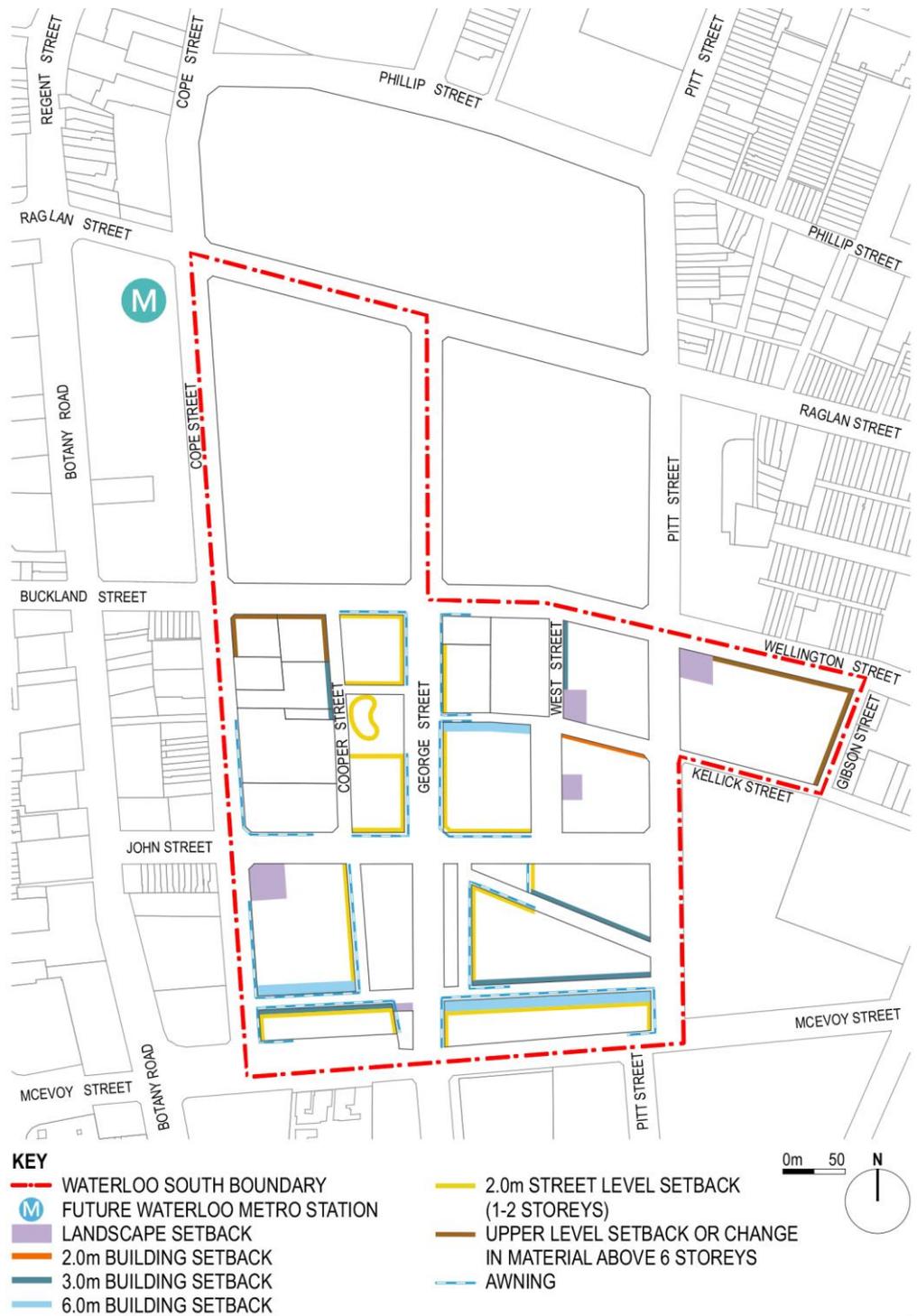
### 5.10.10 Building alignment and setbacks

#### Objectives

- (a) Building alignment and setbacks:
  - a. create a physically and visually cohesive relationship with the adjoining public domain
  - b. enable retention of high and moderate value trees and deep soil zones

#### Provisions

- (1) Development is generally consistent with Figure 8: Waterloo South - setbacks
- (2) Setbacks for the protection of retained trees are generally in accordance with Figure 8: Waterloo South - setbacks, or where no setbacks are shown, arborist advice
- (3) Where an active frontage (non-residential) as shown in Figure 2: Waterloo South – urban strategy, pedestrian shelter is provided to protect users of the public domain from direct sunlight and rain
- (4) Ground level residential setbacks create a space between the public domain and built form that
  - a. softens the visual environment that would otherwise be created by the combination of paved surfaces and built form
  - b. enables the planting of vegetation
  - c. enables people to linger in the space, either through sitting or standing
  - d. enables a clear line of sight between the entrance, any façade window and the adjoining public domain
  - e. does not result in a significant height difference between the public and private domain



**Figure 8: Waterloo South – setbacks**

### 5.10.11 Public art

#### Objectives

(a) Public art:

- a. makes a positive contribution to the image and identity of Waterloo South
- b. helps to create a place where people feel safe, at ease and part of a cohesive and proud community
- c. helps to create a place that respects the land and Aboriginal people by showcasing and celebrating Waterloo's culture, history and heritage
- d. creates activated and engaging places for all
- e. embeds local stories of people and place

### **Provisions**

- (1) A public art plan is provided for each development that is generally in accordance with the following provisions of the Public Art Plan for the Waterloo Estate prepared by Milne and Stonehouse and dated March 2020:
  - a. principles
  - b. objectives
  - c. opportunities
  - d. commissioning processes
  - e. curatorial narrative

### **5.10.12 Fences**

#### **Objectives**

- (a) Front fences delineate the public and private domain while enabling visual engagement between dwellings and their private open space and the adjoining public domain

#### **Provisions**

- (1) Fences at the front of a property are:
  - a. a maximum of 1.4 metres high from footpath level
  - b. sufficiently transparent to enable outlook from the front doors of ground level apartments to the street
  - c. designed and detailed to provide visual interest to the streetscape
  - d. where for a dwelling having direct access to the adjoining street, assist in highlighting the dwelling entrance

### **5.10.13 Heritage**

#### **Objectives**

- (a) Development:
  - a. retains significant heritage items within the Waterloo South Precinct
  - b. respects the heritage values of the Waterloo South Precinct and its setting
  - c. enhances the heritage values of the Waterloo South Precinct and its setting by removing unsympathetic surrounding development
  - d. provides appropriate setbacks from heritage items

- e. provides appropriate building form and scale with consideration for heritage items in the vicinity of the Waterloo South Precinct
- f. enhances and complements existing character in its design but not replicate heritage buildings and their traditional building form, materiality and detailing
- g. responds appropriately to heritage items and conservation areas in the vicinity of the Waterloo South Precinct
- h. responds to significant corner typologies in the vicinity of the Waterloo South Precinct

### **Provisions**

- (1) Development is setback from heritage items within the Waterloo South Precinct on a case by case basis to ensure that new development does not overwhelm or dominate the heritage item
- (2) The height and façade articulation of new ground level development and any awnings considers the proportion, scale and architectural features of adjoining heritage items
- (3) Development incorporates articulated corner forms which define each corner in its context, having specific regard to heritage items in the vicinity
- (4) Development incorporates materiality that appropriately responds to heritage items in the vicinity, and also reflects the heritage and character of the broader Waterloo area
- (5) Development incorporates vehicular and pedestrian networks throughout the Waterloo South Precinct which provide open view lines, connectivity and respond to the historic street pattern of the area
- (6) The public domain incorporates public art that celebrates the heritage values of the Waterloo South Precinct
- (7) Excavation beneath or adjacent to heritage items and/or buildings in heritage conservation areas will only be permitted if it is supported by both a Geotechnical Engineering report and a Structural Engineering report

## **5.10.14 Noise**

### **Objectives**

- (a) Building siting, form and design (including internal layout) relative to sources of noise are designed to ensure acceptable noise levels in habitable rooms and highly used or sensitive areas of the public domain

### **Provisions**

- (1) Buildings shown as noise affected buildings in Figure 2: Waterloo South – urban strategy are sited and designed to:
  - a. reduce the amount of noise transmission from vehicular traffic on McEvoy Street experienced within the Waterloo South Precinct
  - b. do not have façade openings from habitable rooms facing McEvoy Street or incorporate noise mitigation devices that also allow for compliance with the City of Sydney’s requirements for internal amenity

### 5.10.15 Staging and implementation

#### Objectives

- (a) Development occurs in an orderly manner and in a way that ensures delivery of key areas of public domain in a timely manner

#### Provisions

- (1) Development ensures the delivery of key areas of the public domain in accordance with Figure 2 Waterloo South – urban strategy, in particular the Village Green, Waterloo Common and extensions and widenings of existing streets
- (2) Development does not preclude the delivery of parts of the public domain located in the broader Waterloo Estate such as the central and northern parts of the George Street pedestrian and cycle friendly shared street
- (3) A concept level strategy outlining the intended development staging plan and delivery sequence for new or augmented public domain is to be submitted as part of any development application

### 5.10.16 Sustainability

#### Objectives

- (a) Development:
  - a. reduces energy consumption
  - b. reduces carbon emissions and improves absorption of carbon
  - c. reduces the urban heat island effect
  - d. promotes resilience to climate change

#### Provisions

- (1) Development:
  - a. achieves a 6-star Green Star Communities rating and a 5-star Green Star Design & As-Built for buildings rating
  - b. achieves a minimum BASIX Energy target of 25 and a minimum BASIX Water target of 40
  - c. targets opportunities to deliver beyond the compliance targets for BASIX Energy and BASIX Water
  - d. achieves a NABERS Energy rating of 5.5 stars and NABERS Water rating of 4.5 stars for commercial areas
  - e. maximises opportunities for the installation of solar photovoltaic systems
  - f. where possible, includes green roofs to provide amenity, improve microclimate conditions and create comfortable communal spaces