

Attachment B9(c)

**Consultation and Visioning Report
Appendices A to E – Waterloo Estate
(South) – Land and Housing Corporation**

APPENDICES

KEEP

Public housing
The green
Stay the same!
Trees & shade
Original community garden !!

CHANGE

No leaf blowers! Everyone hates them!

ADD

More surging bins
More rubbish bins
More benches

More trees
More ground

OPEN

THE FUTURE



A. Survey Tool

Waterloo Redevelopment Consultation



Survey on the Redevelopment Options for Waterloo

Thank you for taking the time to share your feedback on the redevelopment options for the Waterloo social housing estate by completing this 10-minute survey. Your feedback will be considered by the Department of Family and Community Services (FACS) in preparing a preferred plan for the redevelopment of Waterloo. To find out more about the three options and further opportunities to provide feedback please go to: <https://www.communitiesplus.com.au/major-sites/waterloo>

Your feedback on the options

1. What do you like most about Option 1 'Waterloo Estate'? *Please tick up to three boxes*

- Waterloo Green is kept and updated
- Taller buildings are more slender and are located evenly throughout the precinct
- A retail and services hub is located around the civic plaza and Metro Quarter
- George Street becomes a 20m wide green pedestrian boulevard
- The street layout forms a collection of small neighbourhoods and open spaces
- Other (please describe) _____

- None of the above (please tell us why) _____

2. What do you like most about Option 2 'Waterloo Village Green'? *Please tick up to three boxes*

- One large park, the 'village green', is located in the centre of the precinct
- Taller buildings offer more architectural interest and are located along the main pedestrian boulevard/blue-green link
- Retail and community services are spread throughout the precinct with many located next to the Metro Quarter and Waterloo Station
- George Street becomes a 20-30m wide green pedestrian boulevard
- The street layout provides for easy access to and from the Waterloo Station
- Other (please describe) _____

- None of the above (please tell us why) _____

Waterloo Redevelopment Consultation



3. What do you like most about Option 3 'Waterloo Park'? Please tick up to three boxes

- One large park is located next to the Metro Quarter and Waterloo Station
- Taller buildings are located around the central park and main pedestrian boulevard
- Retail services are focused along George Street and around the park
- George Street becomes a 40m wide green pedestrian boulevard
- The street layout forms a collection of larger blocks with a more traditional/grid pattern
- Other (please describe) _____

- None of the above (please tell us why) _____

4. Which is your preferred option for the redevelopment of Waterloo? Please tick one only

- Waterloo Estate (Option 1)
- Waterloo Village Green (Option 2)
- Waterloo Park (Option 3)
- No preference

Please tell us a bit about your response to the question above:

5. What are the most important factors you think need to be considered in preparing a preferred plan for Waterloo?

For instance, this could include comments about: Culture and community life; Transport, streets and connections; Housing and neighbourhood design; Community facilities, services and shops; Environment and open space; or any other comments you wish to make.

- a) _____
- b) _____
- c) _____

6. All options support an integrated community of social, affordable and private housing. Do you have a preference for the way this housing mix is designed?

- Social and affordable housing should both be provided within the same building, alongside private housing in different buildings
- Social, affordable and private housing should all be provided within the same building

Waterloo Redevelopment Consultation



- Social, affordable and private housing should be provided separately in different buildings, alongside one another
- No preference

About you

7. Which option best describes your interest in the project? *Please tick all that apply*

- I am a social housing tenant
- I am renting
- I own or am buying a home
- I own or run a business in the local area
- I work in the local area
- I am a student in the local area
- I am a visitor to the area
- Prefer not to answer
- Other (please describe) _____

8. Which option best describes where you live? *Please tick one only*

- On the Waterloo Housing Estate
- The rest of Waterloo
- Another suburb (please provide your postcode) _____

9. What is your age? *Please tick one only*

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+

10. Please indicate which language you most often speak at home? *Please tick one only*

- English
- Russian
- Chinese (Mandarin and/or Cantonese)
- Other (please specify) _____

11. Do you identify as an Australian Aboriginal or Torres Strait Islander? *Please tick one only*

- Yes
- No
- Prefer not to say

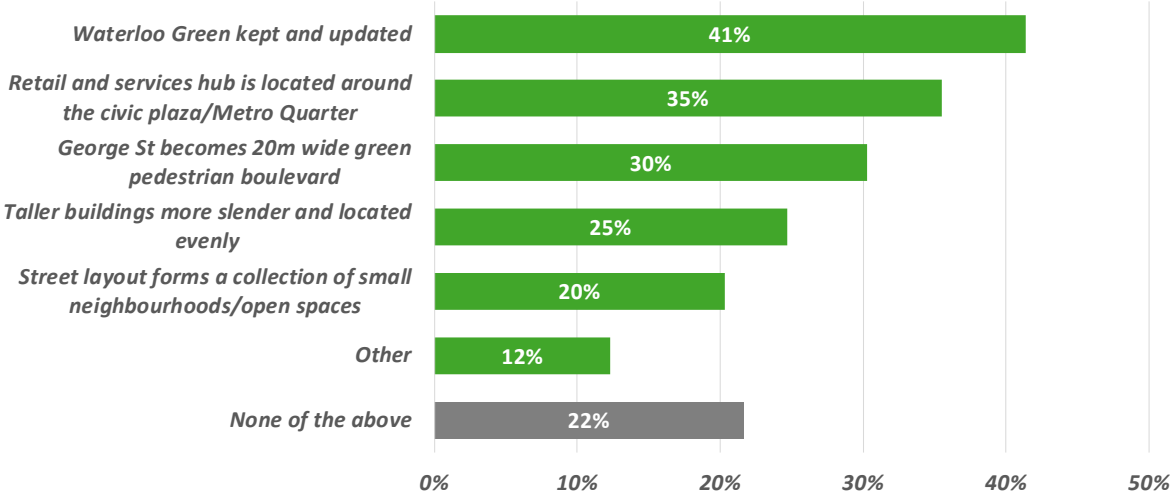
12. Did you take part in the visioning phase of consultation in October-December 2017? *Please tick one only*

- Yes
- No
- Not sure

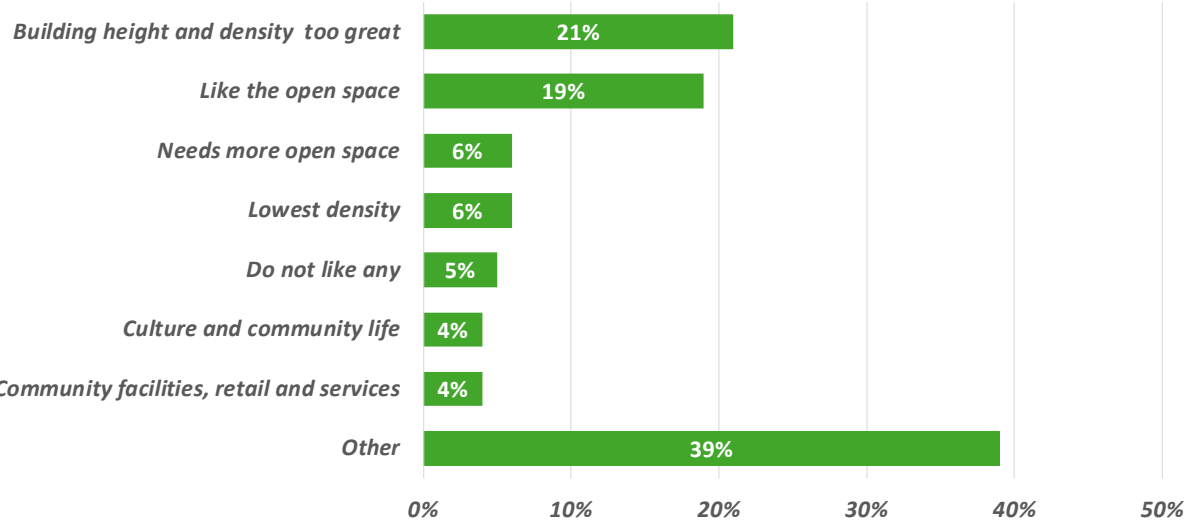
Thank you!

B. Survey Results

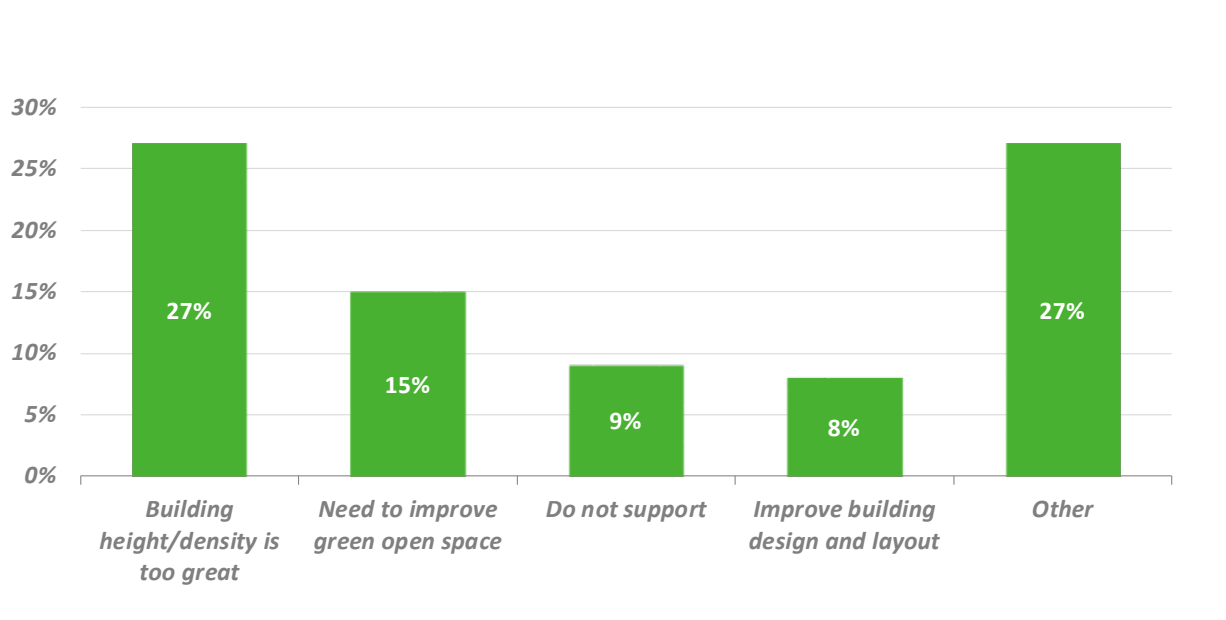
Question 1: What do you like most about Option 1 'Waterloo Estate'? (n=490)



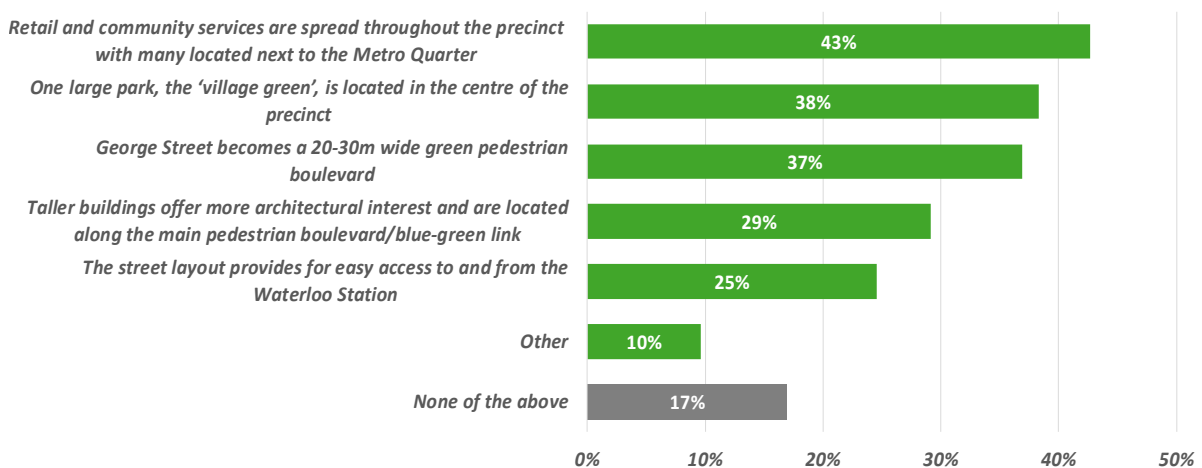
Other' comments (n=95)



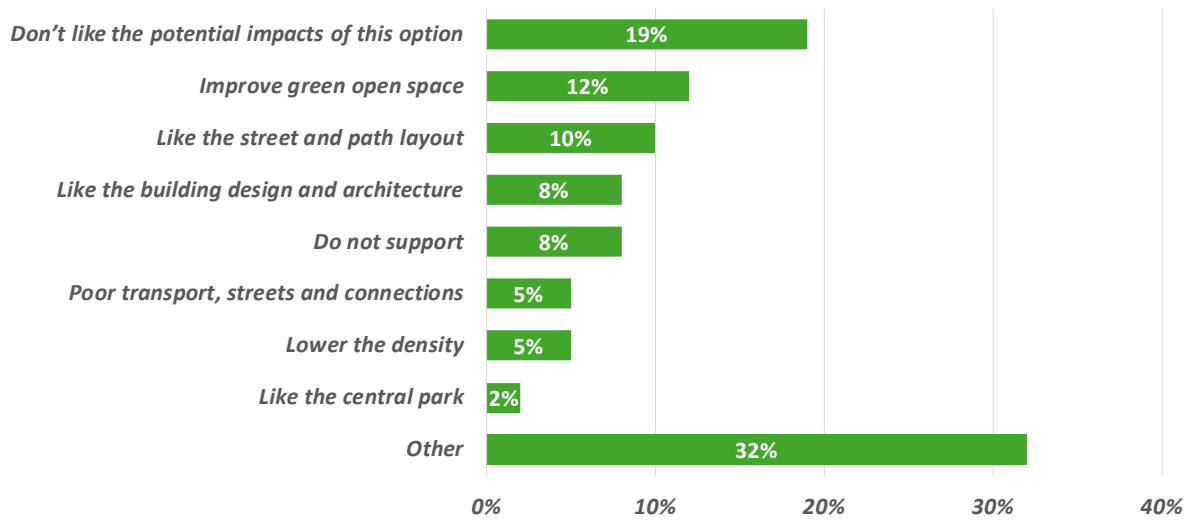
Because you selected 'none of the above' on the previous question (What do you like most about Option 1 'Waterloo Estate?'), please tell us why? (n=74)



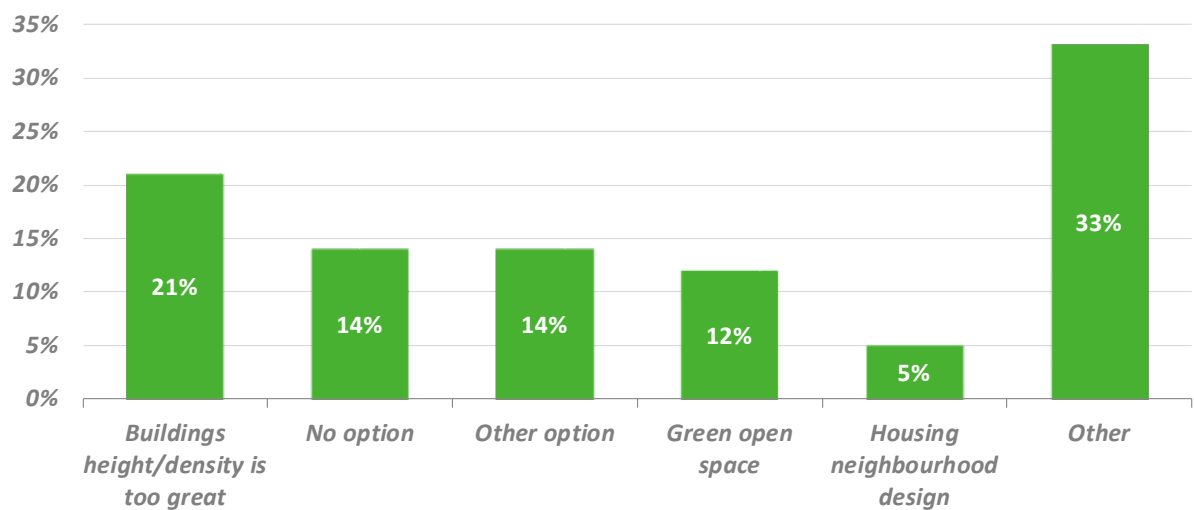
Question 2: What do you like most about Option 2 'Waterloo Village Green'? (n=490)



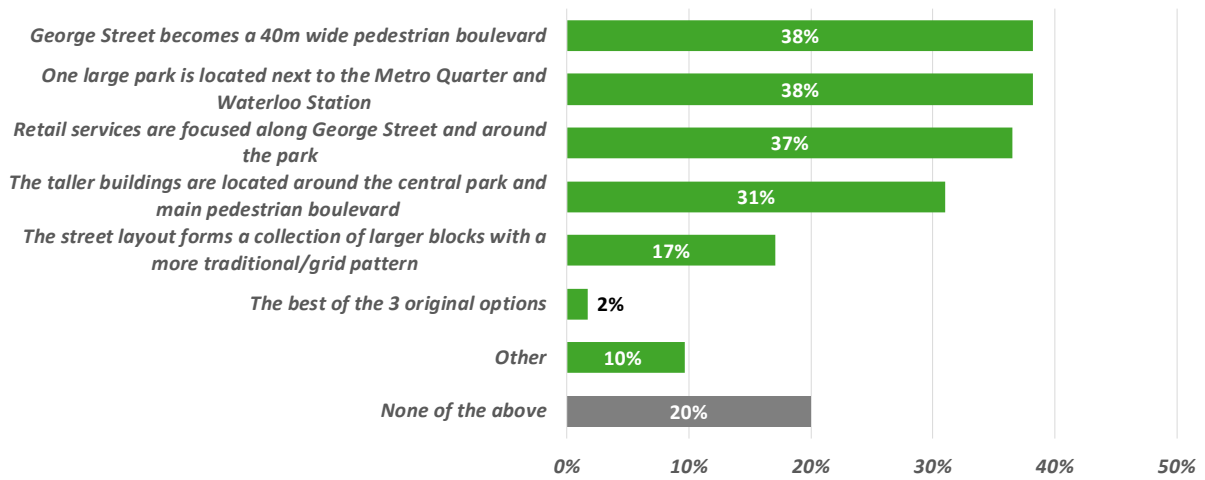
'Other' (n=59)



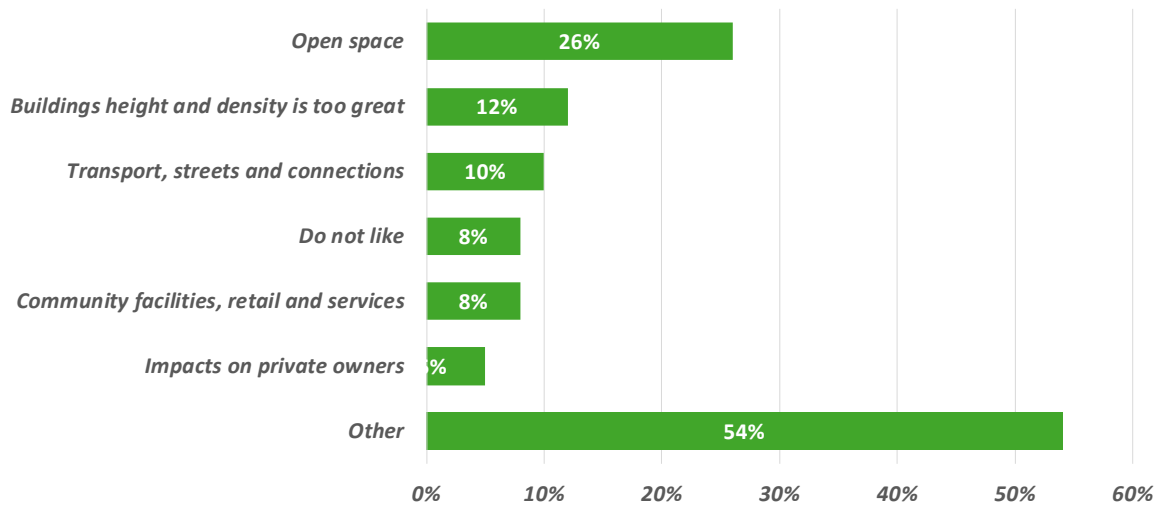
Because you selected 'none of the above' to Q3, what do you like most about Option 2? (n=42)



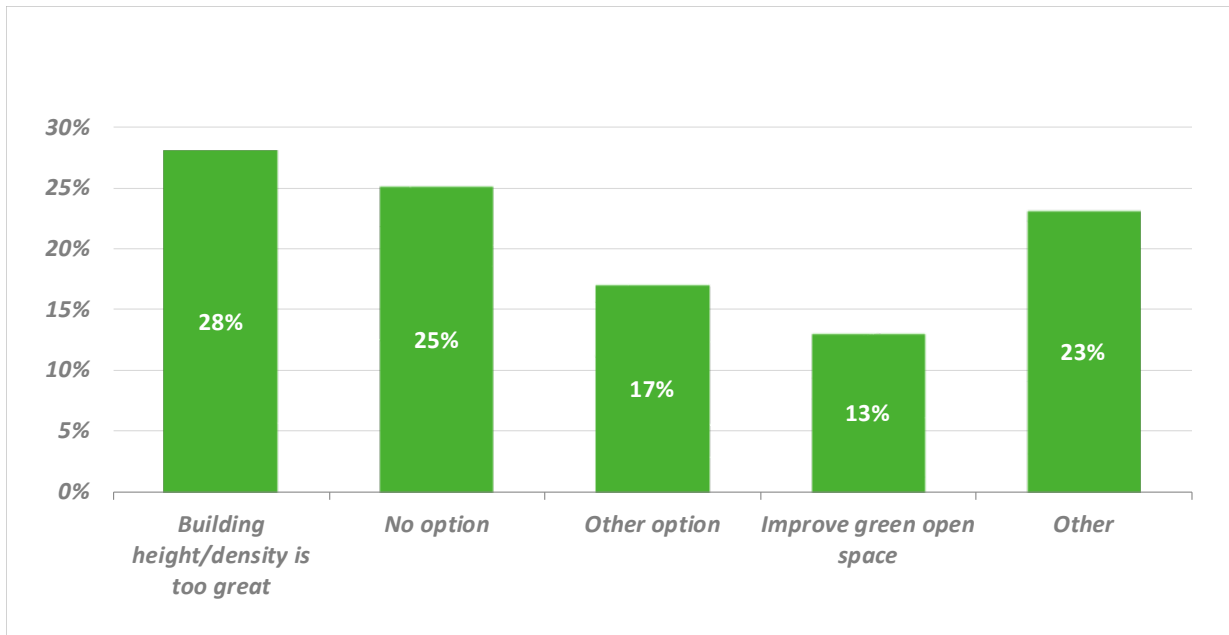
Question 3: What do you like most about Option 3 'Waterloo Park'? (n=490)



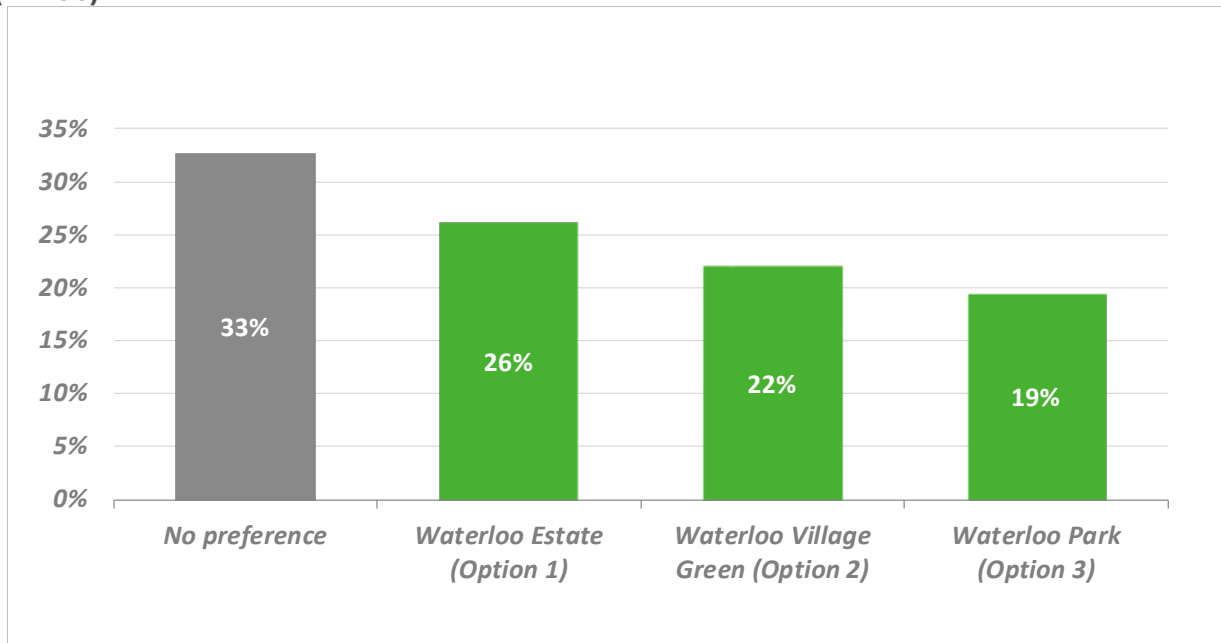
'Other' (n=59)



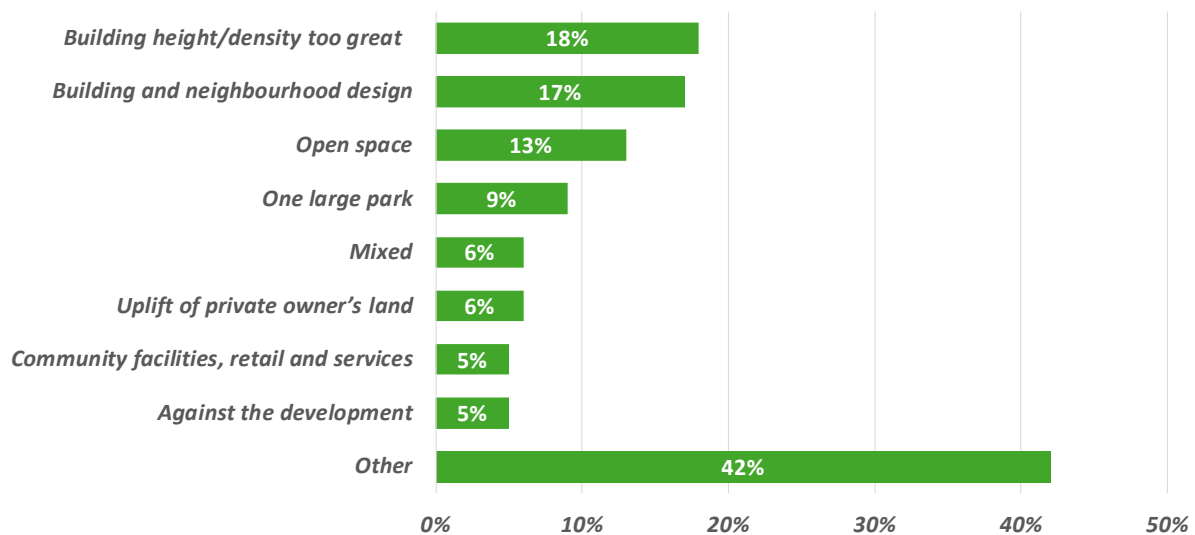
Because you selected 'none of the above' to Q5, what do you like most about Option 3? (n=47)



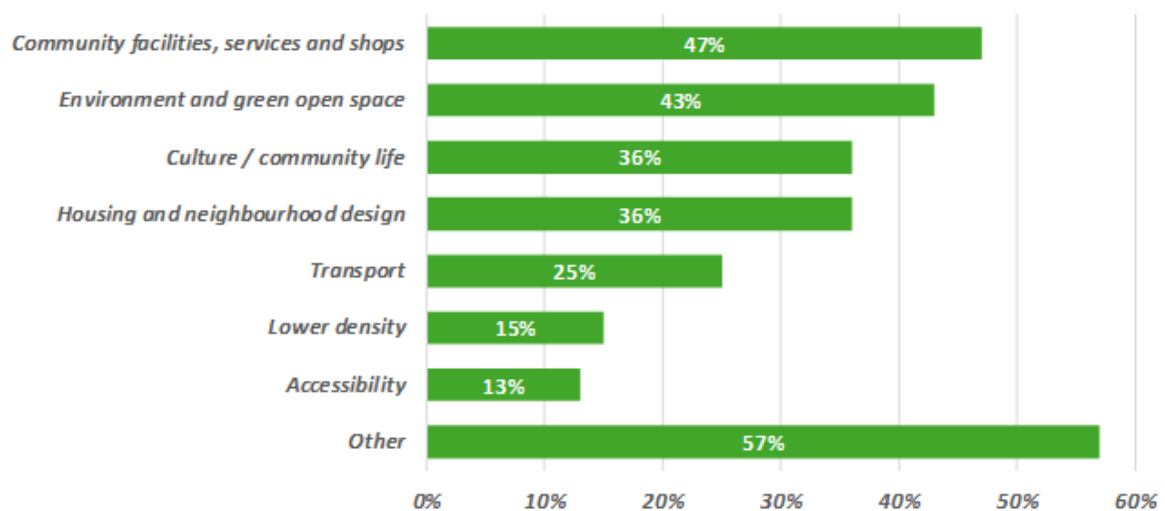
Question 4: Which is your preferred option for the redevelopment of Waterloo? (n=490)



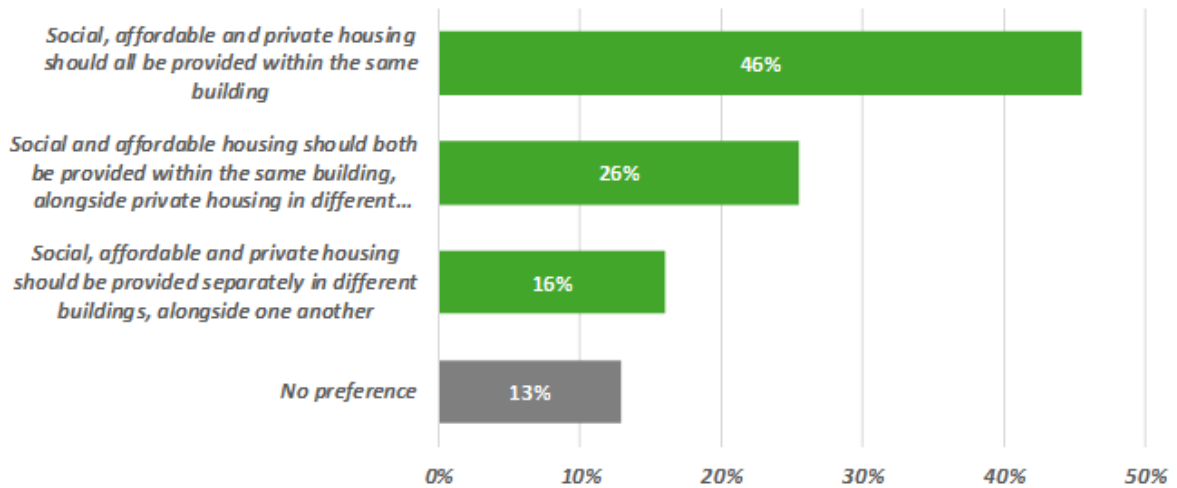
Please tell us a bit about your response to Q7, what is your preferred option for the redevelopment of Waterloo? (n=207)



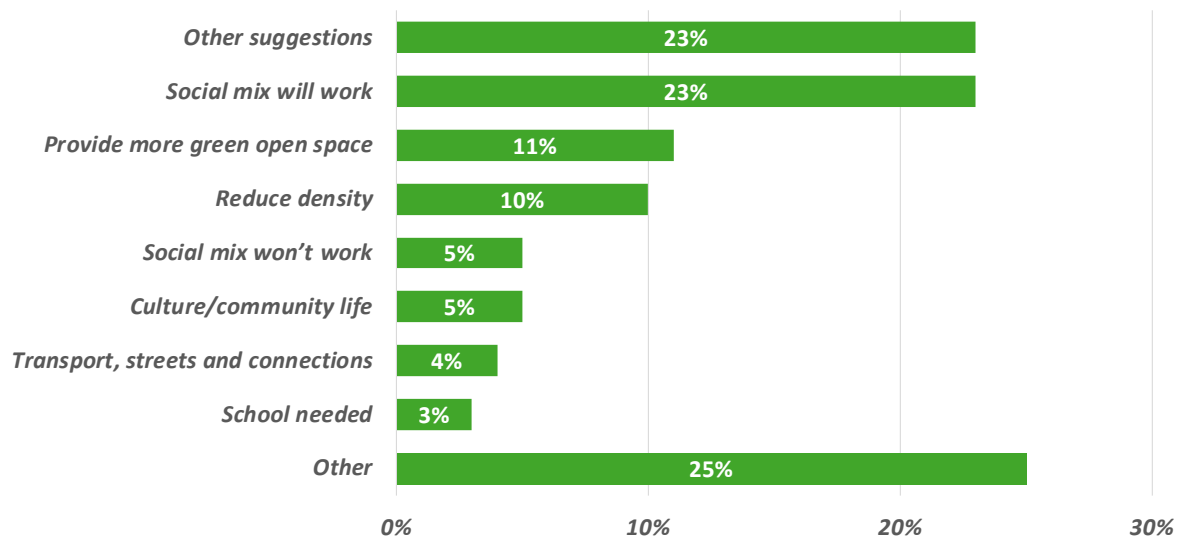
Question 5: What are the most important factors you think need to be considered in preparing a preferred plan for Waterloo? (n=260)



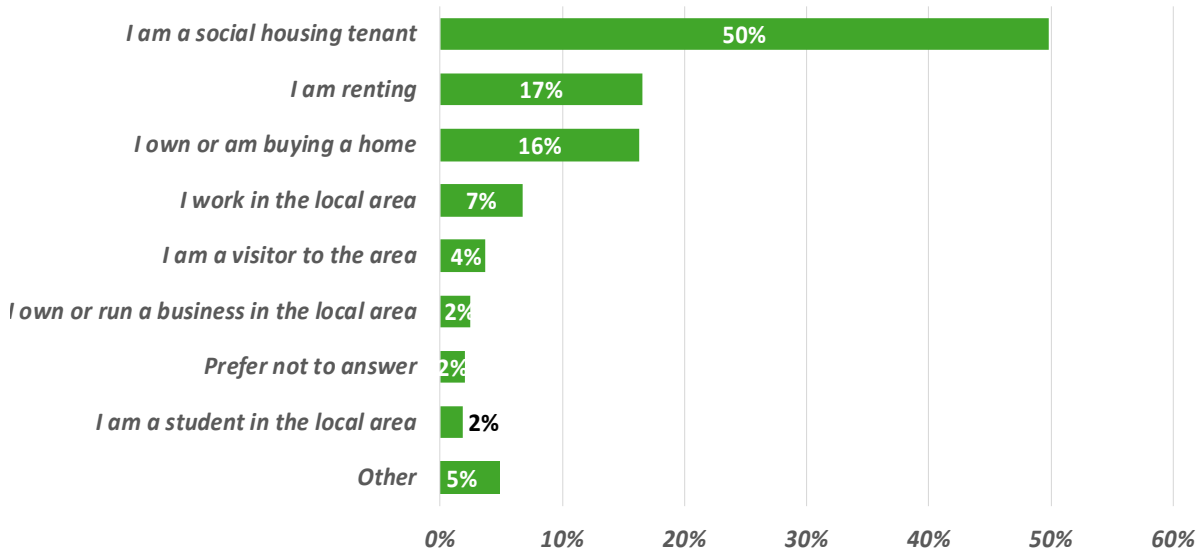
Question 6: All options support an integrated community of social, affordable and private housing. Do you have a preference for the way this housing mix is designed? (n=380)



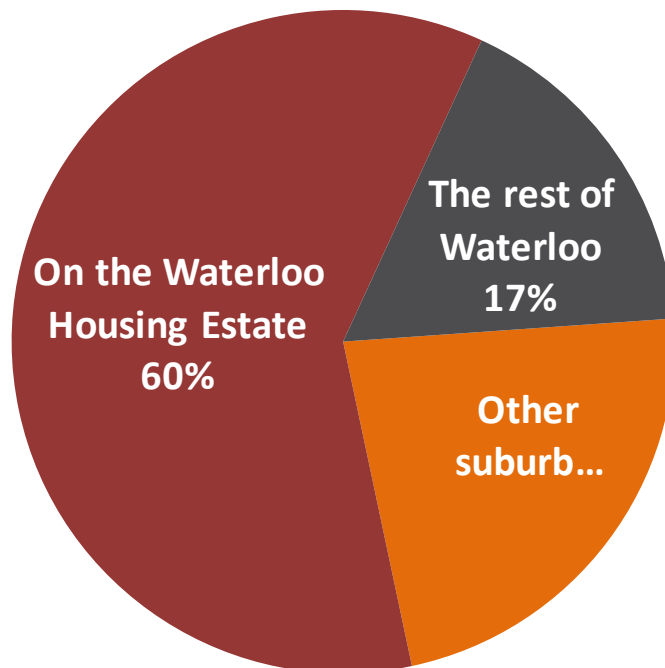
Please add any further comments (n=140)



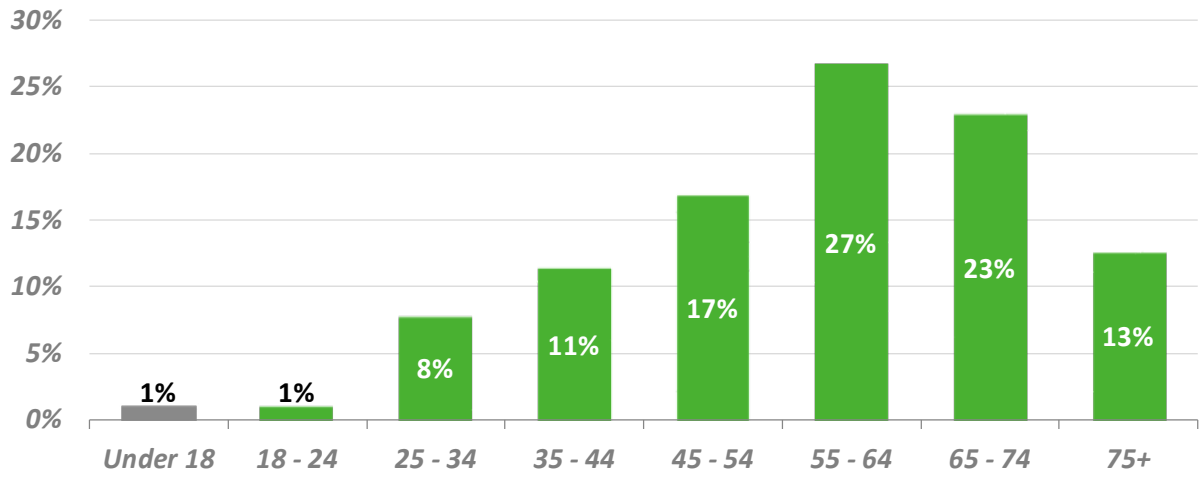
Question 7: Which option best describes your interest in the project? (n=490)



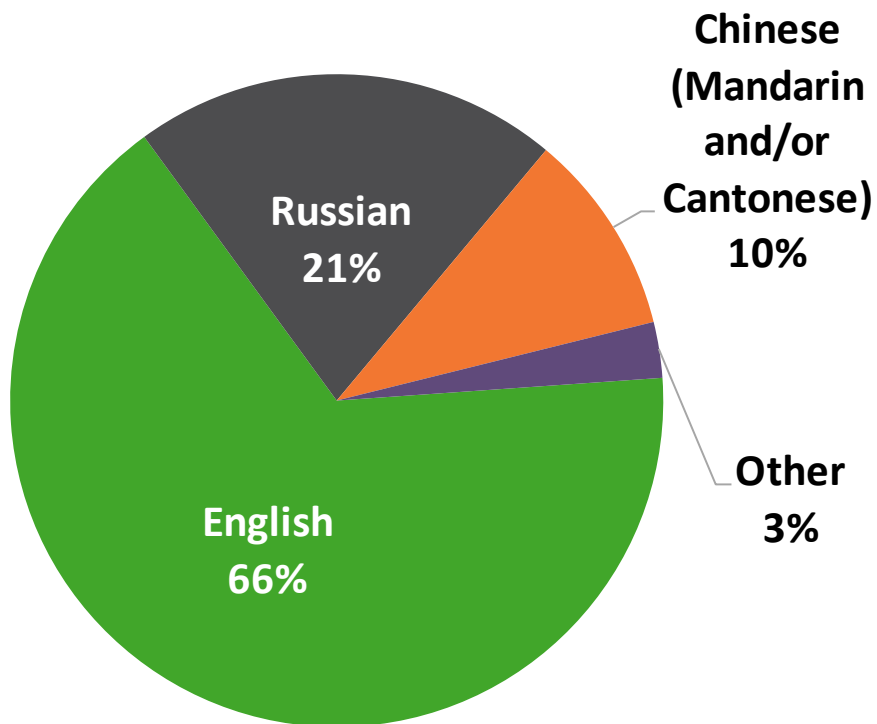
Question 8: Which option best describes where you live? (n=417)



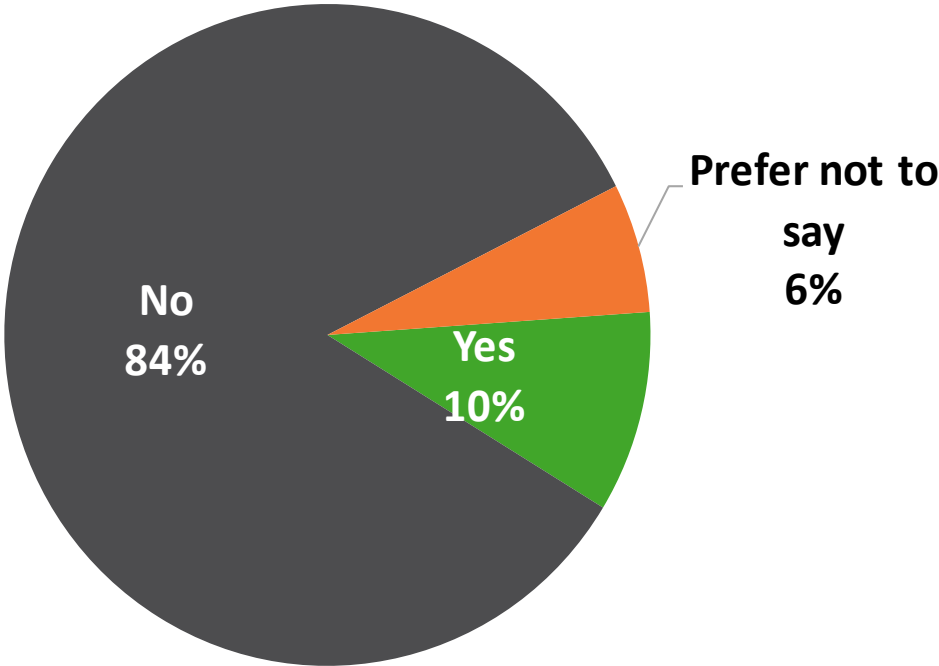
Question 9: Age (n=398)



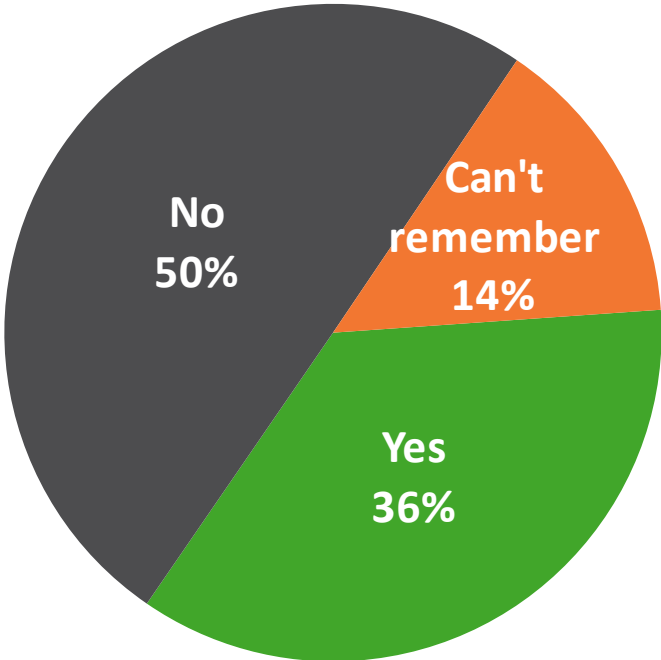
Question 10: Please indicate which language you most often speak at home? (n=398)



Question 11: Do you identify as an Australian Aboriginal or Torres Strait Islander? (n=396)



Question 12: Did you take part in the visioning? (n=360)



Selection of comments from survey respondents:

“Promotion of a ‘Village atmosphere’ will hopefully tie all residents to a central community hub via layout.”

“Encourage more social life within the community...set aside open days for multi-cultural markets and events.” (survey respondent)

“I would love to see Waterloo become an attractive community that will welcome everyone in Greater Sydney.” (survey respondent)

“There need[s] to be quiet areas as well as all the open areas for community activities. The population will be quite dense and care must be taken to provide for people who need calm and quiet for their mental and spiritual health. There are fragile people in every community who need to “get away from it all” for a while.” (survey respondent)

“Benefit to the community and society in general. Considering that the project implies to sell public land, the benefits to the community need to be important. In that regard, a more important proportion of the development to be social and affordable housing should be considered. Social housing should also be entirely undistinguishable from the private housing, and be located evenly throughout the precinct.” (survey respondent)

“Provide glorious gardens on each rooftop, so that in reality, no green space is lost, it is simply higher up with fresher air and better views of our beautiful city.” (survey respondent)

“Our Waterloo Estate gives us all a unique opportunity to create a unique and magnificent precinct of architecturally fabulous, rare, futuristic, towers of high density that is very different to anything Australia has previously experienced and give a more modern creativity than anything Australia has yet created. I believe it is time for such a worthwhile area, so close to our Sydney CBD, to finally integrate something beautiful and futuristic, yet celebrating our exceptionally harmonious multicultural society. We actually have an artist’s blank canvas: So, let’s not waste this rare opportunity; Let’s not repeat the past; Let’s Do Something Different; Let’s “Make Happen A NEW Wonder of the World” inside our Waterloo Estate, that both local and interstate Australian citizens, as well as, citizens of the world can be amazed by; learn from; and be awe-inspired by.”

Summary

Figure 1: When asked what they ‘like most’ about each option, survey respondents expressed mixed views relating to the proposed street layouts

- 20% of participants (94) liked the street layout in **Option 1** which forms a collection of small neighbourhood and open spaces
- 25% of participant (107) liked the street layout in **Option 2** which provides for easy access to and from the Metro Quarter and Waterloo Station
- 17% of participants (71) liked the street layout in **Option 3** which forms a collection of larger blocks with a more traditional/grid pattern.

Source: Survey questions 1, 2 and 3

Figure 2: When asked what they 'like most' about each option, survey respondents expressed mixed views on the proposed building types

- 25% of survey respondents (114) liked taller buildings that are more slender and are spread evenly throughout the precinct in **Option 1**
- 29% of respondents (127) liked taller buildings that offer more architectural interest and are located along the main pedestrian boulevard/green link in **Option 2**
- 31% of participants (129) liked taller buildings that are located around the central park and main pedestrian boulevard in **Option 3**

Source: Survey questions 1, 2 and 3

Figure 3: When asked "All options support an integrated community of social, affordable and private housing. Do you have a preference for the way this housing mix is designed?" responses were mixed

- 46% of survey respondents (170) said **social, affordable and private** housing should all be provided within the same building
- 26% (97) said **social and affordable** housing should both be provided within the same building, alongside private housing in different buildings
- 16% (60) said social, affordable and private housing should be provided **separately** in different buildings, alongside one another
- Another 13% had no preference.

Source: Survey question 6

Figure 4: When asked what they 'like most' about each option, survey respondents expressed mixed views on the approach to retail and services

- The retail and services hub located around the civic plaza / the Metro Quarter and Waterloo Station in **Option 1** was 'liked' by 35% of survey respondents (164)
- Retail and community services spread throughout the precinct with many located next to the Metro Quarter and Waterloo Station in **Option 2** was 'liked by 43% of survey respondents (186) (overall, it was the aspect of Option 2 that participants liked most)
- Retail services focused along George Street and around the park in **Option 3** was 'liked by 37% of survey respondents (152)

Source: Survey questions 1, 2 and 3

Figure 5: When asked what they 'like most' about each option, the parks and open space areas were commonly identified by survey respondents

- Waterloo Green being kept and updated in **Option 1** was 'liked' by 41% (191) of respondents (overall, it was the aspect of Option 1 that participants liked most)
- One large park, 'the village green', located in the centre of the precinct in **Option 2** was liked by 38% of respondents (167)
- One large park located next to the Metro Quarter and Waterloo Station in **Option 3** was liked by 38% of respondents (159)

Source: Survey questions 1, 2 and 3

Figure 6: When asked what they 'like most' about each option, survey responses indicated support for a public domain that incorporates more open space

- George Street becoming a 20m wide green pedestrian boulevard in **Option 1** was 'liked' by 30% (140) of survey respondents
- George Street becoming a 20-30m wide green pedestrian boulevard in **Option 2** was liked by 37% of survey respondents (161)
- George Street becoming a 40m wide pedestrian boulevard in **Option 3** was liked by 38% of survey respondents (159) (overall, it was the aspect of Option 3 that participants liked most)

Source: Survey questions 1, 2 and 3

C. Submissions

Overview

In addition, to the 490 surveys received, 19 submissions were received and the key issues are summarised on pages 76 and 77. This information has been incorporated in the key findings of the report and will be considered in the preparation of the preferred master plan.

Submission no. and type	Dated	Group
Submission 1: Email submission	16/10/18	Estate resident
Submission 2: Hard copy submission	15/10/18	Estate resident
Submission 3: Letter	15/10/18	SSP Private landowner
Submission 4: Email submission	13/10/18	Estate resident
Submission 5: Hard copy submission	19/11/18	SSP Private landowners
Submission 6: Hard copy submission	19/11/18	SSP Private landowners
Submission 7: Hard copy submission	20/11/18	Estate resident
Submissions 8, 9, 10, 11, 12: Hard copy submissions	23/10/18	Further detailed comments from Chinese residents in response to the focus group discussion points
Submission 13: Hard copy submission	Undated	Estate resident
Submission 14: Hard copy submission	6/9/18	SSP Private landowner
Submission 15: Hard copy submission	12/10/18	Estate residents
Submission 16: Online submission	25/10/18	Estate residents
Submission 17: Focus group submission	27/10/18	NGO
Submission 18: Focus group submission	19/11/18	Broader community
Submission 19: Email submission	13/11/18	SSP Private landowners

Summary of key issues

The key issues raised in the 19 submissions were:

Theme: Culture and community life

- Each social housing building should have its own community garden.
- Object to the redevelopment on the basis that it is destroying a strong community especially the Aboriginal culture and spirituality in Waterloo and its surrounds.
- Concerns about the affordability shops in the redeveloped Waterloo.
- Need to acknowledge Indigenous history.
- Community centres and free Wi-Fi hot spots should be provided.
- Parks should include waterplay, BBQ areas and an outdoor gym. Lighting around parks and streets is important for safety.
- Theme: Transport, streets and connections
- Address people parking in car spaces for people with disability.
- Public transport should be increased with or without the redevelopment.
- Options testing was rushed and there was a lack of knowledge among the consultant how other projects would impact the community (e.g. extension of the M5). Opening up Pitt and McEvoy Street will add traffic, impact nearby schools and the public domain and create safety concerns.
- Would like to see Option One delivered because it offers access to the Metro Quarter and Waterloo Station.
- Strong opposition to connecting Pitt Street and McEvoy Street.
- Would like to see more bike routes.
- Parking is a concern as carers need to be able to access their buildings with ease and want to retain all the parking that is currently available.

Theme: Housing and neighbourhood design

- Further consultation is required with private owners within the State Significant Precinct to discuss and address key concerns including: those relating to the planning / consultation process; fair and impartial distribution of development potential relating to the redevelopment; and design outcomes for the area as a whole (including 233-239 Cope Street), with particular consideration for height, bulk, scale and shadowing relating to the redevelopment.
- Object to the redevelopment options on the basis that they do not take into consideration private landowners' blocks and development impacts such as over shadowing.
- Existing housing towers (Matavai and Tauranga) should be refurbished.
- Would like to see Option One delivered because it offers a large amount of high rise buildings to be developed within the first one to three years providing more opportunities for social housing, affordable housing, student accommodation, office space, cafes and restaurants; more development contribution in the earliest phase of the redevelopment; and the opportunity to build a 40 storey skyscraper on 225-227 Cope Street.
- Object to the redevelopment on the basis that: it will further contribute to overpopulation in Sydney; that social housing will be reduced to 5 percent; no courtyards for pets are shown; and uncertainty about where social housing tenants will be relocated.
- Concerned about the number of 30-40 storey buildings.
- Public and affordable housing should be increased. Would like the Government to explore a build to rent model. Would like to retain Matavai and Turunga. Building heights should not exceed 30 storeys.

- A mix of public/private housing was seen as a good idea but not realistic or feasible. Courtyards were seen as a good opportunity for people to come together to socialise. Impacts from building heights need to be mitigated.
- Excited about the redevelopment but concerned about building heights in all three options and their impacts.
- The central park in the Waterloo Park option could become unsafe. Similarly splitting up the parks could create discreet areas for drinkers. It is important the buildings are designed in a way that mitigate impacts such as overshadowing. Mixed views on the social mix with some preferring a complete social mix and others preferring separate buildings as it will be easier to manage.

Theme: Community facilities, services and shops

- Bring in an Australian owned grocery store.
- Like the idea of one large multipurpose community facility. Need youth services and a variety of affordable food stores.

Theme: Environment and open space

- The open grass areas around the towers (Waterloo Green) should be retained as they are critical for the Aboriginal community.
- Would like to see Option One delivered because it offers a spread of green open space across the site.
- Object to the redevelopment on the basis that only 17 percent of trees will be saved.
- Would like Waterloo to fulfil the green vision for public open space in Sydney.
- Feel that none of the options provides enough open space.
- Parks should be spread out as in Option 1.
- Would like to see as many open space areas and parks as possible

Other issues raised

- Do not support any of the three redevelopment options on the basis of a lack of social housing, inadequate tree retention, and lack of guidance about the relocation process and provision for social housing tenants to be accommodated with their pets.
- Oppose the sale of public land.
- Object to the redevelopment options on the basis that there has been inadequate consultation with private landowners. There has been no feasibility review or economic benefit analysis of the three design options and the development potential of private landowners' blocks has not been taken into consideration. A draft DCP should not be developed until such issues are addressed.
- Would like to see more consultation to reveal the concerns of residents.
- Want to see a balance of green open space, health and social services, public transport and an increase in social housing stock.

D. Presentation Materials

This option explores a variety of parks, community services, recreation and event spaces connected by pedestrian friendly streets, which build upon the diversity that characterises Waterloo's natural, social and built environment.

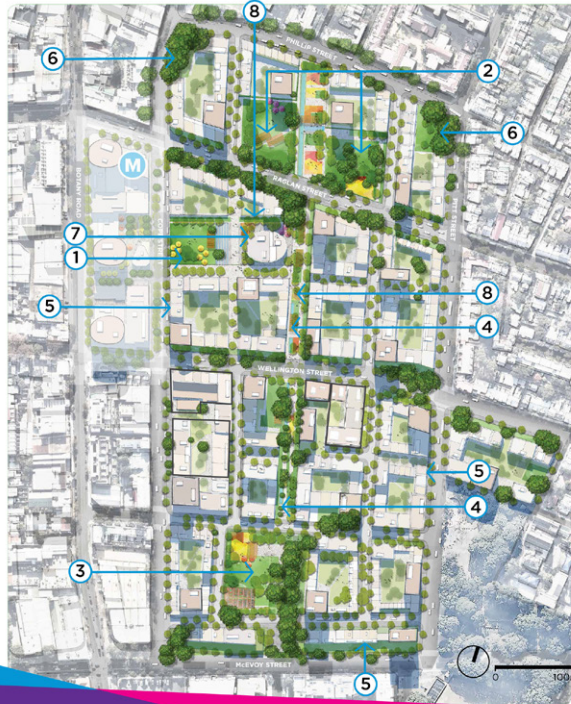
FEATURES

- Draws inspiration from the historic street pattern of Waterloo and reinstates streets and laneways
- A mix of parks and open spaces, including a civic plaza next to the Metro Quarter and Waterloo Station
- Explores retention and renewal of Waterloo Green
- A variety of retail streets, parks and social corners
- Open spaces support amenities such as food gardens, playgrounds, arts and craft areas, cultural activities, sporting facilities, chess tables, and BBQ areas
- A range of residential building forms and heights distributed throughout the precinct
- Taller buildings are located evenly across the precinct

COMMUNITY CONSIDERATIONS

- Responds to residents' aspirations and social significance of culture and community life with an abundance of communal spaces for arts and recreation
- Acknowledges the desire for improved housing and neighbourhood design with limited through traffic for quieter streets
- Recognises and celebrates the significant Aboriginal culture and heritage of the area
- Supports the need for a diverse range of outdoor features for all peoples and ages

— Privately owned land



KEY ELEMENTS

- 1 Civic plaza next to the Metro Quarter and Waterloo Station
- 2 Waterloo Green renewed
- 3 A new park to the south
- 4 George Street pedestrian green boulevard
- 5 A collection of small neighbourhoods, a broad mix of building types and new streets
- 6 Social corners
- 7 Community retail and services hub around the civic plaza and Metro Quarter
- 8 Accessible walking routes for people of all ages and abilities

- Total number of dwellings 6,500 – 6,800
- Smaller block sizes and greater number of walkable streets
- A mix of housing targeting 30% social housing and at least 5% affordable housing
- Community services, such as learning, health and childcare
- 2.9ha of open space and 1.9ha of residential open space at ground level
- Approx 100 locations for business, community and retail space

Shadows cast at: 12pm 20 October



Cope Street looking towards the Metro Quarter



Metro Quarter Plaza looking towards the Estate



Waterloo Green looking towards civic plaza and Metro Quarter



Shadows cast at: 1.30pm 31 January



Perspective view



This option explores the characteristics of connecting parks, community services, spaces and events through continuous walkable green-blue corridors that connect people to Waterloo's unique natural and cultural heritage.

FEATURES

- Connects people to nature through continuous, walkable, tree-lined links with water features, drawing people to Waterloo Station and local destinations
- The walkable blue-green links recognise the natural history of the area as a wetland food hub and gathering place for Aboriginal people
- The centrally located Village Green offers a diverse range of amenities
- Commercial, cultural and community facilities are concentrated along walkable blue-green links and Village Green
- A variety of blocks, residential building forms and heights
- Taller buildings are located along the walkable blue-green links

COMMUNITY CONSIDERATIONS

- Recognises and celebrates the significant Aboriginal culture and heritage of the area
- Responds to the community need for green spaces, gardens, trees, wildlife and outdoor communal spaces for social connection and creativity
- Acknowledges the improved access to transport, increased pedestrian pathways and limited through-traffic



KEY ELEMENTS

- 1 A large central village green as anchor for the neighbourhood
- 2 Unique street grid provides convenient access to and from the Metro Quarter, Waterloo Station and other local destinations
- 3 Community hub that includes event and ceremonial spaces
- 4 Highly landscaped and green environment that considers the natural heritage of the site
- 5 Landscaped blue-green links with integrated stormwater management features connecting to the Metro Quarter and local destinations
- 6 Block design supports unique architectural responses and a diverse range of building forms
- 7 Built form landscape features on roofs, walls and common spaces
- 8 Retail, services and community spaces along the blue-green links and next to the Metro Quarter
- 9 Accessible walking routes for people of all ages and abilities

- Total number of dwellings 6,700 - 6,900
- A variety of blocks and building forms that allows for terracing and landscaping
- A mix of housing targeting 30% social housing and at least 5% affordable housing
- Community services, such as learning, health and childcare
- 3.4ha of open space and 1.9ha of residential open space at ground level
- Approx 75 locations for business, community and retail space

Shadows cast at: 12pm 20 October



Cope Street looking towards the Metro Quarter



Metro Quarter plaza looking towards the Estate



Village Green at Wellington Street looking towards the Metro Quarter



Shadows cast at: 1:30pm 22 January

Perspective view



This option explores a primary park next to the Metro Quarter, with a walkable Green-Line connecting people to key services, community facilities and shops.

FEATURES

- A centralised primary park supported by a landscaped and tree-lined pedestrian only green spine connecting people to shops, services and community facilities
- The park is located directly opposite the Metro Quarter and Waterloo Station
- A range of food, fitness, play, cultural and community spaces within the park
- Significant water features, a mix of retail and community facilities bring the fringes of the park to life
- George Street continues through Waterloo, as a wide, landscaped and tree-lined green spine supported by a mix of local retail and street activities (Green-Line)
- Taller buildings are located around the park and along George Street Green-Line

COMMUNITY CONSIDERATIONS

- Responds to the community desire for open green spaces, gardens, trees and birdlife
- Accommodates a variety of public uses such as shaded resting areas, play spaces, active recreation and community events
- Celebrates and recognises Aboriginal culture and heritage
- Supports the need for cultural event spaces, including a large community centre

— Privately owned land



KEY ELEMENTS

- 1 A large central park next to the Metro Quarter and Waterloo Station provides a recreational anchor for the neighbourhood
- 2 Main retail and community hub located around the park and along the George Street Green-Line
- 3 Accessible walking routes for people of all ages and abilities
- 4 Widening and landscape treatment of George Street as a green spine through the neighbourhood
- 5 Courtyard-style residential buildings supported by open space amenity
- 6 Through site connections across publicly accessible courtyards
- 7 Retail, services, and community spaces along the George Street Green-Line.

- Total number of dwellings 6,900 - 7,200
- A variety of different lot sizes, courtyard style buildings with taller buildings above
- A mix of housing targeting 30% social housing and at least 5% affordable housing
- Community services, such as learning, health and childcare
- 3.6ha of open space and 1.6ha of residential open space at ground level
- Approx 95 locations for business, community and retail space

Shadows cast at: 12pm 20 October



Cope Street looking towards the Metro Quarter



Metro Quarter plaza looking towards the Estate



George Street Green-Line looking towards the park



Shadows cast at: 1:30pm 24 January



Perspective view



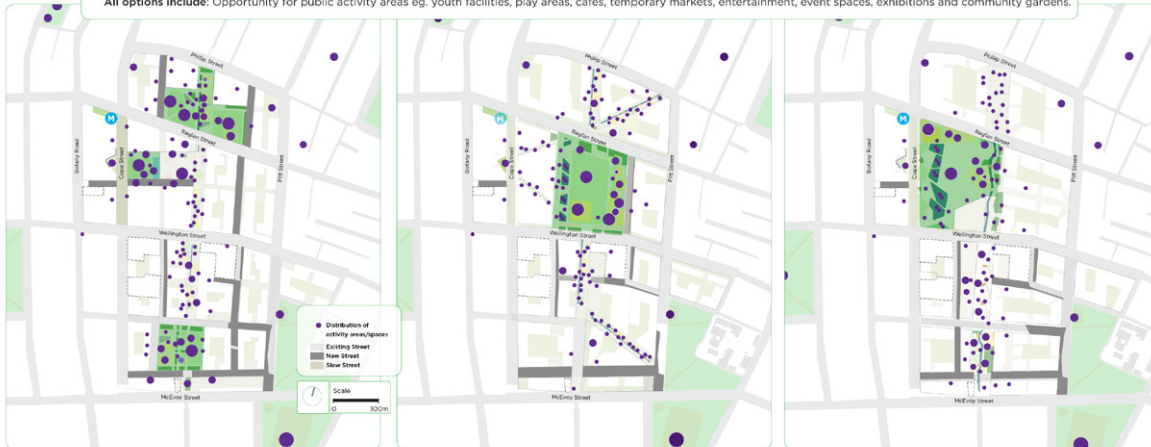


1 WATERLOO ESTATE

2 WATERLOO VILLAGE GREEN

3 WATERLOO PARK

All options include: Opportunity for public activity areas eg. youth facilities, play areas, cafes, temporary markets, entertainment, event spaces, exhibitions and community gardens.



Waterloo Estate

- Over 30 activity areas largely distributed around the Metro Quarter, parks and along the George Street green spine.
- Greater distribution of open space throughout the neighbourhood allows for majority of residents to live in close proximity to parks and open space.
- More streets and diversity of park locations offers more visual connection to greenery in experiencing the neighbourhood.

Waterloo Village Green

- 22 activity areas largely distributed in the village green, and along blue-green pedestrian links to and from the Metro Quarter, including along George Street.
- Very walkable neighbourhood with diagonal pathways conveniently connecting Waterloo Station to the broader community.
- Opportunities for uniquely shaped buildings that contribute to the character of the local neighbourhood.
- A large central village green is a key feature with mixed-use buildings attached to the Western portion of the park creating opportunity for retail, commercial and cultural uses to spill into the park.

Waterloo Park

- 17 activity areas located mostly in the central park and along the George Street pedestrian walkway, including large areas for water play for all ages.
- Very walkable neighbourhood with a large central park and enhanced George Street boulevard offering a tree-lined walkway giving priority to people over cars.
- Courtyard-style buildings offer opportunities to create "communities within communities" with internal gardens providing residents with a strong sense of place and home within the larger neighbourhood.
- A central park opposite the Metro Quarter creates a unique arrival experience to the neighbourhood.

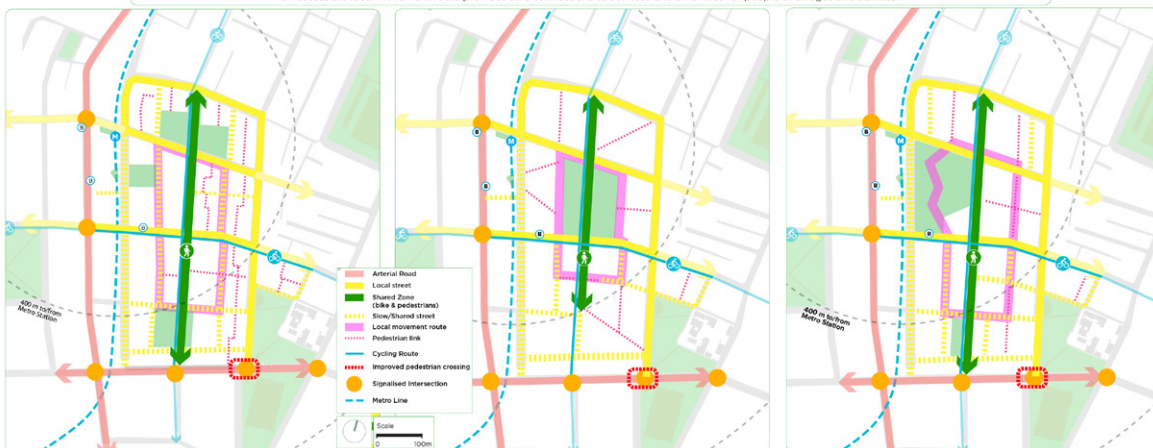


1 WATERLOO ESTATE

2 WATERLOO VILLAGE GREEN

3 WATERLOO PARK

All options include: A pedestrian priority precinct; slow shared streets limited to 10km/h (pedestrian, cycle and car); access to 80% of local needs within 200m of building entries; an accessible local movement route provides safe connections to services and amenities for people of all ages and abilities.



- Influenced by the historic character of Waterloo, a mix of street types and smaller blocks support a highly walkable neighbourhood.
- George Street is a 20m wide pedestrian boulevard that connects to a fine-grained street pattern of local, slow and shared streets.
- An accessible local movement route connects the network of open spaces.
- 5.62ha of streets, footpaths and pedestrian links.
- 23% are new streets.

- Acknowledging the need for improved access to services and amenities, a unique street grid supports pedestrian priority through a mix of local, slow, shared streets and blue and green links.
- George Street is a 20-30m wide pedestrian boulevard that connects people to and from Waterloo Station and key local destinations.
- An accessible local movement route focused around the Village Green
- 4.95ha of streets, footpaths and pedestrian links.
- 15% are new streets.

- A more traditional network of local, slow and shared streets connects the neighbourhoods and supports a highly walkable precinct.
- George Street is a 30-40m wide pedestrian boulevard connecting the community to the central park, local services and amenities.
- An accessible local movement route through the central park.
- 4.92ha of streets, footpaths and pedestrian links.
- 14% are new streets.



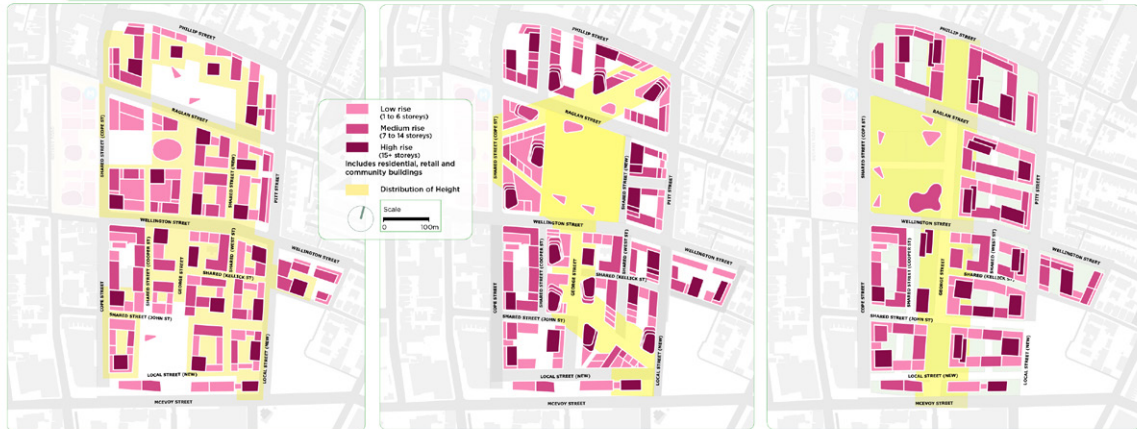


1 WATERLOO ESTATE

2 WATERLOO VILLAGE GREEN

3 WATERLOO PARK

All options include: A mix of studios and 1-4 bedroom apartments; mix of private, affordable and social housing; taller buildings arranged to provide good amenity and outlook, access to sunlight and natural ventilation.



	Waterloo Estate	Waterloo Village Green	Waterloo Park
Indicative mix of dwellings		studio/1 bedroom - 40% (35m ² -50m ²) 2 bedroom - 48% (70m ²) 3-4 bedroom - 12% (90m ² -102m ²)	
Parking		Compliance to City of Sydney requirements 0.5 car spaces per dwelling 3250 total residential car parking spaces Over 600 additional car spaces for retail, visitors and car share 3850 total car spaces	

09N_LAHC_2019/029



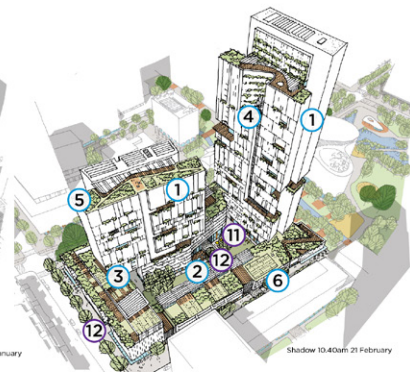
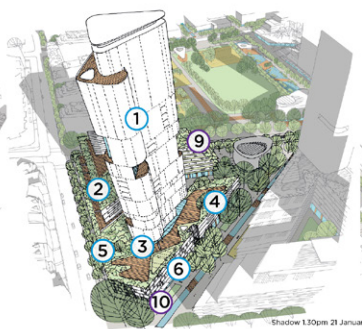
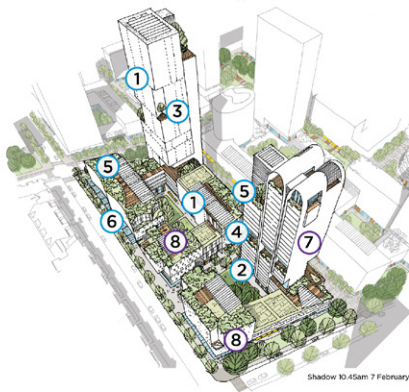
1 WATERLOO ESTATE

2 WATERLOO VILLAGE GREEN

3 WATERLOO PARK

COMMON ELEMENTS:

- ① Mix of building sizes and heights
- ② Landscaped courtyards
- ③ Communal spaces within residential buildings
- ④ Green buildings
- ⑤ Rooftop gardens
- ⑥ Mix of residential, retail and community uses



WATERLOO ESTATE

- ⑦ Slender towers that meet the ground
- ⑧ Smaller block sizes

WATERLOO VILLAGE GREEN

- ⑨ Landscaped terrace style podium buildings
- ⑩ Unique blocks

WATERLOO PARK

- ⑪ Courtyard style buildings with towers above
- ⑫ Through site connections across courtyards

09N_LAHC_2019/029





WATERLOO COMMUNITY FACILITIES, SERVICES AND SHOPS

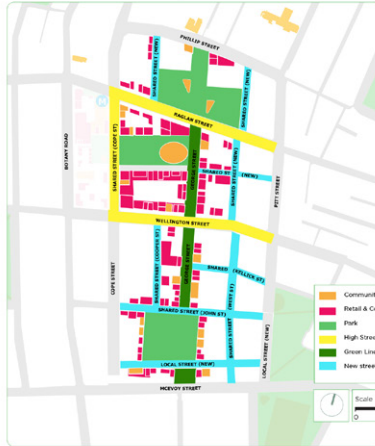
Communities Plus

1 WATERLOO ESTATE

2 WATERLOO VILLAGE GREEN

3 WATERLOO PARK

All options include: Community services such as learning, health and childcare and facilities such as community rooms, creative and multi purpose spaces.



- Supporting a local village atmosphere, community facilities, services and shops are focused around the Metro Quarter and civic plaza to create a new centre of activity.
- A mix of smaller parks, local retail streets and George Street boulevard provides a range of activated areas which build on the existing character and boosts the local economy.
- Everyday services and needs are located within 100-200m of residential building entries.
- 36 times more shops and services.

- Community facilities, services and shops are focused around Waterloo Station to create a new activity hub with an interface to the village green.
- Commercial, cultural, and community spaces are concentrated along the blue-green pedestrian boulevard connecting people to and from Waterloo Station.
- Everyday services and needs are located within 100-200m of residential building entries.
- 44 times more shops and services

- The central park and George Street boulevard offer a mix of community facilities, services and shops and activated social corners.
- Everyday services and needs are located within 100-200m of residential building entries.
- 45 times more shops and services



WATERLOO ENVIRONMENT AND OPEN SPACE

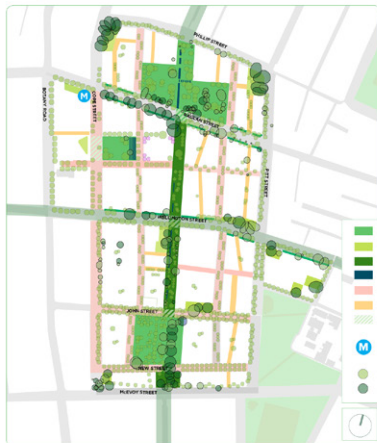
Communities Plus

1 WATERLOO ESTATE

2 WATERLOO VILLAGE GREEN

3 WATERLOO PARK

All options include: Pedestrian links and public spaces with landscaping, trees and water features; George Street as a pedestrian only boulevard, community gathering spaces; retention of mature high and moderate value trees and tree replanting program; celebration of Aboriginal culture through edible landscapes; compliance with the City of Sydney's solar amenity standards across all open spaces.

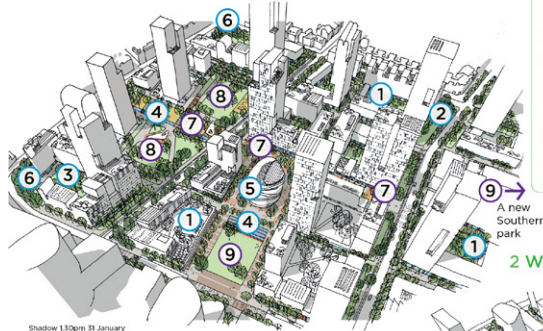


	Waterloo Estate	Waterloo Village Green	Waterloo Park
Parks	2.16ha	2.16ha	2.16ha
Compliant with City of Sydney requirements of 15% of development area			
Other open space (eg green line, blue and green links, pocket parks and social corners)	0.73ha	1.19ha	1.43ha
Private open space (eg rooftop gardens and courtyards)	6.0ha	7.45ha	6.02ha
Community gardens	0.14ha	0.14h	0.18ha
Site area covered by tree canopy	30%	33%	35%





1 WATERLOO ESTATE



Shadow 1:30pm 31 January

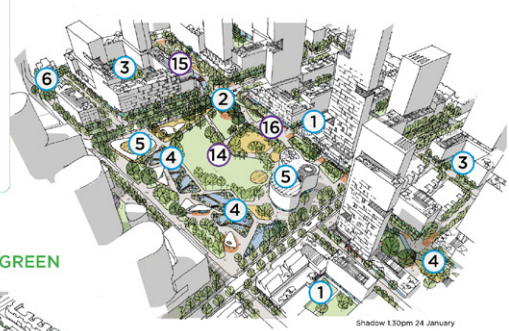
WATERLOO ESTATE

- 7 20m wide George Street pedestrian boulevard
- 8 Renews Waterloo Green
- 9 Two new parks (a civic plaza and a Southern park)

COMMON ELEMENTS

- 1 Community gardens/rooftop gardens
- 2 Existing and new trees
- 3 Accessible courtyards
- 4 Water features
- 5 Community gathering spaces
- 6 Social corners

3 WATERLOO PARK

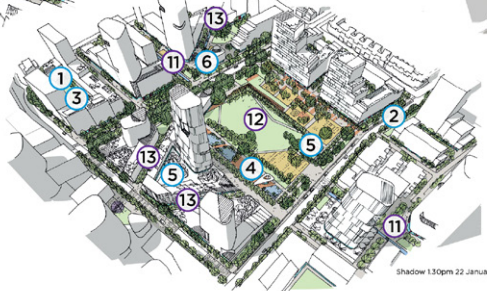


Shadow 1:30pm 24 January

WATERLOO PARK

- 14 One large central park
- 15 30-40m wide George Street pedestrian boulevard
- 16 Waterloo Park pedestrian link

2 WATERLOO VILLAGE GREEN



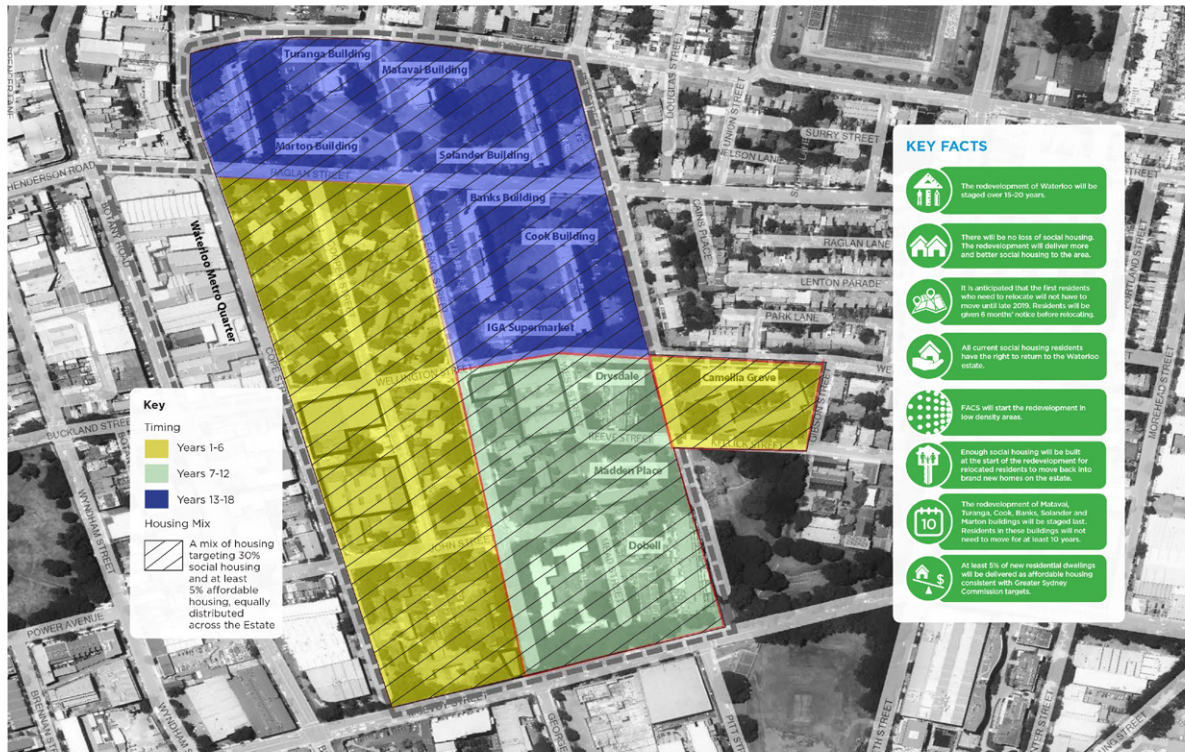
Shadow 1:30pm 22 January

WATERLOO VILLAGE GREEN

- 11 20-30m wide George Street pedestrian boulevard
- 12 New village green
- 13 Landscaped blue and green pedestrian links



INDICATIVE STAGING PLAN*



Key

Timing

- Blue: Years 1-6
- Yellow: Years 7-12
- Green: Years 13-18

Housing Mix

- Hatched: A mix of housing targeting 30% social housing and at least 5% affordable housing, equally distributed across the Estate

KEY FACTS

- The redevelopment of Waterloo will be staged over 15-20 years.
- There will be no loss of social housing. The redevelopment will deliver more and better social housing to the area.
- It is anticipated that the first residents who need to relocate will not have to move until late 2019. Residents will be given 6 months' notice before relocating.
- All current social housing residents have the right to return to the Waterloo estate.
- FACS will start the redevelopment in low density areas.
- Enough social housing will be built, at the start of the redevelopment for relocated residents to move back into brand new homes on the estate.
- The redevelopment of Metaval, Turanga, Copk, Banks, Salander and Norton buildings will be staged last. Residents in these buildings will not need to move for at least 10 years.
- At least 5% of new residential dwellings will be delivered as affordable housing consistent with Greater Sydney Commission targets.

* Final staging will be determined as part of further design work during redevelopment

E. Promotional Materials





WATERLOO REDEVELOPMENT OPTIONS

The Waterloo social housing estate will be redeveloped over the next 15-20 years, replacing and providing more social housing, delivering affordable housing as well as private housing to create a new mixed community.

The Waterloo redevelopment aligns with *Future Directions for Social Housing in NSW* – the NSW Government's vision for social housing over 10 years. The redevelopment of Waterloo is part of the *Communities Plus* program under *Future Directions*, which aims to deliver new and replacement social housing for those most in need.

A new Metro train will offer residents a world-class, turn up and go train service every 4 minutes in the peak, increasing to a service every 2 minutes under the Sydney CBD.

Outlined in this brochure are three options proposed for the redevelopment of Waterloo following feedback from social housing residents, the community and other stakeholders.

HAVE YOUR SAY

We welcome your feedback on each option.

FACS will be asking residents, the community and other stakeholders to provide comment on the three options. This feedback will inform the development of a preferred plan.

You will have the opportunity to provide feedback during September and October by attending community days and meetings and at the website www.communitiesplus.com.au/waterloo.

For more information please contact Waterloo Connect at waterlooconnect@facs.nsw.gov.au or call 1800 738 718



CULTURE AND HERITAGE

Recognise and celebrate the significance of Waterloo's Aboriginal history and heritage across the built and natural environments.

Make Waterloo an affordable place for more Aboriginal people to live and work.

Foster connection to culture by supporting authentic storytelling and recognition of artistic, cultural and sporting achievements.



CHARACTER OF WATERLOO

Strengthen the diversity, inclusiveness and community spirit of Waterloo.

Reflect the current character of Waterloo in the new built environment by mixing old and new.

Residents, the community and other stakeholders shared their vision of a redeveloped Waterloo. These are their guiding principles, on which the options are based.

Underlying the options is a housing mix approach across the entire precinct integrating private, affordable and social housing.

A human services plan is also being developed to support residents' health, safety and wellbeing.



COMMUNAL AND OPEN SPACE

Create high quality, accessible and safe open spaces that connect people to nature and cater to different needs, purposes and age groups.

Create green open spaces that bring people together and contribute to community cohesion and wellbeing.



LOCAL EMPLOYMENT OPPORTUNITIES

Encourage a broad mix of businesses and social enterprise in the area that provides choice for residents and creates local job opportunities.



ACCESSIBLE SERVICES

Deliver improved and affordable services that support the everyday needs of the community, such as health and wellbeing, grocery and retail options.



MOVEMENT AND CONNECTIVITY

Make public transport, walking and cycling the preferred choice with accessible, reliable and safe connections to amenities.

Make Waterloo a desired destination with the new Waterloo Station at the heart of the precinct's transport network - serving as the gateway to a welcoming, safe and active community.



COMMUNITY SERVICES, INCLUDING SUPPORT FOR THOSE WHO ARE VULNERABLE

Ensure that social and human services support an increased population and meet the diverse needs of the community, including the most vulnerable residents.

Provide flexible communal spaces to support cultural events, festivals and activities that strengthen community spirit.



DESIGN EXCELLENCE

Ensure architectural excellence so that buildings and surrounds reflect community diversity, are environmentally sustainable & people-friendly - contributing to lively, attractive and safe neighbourhoods.

Recognise and celebrate Waterloo's history and culture in the built environment through artistic and creative expression.

Create an integrated, inclusive community where existing residents and newcomers feel welcome, through a thoughtfully designed mix of private, affordable and social housing.

Waterloo Redevelopment

The options show how the Waterloo estate might be redeveloped, with each having different designs for open space, building locations and community and retail facilities.

Each option provides:

- More new, modern, fit-for-purpose social and affordable housing.
- More and safer open space for the community to access.
- More local shopping and community facilities and services.
- Improved public transport.

INDICATIVE STAGING PLAN¹



1. Indicative and subject to preferred plan finalisation.

KEY FACTS



The redevelopment of Waterloo will be staged over 15-20 years.



FACS will start the redevelopment in low density areas.



There will be no loss of social housing. The redevelopment will deliver more and better social housing to the area.



Enough social housing will be built at the start of the redevelopment for relocated residents to move back into brand new homes on the estate.



It is anticipated that the first residents who need to relocate will not have to move until late 2019. Residents will be given 6 months' notice before relocating.



The redevelopment of Matalav, Turanga, Cook, Banks, Solander and Marton buildings will be staged last. Residents in these buildings will not need to move for at least 10 years.

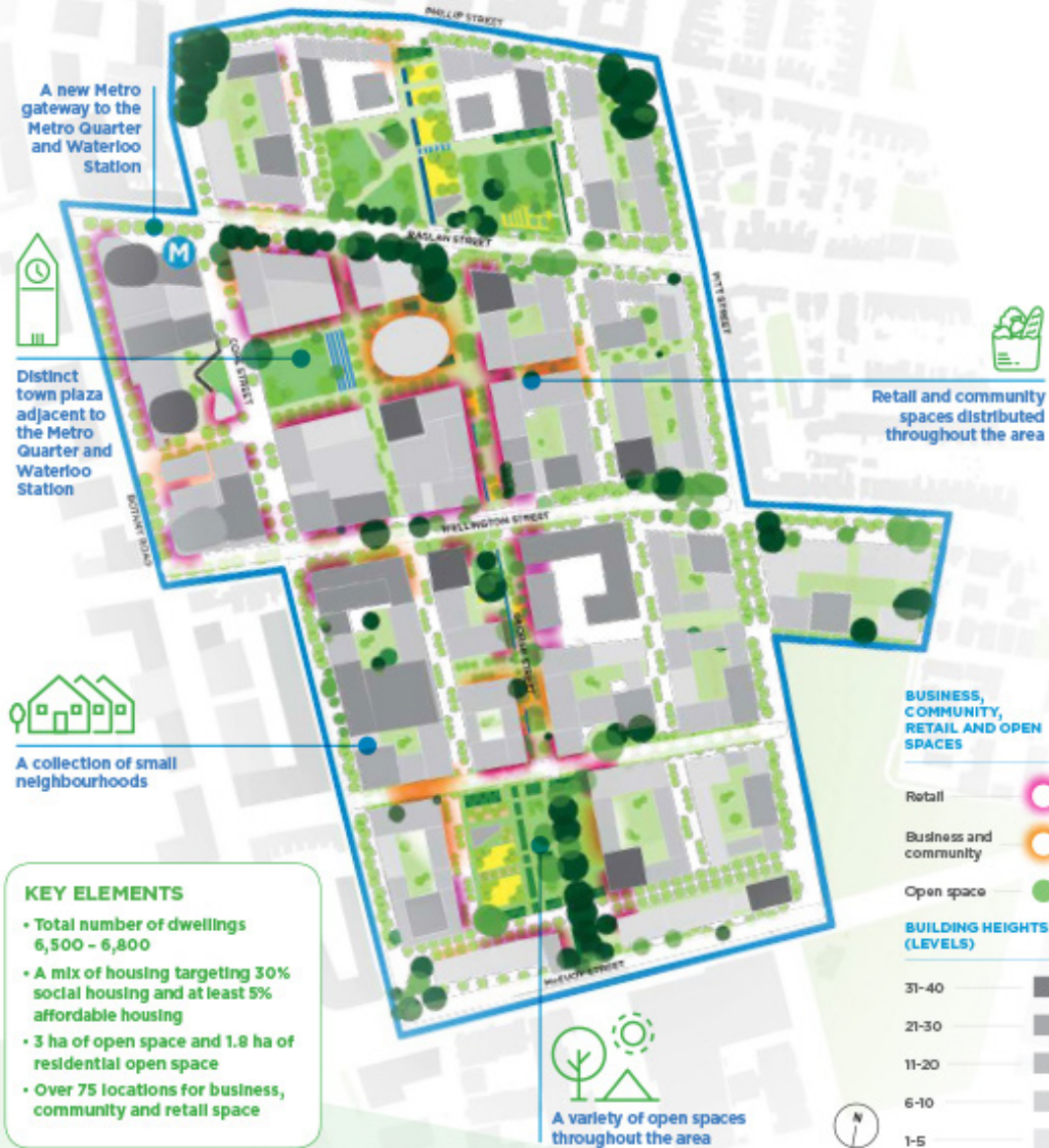


All current social housing residents have the right to return to the Waterloo estate.



At least 5% of new residential dwellings will be delivered as affordable housing consistent with Greater Sydney Commission targets.

Option 1 WATERLOO ESTATE



FEATURES

Drawing inspiration from the historic street pattern of Waterloo, a collection of unique neighbourhoods creates an engaging local community atmosphere.

There is a mix of parks and streetscapes, with a town plaza off the Metro Quarter and Waterloo Station to welcome people and a local park at the southern end.

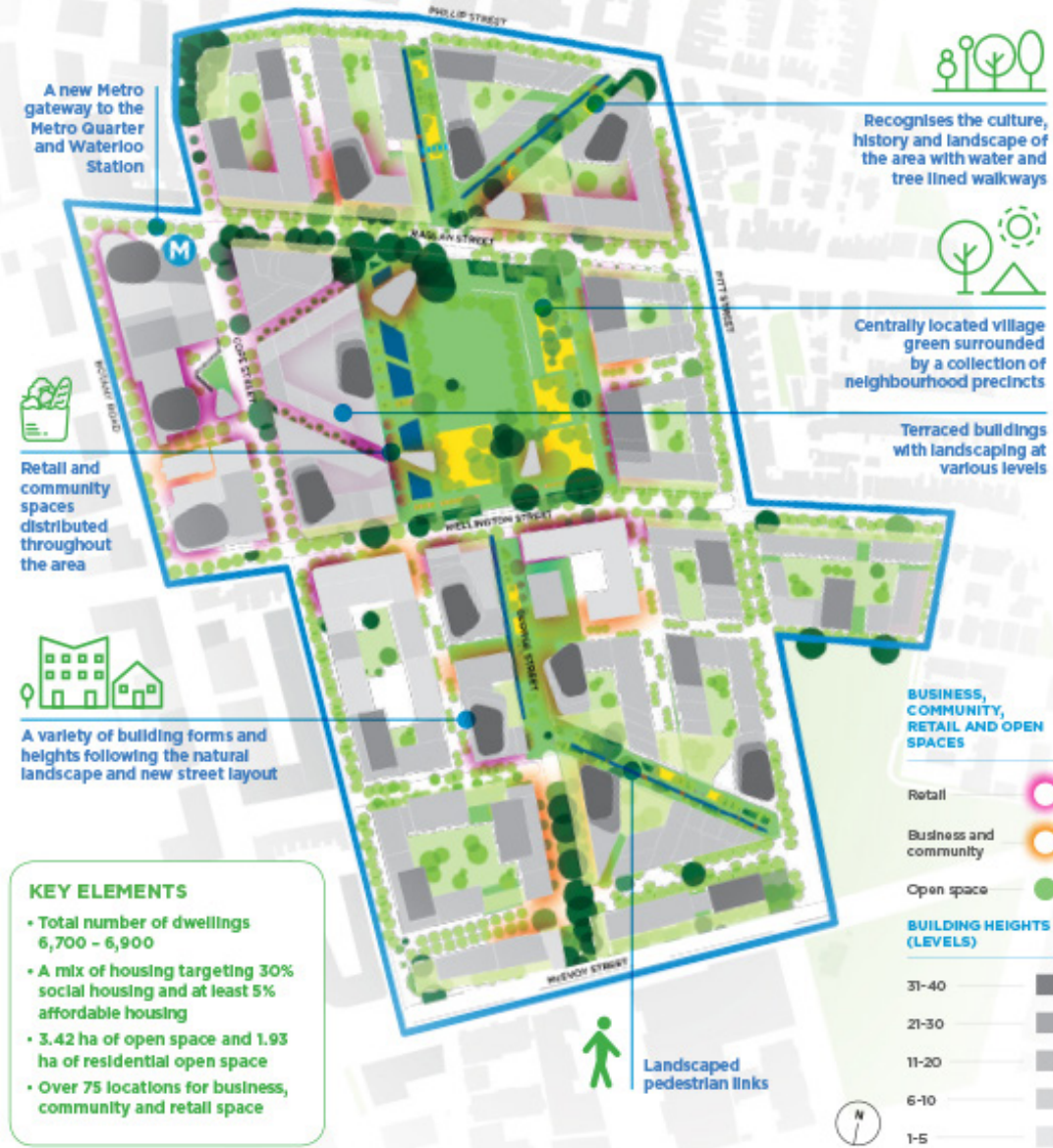
A combination of retail streets, parks and social corners offers residents and visitors a diverse choice of community experiences.

Open spaces support amenities such as food gardens, playgrounds, arts and craft areas, cultural activities, sporting facilities, chess tables and BBQ areas for people of all backgrounds and ages to enjoy.

A range of residential building forms and heights, distributed throughout the precinct, offer a variety of housing.

Taller buildings are positioned to respect the densities of surrounding areas, while streets are primarily defined by buildings offering a pedestrian friendly experience.

Option 2 WATERLOO VILLAGE GREEN



FEATURES

The Village Green option explores connecting surrounding parks, suburbs, community services and spaces through a continuous, walkable, tree lined and water featured street pattern.

The urban plaza and village green offer a diverse range of amenities for residents and visitors of all ages to

enjoy. Tree lined and water featured walkways, branching out from the Metro Quarter and Waterloo Station, offer comfortable walking routes and relaxation opportunities throughout the area. The walkways recognise the natural history of the area as a wetland food hub and gathering place for Aboriginal peoples. Commercial, cultural and community facilities are

concentrated along these streets, directing pedestrians to and from the Metro Quarter and Waterloo Station.

A variety of block shapes, residential building forms and heights allow for interesting architectural responses to housing mix and streetscapes, with taller buildings located along landscaped walkways.



FEATURES

Waterloo Park explores a central major park supported by a tree-lined central walkway connecting people to community services, spaces and events.

The park is located next to the Metro Quarter and Waterloo Station, offering residents and visitors a welcoming arrival to the community.

A range of food, fitness, play, cultural activities and community spaces within the park make it an enjoyable, active and safe place for all ages. The park's significant water features and mix of retail and community facilities bring the fringes of the park to life.

George Street continues through Waterloo, running north-south

as a wide, tree-lined walkway supported by a mix of local retail and street activities.

Residential buildings are arranged in a courtyard style, providing opportunities for local communal spaces. Taller buildings are located around the Waterloo Station, the park and along George Street.



CONSULTATION

Community consultation continues to be one of the most important aspects in redeveloping Waterloo.

We asked the community and other stakeholders what they would like to see in a future Waterloo during the visioning engagement and their input has informed these options.

The next stage of our consultation is to seek further input and feedback on the options. We will be asking the community and other stakeholders what they think and feel about each of the options. This will be taken into consideration in developing the preferred plan, which will be the basis of the final master plan.

The diagram below outlines the stages of the master planning consultation program. We are now at options testing phase.



1. Department of Planning and Environment.

For more information please go to:

 www.communitlesplus.com.au/waterloo

 or visit Waterloo Connect, Shop 2, 95 Wellington Street, Waterloo
Monday to Friday 10am - 4pm

 waterlooconnect@facs.nsw.gov.au

 call 1800 738 718



Communities Plus Newsletter

Waterloo

August 2018

Release of redevelopment options for community consultation

The NSW Government has released three options for the redevelopment of the Waterloo social housing estate.

Department of Family and Community Services (FACS) will be asking residents, the community and other stakeholders to provide comment on the three options. This feedback will inform the development of a preferred plan. You will have the opportunity to provide feedback during September and October 2018 by attending community days and meetings and at the website www.communitiesplus.com.au.

Please contact Waterloo Connect at waterlooconnect@facs.nsw.gov.au or call 1800 738 718 for more information.

About the Waterloo Redevelopment

The Waterloo social housing estate will be redeveloped over the next 15-20 years, replacing and providing more social and affordable housing, as well as private housing to create a new mixed community.

The Waterloo redevelopment aligns with Future Directions for Social Housing in NSW – the NSW Government's vision for social housing over 10 years.

The redevelopment of Waterloo is part of the Communities Plus program under Future Directions, which aims to deliver new and replacement social housing for those most in need.

A new Metro train will offer residents a world-class, turn up and go train service every 4 minutes in the peak, increasing to a service every 2 minutes under the Sydney CBD.

The diagram below outlines the stages of the masterplanning consultation program. We are now at options testing phase.



Waterloo Redevelopment Options brochure

The Waterloo Redevelopment Options brochure, which is available from the Waterloo Connect Office or on the website www.communitiesplus.com.au, provides details of each of the three redevelopment options for community feedback. Copies of the brochure are also available in the social housing buildings with reception areas.



Page 1

Have your say on the options

Following feedback from community engagement in 2017, three options have been proposed for the redevelopment of Waterloo.

There is much more detail to discuss with each of the options and we welcome your feedback.

FACS will be asking the community what they think and feel about each option. This feedback will inform the development of a preferred plan.

Community consultation will run from September through to October 2018.

You are encouraged to provide your feedback, comments and ideas by attending community days and meetings and by responding on-line at www.communitiesplus.com.au.

You will be kept up to date with events and opportunities for comment and feedback via newsletter updates, posters and advertising events through Waterloo Connect office and on the Communities Plus website.

Technical study sessions

Site studies (technical studies) help determine the environmental and building impacts that also inform the design of plans.

We have completed the baseline study reports on what is currently on the estate and FACS will be hosting presentations on some of the baseline studies.

If you want to come and meet some of the team who are conducting the site studies, please come along to any of the sessions. Registrations will be open shortly at www.communitiesplus.com.au or RSVP to Waterloo Connect, call 1800 738 718 or email waterlooconnect@facs.nsw.gov.au.

KEY FACTS



The redevelopment of Waterloo will be staged over 15-20 years.



There will be no loss of social housing. The redevelopment will deliver more and better social housing to the area.



It is anticipated that the first residents who need to relocate will not have to until late 2019. Residents will be given 6 months notice before relocating.



All current social housing residents have the right to return to the Waterloo estate.



FACS will start the redevelopment in low density areas.



Enough social housing will be built at the start of the redevelopment for relocated residents to move back into brand new homes on the estate.



The redevelopment of Mataval, Turanga, Cook, Banks, Solander and Marton buildings will be staged last. Residents in these buildings will not need to move for at least 10 years.



At least 5% of new residential dwellings will be delivered as affordable housing consistent with Greater Sydney Commission targets.

To see the options and provide feedback, please go to www.communitiesplus.com.au or visit Waterloo Connect, Shop 2, 95 Wellington Street, Waterloo Monday to Friday 10am - 4pm or email waterlooconnect@facs.nsw.gov.au or call 1800 738 718

Communities Plus Newsletter

Waterloo

September 2018

Community Consultation Commencing

In August, the NSW Government released three options for the redevelopment of the Waterloo social housing estate.

Throughout October, the community will have the opportunity to view the options in detail and participate in focus groups and Community Information Days. Residents, the community and other stakeholders are encouraged to provide feedback, comments and ideas.

Details are available at www.communitiesplus.com.au.

Community Consultation

Community consultation on the options for the redevelopment of the Waterloo estate will be held in October 2018.

There are a variety of ways you can provide your feedback, comments and ideas.

The Department of Family and Community Services (FACS) will host two Community Information Days on Waterloo Green, where the design options will be on display. Come and speak with the project team, ask questions and provide your feedback.

In addition, there will be Focus Groups at the Waterloo Neighbourhood Centre and an online survey.

Community Information Days

You are invited to attend a community day:

When: - 13 October 2018, 10-2pm and
- 26 October 2018, 2-5pm.

Where: Waterloo Green, between Raglan and Phillip Streets, Waterloo.

Free BBQ and refreshments will be available.

Complete a Survey

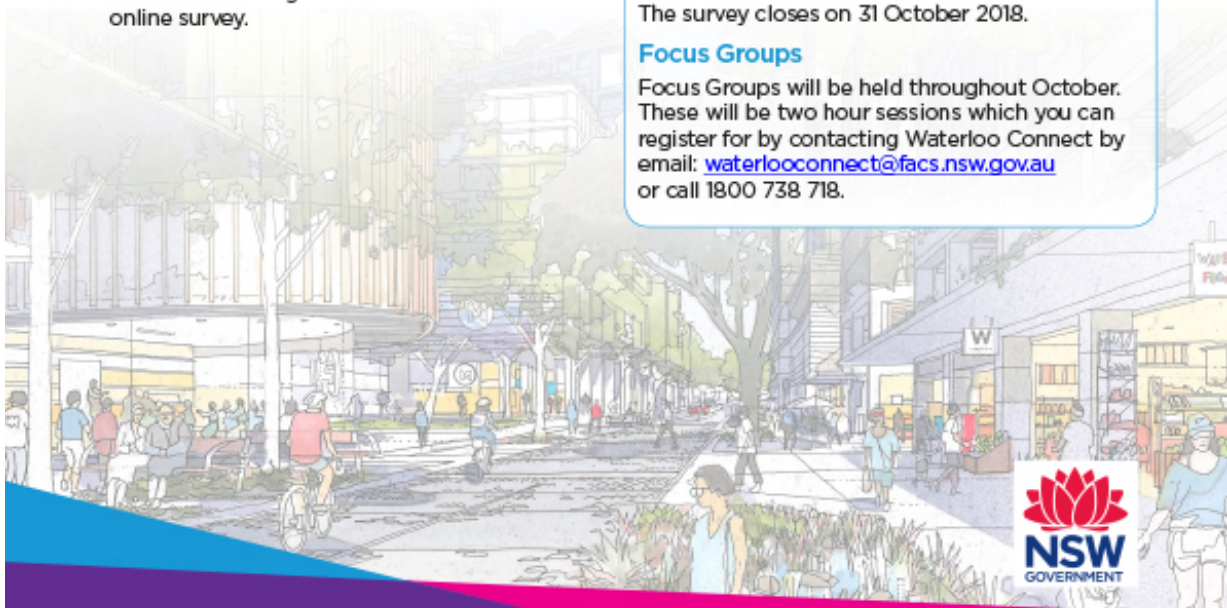
Comments can be provided through an online survey at:

www.communitiesplus.com.au/waterloo or collect and complete a paper copy at Waterloo Connect, 95 Wellington Street, Waterloo.

The survey closes on 31 October 2018.

Focus Groups

Focus Groups will be held throughout October. These will be two hour sessions which you can register for by contacting Waterloo Connect by email: waterloconnect@facs.nsw.gov.au or call 1800 738 718.



Page 1

What happens next?

Following community consultation in October 2018, a preferred plan will be prepared for the redevelopment of Waterloo. The preferred plan will be shared with the community prior to lodging the Master Plan with the Department of Planning and Environment.

Learn more about the planning process

To find out more about the Master Planning process a short video is available online at <https://innersydneyvoice.org.au> (search: Waterloo Whiteboard Animation). The video explains the planning process for the Waterloo Redevelopment. It is in English and is available with subtitles in either Chinese or Russian. The video has been produced by Inner Sydney Voice and Counterpoint Community Services in conjunction with the Waterloo Neighbourhood Advisory Board and Waterloo Redevelopment Group.

Waterloo Redevelopment Options brochure

The Waterloo Redevelopment Options brochure, which is available from the Waterloo Connect Office or on the website www.communitiesplus.com.au, provides details of each of the three redevelopment options for community feedback.



KEY FACTS



The redevelopment of Waterloo will be staged over 15-20 years.



There will be no loss of social housing. The redevelopment will deliver more and better social housing to the area.



It is anticipated that the first residents who need to relocate will not have to until late 2019. Residents will be given 6 months notice before relocating.



All current social housing residents have the right to return to the Waterloo estate.



FACS will start the redevelopment in low density areas.



Enough social housing will be built at the start of the redevelopment for relocated residents to move back into brand new homes on the estate.



The redevelopment of Mataval, Turanga, Cook, Banks, Solander and Marton buildings will be staged last. Residents in these buildings will not need to move for at least 10 years.



At least 5% of new residential dwellings will be delivered as affordable housing consistent with Greater Sydney Commission targets.

To get the right information, please go to www.communitiesplus.com.au/waterloo
Visit Waterloo Connect, Shop 2, 95 Wellington Street, Waterloo, Monday to Friday 10am - 4pm
Or email waterlooconnect@facs.nsw.gov.au or call 1800 738 718



9 October 2018

Dear Owners,

Consultation on the redevelopment of Waterloo

In August, the NSW Government released three options for the redevelopment of the Waterloo social housing estate.

It is important that the whole community has a chance to provide feedback, comments and ideas. To ensure this happens, a range of engagement activities have been planned throughout October and the community will have the opportunity to view the options in detail and participate in focus groups and Community Information Days. The enclosed newsletter provides further information.

A focus group specifically for private owners on the estate will be held on:

Tuesday 23 October, 6pm - 8 pm: Redfern Town Hall, 73 Pitt Street, Redfern NSW 2016

If you are interested in attending this 2 hour session to discuss the Waterloo Redevelopment Options and provide your input or if you have any questions, please contact Waterloo Connect on 1800 738 718 or email waterlooconnect@facs.nsw.gov.au.

Further information, including an open survey on the redevelopment options can be found at www.communitiesplus.com.au/waterloo. The survey closes on 31 October.

I look forward to seeing you at an event in the next few weeks.

Yours sincerely

Ron Meyer
**Waterloo Project Director, Communities Plus
NSW Land and Housing Corporation**

Department of Family and Community Services
Postal address: Locked Bag 4001, Ashfield NSW 1800
W www.facs.nsw.gov.au | **E** facsinfo@facs.nsw.gov.au
T (02) 9377 6000 | **TTY** (02) 8270 2167

Dear Owners,

Thank you for your interest and attendance at the recent workshop for the private landowners on the Waterloo Redevelopment options at Redfern Town Hall.

Your feedback is important to us and will help inform the development of a preferred plan.

Due to the high level of public interest in the Redevelopment Options, the NSW Land and Housing Corporation has extended the community consultation period for a further two weeks until the 19 November 2018. This will allow us time to continue our discussions on the options and obtain further community feedback.

I'd like to invite you to a second workshop on **Wednesday 7 November** from **6pm - 8pm** at the **Waterloo Neighbourhood Centre, Shop 5/ 95 Wellington Street, Waterloo**. The workshop will again be facilitated by Elton Consulting and attended by our technical consultants so we can discuss more detailed information about the options in relation to private land owners within the SSP boundary.

If you are interested in attending, please contact Waterloo Connect on 1800 738 718 or email waterloconnect@facsnsw.gov.au.

Just a reminder that the survey on the redevelopment options can be found at www.communitiesplus.com.au/waterloo. The survey now closes on **19 November 2018**.

I look forward to seeing you soon.
Regards,

Ron Meyer
Waterloo Project Director, Communities Plus
NSW Land and Housing Corporation