

# Attachment A

**Draft Sydney Development Control Plan -  
Waterloo Estate (South) (post-exhibition  
additions are shown in bold red underline  
and deletions are struck-through)**

# Draft Sydney Development Control Plan 2012 - Waterloo Estate (South)



# Draft Sydney Development Control Plan 2012 – Waterloo Estate (South)

## The purpose of the draft Development Control Plan

The purpose of this draft development control Plan (DCP) is to amend the Sydney Development Control Plan 2012, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The proposed amendment is to add Section 5.10 – Waterloo Estate (South), which in turn refers to the Waterloo Estate (South) Design Guide as the primary document containing the planning objectives and provisions for the Waterloo Estate (South).

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## Citation

This amendment may be referred to as Sydney Development Control Plan 2012 – Waterloo Estate (South)

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## Land covered by this plan

This plan applies to all land identified in Waterloo Estate (South).

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## Relationship of this plan to the draft Waterloo Estate (South) Design Guide

This plan amends the Sydney Development Control Plan 2012, however makes direct reference to the Waterloo Estate (South) Design Guide.

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## Amendment to Sydney Development Control Plan 2012

- (a) Amend Figure 1.1: Land covered by this DCP, to identify the Waterloo Estate (South), as shown below.
- (b) Amend Figure 2.1: City locality areas map, to identify the Waterloo Estate (South), as shown below



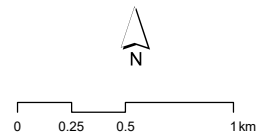
**Land covered by this DCP**

**Figure 1.1**

**Legend**

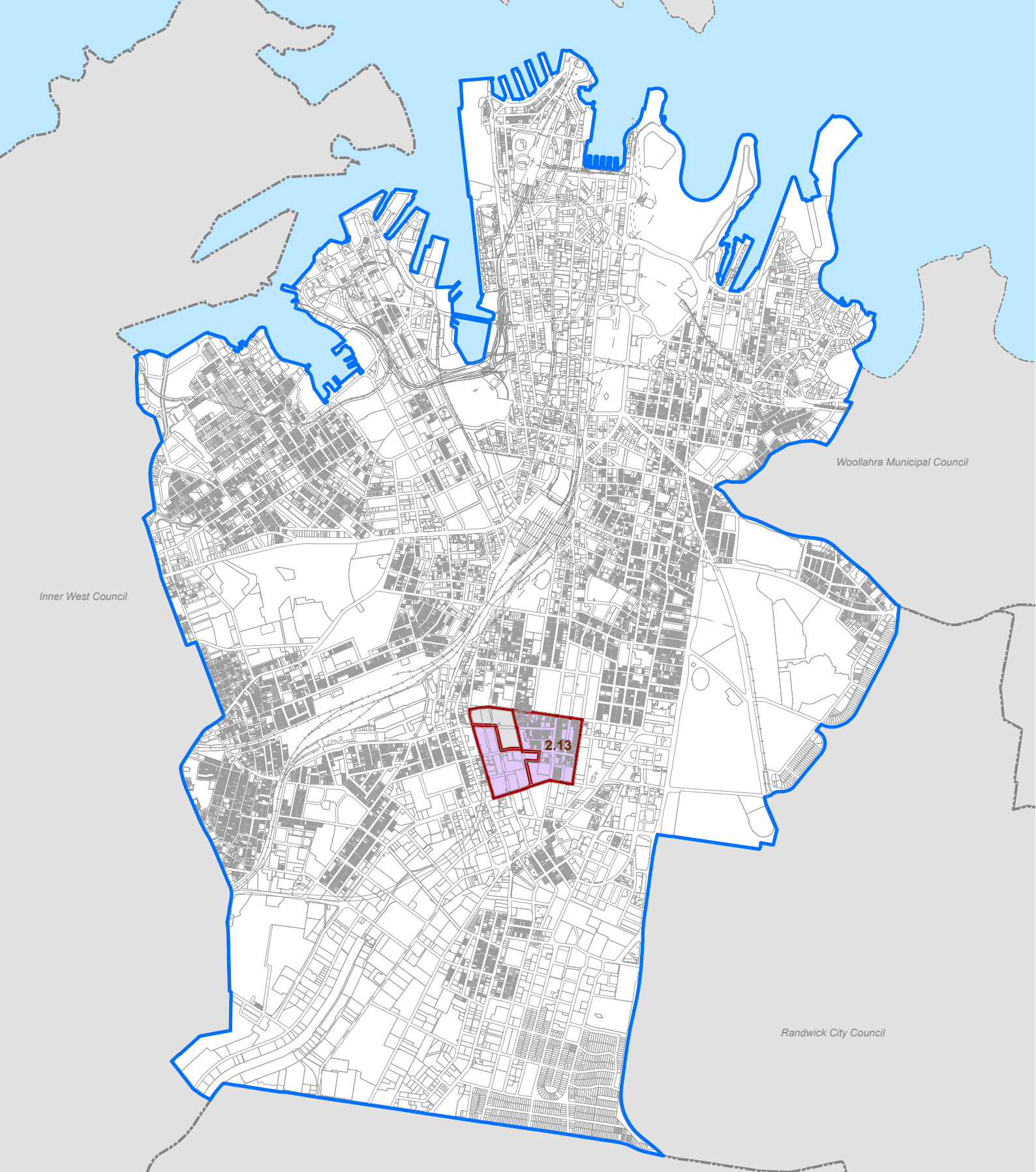
- City of Sydney - Local Government Area
- 5 Redfern/Waterloo

**Sydney Development Control Plan 2012**



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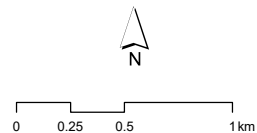
### City locality areas map

Figure 2.1

**Legend**

- City of Sydney - Local Government Area
- 2.13 Waterloo and Redfern
- Land excluded from this DCP

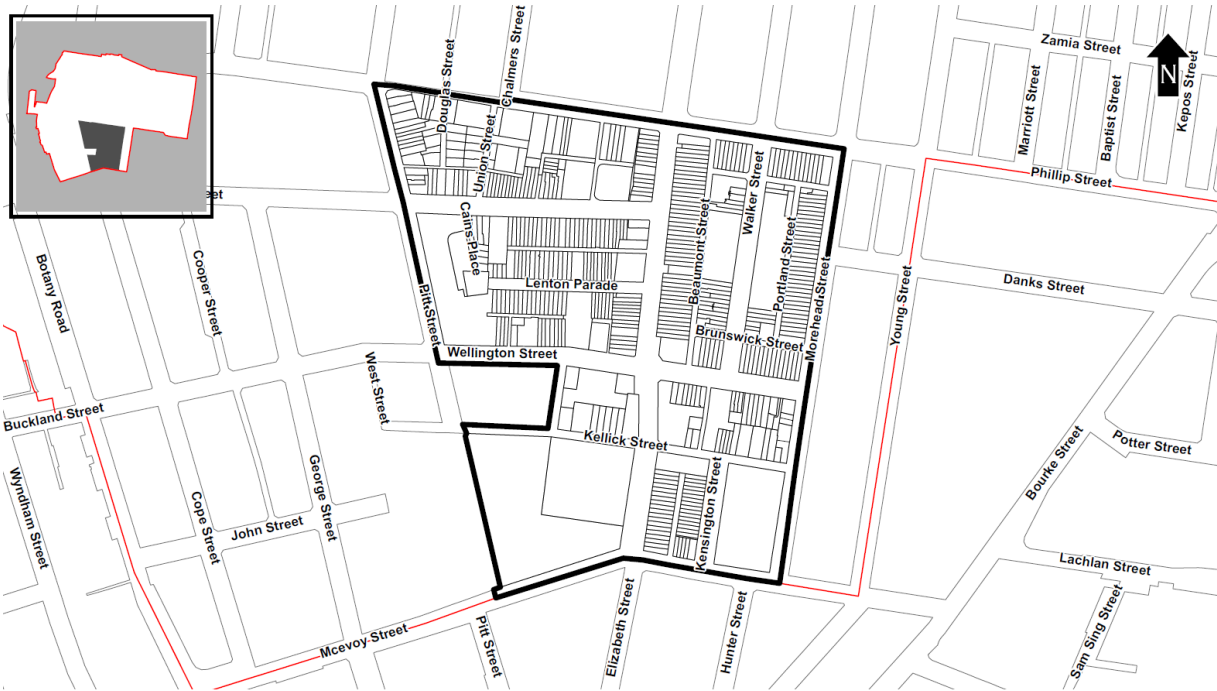
### Sydney Development Control Plan 2012



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- (c) Amend Section 2: Table of contents, to:
  - i. include 2.13.14: Waterloo Estate (South).
  - ii. amend the title of 2.13.12: George Street to 2.13.12 Waterloo Estate (Central and North)
- (d) Replace the image and text in Section 2.13.10: Redfern Park South, with the below image and text in red:



This locality is bounded by Phillip Street to the north, Morehead Street to the east, McEvoy Street to the south and Pitt Street to the west. The land that forms part of the Waterloo Estate (South) (locality 2.13.14) is not included in this locality.

This locality falls within the Sydney Metropolitan Development Authority Operational area.

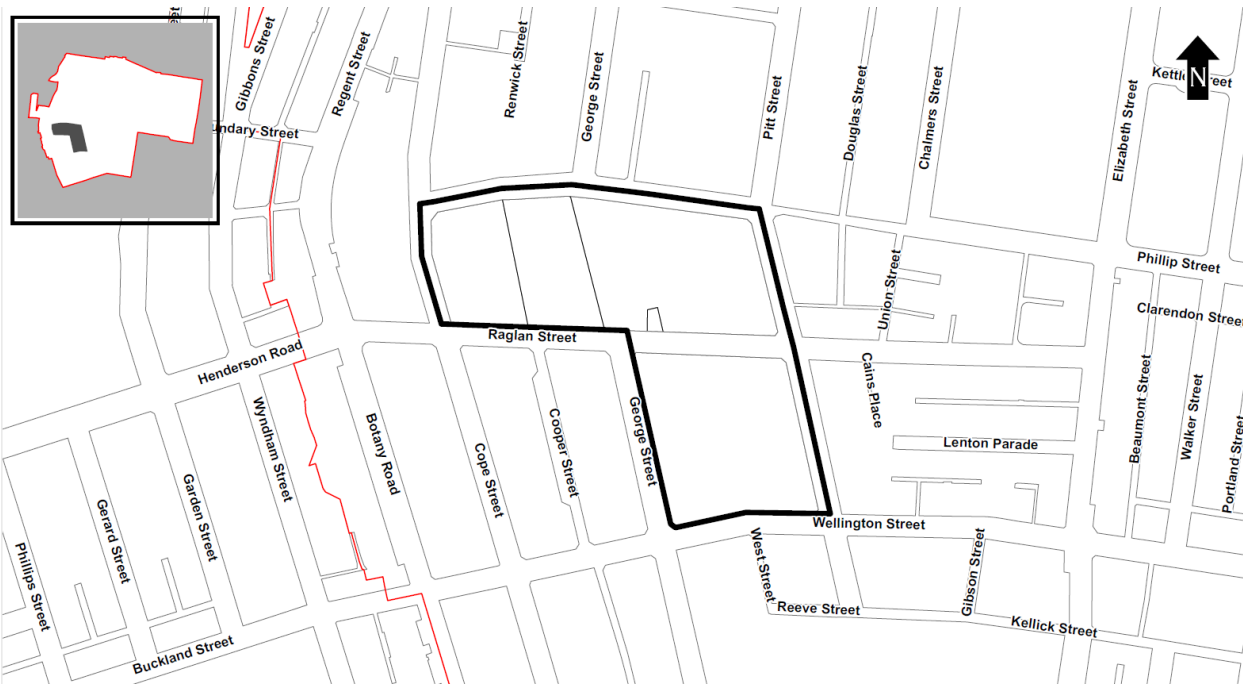
The topography should continue to influence the neighbourhood character. A small group of shops at the intersection of Phillip and Morehead Streets has the potential to become a neighbourhood node and is encouraged to contain mixed uses and active frontages. A greater intensity and diversity of land uses, including local and specialist retail, small commercial, café and dining uses, community and service uses are encouraged around the existing shops on Elizabeth Street.

### Principles

- (1) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (2) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.
- (3) Maintain the visual prominence of the tree canopy on Mount Carmel, so that it remains the highest point visible from public streets and open spaces.
- (4) Retain the characteristic filtered distant views to the west and south through the canopy of the heritage fig trees.
- (5) Retain the consistent intact character of terraces between Phillip, Morehead, Wellington and Elizabeth Streets, and on Raglan and Lenton Parade.

- (6) Design infill development to reflect the built form, scale and mass of existing building types, including the fine grain created by narrow lots and the predominant roof form.
  - (7) Ensure that buildings respond to and reveal the topography by stepping with the slope.
  - (8) Provide continuous awnings to retail and commercial buildings fronting Elizabeth Street between Phillip and Raglan Streets.
  - (9) Retain the predominantly residential character of the locality
- (e) Replace Section 2.13.12: George Street, with the with the below image and text in red:

### 2.13.12 Waterloo Estate (Central and North)



A comprehensive redevelopment of the Waterloo Estate is envisaged in response to the new transport hub at Waterloo Metro station. Waterloo Estate (South) is the first area within the Estate planned for redevelopment, Waterloo Estate (Central) and Waterloo Estate (North), two precincts in the Estate will follow but are yet to undergo planning.

Waterloo's first inhabitants were Gadigal people of the Eora Nation. First Nations peoples have always lived in Waterloo. Redfern/Waterloo remains a place of cultural, political and emotional significance for Aboriginal people and there is a strong and resilient Aboriginal and Torres Strait Islander community living in the Waterloo Estate today. It has become an entry point for people coming into the city for work opportunities, shelter and connections with community and family.

Through the 20th century the locality housed working-class people of all backgrounds, and today the resident population of this locality is characterised by an ethnically diverse mix of low-income residents and ageing citizens, a high proportion of whom are long-term residents and have long-standing bonds to the area.

This locality remains excluded from Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.

#### Principles

- (1) Redevelopment of this locality is to respond to the new public space and centre.
- (2) Building heights are to respond to the public space including streets and parks.
- (3) First Nations culture and heritage of the area is to be acknowledged, respected and celebrated as an integral part to placemaking.
- (4) Appropriate community infrastructure is to be provide as part of development.

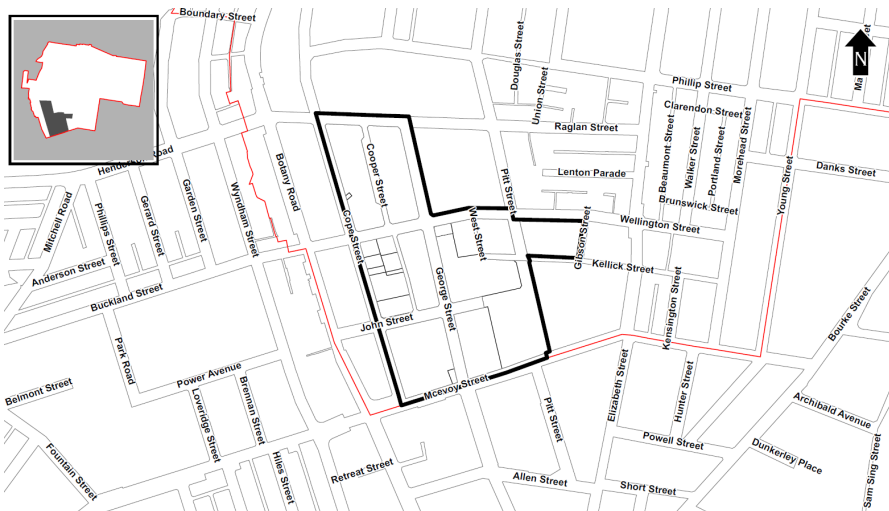
- (5) The regional cycle paths at George and Wellington streets are to be completed through the locality, connecting the area to the city in the north, Green Square Town Centre in the south, Moore Park in the east and Sydney Park in the west.
- (6) New streets and walkways are to provide access for people of all abilities through Waterloo Estate to the Metro station and new parks.
- (7) New tall buildings are to be few, widely spaced and limited to the south of the estate.

(f) Add a new Section 2.13.14: Waterloo Estate (South), including the below image and text in red:

(g) Make post-exhibition changes to Principles 13 and 18 of Section 2.13.12 as follows:

- delete text from principle 13 as shown below in strike-through
- add text to principle 18 as shown in bold and underline

### 2.13.14 Waterloo Estate (South)



Waterloo's Traditional Custodians are the Gadigal people of the Eora Nation. Aboriginal and Torres Strait Islander peoples have always lived in Waterloo. Redfern/Waterloo remains a place of cultural, social, economic and political significance for Aboriginal people and there is a strong and resilient Aboriginal and Torres Strait Islander community living in the Waterloo Estate today. It has become an entry point for people coming into the city for work opportunities, shelter and connections with community and family.

Through the 20th century the area housed working-class people of many backgrounds, and today the resident population is characterised by an ethnically diverse mix of low-income residents and ageing citizens, a high proportion of whom are long-term residents and have long-standing bonds to the area and community.

The early fine grain Victorian linear housing plots have been cleared and replaced over time, most notably during the 1960s and 1970s with large block amalgamation and major tower housing projects. This has resulted in an area distinct in form, scale and street pattern from the neighbouring areas.

The Estate plays an important role in the provision of social housing in the Sydney local government area and is home to a large existing community living in social housing.

A comprehensive redevelopment of the Waterloo Estate by the NSW Government is envisaged in response to the new transport hub at Waterloo Metro station. Waterloo Estate (South) is the first area within the Estate planned for redevelopment. Other areas, including Waterloo Estate (Central) and Waterloo Estate (North) are expected to be planned for redevelopment at a later stage.



The redevelopment will establish a local centre to capitalise on the increased density and connectivity of the locality and create a vibrant mixed-use neighbourhood with diverse housing choices, employment opportunities, local-serving commercial premises including retail, food and beverage, affordable amenities and space for community activities and cultural events.

Key changes in Waterloo Estate (South) and focal points for the neighbourhood include the creation of two public parks, new community facilities and the transformation of George Street into the neighbourhood's main street with local retail activity, including a supermarket to serve the local community.

An improved street network will be introduced to maximise legibility, permeability and accessibility for all. There will be an emphasis on making streets pedestrian and cycle friendly and street widths will accommodate multiple users and needs. Planned regional cycle paths will be completed through the locality.

A fine-grain lot pattern will be re-introduced, with flexible and varied lot sizes, allowing for a variety of separate apartment buildings in each block and a flexible approach to staging the redevelopment. The variety and quality of the architectural design and housing choices will cater to the diverse community of existing and future residents, providing a vibrant, attractive, environmentally sustainable and safe neighbourhood.

Waterloo Estate (South) will continue to play an important role in the provision of housing for people on low incomes in the local government area but will also include an equal amount of private market housing. A range of dwelling types are to be provided, including culturally appropriate housing, to support evolving family situations and structures.

Buildings will be generally arranged to form continuous street frontages around courtyards to achieve a clear delineation between public and private space.

The layout of new development will create high quality public spaces and its height and form will ensure good levels of amenity in the public domain, including comfortable wind conditions and optimised solar access. Building height and form will respond to the hierarchy of streets and open spaces and to key view corridors both over and within the locality. New development will also respond appropriately to the form and setting of heritage items in the neighbourhood.

Future development, street layout and design will respond to the topography of the locality, which is distinctly different on either side of George Street. The steeply sloping topography to the eastern side requires careful layout of streets and walkways to ensure equitable access across the site.

Overall greening of this locality will provide benefits for sustainability, health and the management of urban heat. The majority of established and significant trees which define key streets and open spaces will be protected during redevelopment and integrated into the design of each development to ensure their longevity.

The public domain will be reinforced and celebrated through public art and cultural heritage interpretation.

## **Principles**

- (1) Development must achieve and satisfy the outcomes expressed in the locality statement and supporting principles.
- (2) The significant Aboriginal and Torres Strait culture and heritage of the area is to be acknowledged, respected and celebrated as an integral part of the development and placemaking.
- (3) A legible and permeable pattern of new streets, public open space and pedestrian and cycle connections is to be provided which responds to key connections within and surrounding the

locality, stormwater management considerations, local traffic and access requirements and urban design principles.

- (4) George Street is to become the main street of the community, with continuous ground floor active frontage and awnings. It is to have a generous 10 metre setback on its eastern side to receive the afternoon sunlight.
- (5) Meet the community's recreation and wellbeing needs by providing one large park (over 2 hectares) adjacent to Waterloo Metro station, as the focus of community activity and containing a wide range of uses for the community's diverse needs, and one smaller park in the south of the locality for passive recreation.
- (6) Community facilities and uses are to be provided in appropriate locations containing a variety of uses and to be open day and night to contribute towards safety and activation.
- (7) High quality streetscapes, including new footpaths, tree planting and street furniture are to be provided. Sunlight is to be maximised to promote healthy street tree growth, for water infiltration and urban heat management.
- (8) Streets are designed to maximise safety of vulnerable road users, including pedestrians and people on bicycles.
- (9) The regional east-west and north-south cycle paths which cross at Wellington and George Streets are to continue through the locality, connecting the area to the city in the north; Green Square Town Centre in the south; Alexandria and Sydney parks in the west and Moore Park in the east.
- (10) Retail opportunities are to be provided on George Street, Wellington Street and Cooper Street near the large park; and along McEvoy Street.
- (11) The heights of buildings are to respond to the streets and parks on which they are located. Tower forms are to be limited to the southern part of the area near McEvoy Street, and to the corner of Kellick and Gibson Streets.
- (12) Heights of buildings are to minimise overshadowing in both the public and private spaces and are not to generate uncomfortable wind effects at street level. Awnings and colonnades are to be incorporated along retail frontages to increase pedestrian amenity and help to minimise sunlight, rainfall and wind impacts.
- (13) The impacts of noise and pollution along McEvoy Street are to be carefully addressed through careful design of buildings, ~~including setting buildings back from the street frontage.~~
- (14) Existing views of the sky and how comfortably any proposed built form sits within the existing skyline is to be considered from key public vantage points in the surrounding area, including Redfern, Alexandria, and Waterloo parks; and the new large park.
- (15) A range of dwelling typologies and a diverse housing and tenure mix is to be provided to support a range of housing needs and living choices including evolving family structures and culturally appropriate housing.
- (16) Varied, innovative and high-quality design is to be delivered to ensure an environmentally sustainable, attractive and diverse neighbourhood. A flexible and varied lot pattern is to support this outcome.
- (17) Development is to be accompanied by high quality landscaping which delivers trees, greening and urban biodiversity and is supported by areas of deep soil.
- (18) Trees are to be retained wherever possible throughout the precinct, **particularly significant trees, including those** along McEvoy Street, George Street, and at the corners of the north eastern street block bound by Wellington, Kellick, Gibson and Pitt Streets.
- (19) Excellent ecologically sustainable development outcomes are to be achieved to enable a low-carbon precinct which is resilient against the impacts of climate change (including flooding and urban heat) and enables efficient use of resources by future residents.
- (20) A sense of belonging and community is to be fostered, where both long-term residents and new generations can see themselves and feel they belong.
- (21) Private spaces, including communal open space, will be designed to supplement the public domain with each apartment building having its principal usable communal open space on the roof. Each group of buildings will share communal courtyard space.

- (g) Amend Figure 3.12: Hierarchy for Centres, City South Map, as shown below.
- (h) Amend Table 3.3: Desired character of centres, to include Waterloo Estate (South) on the areas identified as a ‘Local Village’
- (i) Amend Figure 5.1: Specific areas map, to identify the Waterloo Estate (South), as shown below.
- (j) Amend Section 5: Contents, to include 5.10: Waterloo Estate (South).
- (k) Amend Section 5: Specific Areas of the DCP to include Section 5.10: Waterloo Estate (South), with the below text in red:

## **5.10 Waterloo Estate (South)**

### **5.10.1 General provisions**

- (1) This Section applies to Waterloo Estate (South), as shown in Figure 5.1
- (2) The objectives and provisions of the *Waterloo Estate (South) Design Guide* apply to land in Waterloo Estate (South).



### Hierarchy for centres, city south map

Figure 3.12

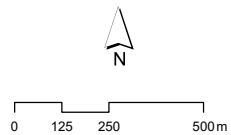
**Legend**

- Local Village Centre
- Land excluded from this DCP

*George Politis*

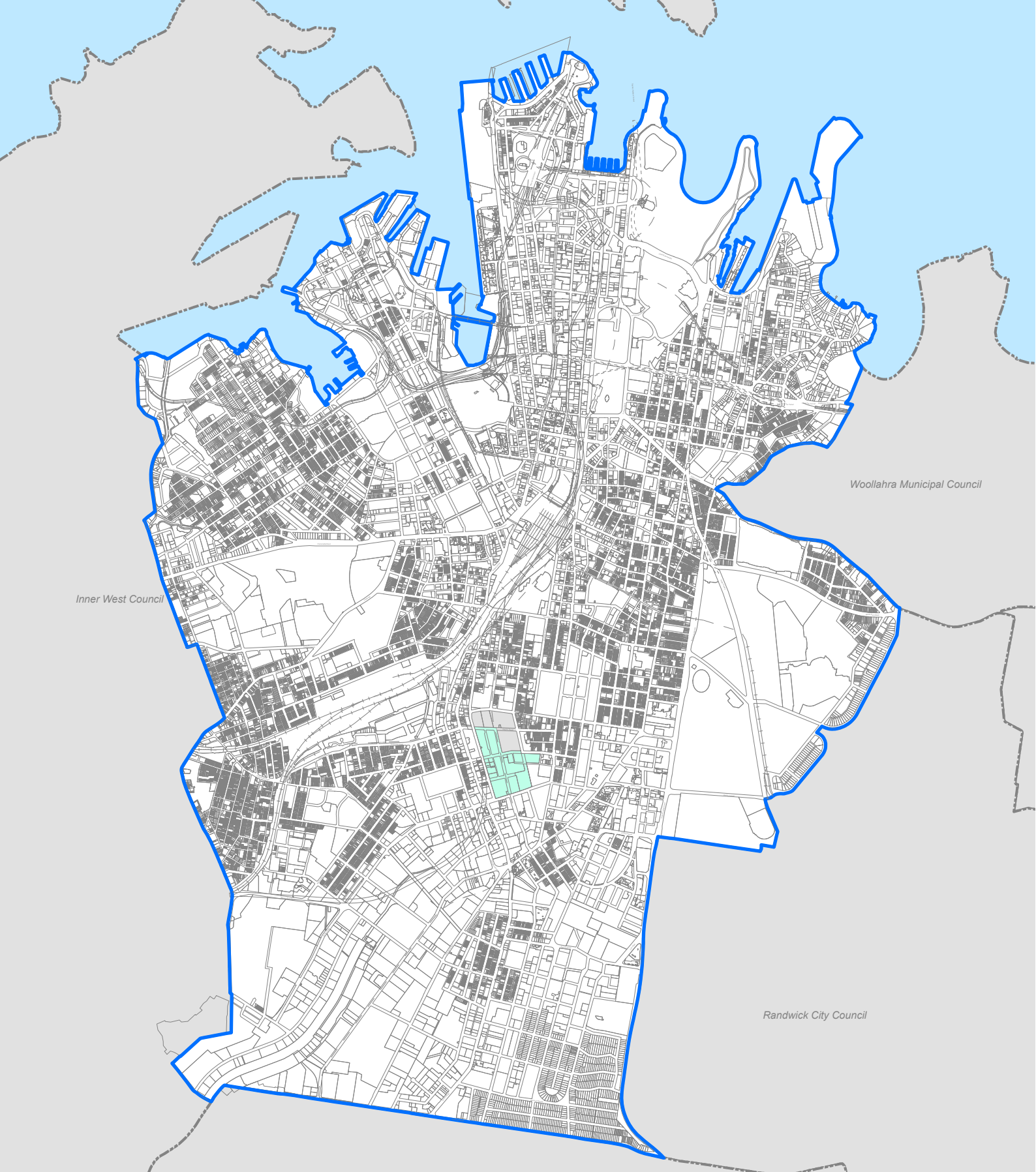
Pre-Exhibition

### Sydney Development Control Plan 2012



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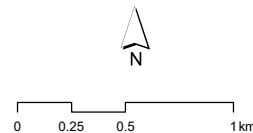
**Specific areas map**

**Figure 5.1**

**Legend**

- City of Sydney - Local Government Area
- Waterloo Estate (South)
- Land excluded from this DCP

**Sydney Development Control Plan 2012**



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