



UrbanGrowth NSW
Development Corporation

Waterloo Metro Quarter

State Significant Precinct Study

Prepared by UrbanGrowth NSW Development Corporation

NOVEMBER 2018



Creating extraordinary places

Waterloo is at the centre of an exciting renewal program that will bring new public transport, homes, local jobs, community facilities, social activities and retail spaces to the area.

By 2036, Sydney is expected to grow by more than 1.7 million people; it will support an additional 840,000 jobs and will need an additional 680,000 homes.

To meet the needs of our growing population, the NSW Government is planning for a diverse, welcoming and inclusive place at Waterloo that is highly connected and liveable.

Sydney Metro's new station at Waterloo will make the area one of the most connected inner-city places to live, work and visit with trains operating at high frequency.

Integrated with the Waterloo Station, the Metro Quarter provides an ideal opportunity to support the Greater Sydney Commission's Eastern City District Plan through well-connected transport, shops,

services, jobs and a range of housing options, in a precinct that is active day and night. It also aims to foster healthy, creative, culturally rich and socially connected communities.

UrbanGrowth NSW Development Corporation has worked with Sydney Metro to develop an urban design for the Metro Quarter that is informed by community consultation and more than 20 technical studies.

The community has told us they want a safe, vibrant and active place that provides a diverse range of housing, a variety of services and open spaces and is supported by public transport. They want to ensure the plan strengthens the diversity, inclusiveness and community spirit of Waterloo.

The overall design of the Metro Quarter delivers this vision and stays true to the essence of Waterloo as an inclusive, diverse and unique place.

UrbanGrowth NSW has submitted a State Significant Precinct (SSP) Study to the NSW Department of Planning and Environment. This SSP Study seeks approval for new planning controls needed to develop the Metro Quarter. This overview brochure highlights key features of the Metro Quarter and summarises important elements of the SSP Study and planning framework.

The community now has the opportunity to provide feedback on the planning framework and studies.

We respectfully acknowledge the Traditional Owners and custodians of the land of Waterloo, the Gadigal People of the Eora Nation. For more than 60,000 years Waterloo has been their home and they are the traditional custodians of the land we call Waterloo today.

Page 2 image: Artist impression of the Waterloo Metro Quarter. The Green Square development site shown in this image is an indicative Artist impression only, not to scale, subject to approvals and may change. No warranty or representation is given as to its accuracy or completeness. To the maximum extent permitted by law, Landcom and Mirvac (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon or the use of this image.



COMMUNITY HUB
Engaging the community

CORNER CAFE
Shopping and employment

NEW SHARED STREET
Connecting to Cope Street

FOOTPATH
Increased width

Artist's impression of Botany Road streetscape

The Waterloo Metro Quarter

The Metro Quarter has been designed with people and place at its heart. It will respect the area's past and build on these strengths to create a welcoming urban village for the community.

The design includes provisions for new homes, shops, community facilities and a new plaza. It allows for some of the buildings to be constructed at the same time as the station, reducing the impact of construction and bringing the benefits to the community sooner.

The Metro Quarter is located within the City of Sydney Local Government Area, and is bounded by Botany Road, Cope Street, Raglan Street and Wellington Street.



Approximately 700 new homes, including 5-10 per cent affordable and 70 social housing units to help improve choice and affordability



A highly connected, active transport hub including a bus interchange, cycleways, bicycle facilities and through site links



A new Cope Street plaza reinforces a sense of welcome and arrival to Waterloo and provides an area for the community to gather



A new Raglan Street Plaza and Forecourt featuring street trees, park benches and outdoor dining



Space for art, culture and live entertainment



A trio of taller buildings that identify the Metro Quarter and support vertical villages



Approximately 4000m² for a selection of local shops, restaurants and cafes that will bring life to the street and the public domain, making the area active and vibrant both day and night



Approximately 9000m² for other non residential space including at least 2000m² of community uses



Jobs closer to homes



Local streets redefined as slow streets with pedestrian priority, wide footpaths and safer pedestrian crossings

Working with the community

UrbanGrowth NSW acknowledges the active participation and collective contribution of the many stakeholders - including community groups, service providers, residents and Government agencies - who have helped to shape and inform the design over the past four years. We will continue to work closely with the community as the project develops.



2014/15:

The NSW Government spoke to more than 500 people about the Central to Eveleigh corridor, which encompasses the Metro Quarter site

We heard that: People wanted housing options for all types of residents, improved connections to promote walking, cycling and a lower reliance on cars, to celebrate the rich Aboriginal history, revitalise and activate the area to create safe and vibrant places and retain the areas' authentic community.

Delivering a new metro station at Waterloo was listed as a key move.



2017:

NSW Land and Housing Corporation and UrbanGrowth NSW spoke to more than 1570 people across more than 40 events to inform the preferred plan for the Waterloo Precinct including the Metro Quarter

We heard that: People wanted the Metro Quarter to provide a range of shops and services, including affordable fresh food, spaces for health and wellbeing, a community facility, a mix of social and affordable housing and access to local jobs.



2018:

Between 30 May and 20 June UrbanGrowth NSW and Sydney Metro spoke to more than 300 people about the preferred plan for the Metro Quarter

We heard that: Overall people supported the creation of a new transport hub and village centre at the Waterloo Metro Quarter. They supported the inclusion of community and cultural spaces, shops, services and open space. There was a strong desire to maintain Waterloo's unique character and celebrate its history and heritage, in particular its significant Aboriginal heritage. They supported integrated public transport and connections to bus services.



GREENING
A green
boulevard

INTERCHANGE
Waterloo Station entry

CAFE AND RESTAURANT
Shopping and employment

RESIDENTIAL LOBBY
Apartments

RAGLAN STREET
Pedestrian priority

Artist's impression of new shops and footpaths

The Planning process

The NSW Government has designated the Metro Quarter as a State Significant Precinct (SSP) because it is an area of state importance and can achieve key government policy objectives, particularly those relating to increasing delivery of housing and jobs.

The State Significant Precinct: Proposed planning controls

The SSP Study seeks approval for new planning controls needed to develop the Metro Quarter.

UrbanGrowth NSW, in conjunction with Sydney Metro, has developed the Waterloo Metro Quarter SSP Study which outlines the NSW Government's proposed plans for the Metro Quarter and includes a comprehensive planning report, more than 20 technical studies, details of extensive community and stakeholder engagement and proposed new planning controls for the Metro Quarter. These studies support the proposed new planning controls which are explained in the Explanation of Intended Effects (EIE) and draft Development Control Plan (DCP).

The EIE describes these provisions, which include:

- Maintaining the existing B4 Mixed Use, which encourages a diverse range of retail and other non-residential uses
- A maximum Floor Space Ratio (FSR) of 6.1:1 across the precinct

- A maximum Height of Buildings control that steps up from RL 96.9m (equivalent to 23 floors) in the south to RL 116.9m (equivalent to 29 floors) in the north.

The DCP has been prepared to provide more detailed designed guidance and addresses:

- Infrastructure, public domain, roads, pathways, parking, open space, stormwater management, public art, lighting, safety and landscaping
- Building layout and design including heights, setbacks, public domain interface, acoustic and visual privacy, air quality, solar access, wind impacts, staging and implementation
- Principles to deliver socially and environmentally sustainable outcomes
- Measures to create a diverse, inclusive, healthy and socially connected community
- Heritage provisions to ensure development is sympathetic to the Waterloo Congregational Church and other nearby heritage items and conservation areas.

The State Significant Development Application: Proposed reference design

Sydney Metro, in conjunction with UrbanGrowth NSW, has prepared an State Significant Development Application (SSDA) for the Waterloo integrated station development at the Metro Quarter. The SSDA seeks approval for the concept plan building envelope, land use, maximum building height, maximum gross floor area, pedestrian and car access, circulation arrangements and associated car parking and the strategies and design parameters for the future detailed design of the buildings and public domain.

The Metro Quarter SSP Study and SSDA have been submitted to the Department of Planning and Environment and are now on public exhibition for you to have a say and provide feedback on our proposal.

The State Significant Precinct study includes the following technical studies:

Planning

Transport

Utilities & Services

Heritage

Open Space

Noise & Vibration

Flora & Fauna

Flooding & Drainage

Aeronautical

Geotech & Contamination

Sustainability

Economic

Population & Employment

Design

Social Sustainability

Urban Forest

Retail

Wind

Arts & Culture

Visual Impact

Housing Affordability



Concept image from Alexandria Park (western side of playing fields)

Vision Principles

The following principles reflect the vision for the Metro Quarter and align with the communities priorities and aspirations.

This brochure outlines how the principles have guided every area of the Metro Quarter proposed planning framework.



Culture and Community Life

A place where there is activity day and night, where people feel safe, at ease and part of a cohesive and proud community.

A place that respects the land and Aboriginal peoples by showcasing and celebrating Waterloo's culture, history and heritage.



Community Facilities, Human Services and Shops

A place that provides suitable and essential services and facilities so that all residents have easy access to health, wellbeing, community support, retail and government services.



Housing and Neighbourhood Design

A place that meets the housing needs of people with different background, ages, incomes, abilities and lifestyles.

A place where everyone belongs. New homes for social, affordable and private residents that are not distinguishable and are modern, comfortable, efficient, sustainable and adaptable.



Environment and Open Space

A place that promotes a walkable, comfortable and healthy lifestyle with high quality, well designed and sustainable buildings, natural features and safe open spaces for everyone to enjoy, regardless of age, culture or ability.



Transport, Streets and Connections

Integrate the new metro station and other modes of transport in such a way that anyone who lives, works or visits Waterloo can get around easily, safely and efficiently.

Prioritise the use of public transport, walking and cycling.

Place Excellence

UrbanGrowth NSW's vision is to inspire the creation of extraordinary places by bringing together economic, social and environmental benefits.

Great places have a character that has evolved over time, are distinct, inclusive and welcoming, and contribute to a diverse city landscape.

UrbanGrowth NSW has developed a place excellence framework that brings together the precinct's unique qualities by drawing

on local knowledge and understanding the topography, culture, industry, history, and influences that have shaped Waterloo. Building on these strengths, the characteristics that make Waterloo unique alongside key place principles have helped to steer the project and will guide future strategies.

Place Story

A historic understanding of the Waterloo Precinct and surrounding area and how it has evolved over time.

Place Drivers

The contextual influences affecting the Waterloo Precinct across the past and present.

Place Characters

The fundamental qualities which define the Waterloo Precinct and make it special.

Place Principles

Providing direction for the delivery of the Waterloo Precinct as an authentic, vibrant and successful place.

A THRIVING WETLAND

SETTLEMENT & EXPLOITATION

CULTURAL CLUSTERS

UNIFIED IN ADVERSITY

INDUSTRIAL BOOM & RENEWAL

NEW LIVING APPROACHES

PROUD & DIVERSE

A SUPPORTIVE AND CO-OPERATIVE SOCIAL NETWORK

CYCLES OF RENEWAL

DIVERSE AND HANDS-ON PEOPLE

A CULTURE OF MAKING

ABORIGINAL SIGNIFICANCE

PRODUCTIVE AND ADAPTIVE LANDSCAPE

LAYERED

'A rich tapestry'



DISTINCT

'An unmistakable place'



PROUD

'A place that is home'



RESILIENT

'An enduring place'



1

Spatial networks across multiple scales

2

A welcome centre of activity

3

An engaging and high-performing landscape

4

A catalyst for making and creating

5

Visible and vibrant public life

6

Nurtured and protected social networks

7

Innovative and alternative approaches

8

Flexible solutions for growth and incubation

9

A holistic approach to inclusivity and equitability

10

Intrinsic indigenous culture

Place

Creating a Community Heart



CULTURE AND COMMUNITY LIFE:

A place where there is activity day and night, where people feel safe, at ease and part of a cohesive and proud community. A place that respects the land and Aboriginal people by showcasing and celebrating Waterloo's culture, history and heritage.

We heard that: There is a strong desire to maintain Waterloo's unique character and celebrate its history and heritage, in particular its significant Aboriginal heritage.

Waterloo's character is layered, proud, distinct and resilient, represented by a diverse community including Chinese and Russian cultures. The influences that have shaped Waterloo will set the context for change to celebrate Waterloo's future identity.

The Waterloo Metro Quarter will be distinct, celebrating the community, shaped by its people and environment. The DCP adopts a place based approach informed by a locality statement that describes the unique character of Waterloo.



Public art plan

Waterloo has a rich tapestry community, cultural and arts services which contribute to the sense of place and local identity. A Public Art Plan, developed in consultation with local stakeholders outlines opportunities to integrate public art and activation in a way that responds to Waterloo's unique character.



Governance

Governance models are being explored to embed sustainable place management.



Safety

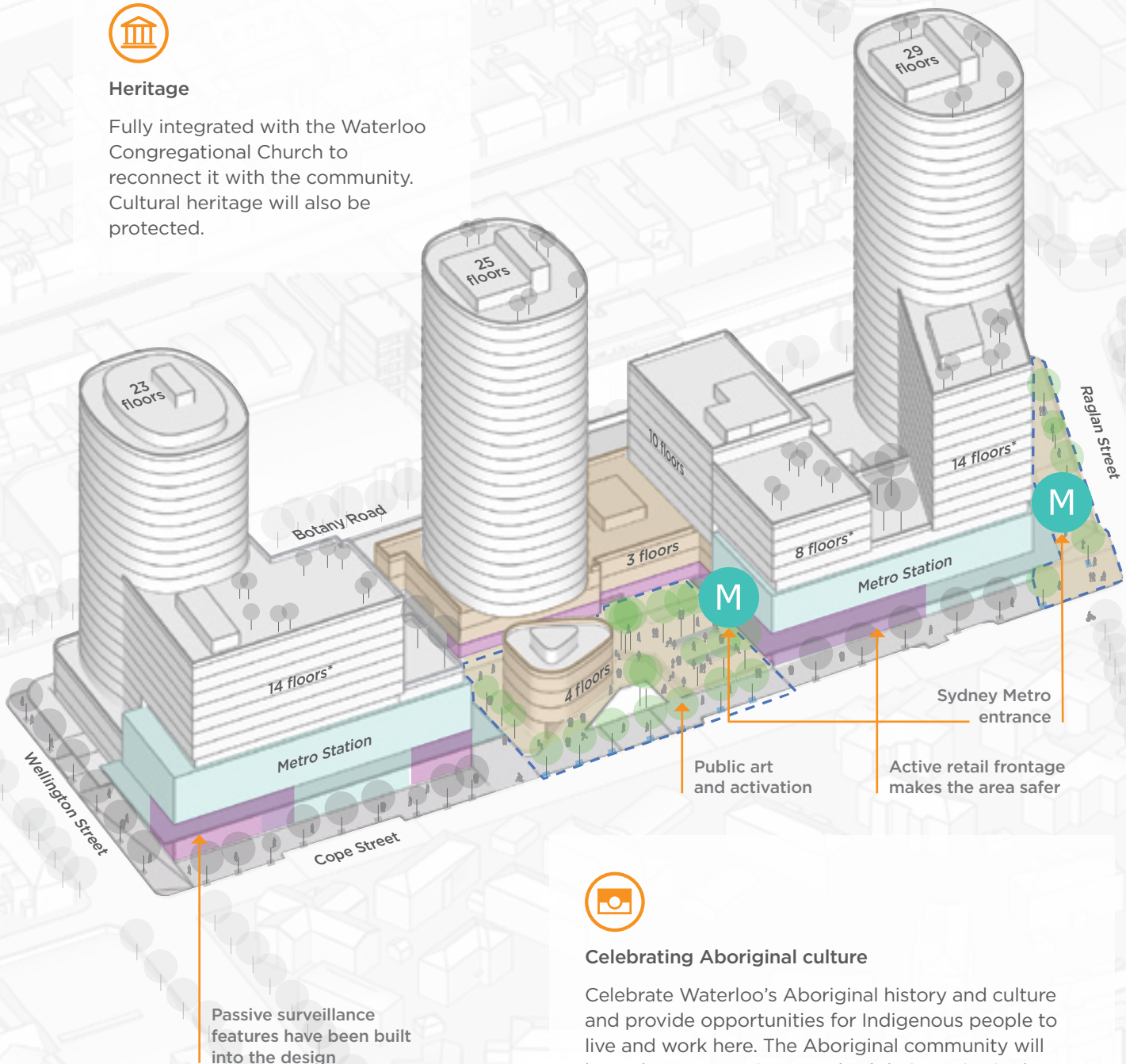
From safe transport links for pedestrians and cyclists, to active and vibrant areas, safety is integral to the design.

- each area within the public domain has a clear purpose, is active and well lit
- clear and direct view corridors with a clear line of sight across the public domain, including to adjoining streets and Metro Station entrances
- eliminating concealed, elevated or sunken areas in the public domain
- opportunities for passive casual surveillance from the surrounding apartments.



Heritage

Fully integrated with the Waterloo Congregational Church to reconnect it with the community. Cultural heritage will also be protected.



Celebrating Aboriginal culture

Celebrate Waterloo's Aboriginal history and culture and provide opportunities for Indigenous people to live and work here. The Aboriginal community will have the opportunity to embed their stories in the building design, landscape and open space.

KEY FACTS

- > Activation ready retail and public domain
- > Public art plan responds to unique character
- > Passive surveillance features built into the design
- > Shaped by its people and environment
- > Fully integrated with the Waterloo Congregational Church

*includes the height of the Metro station which is equivalent to four storeys.

Land use

Delivering a new urban village



COMMUNITY FACILITIES, HUMAN SERVICES AND SHOPS:

A place that provides suitable and essential services and facilities so that all residents have easy access to health, wellbeing, community support, retail and government services.

We heard that: People support the inclusion of community and cultural uses and services such as health care, as well as restaurants and retail at a range of price points.

The Metro Quarter will be active and vibrant both day and night. It will support a diverse community with local job opportunities and a range of every day services including health facilities.

It will also complement neighbouring communities including Redfern and Alexandria and provide workers at the nearby Australian Technology Park with services.



Mix of retail, restaurants and activation

Approximately 4000sqm for retail uses which could include a small-scale supermarket, pharmacy, cafes and restaurants and a variety of specialty shops.



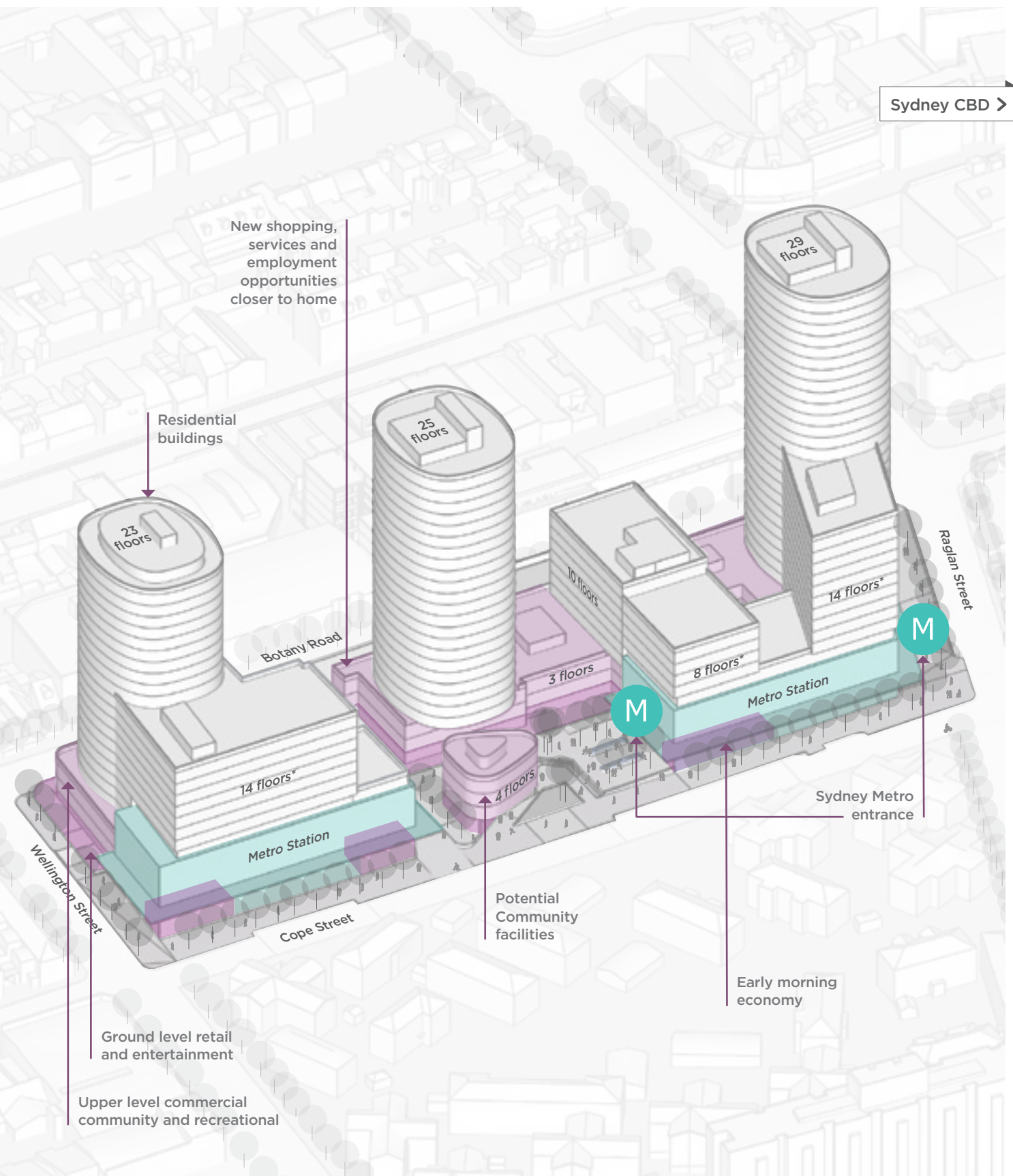
Commercial and Human Services

Approximately 9000sqm of other non residential uses with provision for at least 2000sqm of community facilities close to where people live. This could include uses such as a community health facility, child care centres, a community centre and art maker spaces.



Employment opportunities

The creation of job opportunities within the precinct and a better connection to nearby strategic job clusters, including the Sydney CBD through to the Waterloo Metro Station and bus services.



KEY FACTS

- > Approx 4000sqm for retail
- > Provision for at least 2000sqm of community facilities
- > New shops, restaurants and cafes
- > Jobs closer to home
- > The proposed planning framework retains the existing B4 zoning which allows for mixed use

*includes the height of the Metro station which is equivalent to four storeys.

Built form

Housing Diversity and Livability



HOUSING AND NEIGHBOURHOOD DESIGN:

A place that meets the housing needs of people with different backgrounds, ages, incomes, abilities and lifestyles. A place where everyone belongs. New homes for social, affordable and private residents that are not distinguishable and are modern, comfortable, efficient, sustainable and adaptable.

We heard that: Housing choice and affordability are significant challenges for families, students and others in the area. People wanted a range of housing options that are connected to public transport and to ensure the height and density of the buildings are sustainable and designed to suit the area.

UrbanGrowth NSW will provide housing choices that suits the diverse community. Approximately 700 new homes will be built above the metro station, including 5-10 per cent affordable housing and 70 social houses to help improve housing choice and affordability. The buildings will be designed with inspirational and diverse architecture. Urban design of the Metro Quarter has been subject to stringent study requirements and has been overseen by a panel including senior representatives of the NSW Government Architect.



Sunlight and ventilation

The distribution of buildings meets the requirements of the NSW Apartment Design Guide (ADG), to ensure there is enough space between each building, to provide adequate sunlight and ventilation and minimise shadowing to public open space and nearby units.



Wind

We have incorporated a range of measures in the design to address wind impacts including taller building setbacks to the podiums and impermeable awnings to mitigate wind down wash effects.



Height

The height of buildings has been determined by specialist studies and by balancing environmental, social and commercial parameters. We have considered a range of factors including sunlight to Alexandria Park and the Alexandria Park Heritage Conservation Area, wind, noise, pollution and the surrounding views to inform the building uses, shape and heights.



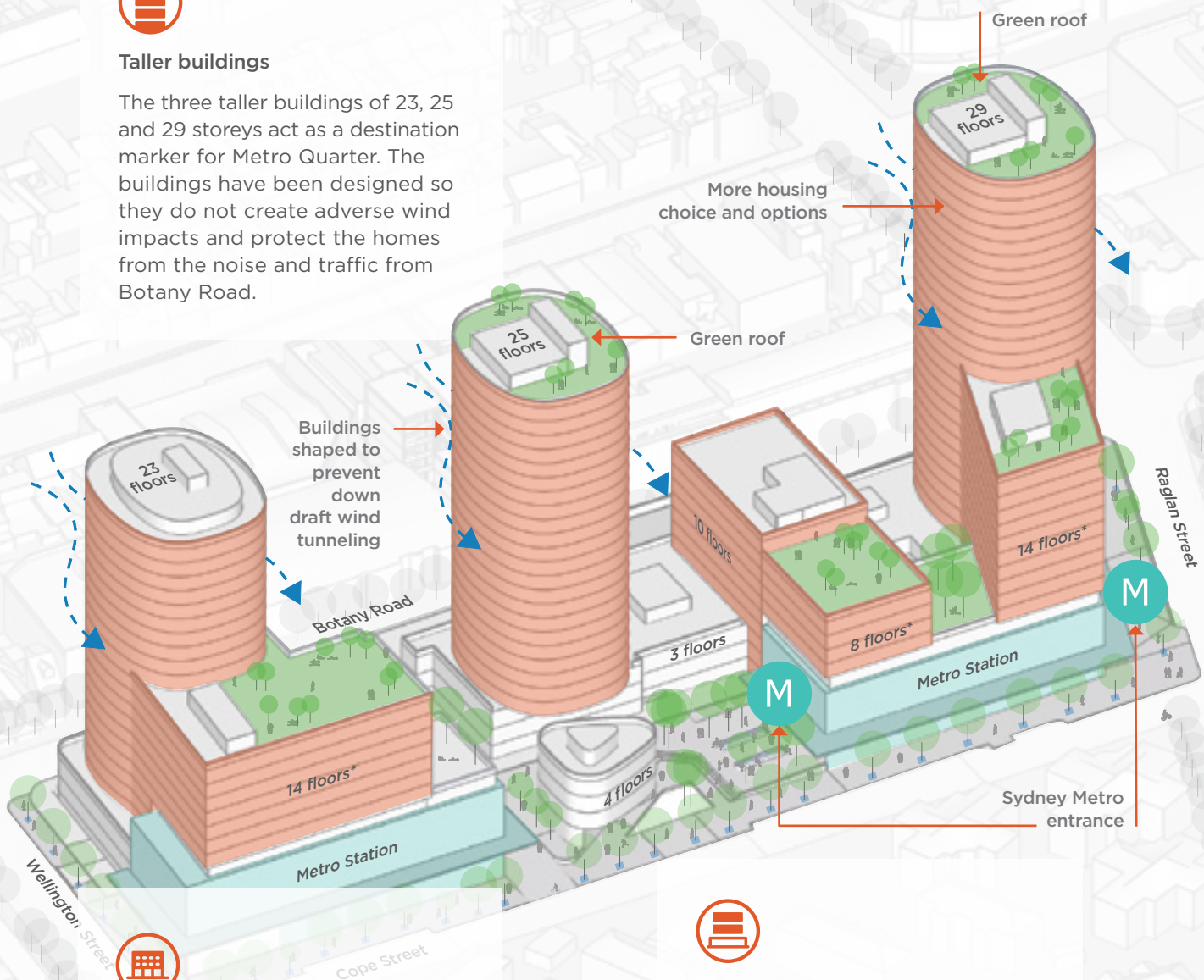
Design Excellence

Design excellence will be implemented as part of the overall design and delivery of the Metro Quarter.



Taller buildings

The three taller buildings of 23, 25 and 29 storeys act as a destination marker for Metro Quarter. The buildings have been designed so they do not create adverse wind impacts and protect the homes from the noise and traffic from Botany Road.



Podium

A three-storey podium will respond to existing streetscape along Botany road and Cope Street and respect the existing Waterloo Congregational Church and other nearby heritage items.



Mid-rise

The mid-rise buildings range between 4-14 storeys and are located above the metro station boxes and podium. They complement the existing nearby buildings and support the transition to the proposed taller buildings.

KEY FACTS

- > Approximately 700 new homes
- > 70 social housing units
- > Max floor space ratio 6.1:1 across the site
- > Max building height ranging from RL 96.9m (23 floors) to RL 116.9m (29 floors)
- > 5-10% affordable housing units
- > Buildings meet the requirements of the NSW apartment Design Guide

*includes the height of the Metro station which is equivalent to four storeys.

Landscape

A sustainable urban environment



ENVIRONMENT AND OPEN SPACE:

A place that promotes a walkable, comfortable and healthier lifestyle with high quality, well designed and sustainable buildings, natural features and safe open spaces for everyone to enjoy, regardless of age, culture or ability.

We heard that: People want open space that is welcoming, friendly and maximises natural light.

The Metro Quarter will include open spaces that are safe, welcoming and allow people to connect to the outdoors. The project provides an opportunity to contribute to the Sydney Green Grid vision through new street trees and a new Cope Street Plaza. The trio of buildings support the creation of vertical villages with shared indoor and outdoor spaces.



Community Plaza

The community plaza on Cope Street will define the welcoming arrival to Waterloo, providing a place for people to meet and gather with spaces for art, activation and entertainment.

The design has been renewed to prioritise pedestrian through links and more appropriate tree species.



Green star rating

The Metro Quarter will be designed to achieve the Green Building Council of Australia 6-star Green Star Communities rating and the 5-star Buildings (at design) rating to ensure it meets independent sustainability targets. This will incorporate initiatives including rainwater and stormwater harvesting tanks.



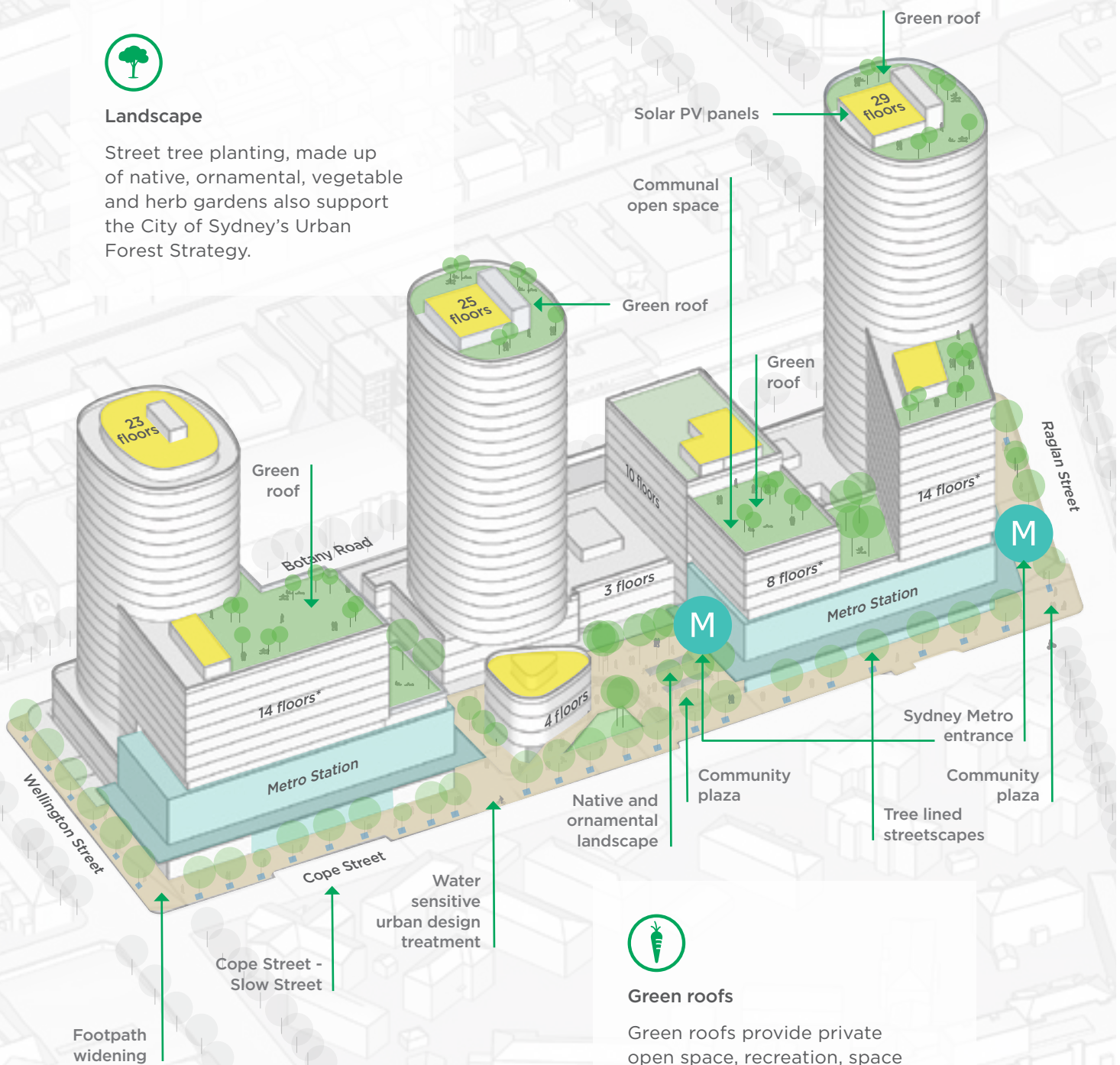
Water

A comprehensive Water Quality, Flooding and Storm Water review has been undertaken to help reduce risks to those within the Metro Quarter and offset potential issues nearby.



Landscape

Street tree planting, made up of native, ornamental, vegetable and herb gardens also support the City of Sydney's Urban Forest Strategy.



Green roofs

Green roofs provide private open space, recreation, space for vegetable gardens and high quality native vegetation.

KEY FACTS

- > 5 Star Green Star buildings (design)
- > 6 Star Green Star Community
- > 15% publicly accessible open space
- > New community plaza
- > Rooftop gardens

*includes the height of the Metro station which is equivalent to four storeys.

Movement

Encouraging Active Transport



TRANSPORT, STREETS AND CONNECTIONS:

Integrate the new metro station and other modes of transport in such a way that anyone who lives, works or visits Waterloo can get around easily, safely and efficiently. Prioritise the use of public transport, walking and cycling.

We heard that: People want the Metro Quarter to prioritise public transport, walking and cycling. The community was concerned about the potential impact on the intersections on Raglan Street and Botany Road.

The Metro Quarter has been designed to provide world class public transport access and promote cycling and walking. The site has been shaped by how people can best get around and reach key destinations and services.



Public Transport

Sydney Metro will deliver a new generation of world-class fast, safe and reliable trains that connect people from Waterloo to where they want to go. Designed with customers at its centre, the metro station will be quick and easy to get in and out of; trains will be fast, safe and reliable; and technology will keep customers connected at every step of the journey. Relocated bus stops on Botany Road, “kiss and ride” facilities and a taxi rank will link customers to the Metro network.



Traffic

The proximity to the new metro station and the prioritisation of walking and cycling will minimise the number of car trips generated by the development. Traffic modelling shows traffic volumes will be well within the capacity of the surrounding road network. Local roads in the Metro Quarter will include traffic calming measures to improve safety and minimise “rat-running”.



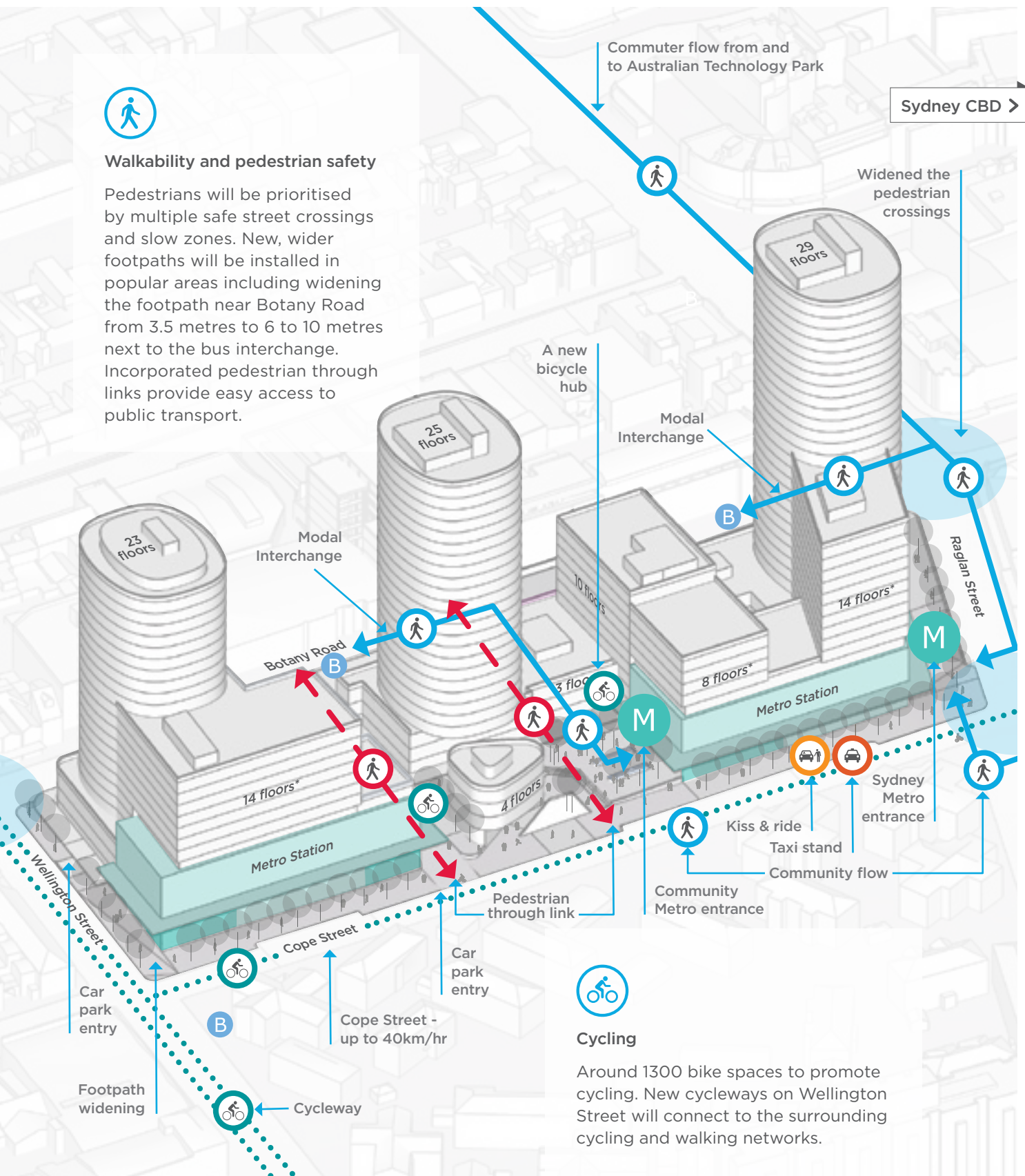
Car parking / car share

The access to the metro station will reduce reliance on cars in the local area by promoting public and active transport. The Metro Quarter is aligned with the City of Sydney’s most restrictive parking rate – Category A which allows for up to 427 cars – to encourage the use of public and active transport.



Walkability and pedestrian safety

Pedestrians will be prioritised by multiple safe street crossings and slow zones. New, wider footpaths will be installed in popular areas including widening the footpath near Botany Road from 3.5 metres to 6 to 10 metres next to the bus interchange. Incorporated pedestrian through links provide easy access to public transport.



Cycling

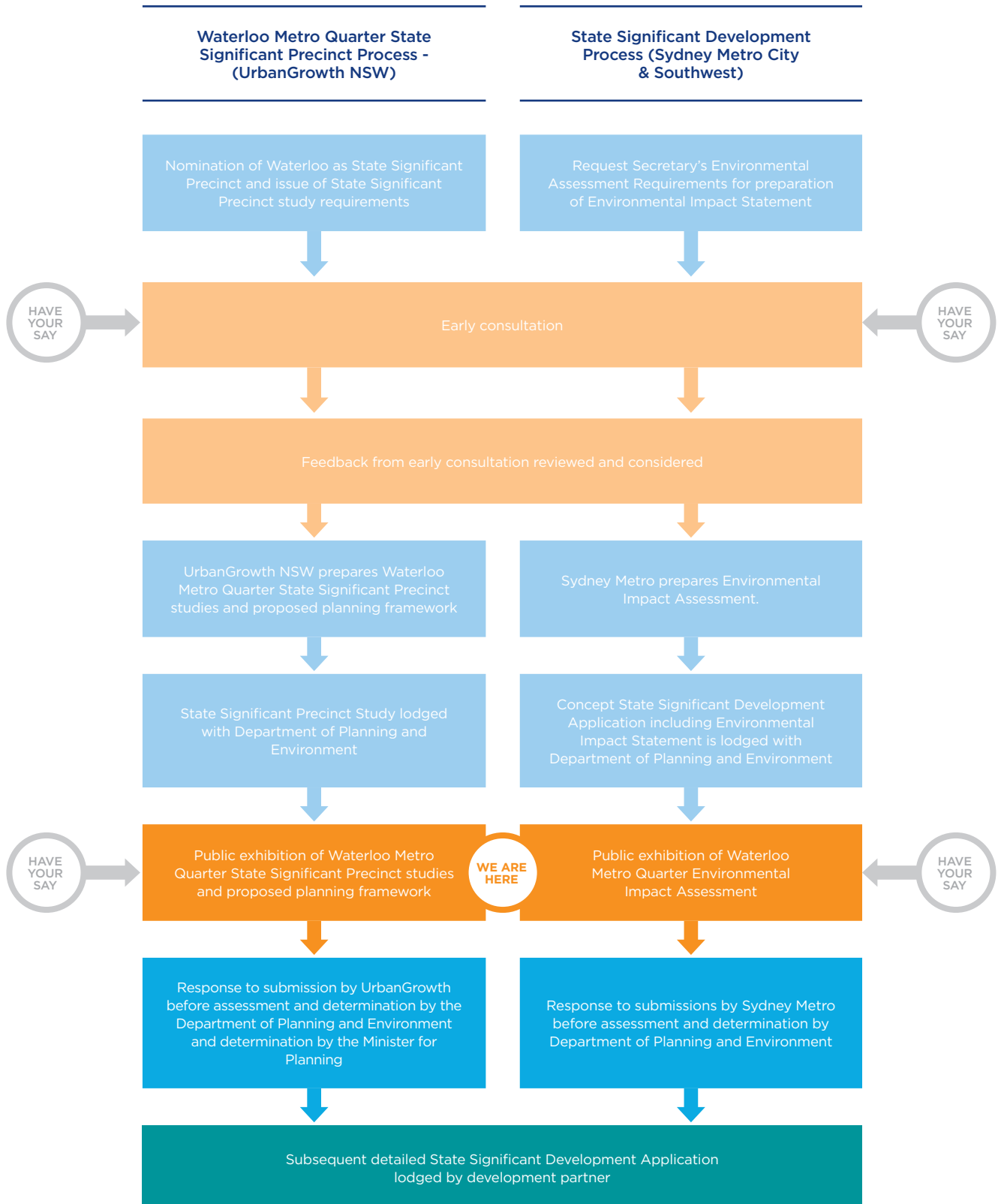
Around 1300 bike spaces to promote cycling. New cycleways on Wellington Street will connect to the surrounding cycling and walking networks.

KEY FACTS

- > 2 minutes from Waterloo to Central via metro
- > A train every 4 minutes in peak - with ultimate capacity for a train every 2 minutes
- > Around 1300 bike spaces
- > Pedestrian priority
- > Pedestrian through links provide easy access to public transport
- > Relocated bus stops on Botany Road

*includes the height of the Metro station which is equivalent to four storeys.

Planning timeline



Have your say

You can view the Metro Quarter SSP Study on the NSW Department of Planning and Environment website: www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts/Waterloo/Waterloo-Metro-Quarter or at:

- City of Sydney, Council Town Hall House, Level 2, 456 Kent Street Sydney
- Green Square Library, 355 Botany Rd, Zetland NSW

You can also view a model of the Metro Quarter at:

- City of Sydney, Council Town Hall House, Level 2, 456 Kent Street Sydney

Community information sessions

UrbanGrowth NSW, in conjunction with Sydney Metro, has organised community drop-in sessions where displays and information about the SSP Study will be available. These sessions will also include information about the State Significant Development Application (SSDA) and Environmental Impact Statement (EIS) for the Waterloo integrated station development at the Metro Quarter. You are invited to attend these sessions and meet expert members of the project team who can answer your questions. There is no need to make a booking and you can call in at any time.

Alexandria Town Hall - 73 Garden St, Alexandria

- Saturday 1 December 2018, 10am to 1pm
- Tuesday 4 December 2018, 4pm to 7pm

Redfern Town Hall - 73 Pitt Street, Redfern

- Friday 18 January 2019, 1pm to 4pm

Preparing a submission

The SSP studies are on public exhibition from 22 November 2018 to 30 January 2019. You can make a submission to the NSW Department of Planning and Environment (DPE). DPE will collate submissions and publish them on its website. It is DPE's policy to place a copy of your submission on their website. If you do not want your name made available to UrbanGrowth NSW, or to appear on DPE's website, please clearly state this in your submission.

Disclaimer

Information in this document is for general informative purposes only and summarises elements of the SSP study and planning framework and also summarises information which has been gathered from community consultation activity. Whilst the information gathered from community consultation has been prepared in good faith and with due care, it has not been independently verified. The information, statements and opinions arising out of community consultation contained in this document are neither endorsed nor supported by UrbanGrowth NSW and do not necessarily reflect any policies, procedures, proposals or plans of UrbanGrowth NSW or the NSW Government. Whilst the information summarised from elements of the SSP study and planning framework has been prepared in good faith and with due care, it does not purport to be a complete and accurate representation of the SSP study and planning framework, but is for information purposes only and is subject to all relevant approvals. Any information may be subject to statutory and legal requirements, legal documentation and various approvals. All sizes and measurements in this document are approximate only. To the extent permitted by law, UrbanGrowth NSW (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.

Your submission must reach the DPE by 30 January 2019 and must include:

- Your name and address
- The name of your application
- The reference "Waterloo Metro Quarter SSP"
- A brief statement on whether you support or object to the proposal
- The reasons why you support or object to the proposal.

Your submission can be sent via:

Website: majorprojects.planning.nsw.gov.au and follow the 'on exhibition' links.

Post to: Key Sites Assessments Department of Planning and Environment GPO Box 39, SYDNEY, NSW 2001.

Anyone lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

For more details, and a disclosure form, go to planning.nsw.gov.au/donations. All submissions and information obtained during the public exhibition period will be used in accordance with the Privacy Act 1988. All submissions received are regarded as public documents and any information contained in them can be published in subsequent assessment documents.

Copies of the submissions received may be issued to interested parties. If the author of a submission does not wish for the information to be distributed, this needs to be clearly stated in the submission.

For enquiries, please contact the NSW Department of Planning and Environment:

Phone: 1300 305 695

Email: information@planning.nsw.gov.au

Following exhibition, issues raised in these submissions will be summarised in submissions reports. UrbanGrowth NSW will consider the issues raised and may make changes to address submissions. The Minister for Planning will then decide whether to approve the SSP rezoning proposal.

