

Attachment B6

**Consistency with Strategic and Statutory
Plans – Waterloo Estate (South) – Land and
Housing Corporation**

Attachment 4

Consistency with Relevant Strategic and Statutory Plans and Policies

1.1 Consistency with the Greater Sydney Region Plan

Greater Sydney Region Plan Objectives	Waterloo South Response
<p>Objective 1: Infrastructure aligns with forecast growth – growth infrastructure compact</p>	<p>The future Waterloo Metro Station is a key driver for the renewal of Waterloo South. Sydney Metro City and Southwest is a city-shaping transport infrastructure project that creates new opportunities for integrated station precincts that deliver new homes, jobs, amenities and services in a highly accessible and high amenity location.</p> <p>Renewal of Waterloo South will deliver approximately 3,048 dwellings as a mix of social and private market housing. This new housing will leverage off the future Waterloo Metro Station to provide growth aligned with the provision of city-shaping infrastructure.</p>
<p>Objective 4: Infrastructure use is optimised</p>	<p>Renewal of Waterloo South will locate a significant number of residents and workers in close proximity to Waterloo Metro Station, encouraging the use of public and active transport. Through implementation of best practice design and a site-specific DCP, active and public transport will be encouraged through the provision of appropriate pedestrian and cycling infrastructure for any future developments at the site, contributing to the optimisation of infrastructure.</p>
<p>Objective 5: Benefits of growth realised by collaboration of governments, community and business</p>	<p>The indicative concept proposal for Waterloo South is the result of extensive collaboration between stakeholders and the community, which included a masterplan visioning process with the community, development of the Preferred Masterplan by LAHC, development of the Alternate Plan by the City of Sydney and an alignment process between the LAHC and City of Sydney (CoS).</p> <p>Benefits of the proposal are extensive and include increased housing supply, new public open spaces, improvements to streets and footpaths, and better access to public transport. These benefits will be shared by members of the community, social housing tenants, the CoS, NSW State Government, LAHC, and Sydney Metro.</p>
<p>Objective 6: Services and infrastructure meet communities' changing needs</p>	<p>A Social Baseline Study for the Waterloo Precinct identified a need for local retail, commercial and community floor space. The Indicative Concept Proposal has been designed in response to this identified need and will provide approximately 11,200m² of commercial/retail GFA and 6,700m² of community facilities and early education/child-care facilities.</p> <p>In addition, 2.57 hectares of public open space will be delivered including a 2.25 hectare village green adjacent to the Waterloo Metro Station and a 0.32 hectare park in the heart of Waterloo South. Improved cycle and pedestrian paths will also be provided.</p>
<p>Objective 7: Communities are healthy, resilient and socially connected</p>	<p>Future development of Waterloo South under the proposed planning controls will target 30 percent social (affordable rental housing) and 70 percent private market housing, along with employment generating uses and community services. Combined with significant amounts of open space and an active transport network, Waterloo South will be a healthy, resilient and socially connected diverse community.</p>
<p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p>	<p>The renewal of Waterloo South, will support the daily needs of the community with greater access to fresh food, retail and services (i.e. supermarkets, cafes, restaurants, and health services) within walking distance</p>

Greater Sydney Region Plan Objectives	Waterloo South Response
Objective 10: Greater housing supply	<p>Renewal of Waterloo South in accordance with this Planning Proposal will deliver approximately 3,048 new dwellings. Dwellings will be mixed tenure, with 70 percent private market and 30 percent social (affordable rental) housing, provided over a range of typologies. Therefore the Planning Proposal will directly generate more housing supply and provide diverse and affordable dwellings.</p>
Objective 11: Housing is more diverse and affordable	<p>Waterloo South, and the broader Waterloo Precinct encompassing the Metro Quarter and future stages of the Estate, represents a precinct-level masterplanned area. In designing the Indicative Concept Proposal for Waterloo South, needs of the existing and future community can be built into the planning controls, including appropriate zonings to preserve recreational areas such as the proposed Waterloo Village Green, height controls that limit adverse environmental impacts, and requirements to provide sufficient levels of urban tree canopy and pedestrian/cyclist infrastructure. Together these holistic considerations of the masterplanning process will culminate in a future Waterloo that is a great place.</p>
Objective 12: Great places that bring people together	<p>The proposed mix of housing tenures, along with retail, commercial and community land uses, all provided in proximity to Waterloo Metro Station, will bring people together.</p>
Objective 13: Environmental heritage is identified, conserved and enhanced	<p>This Planning Proposal is accompanied by a Heritage Impact Statement (Attachment 14) that confirms the outcomes of the Waterloo South renewal will have acceptable impacts on environmental heritage.</p>
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	<p>Waterloo Metro Station is a catalyst for new development and rezoning in the area, including for Waterloo South. The Planning Proposal will allow for private market and social (affordable rental) housing, as well as employment uses, to be located in close proximity to a metro station with connections to the rest of Sydney, including key employment and recreation centres including the CBD.</p> <p>The Indicative Concept Proposal has been designed to promote walking, cycling and public transport use. Two large parks, a pedestrian priority precinct and a new walkable loop will improve walkability within the site.</p>
Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	<p>Waterloo South will provide housing with excellent access to employment centres throughout the Eastern Economic Corridor via the Sydney Metro, contributing to the connectivity and competitiveness of the corridor.</p>
Objective 18: Harbour CBD is stronger and more competitive	<p>Direct access to the Harbour CBD is provided via Waterloo Metro Station, connecting workers who will live in Waterloo South to their place of work in the Sydney CBD. By providing approximately 3,048 dwellings, a new residential population will be able to be harnessed by the Harbour CBD, strengthening its role and competitiveness in the global economy.</p>
Objective 30: Urban tree canopy cover is increased	<p>30 per cent of Waterloo South will be covered by tree canopy, representing an increase in tree canopy for the site. In addition, a minimum of 50 percent of existing high and moderate value trees will be retained.</p>
Objective 31: Public open space is accessible, protected and enhanced	<p>Waterloo South will provide approximately 2.57 hectares of public open space including a 2.25 hectare Village Green adjacent to the Waterloo Metro Station and a 0.32 hectare park located centrally in Waterloo South equating to 32.3 per cent of the developable land in the precinct as open space. A pedestrian priority precinct and a walkable loop will provide accessible access within the site, including to the public open spaces, retail and public transport.</p>
Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	<p>Waterloo South Sustainability Framework has informed the design response, to be used to guide future procurements for development of the site. A section in the draft DCP provided at Attachment 3 incorporates provisions. In addition, a set of Initiatives and Design Considerations are also recommended for future development (refer to the ESD Study provided at Attachment 18)</p>

Greater Sydney Region Plan Objectives	Waterloo South Response
<p>Objective 36: People and places adapt to climate change and future shocks and stresses</p>	<p>Changes to temperature and rainfall patterns have been analysed and considered in the planning for Waterloo South. A sensitivity analysis was performed and a number of climate risks identified (refer to Attachment 13).</p> <p>The Indicative Concept Proposal has been designed to consider a minimum 10 percent increase in rainfall outputs due to climate change impacts. A number of adaptation and mitigation measures adopted include WSUD initiatives, 30 percent tree canopy coverage and a minimum of 50 percent retention of existing high and moderate value trees to provide shade and reduce urban heat island effects, and setting commitments and targets for Green Star ratings.</p>

1.2 Consistency with the City of Sydney Local Strategic Planning Statement

LSPS Priority and Action	Waterloo South response
LSPS Principles for growth	
Strategic principles for growth	
Proposals must be consistent with the Greater Sydney Region Plan and Eastern City District Plan.	Refer to Section 6.2.2 and Section 6.2.3 of the Planning Proposal report.
Proposals must be consistent with the relevant directions, objectives and actions of the City's community strategic plan, Sustainable Sydney 2030 and Sustainable Sydney 2050 in the future.	Refer to Section 6.2.5 of the Planning Proposal report and the Section 1.4 of the Attachment.
Proposals must be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement.	Refer to responses below on the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement.
Proposals must be consistent with the relevant priorities, objectives and actions of the Local Housing Strategy.	An assessment of the Planning Proposal against the relevant components of the Local Housing Strategy is provided in Section 1.3 below.
Proposals must support the strategic objectives in the City's adopted strategies and action plans.	The Planning Proposal supports the strategic objectives of the Community Strategic Plan, as detailed in Section 6.2.5 . The proposal is also consistent with the LSPS and the Housing Strategy as demonstrated below.
Proposals must not compromise non-residential development need to meet employment targets for strategic centres.	The Indicative Concept Proposal includes provision for non-residential floor space, including commercial and community uses. The proposed planning controls will facilitate the development of a mixed community with residential and non-residential uses through a mixed use zoning. The proposal will locate residents and workers in a location with access to surrounding employment hubs within the Harbour CBD and Green Square-Mascot Strategic centres in the LGA, not compromising the ability of the strategic centres to meet employment targets and increasing their workforce.
Proposals which seek to respond to a significant investment in infrastructure must be considered in a wider strategic context with other sites. This may include, but is not limited to, consideration of other infrastructure demand and provision, appropriate distribution of development potential across an area, value capture for public benefit and infrastructure delivery and orderly sequencing of development.	Renewal of Waterloo South has primarily been catalysed by the nearby Waterloo Metro Station, which will improve access from the Estate to the rest of Sydney (in particular throughout the Eastern Economic Corridor). Development will be staged, with Waterloo South progressing before the future Waterloo Central and North precincts. Waterloo South, as the first stage, will provide key infrastructure for the broader Estate including open space and parks, as well as the George Street pedestrian priority area. Delivery mechanisms for local, regional and state infrastructure are also discussed at Section 5.4 of the Planning Proposal report.
Site-specific principles for growth	
Proposals must give consideration to strategically valuable land uses that are under-provided by the market, such as but not limited to hotels, cultural space (including performance and production space), medical uses, education uses and childcare centres, and having regard to the appropriateness of the use for the context.	This Planning Proposal considers the strategic uniqueness of Waterloo South as described in Section 6.2.1 of the Planning Proposal report. A Social Baseline Study provided at Attachment 11 identified the required amount of floor space for community and commercial uses for the Waterloo Precinct. As a result, the Indicative Concept Proposal has been designed to incorporate community hubs throughout the site.

LSPS Priority and Action	Waterloo South response
Proposals must meet high sustainability standards and mitigate negative externalities.	<p>Waterloo South Sustainability Framework has informed the design response, to be used to guide future procurements for development of the site. A section in the draft DCP provided at Attachment 3 incorporates sustainability provisions. In addition, a set of Initiatives and Design Considerations are also recommended for future development Refer to Attachment 18 for detail.</p> <p>The Indicative Concept Proposal and corresponding planning controls have been designed to mitigate the expected impacts of climate change, including for changes in rainfall distribution and temperature increases. Refer to Section 7.9 of the Planning Proposal Report for further discussion.</p>
Proposals must create public benefit.	<p>The Planning Proposal will facilitate the delivery of numerous public benefits, including the following:</p> <ul style="list-style-type: none"> ▪ The renewal of social housing ▪ Increased supply and diversity of new private dwellings to help meet projected demand from population growth ▪ 2.57 hectares (32.3 per cent of developable land) of new public open space ▪ New pedestrian footpaths and cycleways including pedestrian priority measures along George Street ▪ Approximately 11,200m² of retail floor space ▪ Approximately 6,700m² of community floor space ▪ Greater access for the community to employment, services and amenities
Proposals must be supported by an infrastructure assessment and demonstrate any demand for infrastructure it generates can be satisfied, assuming existing development capacity in the area will be delivered.	<p>This Planning Proposal is supported by a Social Baseline Study (Attachment 12) and Economic and Retail Study (Attachment 27) which identified the need for a quantum of commercial and community floor space required by the precinct. The Indicative Concept Proposal has been designed to deliver approximately 6,700m² of community floor space and 11,200m² of commercial/retail floor space. Refer to Section 7.22 of the Planning Proposal report for further discussion. In addition, a Utilities and Infrastructure Servicing Study has been prepared and is provided at Attachment 10. Refer to Section 7.8 for further discussion.</p>
Proposals must make a positive contribution to the built environment and result in an overall better urban design outcome than existing planning controls.	<p>The proposal will result in the replacement of aged housing stock with a new fit-for-purpose, masterplanned built form appropriate for the site. Large public open spaces are ensured by the proposed planning controls. In addition, the Design Excellence clause of the SLEP will apply to future development at the site, resulting in a better design quality for the future development.</p>
Proposals must result in high amenity for occupants or users	<p>The proposed planning controls have been informed by the Indicative Concept Proposal. The Urban Design and Public Domain Study provides an assessment of the Indicative Concept Proposal against relevant residential amenity provisions, including solar access and the Apartment Design Guide. Refer to Attachment 5 and Section 7.1.4 of the Planning Proposal report for further detail.</p>
Proposals must optimise the provision and improvement of public space and public connections.	<p>Waterloo South will provide for a new Village Green adjacent to the Waterloo Metro Station and a smaller park within the site (Waterloo Common). These parks will be protected through appropriate zonings. Public connections will also be provided, including pedestrian and cycling infrastructure, through the site-specific DCP provided at Attachment 3.</p>

Theme 1: Infrastructure

Priority I1 - Movement for walkable neighbourhoods and a connected city

<p>I1.1 Continue to encourage walking and cycling in the city by implementing the City's walking, cycling and Liveable Green Network strategies, and applying the NSW Government's Movement and Place framework</p>	<p>The foundation of the existing grid street network has been retained and augmented through additional smaller streets such as through block links to promote permeability and walkability, and the extension of existing John Street and Pitt Street to improve connectivity within and around Waterloo South.</p> <p>This will upgrade the existing the north-south regional cycling route along George Street maintaining existing cycling connections, while creating a Precinct where pedestrians and cyclists dominate.</p>
<p>I1.2 Work with the NSW Government to plan for the transition of streets to 'people first' places, applying the NSW Government's Movement and Place framework so streets are healthier, quieter, cleaner and greener with increased footpath capacity throughout the city</p>	<p>The proposed level of dedicated pedestrian infrastructure, priority in shared zones and crossing facilities are considered appropriate to safely cater for this demand. The ability of high quality pedestrian infrastructure to contribute to the place functionality of the precinct is also recognised. This will be delivered through the design of pedestrian infrastructure throughout Waterloo South, including:</p> <ul style="list-style-type: none"> ▪ Delivering a fine grain urban grid which supports a highly walkable place - A fine grained urban grid will deliver health benefits through increased walkability, foster social interactions, and bring vibrancy to street life. ▪ Creating an engaging ground floor interface for pedestrian delight - Streets, sidewalks, open spaces, semi-public hybrid zones in front of buildings, and plinths will be crucial in contributing to the place experience. Frontage design should engage the eye and stimulate interest at walking speed. Ground floor programming should range from the permanent to infrequent, informal to formal, special to everyday, low-cost to high, and include innovative non-retail activities.
<p>I1.9 Continue to implement, review and update the car parking policies and controls to support the transition to a net-zero carbon and energy-efficient transport system by 2030, continue promoting more efficient modes of transport including walking, cycling and public transport and manage congestion, including:</p> <ol style="list-style-type: none"> a) Sydney on-street, neighbourhood and car sharing policies b) Planning controls for car parking and servicing, including accessibility mapping, parking rates and market mechanisms to manage parking supply c) Low to zero parking approaches on and in the immediate vicinity of new transport infrastructure d) Adaptive basement design to allow for repurposing as demand for parking decreases 	<p>The proposed planning framework includes adoption of the City of Sydney's most restrictive parking rates (Category A) for residential development and (Category D) for retail. The proposal emphasises the use of active transport through new and improved walking and cycling infrastructure and connections to the Waterloo Metro Station, immediately adjacent to Waterloo South, and scheduled to be operational from 2024.</p>
<p>I1.10 Work with landowners, institutions and government to increase public walking, cycling and transport connections across the city and district, including infrastructure, busy roads, railway lands, institutional lands and golf courses and the like.</p>	<p>The proposed level of dedicated pedestrian infrastructure, priority in shared zones and crossing facilities are considered appropriate to safely cater for this demand.</p> <p>The foundation of the existing grid street network has been retained and augmented through additional smaller streets such as through block links to promote permeability and walkability. A fine grained urban grid will deliver health benefits through increased walkability, foster social interactions, and bring vibrancy to street life.</p>

Priority I2 - Align development and growth with supporting infrastructure

<p>12.1 Assess infrastructure needs in consultation with NSW Government agencies, neighbouring councils and other infrastructure providers.</p>	<p>As part of the design and planning process, several state agencies have been engaged to determine the social infrastructure needs for the Waterloo Precinct as part of the Social Baseline Report (Attachment 11).</p> <p>This has involved a review of previous consultations with stakeholders and service providers undertaken as part of the Central to Eveleigh Community Infrastructure and Social Issues Review (refer to Attachment 11) and consultation with government and non-government stakeholders. Also considered during this needs assessment are the rates of provision for social infrastructure based on GHD's research undertaken for Department of Planning, Industry and Environment (DPIE), which included a comprehensive literature review and interviews with 20 Councils across NSW. Detailed transport studies have also identified that the growth in the area can be largely accommodated within the existing and planned capacity of the area, relying heavily on the close proximity of the new Metro Station.</p>
<p>12.3 Work with stakeholders to deliver infrastructure identified in Council-endorsed strategies, action plans, public domain plans and the City's community strategic plan.</p>	<p>Supporting infrastructure will be provided with this proposal. Refer to Section 5.4 of the Planning Proposal Report for an outline of proposed infrastructure delivery mechanisms.</p>
<p>12.5 When planning for land use change or growth, collaborate with utility providers to ensure appropriate energy, water, telecommunication and digital infrastructure are planned for, committed to and delivered in line with growth.</p>	<p>A Utilities and Infrastructure Servicing Study (refer to Attachment 10) has informed the Indicative Concept Proposal for the Waterloo South which has addressed the potential peak demands for energy, water, telecommunication and digital infrastructure, in consultation with utility providers and relevant government agencies.</p> <p>The study has outlined recommended measures to ensure the proposed growth will align with increased demand for utility infrastructure within Waterloo South.</p>
<p>12.6 Develop and implement funding and finance mechanisms for planning proposals to ensure the City can manage the supply of community infrastructure for its residents, workers and visitors. This includes:</p> <ol style="list-style-type: none"> the continued use of community infrastructure contributions in Green Square meeting the intent of the proposed mechanisms in Central Sydney new mechanisms in precincts identified for investigation in this Planning Statement new mechanisms on any other sites subject to a planning proposal which proposes growth beyond this Planning Statement. 	<p>Infrastructure delivery mechanisms are detailed in Section 5.4 of the Planning Proposal report.</p>
<p>12.7 Review existing development contributions plans regularly so that they adequately reflect infrastructure needs, and investigate if the City can increase the funds it can collect if funds do not meet the costs of providing infrastructure. This includes working with the NSW Government to repeal the outdated Redfern Waterloo Development Contributions Plan and incorporate affected land and development into the City's contributions plans.</p>	<p>Infrastructure delivery mechanisms are detailed in Section 5.4 of the Planning Proposal report. The review of the current Redfern-Waterloo Development Contributions Plan 2006 sits outside of the scope of this planning proposal.</p>

LSPS Priority and Action	Waterloo South response
I2.9 When planning for growth beyond the capacity of this Planning Statement, or for major renewal projects, assess infrastructure needs, having regard to relevant City plans, policies and strategies and seek to have the demand met by the resulting development.	As part of this planning proposal, a Social Baseline Study (refer to Attachment 11) for the Waterloo Precinct has been prepared to identify the social infrastructure requirements that could support the social sustainability and wellbeing of the future population of the Waterloo Precinct. Refer to Section 5.4 of the Planning Proposal report for a discussion of infrastructure delivery mechanisms.

Priority I3 - Supporting community wellbeing with social infrastructure

I3.1 Improve the accessibility, capacity and function of existing community infrastructure by: a) Investigating existing infrastructure capacity and community demand for infrastructure	As part of this planning proposal, a Social Baseline Study (refer to Attachment 11) for the Waterloo Precinct has been prepared to identify the social infrastructure requirements that could support the social sustainability and wellbeing of the future population of the Waterloo Precinct. This considered the capacity and function of existing community infrastructure in the local catchment.
b) Applying the strategic framework, actions and works program in the Open Space, Sport and Recreation Needs Study 2016, to open space planning	The City of Sydney Open Space, Sports and Recreational Needs Study 2016 provides direction for public open space in the LGA. The general principles require that a minimum of 15% of the developable part of a site be public open space. The proposal provides for 2.57ha of public open space in the form of two new parks: the Village Green in the centre of the precinct and connected to the Metro Quarter; and Waterloo Common at the southern end of the Precinct. This equates to 32.3% of the total area of Waterloo South, exceeding the 15% requirement.
c) Creating a network of open space, and recreation facilities by creating and improving streets, and other walking and cycling connections through the city, including the delivery of the Liveable Green Network	The general principles of the Waterloo South proposal seeks that open spaces be connected by green streets. George Street will be configured as a pedestrian and cycle friendly thoroughfare connecting the main parks of Village Green and Waterloo Common, with a widened and high-quality footpath that also include safe crossing points in the form of pedestrian crossings across John Street and Wellington Street. Both Cope Street and Wellington Street will also provide space for on-road cycle paths, with the Wellington Street including protected on-road cycle lanes on both sides of the street, connecting Waterloo South to other nearby public open spaces such as Alexandria Park and Waterloo Park and Oval.
d) Co-locating facilities to provide a range and distribution of recreational, sporting and cultural opportunities	The general principles for public open space in Waterloo South seek a diversity and activities and is flexibly programmed. Both the Village Green and Waterloo Common provide for a range of informal, active and passive recreation activities. The edges of parts of both spaces are also bordered by active frontages, which will provide outdoor space for dining that engage with the public open space.

LSPS Priority and Action	Waterloo South response
<p>13.2 Plan for and provide open space to meet the following criteria and outcomes:</p> <ul style="list-style-type: none"> a) All residents and workers are to be within 400 metres of quality, functional open space b) Plan to increase public open space provision to meet or exceed 15 per cent of the City's total land area c) Minor Major urban renewal areas and individual sites are to provide between 9 and 15 per cent of the land as public open space in a consolidated and accessible location, with high-density projects delivering 15 per cent, as described in the Open Space, Sports and Recreation Needs Study 2016 d) At least 15 per cent of the site area of NSW Government urban renewal projects and major urban renewal projects are to be delivered as public open space in a consolidated and accessible location e) Sunlight to existing parks and public squares is protected and new parks and squares receive adequate sunlight f) Integrate the recreational opportunities and benefits of waterways and the 'blue grid' into open space and recreational planning. 	<p>The proposal provides for 2.57 hectares of public open space in the form of two new parks: the Village Green in the centre of the precinct and connected to the Metro Quarter; and Waterloo Common at the southern end of the Precinct. This equates to 32.3% of the total developable land area of Waterloo South. The proposed open space substantially exceeds the requirement for at least 15% of the developable site area to be public open space.</p> <p>These public spaces will receive adequate sunlight, receiving at least four hours of midwinter sunlight between 9:00am and 3:00pm to at least 50% of the stationary area of each park. The Planning Proposal clearly demonstrates a linked "Green Grid " of easily accessible open space, all areas of Waterloo South are within 200m of open space.</p> <p>The blue line identified in the Urban Design and Public Domain Study (Attachment 5) is integrated with the location of proposed parks and the George Street spine. Water cycle management measures will be integrated with the streetscape and the design of parks to integrate water management with recreational opportunities, reflecting the importance of water to the historical development and natural environment of Waterloo.</p>
<p>13.3 Partner with other councils, NSW Government and other stakeholders to:</p> <ul style="list-style-type: none"> a) Accommodate demand for active recreation and sporting facilities across the District and deliver Sydney Green Grid linkages (district councils) b) Share open space and recreation facilities, and community and cultural facilities (schools, universities and NSW Government) c) Improve collaboration and coordination of infrastructure planning, funding and delivery by the NSW Government and utility providers, to ensure existing and planned infrastructure supports development and changing demands in a timely and cost-efficient way, and where possible, results in community benefits such as public space gains or upgrades. 	<p>Waterloo South will deliver 2.57 hectares of new public open space for the community to connect, interact and engage with their surroundings to nurture an inclusive social network. Each space is resilient, safe, welcoming and accessible for everyone to enjoy, regardless of age, culture or ability.</p> <p>The Planning Proposal clearly demonstrates a linked "Green Grid " of easily accessible open space, all areas of Waterloo South are within 200m of at least one and sometimes several open spaces of more than 1,500sqm, exceeding the GA NSW criteria. The Village Green provides a social, cultural and recreation focus for Waterloo South along with the wider Estate.</p> <p>Another park is proposed toward the south of Waterloo South, so that all residents have easy access to a public park. Public open spaces are located within easy walking distance of all residents and will contribute toward expanding the Green Grid within the Eastern City.</p> <p>The proposal will also facilitate the delivery of higher order community uses, such as community facilities and early education and child care facilities, which will support the elderly, those on lower incomes, the Indigenous community, and people from diverse cultural backgrounds. These planned infrastructure items will also support the changing demand created from the renewal of the Waterloo Precinct.</p> <p>Opportunities to establish 'shared' facilities for the community will be investigated as part of the detailed DA stage.</p>

Liveability

L1 A creative and socially connected city

<p>L1.1 Provide public and publicly accessible spaces that are inclusive, good quality, accessible and activated for diverse people and communities and contribute to the social life of the city.</p>	<p>The proposed public open spaces in the form of Village Green and Waterloo Common will be clearly recognisable as being for public purposes, engaging with the adjoining public streets and George Street. The proposal will facilitate deliver of these public open spaces as envisaged by the Urban Design and Public Domain Study (Attachment 5) and described below.</p>
<p>L1.2 Enhance the amount and quality of spaces available to support social connectedness and sustain quality of life in an increasingly dense urban environment including through provision of dedicated public open spaces and shared or communal indoor and outdoor spaces in new developments.</p>	<p>Village Green will provide a central lawn for active recreation and community breakout space, as well as the opportunity to provide a large community garden. Activity zones along the park's eastern edge take advantage of the topography to overlook the central lawn and provide opportunities for play space, picnic areas, fitness and youth zones. Active frontages along the western and eastern edges will define the park, and create areas of breakout space for building uses, such as cafes and retail to spill out into, taking advantage of the aspect and providing day to night activation.</p> <p>Waterloo Common will become the local park for Waterloo Precinct, with programmed spaces that will provide a vibrant local community hub for all ages. Community gardens, an urban plaza and play space accompany passive shaded lawns for community use. A cluster of existing high and moderate value trees will be retained within the park, to provide enhanced shade amenity.</p>
<p>L1.3 Improve the accessibility of the public domain for people of all ages and abilities – with a focus on children and young people, older people, and people with disability – including through the delivery and improvement of inclusive and accessible public spaces, amenities and facilities.</p>	<p>The general principles seek that open spaces be connected by green streets. George Street boulevard will feature improved pedestrian amenity and connect the main parks of Village Green and Waterloo Common, with a widened and high-quality footpath that also include safe crossing points in the form of pedestrian crossings across John Street and Wellington Street. Accessible paths of movement through the site are demonstrated at Section 7.2.2 of the Planning Proposal report and within the Urban Design and Public Domain Study (Attachment 5).</p>
<p>L1.4 Prioritise the preservation of and investigate approaches for no net loss of creative, arts and cultural floor space, including production and performance spaces.</p>	<p>The Waterloo South area is rich in its local community culture, shown through the range of art networks, public art and creative spaces within close proximity to Waterloo South.</p> <p>Numerous activation opportunities are provided as part of the renewal of Waterloo South and the wider Estate, to build upon existing opportunities. These include leveraging the existing maker and creative industries, the strong local character, the community's strong sense of belonging and the integral Aboriginal culture.</p> <p>Community buildings are proposed within the Indicative Concept Proposal and are co-located next to public spaces including parks, plazas and social corners to facilitate community activities and interaction and create community anchors within each sub-precinct character area. These community buildings will provide spaces for local residents to access key services, promote artistic responses and maintain connections to surrounding residents and communities and will support no net loss of creative, arts and cultural floor space.</p>

LSPS Priority and Action	Waterloo South response
<p>L1.6 Encourage the inclusion of soundproof music practice rooms and communal rooms for entertainment and sharing tools, domestic equipment and children’s toys in high-density housing developments and plan for the inclusion of such spaces in NSW Government projects and major urban renewal precincts.</p>	<p>The delivery of floorspace for the purpose of soundproof music practice rooms and rooms for entertainment and sharing tools and domestic items in high-density housing developments will be considered at the detailed design/DA stage.</p>
<p>L1.7 Encourage proponents to incorporate appropriate cultural infrastructure and creative workspaces into new developments, for example through the use of planning agreements and plan for the inclusion of such spaces in NSW Government projects and major urban renewal precincts.</p>	<p>Community facilities are envisaged to be delivered as part of the renewal of Waterloo South, that will play an important role in improving the quality of life by providing facilities and affordable services to meet the community’s needs. There will be opportunities to deliver floorspace for these cultural infrastructure and creative workspaces as part of the development application stage.</p>
<p>L2 Creating great places</p>	
<p>L2.1 Plan for local communities to be able to access daily needs and essential services, including fresh food and health and personal services, within walking distance by providing an appropriate mix of uses, including local retail, services, infrastructure and recreation, in local and neighbourhood centres and mixed-use zones supported by adequate floor space on the ground floor (and adjacent floors where appropriate).</p>	<p>The Waterloo Metro Station provides opportunity for the next stage of renewal of Waterloo. Waterloo South is a key element of a new urban structure for Waterloo that will complement Waterloo Metro Station. Given the proximity of the Waterloo South to Waterloo Metro Station, its renewal is a prime opportunity to create a new precinct where transport and land use are truly integrated.</p> <p>Residents, workers, customers and visitors of Waterloo South will benefit from high frequency and high quality public transport, as well as new shops, employment opportunities and social services as part of future development in the Waterloo South area. The renewal of Waterloo South, will support the daily needs of the with greater access to fresh food, retail and services (i.e. supermarkets, cafes, restaurants, and health services) within walking distance</p>
<p>L2.2 Undertake a review of active frontage and built form controls to connect and create a network of activity in appropriate places.</p>	<p>Local retail, community services and facilities support a mixed community. Active streets and character areas within Waterloo South create a liveable local neighbourhood that reflects the strong, resilient community.</p> <p>The proposed mixed use podiums with Waterloo South provide for activation in the public domain. The diversity of frontages support a range of uses for variety and mix of experiences, providing for ‘local’ retail, services and facilities.</p> <p>Active Frontages are required throughout the precinct, with provisions included in the draft Waterloo South DCP (Attachment 3).</p>
<p>L2.4 Plan and deliver walkable local streets or shared zones with wider footpaths, gardens, street trees, pedestrian priority at crossings and safe traffic speeds.</p>	<p>The fine grain street network and hierarchy has been developed with local streets, shared slow streets and laneways. Streets across the Waterloo South will function on reduced speed levels, ranging from pedestrian only traffic for some new streets and laneways, and new connections within street blocks to a maximum of 40 kilometres per hour along existing local streets.</p> <p>The connected street network focuses on re-establishing the fine grain nature of Waterloo, providing safe and accessible corridors into residential areas of Waterloo Precinct. With wider footpaths, shared paths, , the ease of access for all people will be vastly improved. The clarity, safety and diversity of movement offered will promote and encourage active transport modes and connectivity.</p>

LSPS Priority and Action	Waterloo South response
<p>L2.7 Plan for the desired character of a place through:</p> <ul style="list-style-type: none"> a) ensuring new development achieves design excellence, including through competitive processes b) Collaborating with the NSW Government to improve amenity standards for all housing types. 	<p>The proposed planning framework will apply design excellence provisions of the SLEP 2012 (Clause 6.21) requiring a competitive design process and excellent design outcomes.</p> <p>Future residential development within Waterloo South will be assessed against the relevant objectives, design criteria and guidance of the NSW Apartment Design Guide to maintain an adequate level of amenity standards.</p>
<p>L2.8 Create healthy environments, protect people from urban hazards and create places with high levels of amenity by:</p> <ul style="list-style-type: none"> a) avoiding urban hazards and mitigating their effect where they exist b) better managing noise through planning controls to protect people's health and support activity including transitioning noise criteria to improved levels as environmental noise reduces c) work with others to develop strategies to reduce environmental noise 	<p>The Indicative Concept Proposal has been designed to accommodate massing of buildings along McEvoy Street giving consideration to the recommendations made in the Noise and Vibration Study (refer to Attachment 20), which have informed the built form and noise amenity provisions of the DCP. The study also provides an example of how internal floor plates could potentially be planned to mitigate McEvoy Street noise impacts.</p> <p>In addition, the study provides noise reduction strategies for implementation during the detailed design stage of future buildings.</p>
<p>L2.9 Conserve places of heritage significance by:</p> <ul style="list-style-type: none"> a) identifying Indigenous and non-Indigenous places of local heritage significance in the LEP b) undertaking thematic heritage studies and other listing investigations to respond to community expectations to conserve emerging, under-recognised or endangered places of heritage value, as needed or when reviewing planning controls, to identify and list places of local heritage significance ahead of demolition and as early as possible in the planning process. c) reviewing LEP development standards to address inconsistencies with the conservation of heritage items and conservation areas d) ensuring development of heritage items, contributory buildings in conservation areas, and new development in conservation areas conserves the heritage values of the place and is sympathetic to the built form, scale and fabric e) Monitoring and reviewing the heritage floor space scheme as needed to deliver conservation of Central Sydney's heritage buildings and places. 	<p>A Vision and Principles for Renewal were established to provide direction for the delivery of the Waterloo South Renewal as an authentic, vibrant and successful place (refer to Chapter 4 of the Planning Proposal report). The principles have shaped the Indicative Concept Proposal.</p> <p>Heritage items and conservation areas, both in and near Waterloo South have been considered in the Indicative Concept Proposal. Heritage items in the precinct include the Duke of Wellington Hotel, Electricity Substation 174 on the corner of George and McEvoy Streets, the terrace houses at 229-231 Cope Street and the Former Waterloo Pre-School at 225-227 Cope Street. Conservation areas are located immediately east of Waterloo South, and to the west, beyond Botany Road.</p> <p>The urban design strategy directly responds to the significance of these items and conservation areas to the character of Waterloo and understanding of its history and has been informed by a Heritage Impact Statement (refer to Attachment 14). An Aboriginal Cultural Heritage Report has been developed (Attachment 15) Furthermore, the draft DCP includes a requirement that Aboriginal cultural heritage be recognised and celebrated, as appropriate, in Waterloo South as part of a broader public art plan (refer to Attachment 3).</p>
<p>L2.10 Work with the Aboriginal and Torres Strait Islander Advisory Panel to identify strategies for recognition through land use planning processes, including designing with country.</p>	<p>Consultation with Aboriginal and Torres Strait Islanders has been ongoing since 2018. LAHC will continue to engage with the local Aboriginal community as part of the community consultation.</p>

Productivity

P2 Developing innovative and diverse business clusters in City Fringe

<p>P2.1 Deliver diverse, suitable and well-designed spaces and places to support City Fringe’s contribution to the city’s and the District’s economic diversity, affordability and resilience with a focus on knowledge-intensive sectors</p>	<p>Increased supply of housing and additional floorspace for commercial, retail and community uses will contribute to the diversity, amenity and economic opportunities in the innovation corridor. While locations like Australian Technology Park and the Sydney CBD will continue to be the main focus of economic growth and diversity, Waterloo South has the potential to offer a range of non-residential spaces for innovative businesses and community activities to support the City Fringe’s contribution to the city’s and the District’s economic diversity, affordability and resilience.</p>
<p>P2.4 Ensure a genuine mix of uses to support lively and thriving village economies within City Fringe, including residential development provided it does not compromise commercial or enterprise uses</p>	<p>Waterloo South is in an ideal position to support a diversity of land uses that provide the local community access day-to-day to community services – with shops, services, cultural places and work environments promoting activity around the new Waterloo Metro Station.</p> <p>Renewal of Waterloo South and the wider Estate presents an opportunity to absorb a large proportion of housing demand within the City Fringe that would alleviate some of the competing pressures on floorspace capacity for economic growth in education, health, technology and creative sectors.</p>
<p>P2.7 Continue advocacy to ensure delivery of sufficient and appropriate commercial, business, office and retail floor space in current and future NSW government projects in The Bays Market District, Waterloo Metro Quarter and Waterloo Estate, Central station, Redfern station and North Eveleigh and South Eveleigh.</p>	<p>Increased supply of housing and additional floorspace for commercial, retail and community uses will contribute to the diversity, amenity and economic opportunities in Waterloo and the City Fringe. An increased population within Waterloo South and nearby areas will increase the proportion of the population that benefits from the 30 minute city, with direct access to key employment centres including Australian Technology Park, Sydney CBD and the global economic corridor stretching from Sydney Airport to Macquarie Park and Norwest.</p>

Sustainability

S1 Protecting and enhancing the natural environment for a resilient city

<p>S1.1 Improve the health of waterways by:</p> <ul style="list-style-type: none"> a) managing stormwater runoff from new developments to reduce land and water pollution b) implementing the Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions in collaboration with local and state government c) collaborating with Sydney Water to naturalise canals across the city d) reviewing and implementing water sensitive urban design controls and planning practices 	<p>Water will be a key feature of the precinct. It is incorporated into the public realm in a range of ways and activates and enhances key spaces. The location and configuration of new public domain references the alignment of former waterways draining into Sheas Creek.</p> <p>A Water Cycle Management Strategy has been prepared as part of the Water Quality, Flooding and Stormwater Report (Attachment 19) which considers water, waste water and stormwater, demonstration of water sensitive urban design and any future water conservation measures to ensure the health of Sydney Harbour and the Eastern District's waterways are protected.</p>
<p>S1.2 Protect and enhance urban bushland and biodiversity, in particular locally indigenous vegetation, by:</p> <ul style="list-style-type: none"> a) maintaining existing biodiversity and increasing vegetation and habitat opportunities in new development b) defining biodiversity corridors and reviewing controls to improve habitat protection and connectivity within and beyond the city c) advocating for the protection of and enhancement of bushland and biodiversity in NSW Government projects 	<p>The renewal of Waterloo South will result in 30% canopy cover across the site and the retention of a minimum of 50% existing high and moderate value trees. Provisions reflecting these outcomes are proposed in the draft Waterloo South DCP (Attachment 3). Refer to Section 7.13 of the Planning Proposal Report and Attachment 17 for detailed discussion of biodiversity impacts associated with the proposal.</p>
<p>S1.3 Protect and increase canopy cover and vegetation across public and private land by:</p> <ul style="list-style-type: none"> a) maintaining existing and implementing additional canopy cover and vegetation through the development process b) reviewing, implementing and monitoring targets and controls for tree canopy cover on private land with the aim to increase tree canopy c) identifying opportunities for vegetation, including canopy cover, in road reserves d) advocating for the protection of and increased canopy cover and vegetation in NSW Government projects e) collaborating with Government, utility providers and others, to minimise the impacts of infrastructure on canopy cover and vegetation and exploring opportunities to increase canopy cover by consolidating or undergrounding existing and new infrastructure. 	<p>The renewal of Waterloo South is a significant opportunity to contribute to the Green Grid through new street tree planting, wider and larger public spaces. A minimum of 50% of existing high and moderate value trees will be retained as part of the renewal of Waterloo South. 30% of the site will also be covered by tree canopy. Provisions reflecting these outcomes are included in the draft Waterloo South DCP (Attachment 3).</p>

S2 Creating better buildings and places to reduce emissions and waste and use water efficiently

<p>S2.1 Reduce greenhouse gas emissions by:</p> <ol style="list-style-type: none"> improving the energy efficiency and increasing the use of renewables in buildings and transport implementing the performance standard pathways framework to achieve net zero energy buildings advocating for increasing the minimum BASIX energy requirements. Investigating passive design controls for all types of development, including measures such as shallow floor plates, external shading and natural light and ventilation. 	<p>The planning, design and construction of Waterloo South will be informed by a series of Ecologically Sustainable Development principles to achieve best practice sustainability outcomes. An integrated network of sustainable infrastructure and measures intended to reduce energy and water consumption and carbon emissions will also be integrated in the renewal of Waterloo South. The precinct plan has an objective of moving towards zero emissions and the Climate Change Adaptation Study (Attachment 11) outline commitments to achieve this aim. Section 5.10.16 of the draft Waterloo South DCP (Attachment 3) includes objectives and provisions that will result in reductions in greenhouse gas emissions by encouraging sustainable design for future DAs.</p>
<p>S2.2 Onsite renewable energy generation is maximised by:</p> <ol style="list-style-type: none"> implementing renewable energy and battery storage systems in new and existing developments reviewing solar panel and battery storage controls, to increase implementation opportunities. 	<p>The Climate Change Adaptation Study (Attachment 13) outlines commitments to implement initiatives to capture renewable energy sources. The Study recommended that the future design of buildings maximise on-site sourcing of renewable energy through PV cells or similar technology, and maximising energy efficiency to reduce reliance on grid sources electricity (such as batteries).</p>
<p>S2.3 Reduce the consumption of potable water by:</p> <ol style="list-style-type: none"> increasing water efficiency, rainwater harvesting and the use of recycled water in new developments reviewing existing controls, including investigating opportunities to implement NABERS Water requirements for non-residential buildings investigating the inclusion of controls for dual plumbing in areas with a recycled water supply. advocating for increasing the minimum BASIX water requirements 	<p>Key Ecologically Sustainable Development (ESD) initiatives outlined in the City of Sydney Decentralised Water Master Plan 2012-2030 that has the potential to reduce mains potable water demand and are recommended for investigation include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Onsite rainwater reuse (embedded in current design); ▪ Green roofs (embedded in current design); ▪ High efficiency water fixtures (future consideration); and ▪ Stormwater harvesting and water recycling (future consideration) <p>The draft Waterloo South DCP (Attachment 3) also required the adoption of 5-Star Green Star – Design & As-Built (Design Review certified) targets for all buildings.</p>
<p>S3 Increasing resilience of people and infrastructure against natural and urban hazards</p>	
<p>S2.5 Reduce the amount of waste going to landfill by:</p> <ol style="list-style-type: none"> designing and constructing buildings to facilitate and maximise the re-use and recycling of resources considering the implementation of appropriate planning controls arising from sustainability pilot and education programs including reviewing waste management controls for multi-unit residential buildings after the completion of the organic food waste collection pilot. 	<p>Waste minimisation measures have been considered and would continue to be developed and implemented during the operations. Waste prevention and minimisation would be addressed, where feasible, through the use of efficient operation techniques to minimise generation of waste not suitable for re-use or recycling.</p> <p>Cleaner production techniques have been identified as applicable to the reduction of waste at Waterloo South. Refer to Section 7.8 of the Planning Proposal report and the ESD Study at Attachment 18 for detail.</p>
<p>S2.6 Design and construct buildings so the health and amenity impacts of waste are managed.</p>	<p>The management of waste materials during the design and construction of future development in Waterloo South will be detailed as part of future development applications within the precinct. This will be assessed against the relevant CoS strategy and policy on waste management procedures for the design and construction of buildings.</p>

LSPS Priority and Action	Waterloo South response
<p>S2.7 Sustainable energy, water and waste infrastructure is increased by:</p> <ul style="list-style-type: none"> a) encouraging the implementation of shared sustainable infrastructure in new precinct developments, including NSW Government projects b) investigating a suitable precinct size and density for the implementation of shared sustainable infrastructure c) investigating how the controls can support the transition to electric vehicles. 	<p>The planning, design and construction of the Waterloo South will be informed by a series of Ecologically Sustainable Development principles to achieve best practice sustainability outcomes.</p> <p>An integrated network of sustainable infrastructure and measures intended to reduce energy and water consumption and carbon emissions will also be integrated in the renewal of Waterloo South. The planning proposal has an objective of moving towards zero emissions and the Climate Change Adaptation Study (Attachment 13) outline commitments to achieve this aim.</p>
<p>S2.8 Collaborate with the NSW Government and other stakeholders to deliver precinct scale energy, water and waste solutions and demonstration projects.</p>	<p>A number of options to provide precinct-scale solutions are identified and explored in the ESD Study at Attachment 18, including a fully integrate micro-grid.</p>

1.3 Consistency with the City of Sydney Local Housing Strategy

Housing Strategy Priority and Action	Waterloo South response
Priority H1 - Facilitating more homes in the right locations	
<p>1.1 Continue to facilitate housing development utilising capacity available under current planning controls.</p>	<p>The renewal of Waterloo South and the wider Waterloo Estate is considered an instance where changing the planning controls is needed to facilitate the realisation of housing capacity and achieve better planning outcomes.</p> <p>This planning proposal will allow for more housing of mixed tenure and will support opportunities for the delivery of public benefits, such as new housing, public open space, community facilities and other key social services.</p>
<p>1.2 Ensure planning proposal requests are consistent with the 'Principles for Growth' in the City's Local Strategic Planning Statement, so that proposals:</p> <ul style="list-style-type: none"> a) are of public benefit, for example they contribute to addressing the critical undersupply of affordable rental housing or public open space b) are located close to facilities, services, open space and public transport c) support the City's jobs targets d) make a positive contribution to the built environment and result in an overall better urban design outcome on the site. 	<p>Refer to responses to CoS LSPS 'Principles for Growth' in Section 1.2 above.</p>
Priority H2 - Coordinating housing growth with the delivery of infrastructure	
<p>2.2 Ensure the council provided community infrastructure support planned population growth.</p>	<p>As part of this planning proposal, a Social Baseline Study (refer to Attachment 11) for the Waterloo Precinct has been prepared to identify the social infrastructure requirements that could support the social sustainability and wellbeing of the future population of the Waterloo Precinct.</p>
Priority H3 Increasing diversity and choice in housing	
<p>3.1 Investigate opportunities in the planning controls to increase the amount and improve the standard of housing that is universally designed. This includes encouraging the delivery of larger apartments on the ground floor with usable external space to ensure people of all ages, people with disability, and families with children can find suitable housing in the city.</p>	<p>The Indicative Concept Proposal for Waterloo South addresses the design quality principles of SEPP 65 and key elements of the ADG, to demonstrate that future development will be capable of compliance. The Waterloo South Urban Design and Public Domain Study at Attachment 5 provides a preliminary assessment against ADG requirements. Refer to Section 7.1.4 of the Planning Proposal report for a summary. The design quality and amenity standards of future development will be further assessed against SEPP 65 and the ADG at the development application stage to ensure it meets its objectives.</p>
<p>3.2 Support innovative approaches to housing delivery to promote housing diversity and affordability.</p>	<p>The proposal for Waterloo South is to target delivery of 30% of residential dwellings as social (affordable rental) housing. Options for developers to explore alternative tenure arrangements for the balance of housing in the precinct area is available, including build to rent, co-living, student accommodation or housing for other specific needs including seniors housing, group homes and boarding houses. The planning framework that is proposed to apply to Waterloo South, including mixed use zoning, will enable these alternative approaches.</p>

Housing Strategy Priority and Action	Waterloo South response
3.3 Continue to deliver a mix of studio, one, two and three or more bedroom dwellings through the planning controls.	The concept proposal makes provision for a total of approximately 3,048 dwellings. The proposed tenure mix has been developed to provide housing that meets the needs of social (affordable rental) and market housing. The proposed mixture of dwellings will range from studio to three-bedroom dwellings, with some including studios. The proposed increase in height and FSR controls will facilitate in the delivery of a mix of dwelling types and sizes suited to the range of demographic needs and result in the provision of social dwellings that will be designed and provided to a similar standard as the market dwellings.
3.9 Work with Aboriginal and Torres Strait Islander communities, housing providers, the NSW Government and others to ensure development in Redfern-Waterloo and other areas in the city provide culturally appropriate affordable and social housing for Aboriginal and Torres Strait Islander peoples to prevent their displacement from the area.	LAHC has engaged with the Aboriginal community during the development of the Planning Proposal and will continue post lodgement.
Priority H4 - Increasing the diversity and number of homes available for lower-income households	
4.1 Implement Planning Proposal: Affordable Housing Review to increase the amount of affordable rental housing.	The Waterloo South proposal is to deliver a target of 30% social (affordable rental) housing
4.8 Work with the NSW Government to use the affordable housing funds from the Redfern-Waterloo Affordable Housing Contributions Plan and redevelopment of Central Park to provide an increased proportion of affordable rental housing, in addition to the District Plan's affordable housing targets, on the Waterloo Estate.	LAHC will continue to explore opportunities to utilise the Redfern-Waterloo Fund.
Priority H6 - Improving NSW Government site outcomes	
6.1 Work with the NSW Government to deliver housing in great places that:	-
a) are shaped by genuine early engagement with existing communities	As part of the masterplanning process, LAHC (in collaboration with the former UrbanGrowth NSW Development Corporation) implemented a community and stakeholder engagement program that has contributed to the place-making strategy, vision and principles for the Waterloo SSP and ultimately the indicative concept proposal for Waterloo South.
b) have appropriate and timely investment in and delivery of infrastructure, with clear and ongoing funding and management models	Infrastructure delivery mechanisms are discussed in Section 5.4 of the Planning Proposal Report.
c) prioritise walkable neighbourhoods with high-quality public spaces as the central organising design principle	Waterloo South will be a walkable neighbourhood with a focus on active and public transport use. High quality public open space will be delivered through appropriate zonings, with their layout and design quality ensured through the site-specific DCP provided at Attachment 3 .
d) ensure an appropriate mix of residential and non-residential uses	Non-residential uses have been provided in accordance with the identified needs in the Social Baseline Study provided at Attachment 11 .
e) have a built form and character that respond to the local context	The proposed built form to be facilitated by the proposal responds to the changing context of the area, particularly through the introduction of Waterloo Metro Station. Principles of transit-oriented design have been implemented to increase density at the site, including well-spaced towers, with lower scale buildings positioned to allow appropriate transitions to surrounding areas, including Heritage Conservation Areas. Refer to Section 7.1 and Error! Reference source not found. of the Planning Proposal report and the Urban Design and Public Domain Study (Attachment 5) for further detail.

Housing Strategy Priority and Action	Waterloo South response
f) deliver on and exceed District Plan targets for sustainability	Refer to Section 6.2.3 of the Planning Proposal Report.
g) deliver on and exceed District Plan targets for social housing and affordable rental housing	The proposal includes a target of 30% of residential dwellings to be social (affordable rental) housing. The proposal for 30% social housing exceeds the District Plan target of 5-10% of residential uplift to be delivered as affordable rental housing.
h) deliver a mix of residential dwelling types	Waterloo South will deliver a mix of dwelling types. The Indicative Concept Proposal indicates that the proposal will deliver a mix of low, mid and high-rise residential buildings, with a mix of apartment sizes. Further, the proposal includes a mix of tenures, including a target of 30% social (affordable rental) housing.
i) facilitate strong communities.	This Planning Proposal will facilitate the delivery of a mixed community with social and private market tenants, as well as approximately 6,700m ² of community floor space and significant amounts of public open space. The future Waterloo South will be a strong, mixed community.
Priority H7 - Increasing liveability, sustainability and accessibility through high-quality residential design	
7.1 Investigate opportunities in the planning framework to:	-
a) incorporate principles and provisions to facilitate climate change adaptation and build resilience to natural and urban hazards	The proposed planning controls have been informed by an Indicative Concept Proposal that has considered the impacts of climate change, including increasing temperatures and changes to rainfall patterns. Refer to Section 7.9 of the Planning Proposal report for further detail.
b) facilitate the use of recycled water systems to reduce the use of potable water in housing	The draft Waterloo South DCP requires that future development achieves a 6-Star Green Star Communities rating and a 5-Star Design and As-Built for buildings rating, as well as targeting opportunities to deliver beyond compliance targets for BASIX water. These provisions will encourage implementation of water reuse at the future DA stage.
c) implement the performance standard pathways to net zero energy for multi-unit residential buildings	A range of options for net-zero energy are explored in the ESD Report at Attachment 18 . The Waterloo South DCP (Attachment 3) includes objectives for development to reduce energy consumption and carbon emissions.
d) support innovative waste management approaches	A waste hierarchy outlined at Section 7.8.3 and detailed in the Utilities and Infrastructure Servicing Study (Attachment 10) which prioritises avoidance of generation and recycling of waste.
e) encourage local food production through edible and community gardens in new developments	It is intended that new community gardens will be provided in/surrounding the public open space provided as part of this proposal. The community gardens will service the broader Estate and may provide food.
f) ensure new housing development creates opportunities to expand the City's green cover and tree canopy	Waterloo South will have a tree canopy coverage of 30 percent of the total site area, which represents an increase from the existing 28.9 percent coverage.
g) implement passive design measures to lower energy demand, increase comfort in the home and reduce household running costs	The draft Waterloo South DCP requires that development achieves a 6-Star Green Star Communities rating and a 5-Star Design and As-Built for buildings rating, a NABERS Energy rating of 5.5 Stars and Water rating of 4.5 Stars for commercial areas, and to target opportunities for beyond BASIX compliance. These provisions are likely to encourage passive design measures that will lower energy demand.
h) deliver activity and services at ground (and first) floors in mixed-use areas.	The proposal is for a mixed use precinct with ground floor activation through a range of uses that will activate the public domain and provide access to local services, amenities and facilities.

Housing Strategy Priority and Action	Waterloo South response
<p>7.3 Continue to enforce design excellence principles and use of competition and design review processes.</p>	<p>The proposed planning framework will apply design excellence provisions of the Sydney LEP 2012 (Clause 6.21) requiring a competitive design process and excellent design outcomes.</p> <p>Future residential development within Waterloo South will be assessed against the relevant objectives, design criteria and guidance of the NSW Apartment Design Guide to maintain an adequate level of amenity standards.</p>

1.4 Consistency with the City of Sydney Community Strategic Plan

Objective	Waterloo South Response
1.1 Plans are in place to accommodate growth and change in the city centre and other key economic areas	The primary objective of the Waterloo South renewal is to provide new dwellings. By locating new dwellings in close proximity to Waterloo Metro Station, connectivity to major employment centres such as the Sydney CBD will be enhanced and access to the new residential population at Waterloo South will be provided to these employment centres.
1.2 The city economy is competitive, prosperous and inclusive	Local employment opportunities will be available in Waterloo South, including as part of retail, commercial and community land uses.
1.3 The city economy is an integrated network of sectors, markets and high performing clusters	Therefore, the proposal will contribute to the strengthening of the City's economy in accordance with the adjacent objectives.
1.4 The city economy is resilient	
2.1 Greenhouse gas emissions are reduced across the city	A sustainability assessment has informed the Indicative Concept Proposal for Waterloo South which has addressed the potential social, environmental and economic effects of climate change on future communities and potential options for the Estate to deliver both net zero buildings and a net zero precinct (see Attachment 18).
2.3 Across the city, potable water use is reduced through efficiency and recycling and gross pollutant loads to waterways are reduced	The draft Waterloo South DCP requires that future development achieves a 6-Star Green Star Communities rating and a 5-Star Design and As-Built for buildings rating, as well as targeting opportunities to deliver beyond compliance targets for BASIX water. These provisions will encourage implementation of water reuse at the future DA stage.
2.4 City residents, businesses, building owners, workers and visitors improve their environmental performance	A key aspect of planning for the Waterloo South renewal has been to encourage active and public transport. This will be achieved through the provision of pedestrian and cycle infrastructure throughout the site, linking to the Waterloo Metro Station to promote both internal active transport and recreation as well as the use of public transport via the Sydney Metro network to access areas outside of the site.
2.6 The extent and quality of urban canopy cover, landscaping and city greening is maximised	Waterloo South will have a tree canopy cover of 30 percent, which includes retention of a minimum of 50% percent of high and moderate value existing trees. Three new trees will be planted for every tree removed.
2.7 The city's buildings, infrastructure, emergency services and social systems are resilient to the likely impacts of climate change	Changes to temperature and rainfall patterns have been analysed and considered in the planning for Waterloo South. A sensitivity analysis was performed and a number of climate risks identified (refer to Attachment 13). The Indicative Concept Proposal has been designed to consider a minimum 10 percent increase in rainfall outputs due to climate change impacts. A number of adaptation and mitigation measures adopted include WSUD initiatives, 30 percent tree canopy coverage and retention of existing trees to provide shade and reduce urban heat island effects, and setting commitments and targets for Green Star ratings.
3.1 Investment in public transport and walking and cycling infrastructure encourages more people to use these forms of transport to travel to, from and within the city	As noted above, a key aspect of planning for the Waterloo South renewal has been to encourage active and public transport. This will be achieved through the provision of pedestrian and cycle infrastructure throughout the site, linking to the Waterloo Metro Station to promote both internal active transport and recreation as well as the use of public transport via the Sydney Metro network to access areas outside of the site.
3.2 Transport infrastructure is aligned with city growth	The provision of the Waterloo Metro Station is the key catalyst for renewal of the broader Waterloo Precinct and of Waterloo South. By delivering housing and employment opportunities adjacent to the metro station, planning for the area will ensure that transport infrastructure and city growth are aligned.
3.3 The amenity of the city centre and villages is enhanced through the careful management and integration of transport	Transport integration has been a key component of the planning process and the resulting Indicative Concept Plan for Waterloo South. In particular, active and public modes of transport will be encouraged.

Objective	Waterloo South Response
<p>3.4 Public transport, walking and cycling are the first choice transport modes within the city</p> <p>3.5 Transport services and infrastructure are accessible</p> <p>4.3 The number of people who choose to walk and cycle continues to increase</p>	<p>By including a pedestrian priority zone, extensive public open spaces, new pedestrian and cycling infrastructure and connections with the Metro Station, the amenity of the precinct will be enhanced by the use of active transport methods.</p>
<p>6.1 Our city comprises many unique places – a ‘city of villages’ – for communities to live, meet, shop, study, create, play, discover, learn and work</p>	<p>Waterloo South will be developed in accordance with the Vision and Principles for Renewal (Chapter 4 of the Planning Proposal report), which define the precinct as a unique village that encourages meeting and mixing of a variety of people. An appropriate mix of residential, commercial and community uses, combined with open spaces and pedestrian/cycle infrastructure, will contribute to interactions within the village.</p>
<p>6.2 Our city is a place where people are welcomed, included and connected.</p>	<p>A Social Sustainability and Resilience Strategy has been prepared for Waterloo South (refer to Attachment 12). The Strategy provides a series of recommended measures that aim to maximise positive social outcomes for the project, which are based on the thematic framework for social sustainability in the Estate, based on Place, People and Process. Refer to Section 7.6 of the Planning Proposal report for further discussion.</p>
<p>6.3 Local economies are resilient, meet the needs of their community, and provide opportunities for people to realise their potential</p>	<p>A Social Baseline Study for the Waterloo Precinct identified a need for local retail, commercial and community floor space. The Indicative Concept Proposal has been designed in response to this identified need and will provide approximately 11,200m² of retail / commercial GFA and 6,700m² of community facilities and early education/child-care facilities.</p> <p>In addition, 2.57 hectares of public open space will be delivered including a 2.25 hectare village green adjacent to the Waterloo Metro Station and a 0.32 hectare park in the heart of Waterloo South. Improved cycle and pedestrian paths will also be provided.</p>
<p>6.4 There is equitable access to community facilities and places, parks and recreational facilities to support wellbeing in daily life</p>	<p>Open spaces provided in the Indicative Concept Proposal will provide equitable access. Accessible paths of travel will be provided in accordance with the Indicative Concept Proposal and the draft Waterloo South DCP (refer to Section 7.2.2 of the Planning Proposal report).</p>
<p>7.4 The continuous living cultures of Aboriginal and Torres Strait Islander communities is visible and celebrated in our city</p>	<p>Numerous activation opportunities are provided as part of the renewal of Waterloo South and the wider Estate, to build upon existing opportunities. These include leveraging the existing maker and creative industries, the strong local character, the community’s strong sense of belonging and the integral Aboriginal culture.</p> <p>LAHC will continue to engage with the local Aboriginal community to ensure the continuous culture of Aboriginal and Torres Strait communities remain visible and celebrated in Waterloo.</p>
<p>8.1 The supply of market housing in the city meets the needs of a diverse and growing population</p>	<p>Approximately 3,048 new dwellings will be provided at Waterloo South to meet the needs of the growing population. Provision of 30 percent social (affordable tenure) and 70 percent market housing will meet the needs of the Waterloo precinct and establish a mixed community.</p>
<p>8.2 The supply of affordable housing supports a diverse and sustainable community and economy</p> <p>8.3 The supply of safe and sustainable social housing in the inner city is available for those who need it</p>	<p>The proposal includes a target of 30 percent of dwellings at Waterloo South to be social (affordable tenure) housing. Replacement of existing aged social housing stock with newer stock designed to a higher standard and relevant accessibility requirements will better serve those in need of social (affordable rental)needs housing.</p>
<p>9.3 There are great public buildings, streets, squares and parks for everyone to use and enjoy</p>	<p>Waterloo South will include two large parks and high quality streets, including a pedestrian priority zone along George Street. All of these areas will be accessible to the public 24 hours a day.</p>

Objective	Waterloo South Response
9.4 Sydney plans for the long-term and the benefit of future generations	<p>Renewal of Waterloo South is expected to take place progressively over the next 10 -15 years. Establishing new planning controls for Waterloo South will future-proof the area and provide long term certainty and benefit future generations.</p>
9.5 The urban environment promotes health and wellbeing	<p>An integrated network of public open space, pedestrian and cycle paths and connections to the Waterloo Metro Station will promote active transport within the site and throughout the City.</p> <p>Waterloo South will deliver approximately 2.57 hectares of new public open space for the community to connect, interact and engage with their surroundings to nurture an inclusive social network. Each space is resilient, safe, welcoming and accessible for everyone to enjoy, regardless of age, culture or ability. The Village Green provides a social, cultural and recreation focus for Waterloo South and the broader Estate. Public open spaces are located within easy walking distance of all residents. Another park is proposed in the heart of Waterloo South, so that all residents have easy access to a public park.</p>
10.5 The community is engaged and active in shaping the future of the city	<p>As described in Chapter 3 of the Planning Proposal report, the community was involved in the masterplan visioning for the Estate and will be continued to be involved throughout the Planning Proposal process for Waterloo South and subsequent stages. Future development applications within Waterloo South will also be publicly exhibited and provide the community with opportunities to engage with the future outcome for the site.</p>
10.6 Strategic partners and collaborators support the delivery of Sustainable Sydney 2030	<p>This Planning Proposal is the result of collaboration between LAHC, the City of Sydney and various other stakeholders including Sydney Metro, TfNSW and the community.</p>

1.5 Consistency with State Environmental Planning Policies

SEPP	Consistency		N/A	Comment
	Yes	No		
SEPP (State and Regional Development) 2011			✓	Not relevant to proposed LEP amendment.
SEPP (Affordable Rental Housing)	✓			The proposed LEP amendment includes a provision to deliver at least 5% of residential floor area as affordable housing in Waterloo South.
SEPP (Exempt and Complying Development Codes)			✓	Not relevant to proposed LEP amendment. May apply to future development on the sites.
SEPP No. 55 Remediation of Land	✓			A Preliminary Site Investigation accompanies this Planning Proposal, carried out in accordance with SEPP 55 and is provided at Attachment 25 .
SEPP No. 64 Advertising and Signage	✓			Signage will be permissible in accordance with the proposed zoning. Future development applications would be assessed against the relevant criteria in SEPP 64.
SEPP No. 65 Design Quality of Residential Apartment Development	✓			Nothing within this amendment will prevent a future DA's ability to comply with SEPP 65.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	✓			This SEPP currently does not apply to Waterloo South. Council has a draft Affordable Housing Scheme and exhibited draft LEP amendments in 2018 that would if finalised apply to Waterloo South. Affordable housing is being delivered at Waterloo South through social housing that exceeds relevant local, district and region plan targets, and is not reliant on an affordable housing scheme or contributions.

1.6 Consistency with Section 9.1 Ministerial Directions

Direction	Consistency		N/A	Comment
	Yes	No		
1. Employment and Resources				
1.1 Business and Industrial Zones	✓			This Direction applies. The proposal is consistent with the objectives since it encourages employment growth in a suitable location and will support the viability of Waterloo local centre.
1.2 Rural Zones			✓	
1.3 Mining, Petroleum Production and Extractive Industries			✓	
1.4 Oyster Aquaculture			✓	
1.5 Rural Lands			✓	
2 Environment and Heritage				
2.1 Environmental Protection Zones			✓	
2.2 Coastal Protection			✓	The site is not within coastal zone.
2.3 Heritage Conservation	✓			This Direction applies. Heritage conservation has been addressed at Section 7.10 and 7.11 of the Planning Proposal report.
2.4 Recreational Vehicle Area			✓	
3. Housing, Infrastructure and Urban Development				
3.1 Residential Zones	✓			<p>This Direction applies. The proposal is consistent with the objectives of the direction since it:</p> <ul style="list-style-type: none"> ▪ Encourages a variety and choice of housing types, particularly by targeting 30% social (affordable rental) housing and including a provision that requires a minimum of 5% of residential floor area be provided as affordable housing. ▪ Ensures new housing will have appropriate access to infrastructure and services, particularly the Waterloo Metro Station. <p>The proposal is also consistent with items (4) and (5) under the direction.</p>
3.2 Caravan Parks and Manufactured Home Estates			✓	
3.3 Home Occupations			✓	No change is proposed to the current permissibility of home occupations.
3.4 Integrating Land Use and Transport	✓			<p>This Direction applies. The Direction states that a Planning Proposal must be consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> ▪ Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and ▪ The Right Place for Business and Services – Planning Policy (DUAP 2001). <p>The Planning Proposal is broadly consistent with the aims, objectives and principles of the above documents in that it will provide residential accommodation in an area well serviced by public transport.</p>

Direction	Consistency		N/A	Comment
	Yes	No		
3.5 Development Near Licensed Aerodromes			✓	
3.6 Shooting Ranges			✓	
4. Hazard and Risk				
4.1 Acid Sulfate Soil	✓			The SLEP contains acid sulphate soils provisions and this proposal seeks to apply them to the Waterloo South site. Acid sulphate soils investigations and analysis will accordingly be undertaken as part of any future development of the land in accordance with the requirements of the SLEP.
4.2 Mine Subsidence and Unstable Land			✓	The site is not identified as mine subsidence or unstable land.
4.3 Flood Prone Land	✓			This Direction Applies. The proposal is consistent with the objectives and a Stormwater and Flooding Study is provided at Attachment 19 . Existing provisions relating to flood affected land under the SLEP 2012 will continue to apply.
4.4 Planning for Bushfire Protection			✓	The site is not located on bushfire prone land.
5. Regional Planning	✓			The Planning Proposal is will contribute to implementation of the Greater Sydney Region Plan and Eastern City District Plan. Refer to Section 6.2.2 and Section 6.2.3 of the Planning Proposal report for detail.
6. Local Plan Making				
6.1 Approval and Referral Requirements	✓			This Direction applies. The proposal is consistent with this Direction in that it does not introduce any provisions that require any additional concurrence, consultation or referral.
6.2 Reserving Land for Public Purposes	✓			This Direction applies. The existing SP2 Infrastructure zone for widening of McEvoy Street is retained in the proposed Land Zoning Map. Land proposed to be dedicated to Council for public open space is proposed to be zoned RE1 Public Recreation.
6.3 Site Specific Provision	✓			This Direction applies. Site specific provisions are proposed to secure a minimum 5% affordable rental housing, in accordance with the Eastern City District Plan and CoS LSPS.
7. Metropolitan Planning				
7.1 Implementation of A Plan for Growing Sydney	✓			The Planning Proposal is consistent with the Greater Sydney Region Plan, as discussed in Section 6.2.2 and 6.2.3 in the Planning Proposal report.