

## Waterloo Estate Redevelopment - A Better Way for the Community

**File No: X008002**

### Summary

NSW Land and Housing Corporation (LAHC) have conducted a process and selected a preferred masterplan for the redevelopment of the 19-hectare Waterloo Estate. The LAHC preferred concept involves demolition of all existing buildings, including 2,012 social housing dwellings and their replacement by at least 6,800 dwellings and ancillary space in envelopes that include 17 towers of up to 40 storeys.

The LAHC scheme represents a dramatic shift in scale and density with detrimental avoidable impacts on the quality of public domain and the character and essence of Waterloo.

On 11 February 2019, the Council of the City of Sydney resolved to oppose the proposals for the Waterloo Housing Estate and the Waterloo Metro Quarter, host a public meeting about the Waterloo redevelopment, and call on the NSW Government to commit to overhauling and reforming the NSW Planning system to ensure that transparency, consistency and consultation are guiding principles.

The City has developed an alternate approach based on a dramatic reduction in building heights, a more equitable distribution of building mass and density, consolidation of the parkland and ensuring the quality of green space, retention of more tree canopy, and a more balanced mix of social and private housing, including affordable housing. The City's alternative approach places importance on building a new neighbourhood, particular to Waterloo. It reduces the quantum of new dwellings to a range of 5,000-5,300 while exceeding open space and apartment standards.

For a large residential neighbourhood of around 20ha, the City's approach is slightly higher in dwelling density than the Epsom Precinct in the Green Square Urban Renewal Area.

The LAHC preferred masterplan targets a yield of 6,700-6,900 dwellings brought about by a number of contributing factors:

- decision for total demolition and replacement (a minimum of 2,012 social dwellings to be replaced) as opposed to less demolition;
- strict adherence to the 2015 Communities Plus formulae for renewal (30:70) without site adjustment or treating it as a guide; and
- the lack of subsidy or funding being applied from other sources.

Late last year, LAHC and UrbanGrowth informally exhibited three masterplan options which reflected arrangements of buildings and open space with a similar dwelling yield. Option 1 *Waterloo Estate* retained the two tallest buildings on the estate, the 30-storey towers *Matavai* and *Turanga* (464 total units) but only with a slightly lower yield of 6,500-6,800 units; Option 2 had two parks, and Option 3 entailed wholesale demolition but a larger park. LAHC presented their preferred masterplan to a community meeting on 7 February 2019 and which contains elements from all options.

The City's urban design and planning team has modelled and analysed LAHC's preferred masterplan and reports that the proposed 6,800 dwellings produces very poor urban design outcomes - there are too many tall towers causing the public domain to be heavily overshadowed in midwinter. The scale differential of low rise blocks and high rise towers magnifies the social inequity between the haves and have-nots. A better alternative is to investigate a more even and distributed building scale to support a more integrated community approach and one that doesn't dominate the surrounding neighbourhood and spaces.

The City acknowledges a number of key resident concerns. One was that the consultation offered no meaningful master planning alternatives, rather it sought comments on three different arrangements of open space with the same/similar density. The community said they wanted to challenge the 30:70 split between social and private dwellings. They feel that they have not been heard over the excessive height of 40-storey towers and raise concerns regarding green spaces and trees and the separation of the Metro Quarter from the Estate proposal.

The City's response is to take a 'first principles approach' and build-up an alternative masterplan investigation that incorporates the heritage and history of Waterloo and the distinctive street pattern, and balances the amenity of both built and open space to standards commonly held as good practice. It is not based on a predetermined target yield, but seeks the highest yield capable of delivering a great residential neighbourhood that is sensitive to social equity and in line with the City of Sydney, State and Greater Sydney Commission's (GSC) published recommendations for building better places.

The alternative approach challenges some or all of the *contributing factors* upon which LAHC's preferred masterplan is based. This includes whether total demolition is the right approach; that low rise blocks and towers of up to 40-storeys is the best and most socially cohesive solution; that strict adherence to the Communities Plus formulae generates acceptable urban design outcomes in high density situations; and that externally or internally sourced funding should not be applied when the Communities Plus formulae doesn't work.

The City's response shows that a high-density medium-rise development with a well-located signature park provides a centre piece for a fine grain, walkable neighbourhood that has a history woven into it. It needs to be respectful and maintain the cultural ties to the Aboriginal and Torres Strait community, including setting aside some specific affordable housing for this community.

A sustainable resilient renewal strategy needs to incorporate sufficient well-located space for local services, enterprises and everyday retail to avoid unnecessary car trip generation. It needs to reduce car parking in consideration of the increasing congestion on the roads around it and the likely impact of future congestion on mobility and pedestrian safety.

The City puts forward an alternative approach to encourage genuine discussion about how Waterloo can be best improved to take advantage of the new Metro station and ultimately justify significant demolition and renewal of social housing for the Waterloo community.

Overall, the rejuvenation of Waterloo with its large resident community must prioritise the minimisation of disruption to existing residents. It should reduce, not heighten inequity between the social groups that will live there. Successful integration needs to have a genuine green, cultural and heritage dimension that is 'of the place'.

## **Recommendation**

It is resolved that:

- (A) Council endorse the City's proposed alternate approach to the redevelopment of the Waterloo Estate and Waterloo Metro Quarter for further consultation with residents and the community to develop a better way for the future of Waterloo;
- (B) the City's proposal be presented to the Waterloo community at the public meeting on 6 March 2019 to provide an alternative option to the unprecedented experiment of scale and density proposed by the LAHC preferred masterplan; and
- (C) Council call on the NSW Government to hand control of the Waterloo Estate and Waterloo Metro Quarter redevelopment to the City of Sydney to ensure consistency with the NSW Government's own Better Places policy and the Greater Sydney Commission's Eastern Sydney District Plan, and commit to:
  - (i) allocating proceeds from the sale of social housing properties in the City of Sydney Local Government Area, such as Miller's Point, to the redevelopment; and
  - (ii) using the \$43 million in development contributions from the Central Park development in Chippendale for affordable housing that must be spent in the Redfern-Waterloo area currently held by the UrbanGrowth Development Corporation.

## Background

1. The NSW Land and Housing Corporation (LAHC) have released their preferred masterplan for the redevelopment of the Waterloo Estate. The proposal is for at least 6,800 dwellings with the majority of dwellings in towers of up to 40-storeys. On a site of approximately 19ha, this represents a significant development, primarily of towers, that creates a poor environmental outcome on the ground and in the parks. This building bulk represents a residential density of around 360 dwellings per hectare, which for a planned residential precinct of around 20ha in area, is unprecedented. At this scale and density, it would be very challenging to achieve a good urban place for the future residents of Waterloo.
2. LAHC presented their preferred masterplan to a community meeting on 7 February 2019. Feedback from the meeting indicated that there was considerable distress within the community at the proposal. Particular areas of concern include the heights and overall mass of tower buildings being proposed and that parks could not be green spaces because of midwinter overshadowing.

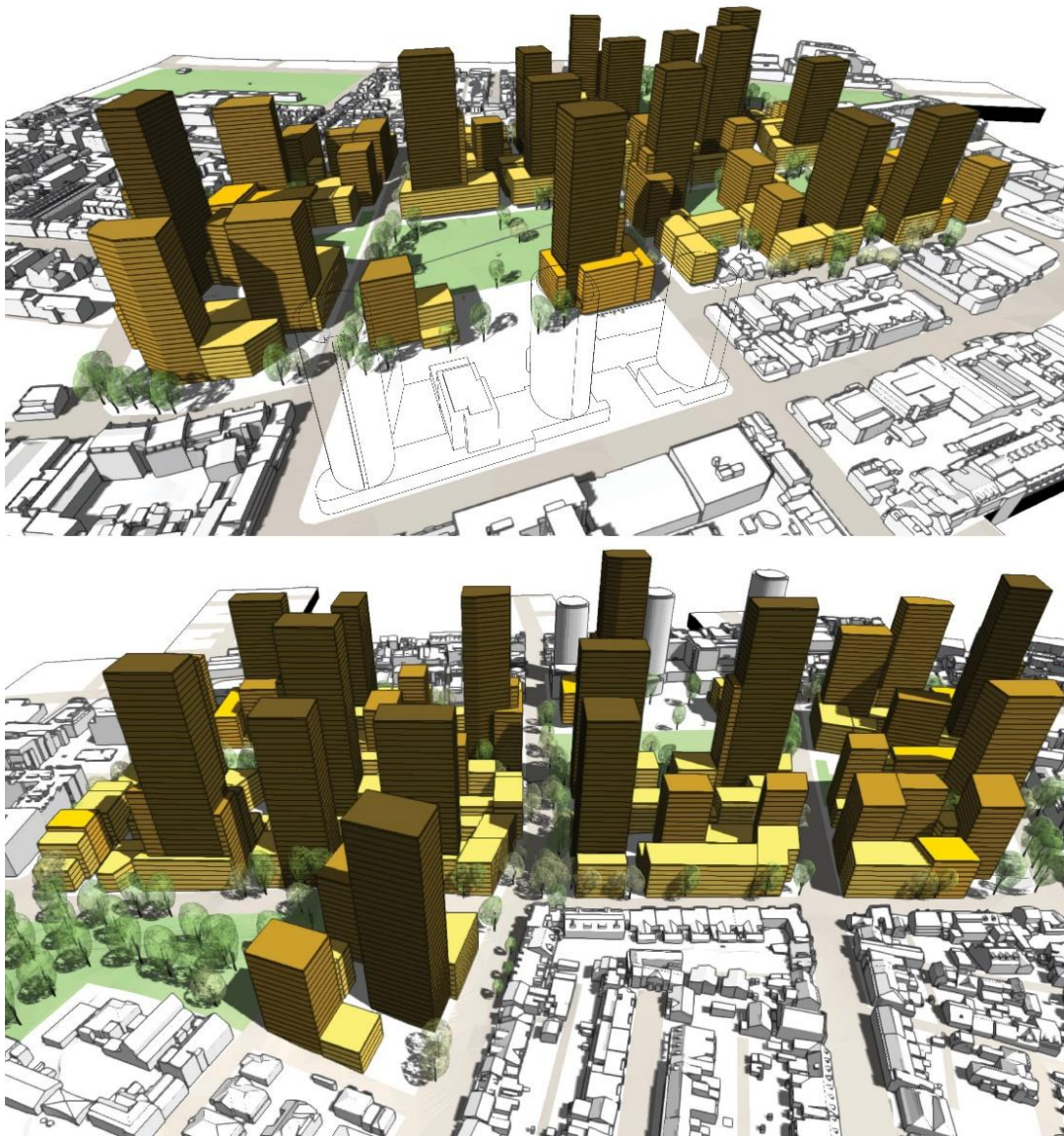


Fig 1. CoS modelling of the planning envelopes in the LAHC preferred masterplan.  
Source: CoS

3. Other community concerns were the loss of Waterloo's distinctive tree canopy, increased vehicle traffic through the Estate, potential loss of Aboriginal and Torres Strait culture in Waterloo, disruption of the existing community, and the proportion of private dwellings based on a 70:30 split. Additional concerns included not having sufficient land or locations for community gardens; a lack of transparency on the financing of the development; lack of information on community and health services and facilities; consideration of build-to-rent (as in Redfern); lack of increase in social housing dwellings and impacts on private owners of property within the estate boundary.
4. Private property owners are concerned about the inequitable distribution of development and overshadowing which the City's alternative approach does address. By having a more even and distributed scale, owners of land, whether public or private, are treated more equitably.
5. Next door to the Waterloo Estate is the separate Waterloo Metro Quarter which is a state government transport project. UrbanGrowth and Sydney Metro have lodged a proposal for another 700 apartments on the Metro Quarter site in addition to the Waterloo Estate proposal. Both projects were originally intended to be considered together as one Waterloo Precinct development, allowing cumulative impacts to be better understood by the community and stakeholders. The community are very concerned at the disconnection of the two projects, their separate assessment, and the separate planning and consultation processes.
6. The City has undertaken a preliminary review and shares many of the communities' concerns. Based on the limited information available on LAHCs preferred masterplan, the City's initial response is consistent with views expressed by the community. The City is also specifically concerned with the unprecedented mass and bulk of the towers causing overshadowing of the streets, ground plane and parks, and the lack of true alternatives considered in the consultation and planning. There are also concerns about the size and quality of the proposed new parks and the sunlight to the new social and private dwellings.

### **Communities Plus and Dwelling Density of the Preferred Masterplan**

7. LAHC are an off-budget Government corporation within Family and Community Services (FACS). This means it is unfunded and must utilise its extensive portfolio of land against maintenance costs and depreciating housing stock. Under Communities Plus, the Government aims to maintain or increase the number of social housing dwellings in any redevelopment to a maximum of 30 per cent, while generating more than double that amount in market housing and a small percentage of 'affordable housing'.
8. The 2015 Communities Plus program is an action of the *Future Directions for Social Housing* policy. Amongst the many strategies contained in the policy is a 10-year action for fast-tracking development on LAHC sites. It sets out that "large redevelopments target 70:30 ratio of private (and affordable) to social housing for integrated communities with an increase of social housing where practicable".

9. This is achieved by leveraging the land value of existing estates by selling them off progressively to private sector developers who in turn partner with a Community Housing Provider (CHP). The social housing is returned to LAHC, and along with any affordable housing, is managed by a CHP. This land-leveraging approach is a financial solution for quickly disposing of and creating new dwelling assets until no land is left to leverage. On launch, the Ivanhoe Estate was referred to as an example - 1,800 private, 556 social and 128 affordable housing dwellings totalling 2,484. The 2018 approval ultimately had 1,922 private, 950 social and 128 affordable dwellings, totalling 3,000 from a site originally with 259 social housing dwellings.
10. Waterloo has a high number of dwellings to start with (2012) and so the formulae requires more than a tripling of dwellings through the redevelopment. The tripling of density has been applied without much-needed sensitivity to the existing site density, and other factors such as the local planning context, particular community characteristics and road congestion.
11. The Communities Plus approach means that the minimum number of dwellings in the redevelopment was determined well before community consultation, or indeed the master planning process began. During the community consultation for Waterloo, LAHC have consistently emphasised to the community that the Communities Plus model is non-negotiable, including the 70:30 split of private and social housing, and the minimum number of private dwellings following the redevelopment. The City and the community are very concerned that LAHC has not considered alternative approaches to achieve a better urban design and environmental outcome for Waterloo. To put it in the originating policy terms - adhering to the 70:30 ratio is not 'practicable'.
12. On the other hand, the Government has stressed the importance of making great places wherever new development takes place. *Better Placed* is the recently released NSW Government strategy to improve the design and the planning of places. It contains seven objectives to ensure the design of healthy, responsive, integrated, healthy, equitable and resilient places. Objective 1 *Better Fit* requires design to be 'local, contextual, and of its place'.
13. The number of dwellings in the LAHC preferred masterplan was determined before community consultation or the planning process had commenced. It has been treated as an immutable given. Combined with the decision to demolish all buildings, this has established the density and mass of buildings resulting in 16 towers. In conclusion, LAHC's preferred masterplan does not satisfy the first objective of *Better Placed* and to a similar extent it does not satisfy the six other objectives either.

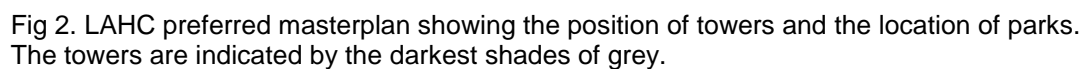
**Eastern City District Plan - A City of Great Places**

14. The Greater Sydney Commission has published the *Eastern City District Plan* which covers the City of Sydney local government area and gives direction to land use planning. The *Eastern City District Plan* sets out the directions, planning priorities and actions that councils, other planning authorities and state agencies should follow. Planning Priority 6 is 'Creating and renewing great places and local centres, and respecting the district's heritage', and Planning Priority 18 is 'Delivering high quality open space'.
15. Planning Priority 6 describes great places as places that 'start with, and focus on, open space and a people-friendly public realm'. It includes an action that requires Councils, State agencies and State-owned corporations to 'prioritise a people-friendly public realm and open spaces as a central organising design principle'. Planning Priority 18 includes an action that requires Councils, State agencies and State-owned corporations to plan new neighbourhoods with a sufficient quantity and quality of new open space, and to demonstrate how access to high quality open space is maintained or improved.
16. Application of the Communities Plus model to the Waterloo Estate redevelopment has meant that these Planning Priorities are unable to be implemented in the preferred masterplan. Instead, the central organising principle has been how to achieve a pre-determined yield, with the quality of the open space and public realm effectively sacrificed. This is clearly demonstrated by the fact that LAHC need to count the City's streets as open space because they have not provided sufficient quantity of sunlit open space within their development site.
17. The City's initial review of the LAHC's preferred masterplan is that it does not adequately address the relevant priorities and actions in the Eastern City District Plan to create great places. This has been caused by the application of the unmodified Communities Plus approach, which has been treated as a one-size-fits-all financial model that does not recognise local context and characteristics.

**Open Space and New Parks**

18. The City is concerned with both the quality and the quantity of open space proposed in the preferred masterplan. LAHC assert they are providing 3 hectares of new open space in the preferred masterplan. However, a significant proportion of the proposed open space consists of existing streets and forecourts which will not have sufficient flexibility to meet the diverse and wide-ranging needs of the community now and in the future. Streets should not be included in open space calculations.
19. The City's *Open Space and Recreation Needs Study* requires a minimum of 15 per cent of the site area on high-density renewal projects to be provided as new parks, excluding streets, to meet overarching State targets. LAHC are only proposing around 11 per cent of their site area as new parks and are counting the conversion of George Street to open space to make up the shortfall. This would require the endorsement of the City as the local roads authority. The shortfall of open space is a direct result of the very high dwelling numbers generated by Communities Plus.
20. LAHC have not entered into discussions with the City over the proposed George Street closure and there is doubt that LAHC will be able to deliver the amount of linear 'open space' that they have shown in their masterplan. The amount of open space proposed in the preferred masterplan is neither certain, adequate nor agreed.
21. More critically, the preferred masterplan has not provided any information on the amount of sun that the parks will receive in winter. The requirement to ensure healthy green parks is that at least 50 per cent of the park area must receive four hours of sunlight between 9am and 3pm in midwinter. The City's modelling and analysis based on the available information provided is that less than 18 per cent of the larger park will receive four hours of sunlight, and the smaller park will receive none. Solar modelling shows that the distribution of small parks surrounded by tall towers is not working.
22. The lack of sunlight will result in the grass not growing well and require regular turf replacement. When parks are returfed they are closed for extended periods for re-establishment preventing their use by residents and visitors. The higher cost of maintenance and inconvenience to residents is a direct result of the elevated bulk in towers of the preferred masterplan. The northern park is bounded by five towers, three over 33 storeys high without sufficient setbacks to protect the park from windy downdrafts.





23. Due to the high dwelling numbers in the LAHC preferred masterplan, it will be difficult to ensure that dwellings housed in the lower buildings will get enough sunlight and ventilation to promote healthy and comfortable living. The NSW *Apartment Design Guide* says at least 70 per cent of dwellings must receive at least two hours direct sunlight in midwinter. While it is much easier to achieve the required sunlight and ventilation in tall freestanding towers, it is conversely more difficult in lower buildings which are overshadowed by the towers and built around smaller courtyards.



Fig 3. LAHC preferred masterplan showing the proposed two parks area of minimum solar access in midwinter (CoS modelling) and the residual solar access to Waterloo Park North (to the east of the Estate). Compare to Fig 2.

The City's analysis of the LAHC preferred masterplan indicates that about 70 per cent of the total dwellings in the preferred masterplan are located in towers, with 30 per cent contained in lower buildings. The dwellings in the towers which get good sunlight and will be of significantly higher value than those in the lower buildings. Future developers will allocate the higher value dwellings in the towers to the private market in order to maximise return. At this stage, the LAHC preferred masterplan does not address likely private allocation or require that the dwellings allocated to social housing will get fair and equitable access to sunlight and ventilation. There is a risk that the majority of the social dwellings will be in the overshadowed lower buildings where there is less amenity.

### The City's Alternative Approach

24. The City's has begun investigations into an alternative approach to the redevelopment of the Waterloo Estate, one that can deliver a better place and a more integrated neighbourhood for future residents. This approach is driven by both the concerns expressed from the community and the *Eastern City District Plan* Planning Priority to create great places. It has reconsidered the height of the tower buildings in this locale, and a more equitable distribution of buildings to generate a repeatable model over a 20 year time frame, and a masterplan that has less interdependency on the design of adjoining blocks.
25. It recommends consolidating the parks into one location surrounded by a fine grain buildings to ensure winter sunlight in the park. It recommends that the most significant built heritage and tree canopy be woven into the sense of place with an adjustment to the balance between social, affordable and private dwellings and a specific target for Aboriginal and Torres Strait housing. The *Matavai* and *Turanga* towers should be retained and updated as community markers and maintain a sense of place.



Fig 4.CoS Alternate approach section showing scale of neighbourhood.



Fig 5. LAHC preferred masterplan section showing scale of neighbourhood.



26. The alternative approach will be based around better parks and better streetscapes as the heart of the neighbourhood, as with Potts Point. Importantly, disruption to lives in the existing community should be minimised so that no one needs to leave the precinct.



Fig 6 & 7. Street views of George Street and New Street between George and Pitt Streets.

## Principles

27. **Reduce community disruption.** Compared to the other estates being redeveloped under the 2015 Communities Plus program, such as Ivanhoe or Telopea, Waterloo has one of the highest numbers of existing residents and dwellings. This means it has the largest existing community that could experience significant disruption. An important overriding parameter in the alternative approach, is to better ensure that all residents can be housed within the estate or immediate walkable area at all times in order to maintain community cohesion. This can be better achieved through a reduction in typical building size and careful staging.
28. **Consider Aboriginal and Torres Strait housing.** The community have expressed a clear desire to see continuing strong Aboriginal and Torres Strait Islander culture and inclusion be taken into account through the redevelopment. They want to ensure that the Aboriginal and Torres Strait Islander ties to Waterloo are not broken or lost through the redevelopment. The City proposes to work with the various communities so that a significant and specific proportion of the affordable housing is designated for the Aboriginal and Torres Strait Islander community within the development.
29. **Rescale the neighbourhood.** A better approach avoids placing the majority of dwellings in excessive high-rise towers. The majority of dwellings will be in buildings of comparable height and floor plate. Most dwellings will be in buildings of seven to nine storeys, with 12 to 13 storeys around the park, and some four-storey buildings through the precinct. With the social and private housing in similar height buildings, each can receive a fair amount of sunlight and ventilation and therefore healthier living conditions. Testing shows that every building can receive more than the minimum amount of sunlight needed. Avoiding towers also eliminates the very large shadows they cast on the streets and parks, improving the quality of the parks and streets for everyone. Lower construction is also more economical to build and can be delivered by a more diverse group of developers, builders and CHPs.
30. **Reduce the need for excessive private dwellings.** Reduce the need for new built density by refurbishing the two existing 30-storey towers *Matavai* and *Turanga* (1976, eight units per floor plan, purpose built for the elderly, total 464 units). This could reduce the need for at least 1,082 private dwellings even without modifying the Communities Plus approach. This would reduce the LAHC target dwelling count from 6,800 to 5,718 based on 70:30. The pair are historically important and believed to be structurally sound (structural report 2005) with minor corrosion at roof level and at isolated locations. The façades of both buildings have already been refinished and resealed with Sikaflex.
31. LAHC's Option 1 put forward retention of these towers. We believe they have sufficient merit for local heritage listing. At the time of completion, they were regarded by those responsible as being the crowning achievement in the NSW Housing Commission's portfolio due to the internal design and layout; the advanced features for the day including elaborate fire precautions; the artworks and artefacts and the large number of people involved, including guest advisors such as Dr Margret Mead. They include gardens with references to both New Zealand and Australia.
32. In addition, they have acquired additional meaning for the community through the #WeLiveHere2017 public artwork. This light-touch artwork featured coloured led lights in the windows at night which added a somewhat surreal experience. It also showed how the building could be reinterpreted through the application of colour to the tower itself. The public artwork could be the basis for some further colour update ideas.





Fig 8. Existing towers undergoing façade resealing.



Fig 9. #WeLiveHere2017 artwork

33. Refurbishing and updating the apartments is a far lower cost option than demolition and replacement. Refurbishment should not be factored as part of the Communities Plus formulae for the redevelopment.
34. **Build upon the existing street grid.** Reinforcing the existing street grid helps to define this locality by maintaining good accessibility with high legibility. An additional north south street is proposed parallel to, and in-between, George and Pitt Streets to reflect the street pattern and break down the development blocks in the LAHC preferred masterplan. This fine grain approach improves the length of building frontage, passive surveillance and tree canopy. LAHC Option 1 is closer to this principle.



35. **Improve pedestrian connections.** The large blocks in the north should be broken down with safe through-site links for improved pedestrian permeability. The entire length of George Street should not be closed, sold for development or resumed for redevelopment, or repurposed to meet minimum open space calculations as indicated on the LAHC preferred masterplan. George Street and its trees should be maintained for residential access.



Fig 10. Indicative layout reinforcing the existing street grid while creating pedestrian connections.



36. **Respect the existing green grid.** The area is known for its contribution to tree canopy and urban forest. It should aim to target 35 per cent large trees, 10 per cent civic scale trees; with no more than 40 per cent in any one family, 30 per cent in any one genus and 10 per cent in any one species for diversity and resilience. Thirty per cent of the area is City of Sydney road reserve currently providing 32 per cent of the canopy coverage (338 trees). The green grid should extend beyond the site along footpath and cycle connections. Within the precinct, basement parking should be minimised to avoid conflict with tree roots.
37. **A larger signature park.** Consolidate the small and large parks into a single park. A large signature park covering approximately 2.2ha could receive four hours of sunlight to around 60 per cent of its area in midwinter to ensure that grass and other vegetation can grow and the parkland will be truly green. Its larger size means it can be flexibly programmed and act as a focal point for the neighbourhood. Edged by shopping streets, the Metro station and with a new community centre, the park will be safe day and night.



Fig 11. COS Alternate approach park edge and community centre.

38. **Preferred park location.** The preferred park position would be bounded by Cope Street, Raglan, George and Wellington Streets and would involve the closing of Cooper Street. This location within the precinct is relatively level and assists with flooding affecting the western blocks of the estate. By avoiding excavation and construction along Raglan Street, between George and Cope Streets, the park in this location retains more trees of *High Retention Value*. The combined block provides the largest area within the grid. A park in this location was suggested by LAHC in Option 3.
39. **Adapt the two northern slab towers.** The two northern precinct slab towers *Marton* and *Daniel Solander* (1974) (428 total units) could be retained and modified. They could be architecturally split and remodelled into four buildings by cutting each slab in



two and making two buildings of six apartments per floor instead of thirteen and reducing the visual mass. Retaining, reusing and adapting the existing buildings can provide an important heritage focus for the redevelopment, ensuring that a layer of important history of Waterloo is not lost.

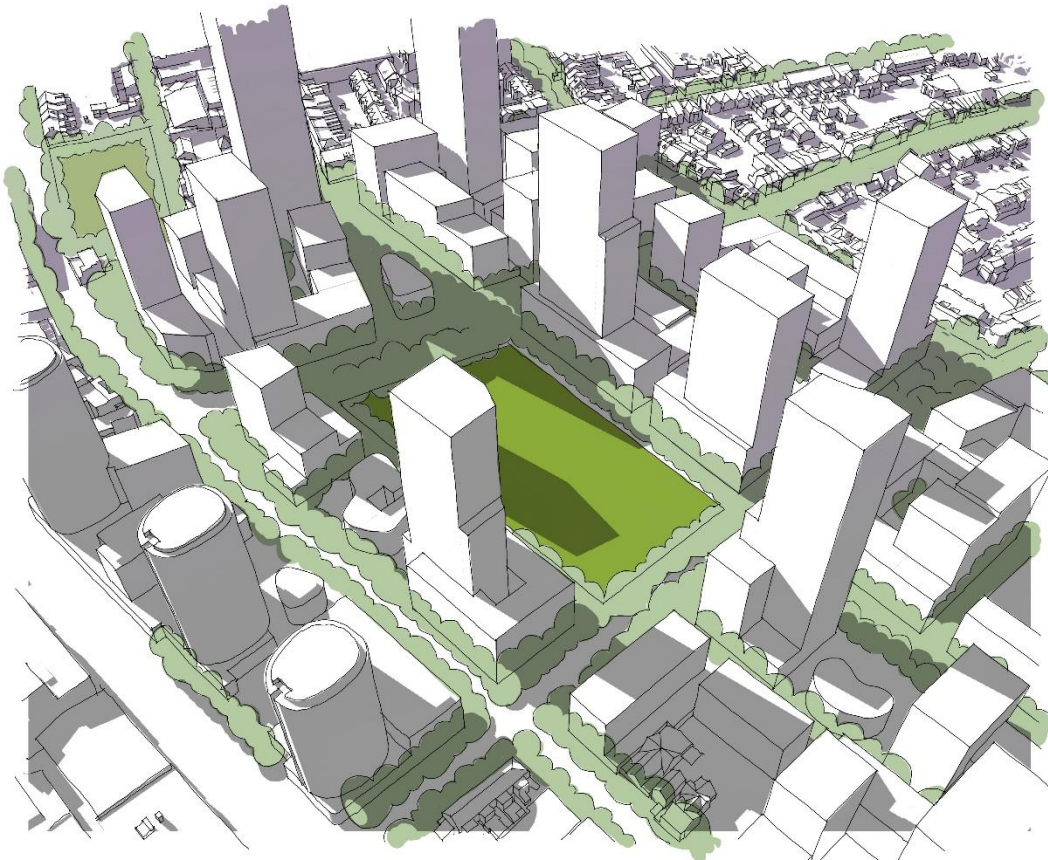


Fig 12. LAHC Preferred masterplan.



Fig 13. COS Alternate approach.





Fig 14. CoS alternate approach ground plane showing location of retail, services, and community uses.

## Summary

40. Less demolition will mean fewer private dwellings need to be built to fund the redevelopment. This is an important issue because the LAHC proposal is excessively dense for a quality environment to coexist. To demolish so much purpose-built social housing, there must be a defensible outcome. The City will be asking the NSW Government to commit proceeds from the sale of LAHC properties in the City of Sydney Local Government Area to continue to refurbish and update the two 30 storey towers.
41. UrbanGrowth Development Corporation hold around \$43 million in development contributions from the Central Park development in Chippendale for affordable housing that must be spent in the Redfern-Waterloo area. This can also be used for additional social and affordable housing at Waterloo, reducing the requirement for excessive private dwellings. The reduced density means there will be less potential planning risk.
42. A more consistent building height approach is preferred - as we find in Potts Point and Elizabeth Bay. Buildings can vary between four, nine and 13 storeys - a neighbourhood scale with visible sky. Lower building heights reduce winter shadows within the development and to neighbouring sites including Waterloo Park North. Buildings will require less separation at the lower height and be more aligned with the Waterloo street grid.
43. Buildings of four to nine storeys are less expensive to build as they have less strict building code requirements. In addition, it will dampen the loss of value that private dwellings often experience in mixed tenure communities, further reducing the risk for the developer. Reducing building risk and planning risk for the development leads to lower financing costs and required returns, in turn, reducing the overall cost of the development. In addition there is more flexibility in staging with more regular and repeatable sites with less risks with each release. The smaller building format promotes more diversity and competition amongst developers and builders.
44. In conclusion, the City has investigated an alternative approach that reduces the quantum of new dwellings to an overall maximum of around 5,300, which initial modelling suggests is a maximum yield while meeting open space and apartment standards. For a large residential neighbourhood of around 20ha, this is slightly higher in dwelling density than the Epsom Precinct in the Green Square Urban Renewal Area. On average, the density will be 277 dwellings/hectare with a total in the range of 5,000-5,300. The split would be 55 per cent private, 5 per cent affordable and 40 per cent social.

## Public Consultation

45. The City's alternative approach will be presented at a public meeting on March 6 if supported by Council. This will be an important first step in a debate and discussion with the community about their aspirations for the future of Waterloo.

**GRAHAM JAHN AM**

Director City Planning, Development and Transport