

# WATERLOO STATE SIGNIFICANT PRECINCT SUMMARY OF STUDY REQUIREMENTS

---

As part of the master planning process for the Waterloo State Significant Precinct (SSP), the SSP Study is to have regard to the following considerations from the City of Sydney:

- The current number of social housing homes is maintained.
- The 5-10% affordable housing targets set in the draft Central District Plan (subject to feasibility).
- Recognition services and employment opportunities for First Nations people.
- Supported and temporary relocation of social housing tenants together and within the local area.
- Mix of public, affordable rental and private housing with essential tenant support services.
- Transparent, supportive and open capacity building and information sharing with all stakeholders.

Below is a summary of the Study Requirements. Please go to the Department of Planning and Environment's [website](#) for the full version.

## **1. Vision, Strategic Context and Justification**

- Vision for the proposal.
- Strategic planning context in terms of relevant State planning documents, State Environmental Planning Policies (SEPPs), Transport for New South Wales strategies and City of Sydney planning documents, strategies and policies.
- Justification for the proposal in the context of the draft Central District Plan and the Sydney Metro project.
- Interface with existing and future land uses in the surrounding area.
- Heritage significance of the site and surrounding heritage assets.

## **2. Urban Design**

- Detailed site and context analysis.
- Best practice case studies of similar projects.
- Comprehensive opportunities and constraints mapping.
- Urban design principles.
- Land use and building massing options analysis.
- Plan of public domain, community facilities, subdivision plan, infrastructure, staging, building type/massing, public parks, squares, streets and pedestrian/cycle paths.
- Visual assessment of significant views to, from and within the site.
- Sun access analysis for mid-winter.
- Physical and 3D computer models.

## **3. Public Domain: Public Open Space and Streets**

- Consult closely with the City of Sydney for all aspects of public space.
- Site analysis for new park(s).
- Benchmark against international best practice for comparable open space design.

- Open space plan.
- Compare options for the street layout.
- Plan of the public streets, lanes and walkways.
- Identify key intersections for pedestrians, cyclists and/or vehicles and propose initiatives for pedestrian and cyclist's safety and comfort.
- Easy, connected and safe access for pedestrians and cyclists at all times of the day and night.
- Water Sensitive Urban Design strategy.

#### **4. Land Use and Planning Controls**

- Coordinate findings of other studies.
- Consistency against relevant State and local plans, strategies and policies.
- Draft amendments to SEPP State Significant Precincts 2005, including zoning, building height, FSR, heritage, lot size, active street frontage, design excellence provisions etc.
- Precinct-specific Development Control Plan, in a form consistent with the Sydney DCP 2012.
- Provide certainty regarding amenity, planning and development outcomes while allowing the design to respond to changing contexts over time.
- Justification for the mix and location of land uses and proposed development standards.
- Design excellence process for the Precinct.

#### **5. Transport**

- Methodology to be agreed with Transport for NSW (TfNSW), Roads and Maritime Services (RMS) and the City of Sydney Council.
- Current travel preferences and the split between driving, walking, cycling and public transport.
- Travel and access needs of different customers.,
- Access to key local destinations.,
- Performance of the existing and future networks.
- Initiatives of the Metro station, WestConnex etc.;
- Existing and potential trip generation by mode and purpose.;
- Total growth within the surrounding area based on approved and planned projects.,
- Impact of additional travel demands.;
- Benchmark travel behaviour, trip generation and initiatives for all travel modes on developments of similar scale and context.;
- Traffic model to determine the road network improvements required to support the proposal.
- Role and requirements for car share schemes.;
- Car parking rates to reduce private vehicle travel demand.;
- Entry and exit requirements of RMS and City of Sydney and Australian Standards.;
- Land and resources for required transport infrastructure and servicing improvements.
- Systems for connecting the Metro station and surrounding community.;

- Staging plan including construction traffic impacts and trigger points for delivery of infrastructure.;
- Travel plan detailing all modes of transport and reducing car use.;

## **6. Housing**

- Housing needs analysis identifying appropriate mix of dwelling types, tenures, sizes and price-points.
- Guiding principles and options for the delivery of social housing.
- Affordable housing proposal.

## **7. State and Regional Infrastructure**

- Impacts on and contributions to infrastructure including public transport, roads, schools, utilities, stormwater and drainage, human services and health facilities, including estimated costs (land and capital) and timing.

## **8. Local Infrastructure and Contributions**

- Existing and currently planned local infrastructure, including health care, retail, open space and community support facilities.
- Community facilities and local infrastructure needed to meet the needs of the future community, considering supply, demand, community and stakeholder views and opportunities and feasibility.
- Funding arrangements, potential land reservations, floor space provision, estimated costs, timing and delivery responsibilities relevant to staging of the development.
- Ongoing responsibilities and maintenance of any proposed facilities.

## **9. Utilities**

- Existing Ausgrid, Sydney Water and other utilities within the Precinct including existing capacity.
- Increased future utility demands including on-site generation and recycling.;
- Sustainability and climate change adaptation measures.
- Compliance with current utility design standards.
- All new utility services to be underground.

## **10. Climate Change Mitigation and Adaptation**

- Sustainability assessment reflecting the directions outlined in the 'NSW Climate Change Policy Framework'.
- Options for achieving both net zero buildings and a net zero precinct.
- Climate change adaptation.

## **11. Heritage**

- Heritage assessment in accordance with the NSW Heritage Manual, the methodology described in 'The Conservation Plan' (J S Kerr 1996) and in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter), including:
  - buildings: all existing.;
  - landscaping elements: built and planted.;
  - monuments or public art installations.;

- infrastructure: street patterns and stormwater.;
- potential archaeological relics; and
- places of social significance.

## **12. Aboriginal Cultural Heritage**

- Aboriginal cultural heritage study in accordance with the guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW including documented consultation with Aboriginal people.

## **13. Biodiversity**

- Biodiversity impacts in accordance with the Threatened Species Conservation Act 1995.

## **14. Urban Forest**

- Location, condition, quality and life expectancy of trees within the Precinct and identify required protection zones for trees to be retained.
- Tree retention plan to consider the capacity to protect existing trees and allow for the growth of new trees, species selection that maximises solar access during winter, soil volumes and quality required for long term tree health and design options to maximise urban forest concept.
- City of Sydney Urban Forest Strategy in particular targets for canopy cover, species diversity and height of trees.

## **15. Urban Ecology**

- Ecological assessment to identify any species of conservation significance, determine the impact of the Precinct Proposal and outline proposed mitigation measures.
- Opportunities and provide recommendations to create habitat features that will benefit urban biodiversity.
- City of Sydney objectives for mid and understory plantings using locally native indigenous plants is 60% on public land (70 species) and 40% on private property (15 species).

## **16. Ecologically Sustainable Development (ESD)**

- ESD principles will be incorporated including energy and water performance benchmarks and compliance with a nationally recognised rating system.
- Integrated waste water management strategy including consideration of a precinct-scale recycled water scheme.
- Options to achieve a least 50% renewable energy.
- Waste management strategies to achieve the NSW Government's Waste Avoidance and Resource Recovery Strategy 2007.

## **17. Water Quality, Flooding and Stormwater**

- Potential impacts on stormwater drainage considering both water quantity and the water quality targets of City of Sydney DCP 2012.:
- Stormwater management plan with emphasis on possible water sensitive urban design options.

- Effect of climate change and changing rainfall patterns.
- Flood risk assessment for both people and properties for a full range of flood scenarios including the probable maximum flood.
- Combined flood risk across the entire Precinct and adjoining land areas.
- Concept level details of the drainage associated with the proposal including stormwater drainage infrastructure and address the impact of stormwater flows on the site from other catchments.
- Measures to address flooding to achieve high quality urban design outcomes.

#### **18. Noise, Vibration and Pollution**

- State Environmental Planning Policy (Infrastructure) 2007 and the Development Near Rail Corridors and Busy Roads – Interim Guideline in relation to potential water quality, air quality, noise and vibration and light pollution impacts including cumulative impacts.
- Current and proposed future sensitive sites (e.g. residential buildings, schools, child care centres) and model the likely future noise, vibration and pollution scenarios using 3D diagrams.

#### **19. Wind**

- Wind climate of Sydney including local topography and existing tower buildings.
- Wind sensitive locations, potential wind impacts and wind reduction measures.
- Include areas surrounding the precinct that may be wind affected as a result of the Precinct Proposal.
- Wind tunnel testing.

#### **20. Aeronautical**

- “Sydney Airport Master Plan 2033” to identify and map height limits for buildings and temporary structures (e.g. cranes).
- Other measures needed to prevent negative effects on the operations of Sydney airport (e.g. lighting, reflective surfaces etc).
- Confirm approval requirements of relevant bodies.

#### **21. Geotechnical and Contamination**

- Local soil conditions with respect to erosion, salinity and acid sulphate soils.
- Potential land contamination in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).

#### **22. Population Demographics**

- Consult with NSW Department of Planning and Environment and City of Sydney to determine data set, model and assumptions to forecast future population and employment including average size of dwellings, dwelling occupancy, floor space per worker etc.
- Key population and employment drivers and trends.
- Key population and employment attributes of comparable higher density inner city Sydney communities.
- Population and employment profile of the future community including dwelling types, age profile, ethnicity, education, employment, income, household types, housing

tenure, car ownership, trip to work mode and other information required by the various parts of this study.

- Precinct data compared to the remainder of the City of Sydney local government area and Greater Sydney Metropolitan Region.
- Time series (five year increments) population and employment projections based on existing development with and without the Precinct Proposal.
- Update data as the 2016 census results become available.

### **23. Social Sustainability Assessment**

- Profile of the existing community, neighbouring communities and the likely future community.
- In-depth social needs analysis for the existing, neighbouring and future communities including Aboriginal People (with separate groups of women, men, young people and older people), older people, young people, children and families, key cultural groups (with separate groups for the main language groups), primary school children, key service providers and tenant representative groups.
- Needs of the existing, neighbouring and likely future communities, and changes anticipated as a result of the Precinct Proposal.

### **24. Economic Development, Local Retail and Services**

- Local economic and employment profile of the precinct and local area.
- Role of the Precinct in terms of employment, retail, local service and other economic generating land uses within the local and regional context including nearby local centres.
- Measures to ensure the development of the precinct meets the economic development, local employment and local retail and service needs of the community and supports the economic development of neighbouring centres.
- Appropriate locations for retail frontages.

### **25. Feasibility and Economic Benefits**

- Market demand for and the financial feasibility of the Precinct Proposal.
- Economic assessment of the Precinct Proposal including likely wider economic benefits.
- Feasibility of future development to contribute towards local, State and regional infrastructure.
- Potential for visitor accommodation within the Precinct.

### **26. Public Art**

- Public art plan in consultation with the City of Sydney, the City's Public Art Advisory Panel, key cultural stakeholders and the community.

### **27. Consultation**

- Consultation with Council, other relevant State and Federal government agencies, non-government service providers and community stakeholders.
- Capacity building and education process to prepare communities and community groups to participate in the planning process.

- Engage with relevant target groups including housing tenants, tenants with complex needs, Aboriginal community, linguistically and culturally diverse communities, neighbouring residents, landowners, workers and students, local businesses, local community organisations and local service providers through appropriate, independent, safe and culturally respectful channels.
- At least two professionally facilitated workshops which involve private landowners.