

# **Attachment A4**

**Community Facilities Peer Review –  
Waterloo Estate (South)**



# WATERLOO ESTATE (SOUTH) PLANNING PROPOSAL ASSESSMENT: COMMUNITY FACILITIES PEER REVIEW

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# 1. Background + Purpose

The redevelopment of the Waterloo housing estate by the NSW Land and Housing Corporation (LAHC) is a large-scale project to provide a mix of social, affordable and private housing in Waterloo. In November 2019, the Minister for Planning and Public Spaces announced that the City of Sydney (the City) is the planning authority for the Waterloo estate.

Following this announcement, the LAHC lodged a planning proposal request with the City in May 2020 to change the planning controls for the southern part of the Waterloo estate. The City is currently assessing the planning proposal request. The request differs from the preferred masterplan released by LAHC in January 2019.

Two documents submitted to support the planning proposal request for the Waterloo Estate (South) are:

- Waterloo Estate (South) Social Sustainability Study (by Elton Consulting), and
- Waterloo Estate (South) Social Baseline Study (GHD).

Both studies provide an analysis of existing community facilities in the area that may service the current and future residents of the Waterloo Estate (South) and also provided an analysis of the future social infrastructure needs of the population increase and change that will arise from redevelopment. The Social Sustainability Study recommends 6,700sqm of community facility floor space is required to support the redevelopment of Waterloo Estate (South), including a number of facilities to address specific needs for the area.

Through the assessment of the planning proposal request, the City has raised some concerns and questions relating to the community facilities assessment of both existing infrastructure and what will be required to adequately address the needs of the future community.

To inform the final recommendations, Cred Consulting was engaged to undertake a peer review of the two documents submitted with the planning proposal request and provide advice on the appropriate provision of community facilities floorspace and the physical provision of community facilities in the Waterloo Estate (South) precinct and wider precinct.

The City intends to report the planning proposal for Waterloo Estate (South) in February 2021 to the Council and the Central Sydney Planning Committee for its consideration.

## 2. Scope of peer review

This peer review is focused on the Waterloo Estate (South) precinct (shown in green in Figure 1 below) and is only one of the sites within the wider Waterloo Estate Renewal Area.

For the purposes of this peer review community facilities are defined as being:

- **Community facilities** (ie. community centres and halls, venues for hire, childcare, community office space and health services);
- **Cultural facilities** (ie. spaces for arts and cultural participation, viewing, and production); and
- **Indoor recreation facilities** (ie. indoor courts, indoor aquatic centres and recreation spaces).

This peer review does not assess needs for open space or outdoor recreation facilities (ie. outdoor courts, parks, or play spaces), commercial/retail uses or other public infrastructure.

For an area that is expected to change as significantly as the Waterloo Estate, community facilities planning must consider existing, planned and proposed community facilities for the wider development precinct (ie. Including Waterloo Metro Quarter) and other sites in the surrounding area to determine future needs and provision.



**Figure 1 Waterloo Precinct** Source: Ethos Urban from Waterloo Estate (South) Social Sustainability Study (GHD), 2020

### Waterloo Metro Quarter

The Waterloo Metro planning proposal includes the provision of 2,000sqm of community facilities floor space, envisaged for uses such as childcare and private health services. While these uses are defined under the LEP as community uses, it is expected that they will be predominantly private commercial uses that may not service future social housing residents (due to affordability) of the Waterloo Estate (South) development, nor provide accessible and affordable community access.

To date, no other proposed community facilities for Waterloo Central and North have been documented. Assumptions about population forecasts are discussed in section 5 below.

### 3. Key issues to be considered

In preparing the peer review, the City requested a number of key issues be considered, including:

- **More social housing:** The City has resolved its preferred mix of housing as 50 per cent social housing, 20 per cent affordable housing and 30 per cent market housing. This preferred mix responds to the need for increased social housing within the redevelopment, especially given waiting lists for social housing in NSW.
- **Accurate population projections:** The City believes a more accurate household size should be used to forecast the future population, based on experience at Green Square, which will result in a higher population. The City predicts that the population of the whole of the Waterloo Estate is likely to be 14,581 persons with a housing size of 1.99 (up to 1,700 more residents than projected by LAHC).
- **Demographic profile:** The changing demographic profile of the future community should influence the quantum and types of social infrastructure provided. Considerations include the significant local Aboriginal and Torres Strait Islander community, cultural diversity of the existing community, age, socio-economic and wellbeing profile of social, affordable and private market housing residents.
- **Early learning and education:** The future provision of childcare in the area, opportunities for new premises as part of the redevelopment, and management plans for operating these services during construction all must be considered as part of the planning and redevelopment of the Waterloo Estate.
- **Community facilities:** Subject to the amount of community facilities, there will need to be further research undertaken into the community's preferences for the design and functionality of the facility, as well as ongoing funding and operations, and the City's role in this facility.
- **Good governance:** Involve key stakeholders throughout the redevelopment process and develop and implement a community relations plan to support residents and businesses through the redevelopment and construction period.

From a community development perspective, the City continues to play a significant role supporting the Waterloo community including:

- Providing social housing liaison and support and community development programs
- Operating two childcare centres in Waterloo, through external providers
- Providing significant funding, through the community grants program for community events and organisations in the Redfern Street Village (of which Waterloo Estate is located), and
- Providing ongoing support for residents through the redevelopment process via attendance at local community advisory and action group meetings and dedicated grants.

## 4. Community facilities: Review of existing supply and access

The Waterloo Estate (South) Social Baseline Study (GHD, March 2020) provides individual audits and associated maps of the various community facilities and services located within 1km radius of the Waterloo Estate (South). The audits included community facilities owned by the City, community organisations and the NSW Government including community rooms located within LAHC buildings.

While the community facilities audits are comprehensive, the presentation of the audit information as individual maps and analysis is disjointed and the lack of one comprehensive map showing the location of all community facilities limits the understanding of provision across the whole of the Waterloo Estate.

The audit maps also only show a 1km catchment from the Waterloo Estate (South Precinct) which does not allow for an adequate assessment of how accessible the various community facilities are currently and slightly skew the analysis of existing community facility provision. The location of facilities within 400m and 800m walking distance from the precinct are more important for a precinct such as Waterloo South given the likely higher proportion of seniors, people with disability, and transport disadvantaged residents who are likely to be living in future social housing dwellings within the study area.

A revised community facility audit map is provided at Attachment 1 and shows:

- The Waterloo Estate (South) precinct is well serviced and accessible to a range of community facilities
- Within the Waterloo Estate (South) precinct there are a number of important existing community facilities and services which should be replaced through renewal, all of which are in LAHC buildings/on LAHC land. These include the Waterloo Recycling Workshop and Cycle Repair Club; 6 x community rooms in LAHC buildings; and the SDN Lois Barker Child Care Centre - this facility is leased to the City of Sydney who lease it to SDN and provides quality services for local disadvantaged families, and
- While the Green Square community facilities provide high quality services, they are not walkable to access, particularly for people with disability or seniors and given the growth and density of Green Square, is likely to have limited capacity to service the increased population of Waterloo Estate.

Pedshed or pedestrian proximity/access maps for community centres, libraries, and indoor recreation centres are provided at Attachment 2. These maps provide a proximity analysis of how easy it is for residents of Waterloo Estate (South) to walk to a community facility within 800m of their home. This is particularly important in an area such as Waterloo Estate (South) where a higher proportion of residents may be older or with disability and have limited capacity to walk long distances. Pedshed maps take into consideration major barriers including main roads. Having consideration for how easy facilities are to access on foot, the maps at Attachment 2 show

- **Libraries:** The northern part of the Waterloo Estate (South) does not have easy pedestrian access to an existing City Library.
- **Community centres:** The Waterloo Estate (South) is well serviced in terms of access to community centres with the nearest centre, The Factory Community Centre on the precinct boundary. There may be opportunities to partner with the Factory for future programming or servicing of a future community centre within the study area.
- **Indoor recreation:** The National Centre of Indigenous Excellence (NCIE) is located north of the Waterloo Estate, and the Redfern PCYC is within a walkable distance. The NCIE provides high quality indoor recreation space and includes a pool and gym with membership open to the general public. By contrast, the PCYC is an ageing facility with indoor courts that provides mostly programs for children and young people. Moreover, this facility may be displaced by LAHC's future redevelopment

of the land on which it is located. There are however opportunities for rebuilding this centre to service a broader catchment, including the future residents of the Waterloo Estate (South) precinct.

## 5. Forecast population characteristics and needs

### Resident population

The two supporting social infrastructure reports (GHD, March 2020 and Elton, March 2020) based the forecast population for Waterloo (South) on the assumption of 3,048 dwellings at a household size of 1.86 persons per household (.id 2020), resulting in an expected future population of the precinct being 5,542 residents.

Based on consultation with the City, a higher household size of 1.99 pp has been applied to the benchmarking undertaken for this peer review. Using the revised household size, it is estimated that the redevelopment of the Waterloo Estate (South) will result in a total of 6,066 residents. This higher household size aligns more with comparative high-density areas such as Green Square (at 2.12 pp household).

The GHD and Elton reports provide a 5-year age range based on the Waterloo South Population and Demographics Study (.id 2020). However, service age groups are required to assess demand for community facilities to deliver services for target groups (e.g. early education and care for 0 to 4 year olds, primary school places for 5 to 11 year olds). Table 1 uses the established service age population groups and the revised household size to understand the needs of a range of child, family and seniors services.

**Table 1: Waterloo Estate (South) forecast service age group 2036**

Service age group	Age breakdown % 2036	Forecast age profile Waterloo Estate (South) 2036
0 to 4	3.8	230.5
5 to 11	3.2	194.1
12 to 17	3.6	218.4
18 to 24	19.3	1,170.6
25 to 34	28.4	1,722.6
35 to 49	19.8	1,201.0
50 to 59	8.3	503.4
60 to 69	6.6	400.3
70 +	7.0	424.6
<b>Total</b>	<b>100.0</b>	<b>6,066</b>

### Waterloo Estate (North) and Waterloo Estate (Central)

LAHC have advised the City that, in future, it will prepare planning proposals for the redevelopment of Waterloo Estate (North) and Waterloo Estate (Central).

While no estimates have been publicly released, an estimate of about 2,500 and 2,800 dwellings ( in addition to the 3,000 dwellings being provided in Waterloo Estate (South)) has been used for the purpose of this peer review. This would result in a total population of between 10,945 and 11,542 residents living in the future Waterloo Estate.



## Worker population

The GHD study references the Waterloo Estate (South) Population and Demographics Study (.id 2020) which indicates the renewal of Waterloo Estate (South) would create up to 410 extra jobs between 2016 and 2032, resulting in a total of 760 jobs (Table 6-1).

## Future population characteristics

Given the location and high density of the future Waterloo Estate (South), any future community facilities will likely service the local community living within the Waterloo Estate, rather than attracting people from outside the area to district level facilities or programs. Therefore, understanding the characteristics of the future community provides an informed indication of the type of community facilities that will be needed and that will support building capacity and connections between future social, affordable and private market housing residents, and people no matter what age, cultural background, income and ability.

The Waterloo South Social Sustainability Report (March 2020) notes that *“Waterloo South is currently home to a number of tightknit communities. There are existing community connections among and between culturally and linguistically diverse groups, Aboriginal and Torres Strait Islander groups, people with disability, older residents with informal caring relationships with neighbours, young parents and families, young people and others”*.

Both supporting reports referenced the .id 2020 demographics study with the following future characteristics identified:

- The area is expected to attract younger adult age groups, primarily to the private dwellings, driven by fast access to CBD jobs in finance, banking and professional services, as well as a broader range of older ages to the social housing component
- The social housing component of Waterloo South will likely have a different demographic make up to the market dwelling stock, including a higher number of people aged 60 years and over
- Conversely, there will be a decrease in the proportion of older people. While those aged 70 and over comprised 13% of the area’s population in 2016, the proportion is estimated to decrease to 11% in 2036, the overall number of people aged over 70 will nearly triple over that period from 226 to 649 in 2036 (.id 2020). However, it is noted that the social housing component of the precinct is forecast to attract older residents from a range of ages, consistent with the traditional migration profile of the area
- The Social Baseline Report (March, 2020) predicts that, based on current eligibility criteria, future social housing tenants would remain socio-economically disadvantaged with many likely having low levels of education and income. The report also predicts that social housing residents would be predominately made up of the following:
  - Lone person households
  - Older tenants, particularly single persons and lone persons households
  - People with disability including mental health issues, including older persons
  - People with culturally and linguistically diverse backgrounds (including growth in the Chinese community)
  - Aboriginal and Torres Strait Islander people, and
  - The redevelopment will include dual key apartments that will support larger family households, including Aboriginal households, and provide opportunities for multi-generational living at Waterloo.

The above future characteristics are supported by this peer review and considered as part of the future community facility needs.

The following recommendation outlined in the Waterloo South Social Sustainability Report (March 2020) report is also supported and should be considered as a planning and design principles for the provision of community facilities - *“The projected future Waterloo South community will require a range of responses in terms of types and variety of public spaces, community facilities, retail offer, programs and events. Integration is an important element as the mixed community will bring together a range of population groups in terms of socio-economic status, age profile, household type, and cultural identity. Ensuring facilities and services are provided that cater to and are inclusive of all groups will be important”.*

## 6. Community facility trends

There are a number of community facility trends, particularly in high density communities such as Waterloo Estate (South) that drive demand and influence provision:

- The nature and purpose of social infrastructure, and particularly libraries, is changing to become a destination or a ‘third place’ (after home or work). This is important in high density apartments, where people are living in apartment and need space away from the home to connect with their community, learn, study, or co- work.
- Community facilities should be co-located, multi-functional and interconnected with other services and facilities to meet the diverse needs of communities. Community hubs that have the potential to combine a traditional community hall, library or even recreation activities are considered best practice, and spaces should be flexible and multi-purpose in order to respond and adapt to the changing future community.
- Community spaces are places for training, cultural activities and collaborative learning, incubation of new ideas, social enterprise, and exhibition space, as well as some specialised spaces for specific target groups, such as young people, children and seniors. Lounges and cafes are also becoming an integral part of community spaces.
- In areas experiencing significant redevelopment and change, there are opportunities for pop up social infrastructure to be located for temporary use. Community kiosks that are adaptable and movable are also an emerging trend that can be utilised particularly in growth areas, while permanent infrastructure is being delivered. Similar to that provided at Green Square, to enable social connectivity within the changing community, there is an opportunity to provide a community kiosk from the early stages of renewal.
- Climate changes and cultural preferences also indicate a movement towards the increased popularity of indoor recreation facilities that cater for popular sports such as basketball, badminton, table tennis and futsal in an air-conditioned setting. There is particularly high demand from culturally diverse communities for indoor recreation spaces. Features such as solar panels and water harvesting can help off-set the larger carbon footprint of these facilities.
- Communal spaces within high density apartment blocks are critical to allow neighbours to meet, celebrate, learn and connect. Actions from the City’s LSPS include:
  - L1.4. Encourage the inclusion of soundproof music practice rooms and communal rooms for entertainment and sharing tools, domestic equipment and children’s toys in high density housing developments and plan for the inclusion of such spaces in NSW Government projects and major urban renewal precincts.
  - L1.6. Encourage proponents to incorporate appropriate cultural infrastructure and creative workspaces into new development, for example, through the use of planning agreements and plan for the inclusion of such spaces in NSW Government projects and in major urban renewal precincts.

## 7. Community facility needs analysis

The two supporting reports - Waterloo South Social Sustainability and Waterloo Social Baseline - are aligned in the community facility floorspace and uses recommended. A summary of these recommendations is provided in table 2 below.

**Table 2 - Proposed community facilities, GHD Social Baseline Study, 2020**

Facility type	Recommended floor space (m2)
<b>Education:</b> <ul style="list-style-type: none"> <li>• Child care places</li> <li>• Out of School Hours Care</li> <li>• Primary school</li> <li>• High school</li> </ul>	<ul style="list-style-type: none"> <li>• 1,486m2 (145 places)</li> <li>• 266 m2 (26 places)</li> <li>• 6 classrooms</li> <li>• 3 classrooms</li> </ul>
<b>New multipurpose community centre</b> , including: <ul style="list-style-type: none"> <li>• 382m2 library space provided in the new community centre or through expansion of Waterloo or Green Square libraries</li> <li>• Activity rooms of 60-100 m2 to support lifelong learning and programs for youth/older people,</li> <li>• 115m2 Space for health service</li> </ul>	Total 2,000 to 2,500m2
<b>Indoor sports court</b> (co-located with multipurpose community centre): <ul style="list-style-type: none"> <li>• 1x multipurpose court of 782 m2</li> <li>• 2x tennis courts (total 721 m2)</li> </ul>	Total 1,503m2
<b>Multipurpose spaces</b> (community rooms for social housing tenants within future community housing buildings) 4- 5 of minimum size of 60m2	Total 240-300m2
<b>Seniors housing and aged care:</b> 53 aged care places provided in one aged care facility or as part of a residential component of the development.	N/A
<b>Housing office:</b> 1 office space of 180-200m2	Total 180-200 m2
<b>Total</b>	<b>5,675 to 6,255m2</b>

### Peer Review of the assessed community facilities needs

This peer review of the two support reports - Waterloo South Social Sustainability and Waterloo Social Baseline - and the recommendations for the provision of community facilities and social infrastructure within the Waterloo Estate (South) Precinct has been undertaken using contemporary approaches to community facilities planning. The table below outlines the recommendations arising from the peer review and provides justification against each of the planning proposal recommendations.

**Table 3 - Peer review of proposed community facilities**

<b>LaHCs planning proposal request: Community facility recommendations</b>	<b>Peer review: Response</b>
<p>145 Child Care places in 1 - 2 new facilities. Total floor space requirement of 1,486m<sup>2</sup></p> <p>(Benchmark: City of Sydney Child Care Needs Study 2016)</p>	<p><b>Supported, with a focus on replacing services at the Lois Barker Child Care Centre currently located the precinct.</b></p> <p>The City of Sydney Child Care Needs Analysis 2019 indicates that there is no forecast demand for additional long day care to service the Redfern Village. However, the Analysis does not take into consideration the future growth of the Waterloo Estate. While the Analysis indicated no forecast demand, the renewal of Waterloo Estate (South) will result in the loss of the Lois Barker Child Care Centre which is a 45 place centre servicing disadvantaged families. This centre is a NFP LAHC owned facility leased to the City who lease to SDN. They provide subsidised and quality care to many low income and disadvantaged families and this should be replaced in proximity/short walking distance to future social housing residents. A long day care centre is also proposed for the Waterloo Metro which should address any forecast demand from the private housing residents and local workers.</p>
<p>26 OOSH places in one facility or provided in expanded existing services: Total floor space of 266m<sup>2</sup></p> <p>(Benchmark: City of Sydney Child Care Needs Study 2016)</p>	<p><b>Supported but as part of existing OHSC services at local schools</b></p> <p>There is no forecast demand for OSHC places based on the City of Sydney Child Care Needs Analysis with demand reportedly declining since Covid. However, after school care programs should be supported at local primary schools.</p>
<p>6 primary school classrooms &amp; 3 high school classrooms</p> <p>(Department of Education benchmarks (2018): 23 primary school/20 high school children per class children per class.)</p>	<p><b>Supported through increased capacity at local schools</b></p> <p>The NSW Department of Education does not use a benchmarking approach to determine new primary school places but a capacity and demand approach. Approx. 194 children aged 5 to 11 will live here and 218 young people aged 12 to 17.</p> <p>The City is working with the Department of Education for a public primary school and community facilities in the Green Square Town Centre and Alexandria Park schools are currently undergoing upgrades and expansion.</p>
<p>Seniors housing and aged care: 53 aged care places provided in an aged care facility or part of the residential component.</p>	<p><b>Supported, however any provision to be accommodated in the residential component of the building</b></p> <p>Aged care facility is not required as part of the Waterloo South Estate, though a general shortage of aged care facilities is acknowledged in the City of Sydney. While</p>

<b>LaHCs planning proposal request: Community facility recommendations</b>	<b>Peer review: Response</b>
(Benchmark: 125 aged care places: 1,000 people aged 70+)	not considered a 'community facility', there is potential for LAHC to include it within the Waterloo Estate study area as part of future residential development. The facility may be operated by the NSW Government, a not-for-profit provider, or commercially operated.
<p>382m<sup>2</sup> of library floorspace</p> <p>Opportunities to provide this floor space could be within the recommended multipurpose community centre or through expansion or embellishment of the Waterloo Library or Within the Green Square Library</p> <p>State Library of NSW benchmarks (2012): Less than 20,000 residents require 57.5m<sup>2</sup> per 1,000 people</p>	<p><b>Supported with some adjustment of floor space requirement, noting potential limitations on opportunity to deliver all floorspace in the precinct</b></p> <p>GHD benchmarking is based on the 2012 People Places Calculator. Updated State Library of NSW People Places (2019) benchmarks indicate that the Waterloo Estate (South) Planning Proposal should contribute 454m<sup>2</sup> of library floor space, (with 755m<sup>2</sup> estimated to be required to support the entire Waterloo Estate redevelopment). This recommended provision includes both the residential and future workers within Waterloo Estate (South).</p> <p>Where there is not opportunity to deliver a library in Waterloo Estate (South), this demand could be accommodated in two ways:</p> <ol style="list-style-type: none"> <li>1. the refurbishment of the Waterloo Library with updated technology, study space etc.</li> <li>2. a library link (similar to Pyrmont and Town Hall) of around 120m<sup>2</sup> as part of a future multipurpose community centre.</li> </ol> <p>A "library link" with study space, desks, access to technology is strongly recommended given parts of the precinct are more than 800m easy walking distance to Waterloo or Green Square Libraries which has resulted in the use of Waterloo Library by current residents of the Waterloo Estate being low. The City's Pyrmont Library Link is 115m<sup>2</sup>.</p> <p>Green Square Library is 2,300 m<sup>2</sup> and already is often at capacity for seating and study space. There is still significant construction and development to occur within Green Square and therefore the capacity to also service the increased residents at Waterloo Estate will be significantly limited.</p>

<b>LaHCs planning proposal request: Community facility recommendations</b>	<b>Peer review: Response</b>
<p>1 new multipurpose community Centre of 2,000-2500m2 including: library space, activity rooms including lifelong learning and programs for youth/older people, health services, cultural space.</p> <p>Based on City of Sydney benchmark: 1x Integrated Multipurpose Facility per Village Group (Approx. 20,000-30,000 residents) with minimum floor space of 2,000 m2 to 2,500 m2 where possible (for district facilities)</p>	<p><b>Supported with some adjustment of floor space requirement, noting other community facilities may be located in any stand alone centre</b></p> <p>The future multipurpose community centre will service a local catchment of Waterloo Estate (not a district multi-suburb catchment).</p> <p>A well accepted and contemporary benchmark of 80m2 per 1,000 people to the forecast population has been applied resulting in a recommended floorspace requirement of:</p> <ul style="list-style-type: none"> <li>• 485m2 being required for the Waterloo Estate (South), and</li> <li>• Approximately 875m2 being required for the whole of the Waterloo Estate.</li> </ul> <p>The multipurpose community centre could include the following spaces to support the needs of future residents:</p> <ul style="list-style-type: none"> <li>• Indoor/outdoor connected space to support the high density living for parties and community events</li> <li>• A community kitchen to support social enterprise activities, employment and training, and community events</li> <li>• Indigenous meeting space, and</li> <li>• Multipurpose space for social activities and recreation that can support the provision of targeted programs for young people, older people, people with disability and people from diverse cultural backgrounds.</li> </ul> <p>It is strongly recommended that additional consultation with the community be undertaken in the design of the facility and the different uses it could accommodate.</p>
<p>Youth spaces as part of any future multipurpose community centres</p> <p>Benchmark: 1 youth recreation facility for 20,000 to 50,000 people)</p>	<p><b>Supported as part of multifunctional space</b></p> <p>Multipurpose space that can support the provision of programs for young people and other target groups should be provided. There are numerous youth services nearby and the PCYC is in close proximity that could be improved and expanded to support the redevelopment of Waterloo Estate.</p>

<b>LaHCs planning proposal request: Community facility recommendations</b>	<b>Peer review: Response</b>
<p>Cultural/creative arts: Consider increasing capacity of existing cultural spaces by installing additional features within existing facilities or developing partnerships to utilise facilities in other ownership.</p>	<p><b>Support provision of cultural space but with amendments to floor space.</b></p> <p>Applying the City's existing creative space provision rate of 0.057m<sup>2</sup> per person, the benchmarked provision of floor space is 346m<sup>2</sup> resulting from Waterloo Estate (South) forecast population and approximately 624m<sup>2</sup> resulting from Waterloo Estate forecast population.</p> <p>The 107 Projects site in Redfern suggests a viable business model for the area. There is a need to ensure creative industries enterprises can operate in the area, requiring the provision for light industrial uses, such as maker spaces.</p> <p>As part of any creative space, it is recommended that the very successful Waterloo Recycling Workshop and Cycle Repair Club be given a new space to continue this important community program.</p>
<p>1 multipurpose sports court (indoor) of 782m<sup>2</sup></p>	<p><b>Support provision of some space in the multipurpose hall as well as improved facilities elsewhere in Waterloo</b></p> <p>The proposal does not trigger demand for a future standalone purpose-built indoor recreation centre. However, the demand for indoor recreation space could be satisfied by:</p> <ul style="list-style-type: none"> <li>• The proposed renewal/replacement of the Redfern PCYC which provides indoor courts and fitness equipment particularly targeting local disadvantaged children and youth.</li> <li>• Designing some space within a future multipurpose community centre to support a range of social and recreational uses including dance, tai chi, courts (for example, similar to the Ultimo Community Centre).</li> </ul>
<p>Social housing community program rooms (multipurpose communal rooms within social housing buildings):</p> <p>4 to 5 new community rooms (minimum size 60m<sup>2</sup> to 100m<sup>2</sup>) in residential buildings. Early provision of 4-5 new community rooms (minimum</p>	<p><b>Support provision of community rooms within future LAHC/CHP residential buildings - number dependent on number of buildings managed by CHPs</b></p> <p>CHP's commonly include communal meeting/program rooms within their residential buildings.<sup>1</sup></p>

<sup>1</sup> Increasingly, as Community Housing Providers (CHP) are involved in the design and building of high-density social housing apartment blocks, they are including quality community meeting and program rooms for their tenants to participate in employment and education programs, community events, and tenant meetings. These rooms generally include some desks with computers, a small kitchen, a large room with tables and chairs, and connection to outdoor space. Best practice examples include Hume Housing's community rooms in Shortland and Sturt Streets Telopea and Bridge Housing's new community room at Elger Street Glebe.

<b>LaHCs planning proposal request: Community facility recommendations</b>	<b>Peer review: Response</b>
size of 60 m2) in Waterloo South residential buildings.	These spaces service the needs of social housing tenants for tenant meetings, celebrations, and employment and education programs.
Housing office - 1 office space of 180m2 to 200m2	<b>Supported within future LAHC/CHP residential buildings</b> This should be provided as part of the future LAHC/CHP residential or mixed use buildings, not within a multipurpose community centre.
Health One - allied health services (identified in consultation)	<b>Supported</b> NSW health consultation with the City has identified that space for 1,800 - 2000 m2 would be beneficial in this location for a Health One facility (aligning with the GHD study). The facility could be located in mixed use buildings with other retail or commercial floor space.
115m2 within a multipurpose community centre to accommodate community health services that provide outreach to the community. Not part of the community centre - part of commercial/retail floorspace	<b>Supported, but not necessarily in a multipurpose community centre</b> Space for bulk billing medical services and counselling is supported in Waterloo Estate (South), however it need not be provided in a bespoke community facility building. It could be located in mixed use buildings or form part of any Health One facility.
3 GPS - One GP is required per 1,300 persons (no source).	<b>Supported</b> While floor space is allocated as part of Metro for health services, there is value in additional GPs locating within Waterloo estate (South). Space for bulk billing GPs could be co-located with commercial and retail premises on George Street.
No indoor aquatic or leisure centre required. The existing and proposed future leisure and aquatic centres are expected to accommodate forecast growth in and around the Waterloo Precinct.	<b>Supported</b> These are district or regional level facilities and there is access to a number of aquatic and leisure centres within 1km of the study area.



## 8. Recommended community facility floorspace requirements for Waterloo Estate (South) planning proposal

The following community facilities are recommended to be provided as part of the planning proposal or Waterloo Estate (South).

**Table 4 - Recommended community facility provision Waterloo Estate (South), Cred Consulting, 2021**

Proposed community facilities	Identified demand	Recommendation
Multipurpose community centre	<p>Waterloo Estate (South) benchmarking indicates a demand for 485m<sup>2</sup> of community floor space</p> <p>Waterloo Estate (whole) benchmarking indicates a demand of around 900m<sup>2</sup> to 1,00m<sup>2</sup> dependent on future dwelling forecasts</p>	<p>1,000 m<sup>2</sup> of multipurpose community centre floor space to be located in Waterloo Estate (South). Preferably in standalone facilities connected to outdoor space.</p> <p>This amount of floor space would service the new local population on Waterloo Estate (South) and would also service the potential future population of the whole of the Waterloo Estate (South).</p> <p>The facility could include:</p> <ul style="list-style-type: none"> <li>• Multipurpose hall that can be used for social and recreational programs, activities and functions (e.g. dance, table tennis, tai chi, youth activities, seniors lunches, mah jong) - see Ultimo Community Centre hall/sports court as an example</li> <li>• Smaller meeting rooms for meetings and programs</li> <li>• Office space (staff/administration)</li> <li>• Amenities (kitchen, toilets, halls etc).</li> </ul> <p>Further consultation with community is required to determine what might be included in the multi-purpose facility.</p>
Library floorspace	<p>Contribution from Waterloo Estate South is 454m<sup>2</sup> of library floor space</p> <p>Approximately 800m<sup>2</sup> of library floor space may be required to service the</p>	<p>Some library floorspace is to be included in the Waterloo Estate (South), and this could be accommodated by providing a library link in the multipurpose community</p>

<b>Proposed community facilities</b>	<b>Identified demand</b>	<b>Recommendation</b>
	whole of the Waterloo Estate depending on future dwelling forecasts.	<p>centre (see above) of 100m<sup>2</sup> - 200m<sup>2</sup>.</p> <p>The upgrade of Waterloo Library to include study space, tech access, and co-work desks would also assist in meeting demand.</p>
Indoor recreational space	1 x multipurpose recreation space to service the Waterloo Estate.	<p>While some indoor recreational space (about 500 m<sup>2</sup>) may be included in the multi-purpose facility (for example, in any multi-purpose hall space provided), there is potential for improved recreation space in any redevelopment of the Redfern PCYC.</p> <p>The current Redfern PCYC is an ageing facility with indoor courts that provides mostly programs for children and young people. This facility may be displaced by LAHC's future redevelopment of the land on which it is located. There are however opportunities for rebuilding this centre to service a broader catchment, including the future residents of the Waterloo Estate (South) precinct.</p> <p>Improvements to the PCYC would also provide higher quality space for after school and vacation programs and youth activities.</p>
Creative spaces	<p>Contribution of 364m<sup>2</sup> resulting from Waterloo Estate (South) forecast population.</p> <p>Contribution of around 700m<sup>2</sup> of creative floor space for the Waterloo Estate forecast population, depending on future dwelling forecasts.</p>	<p>About - 700m<sup>2</sup> of creative space could be co-located with the multipurpose community space (see above), and could include:</p> <ul style="list-style-type: none"> <li>• Artists studios</li> <li>• Creative arts participation spaces/maker space</li> <li>• Indigenous meeting space</li> <li>• Community kitchen/social enterprise space</li> <li>• Waterloo Recycling Workshop and Cycle Repair Club</li> </ul>


Proposed community facilities	Identified demand	Recommendation
		Connection to outdoor space for cultural events, creative workshops, bike repairs etc is preferable.
Early education and care	1 x minimum 45 place centre to replace the SDN Lois Barker childcare centre.	45 place centre minimum (approximately 600m2 sqm)  To be located within Waterloo Estate (South) to support social housing families. Must be an obligation on the provider to provide subsidised spaces.
Health care - Health One	Indicated as a need in the GHD report and through interviews with NSW Health.	1,800sqm - 2,000sqm to be provided in Waterloo Estate (South) where not otherwise provided in the immediate area.  There is opportunity for this to locate in mixed up  Continue discussions between the City and NSW Health to determine demand and location opportunities.

- In addition to the community facilities recommended for inclusion in Waterloo Estate (South), the following should be provided, but is not generally considered as part of the community facilities floor space: CHP community rooms within social housing affordable housing buildings should be provided for delivery of education/training programs, tenant meetings, and tenant events. Generally these rooms are between 60m2 to 100m2 each and managed by CHPs; and
- Office space for housing providers within social housing affordable housing buildings may be required by providers in the building which they manage.

## Appendix 1 Audit of community facilities



Name of the facility	Map ref.
<b>Library</b>	
Green Square Library	L1
Waterloo Library & Town Hall	L2
<b>Community Centre</b>	
Alexandria Park Community Centre	C1
Alexandria Town Hall	C2
Cliff Noble Community Centre	C3
Ron Williams Centre	C4
Green Square Community Centre	C5
Redfern Community Centre	C6
Harry Burland Activity Centre	C7
The Factory Community Centre	C8
Redfern Oval Community Room	C9
The Settlement	C10
<b>Community room</b>	
6 community rooms (LAHC Waterloo Neighbourhood Centre, Matavai and Turanga Community Rooms, Marton Community Room, Solander (Pitt Street) Community Room, Dobell Community Room)	CR
<b>Primary education</b>	
Our Lady of Mount Carmel Catholic Primary School	PS1
Green Square School	PS2
Darlington Public School	PS3
Alexandria Park Community School	PS4
<b>Special education</b>	
Redfern Jarjum College	SS1
<b>Higher education</b>	
Central Sydney Intensive English High School	HS1
<b>Tertiary education</b>	
TAFE NSW Eora	TS1
University of Sydney	TS2
<b>Health service</b>	
Youthblock Youth Health Service	H1
Aboriginal Medical Service	H2
Weave Women and Children's Centre	H3
<b>Employment</b>	
Centrelink Redfern	E1
<b>Creative space</b>	
Waterloo Recycling Workshop and Cycle Recycle Club	CS1
107 Projects	CS2
Joynton Avenue Creative Centre	CS3

Name of the facility	Map ref.
Pine Street Creative Arts Centre	CS4
Carriageworks	CS5
<b>Performing arts</b>	
Belvoir Street Theatre	P1
<b>Indoor recreation</b>	
Sydney University Sports and Aquatic Centre	R1
National Centre of Indigenous Excellence	R2
Gunyama Park Aquatic and Recreation Centre	R3
South Sydney PCYC	R4
<b>Youth service</b>	
The Fact Tree Youth Service	Y1
Weave Youth and Community Services	Y2
Sydney Story Factory	Y3
<b>Early education and childcare</b>	
SDN Lois Barker Waterloo Children's Education and Care Centre	D1
All other early education and childcare centres	

## Attachment 2 Pedshed walkability maps



