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Welcome

Pre-lodgement consultation
about the Waterloo South
Concept Application and
rezoning

Online Community Information and Feedback Session

Monday 3 November 2025



Draft for Consultation

Artist's impression – subject to change



Acknowledgement of Country

We acknowledge the Gadigal people as the Traditional Custodians and knowledge holders of the lands on which Waterloo is located. We recognise their deep and enduring connection to the land, waters and skies across this region, and pay our respects to their Elders past and present.

We also recognise the strength and determination of the Redfern-Waterloo community who have long fought for the social and political advancement of First Nations people across this Country. We are committed to working in partnership with First Nations Elders, leaders and organisations through the Waterloo Project to support the care, recognition, and betterment of Country.

Welcome

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1. Purpose of today's session
2. Structure of the session
3. Questions
4. Reminder of what comes next

Structure of session

1. Welcome
2. Who is delivering Waterloo South
3. Overview of Draft Concept Plan
4. Overview of Social Impact Assessment
5. Overview of planning process
6. Facilitated Q&A
7. Wrap up

Who is delivering Waterloo South?

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The NSW Government is working with a Renewal Partner to deliver Waterloo South.

Homes NSW – Manage existing social housing, tenant relocations and tenant participation.

Renewal Partner:

- **Stockland** – Overall development lead including design, planning and construction
- **Community Housing Providers** – Manage new social and affordable housing tenants and coordinate wrap-around support for tenants

Concept Application and rezoning

What is it and where does it apply?

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The Concept Application:

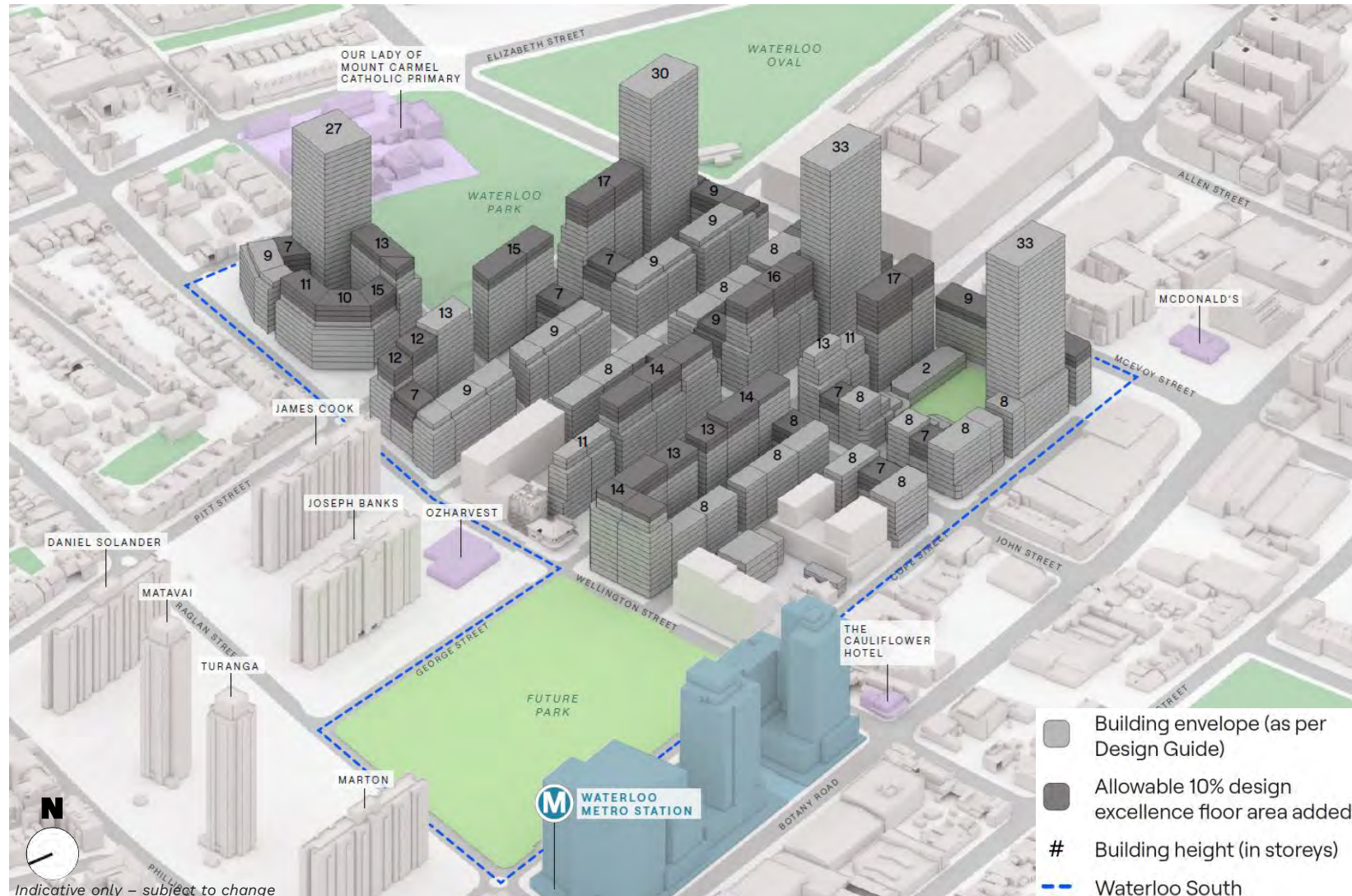
- Applies to the Waterloo South area in the blue boundary
- Does not apply to private properties
- Sets the 'big picture' plan for Waterloo South – to guide future detailed design and planning
- Does not approve any construction works
- Will progress alongside a rezoning that proposes some updates to the planning rules for Waterloo South

- Existing buildings in Waterloo South
- Private properties in Waterloo South
- Waterloo South

Developing a draft Concept Plan

Starting point: What's already 'approved'

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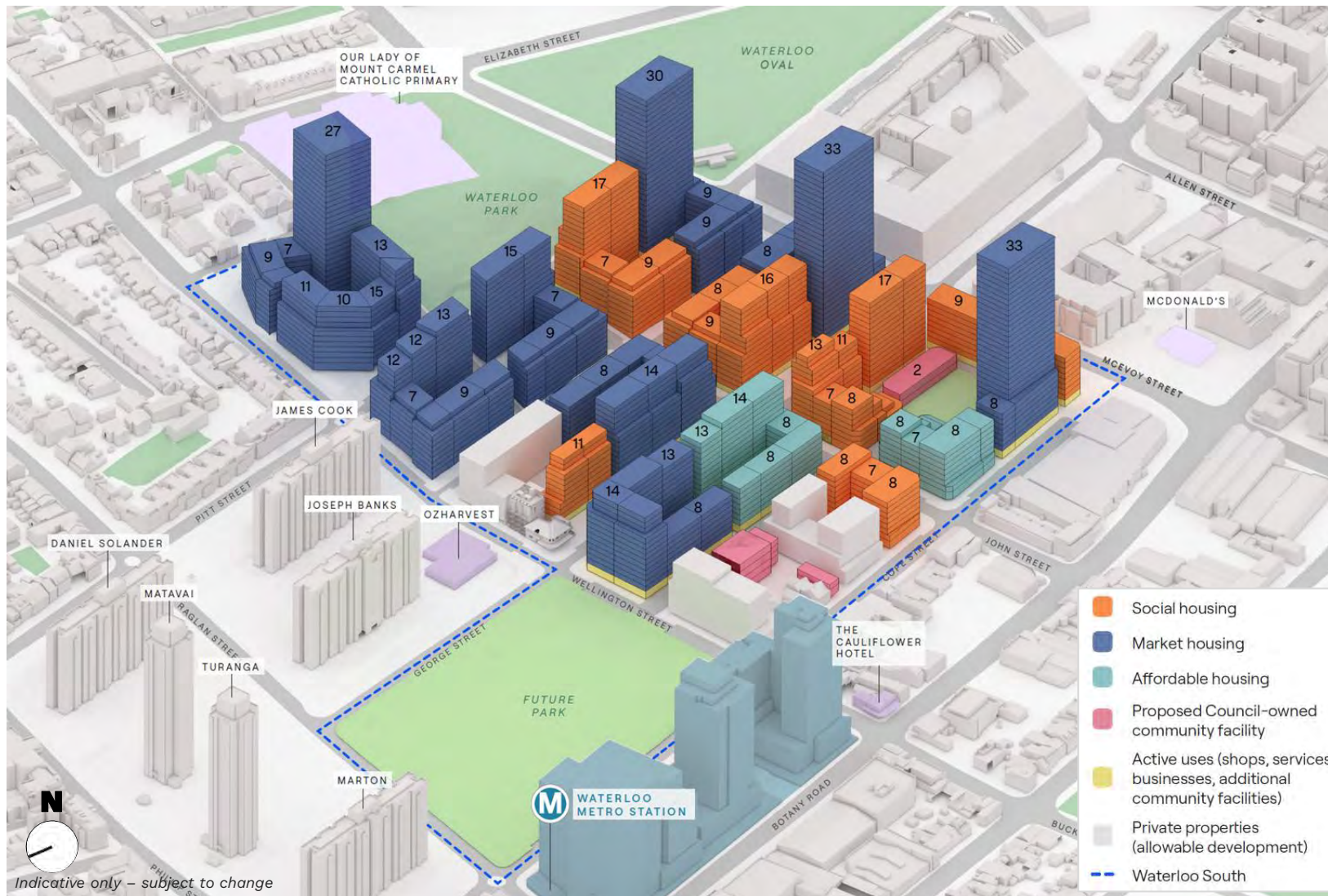
- Planning rules for Waterloo South were approved in 2022
- This shows what the 2022 approved design could look like with the full allowable building area (incl. 10% design bonus)
- **Darker grey** shows where the 10% area has been added:
 - ✗ Widening the mid-rise buildings creates challenges – privacy, shadow
 - ✗ Evenly spreading to all mid-rise buildings creates issues for building separation
 - ✗ Couldn't add to the 4 taller towers

Note: private properties in Waterloo South are shown in white based on the allowable building shapes and heights for the properties under the 2022 planning rules.




Developing a draft Concept Plan

Starting point: What's already 'approved'

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- This shows what the 2022 approved plan (incl. 10% design bonus) would look like with the different housing tenure types applied
- Under the planning rules approved in 2022, the required mix of housing types was:

	Social housing (26.5%)	33.5%
	Affordable housing (7%)	
	Market housing	66.5%

Note: the 2022 planning rules do not identify which buildings are social, affordable or market, only the required % split. This plan is prepared for illustrative purposes only to show one way the split of housing types (social, affordable and market) could be distributed across the buildings based on the 2022 Design Guide (with the 10% bonus indicatively applied).

Developing a draft Concept Plan

What has shaped the proposed design of the Draft Concept Plan



What's the same

- Same overall amount of building area as approved in the 2022 planning rules
- Same general neighbourhood layout and skyline with 4 taller towers

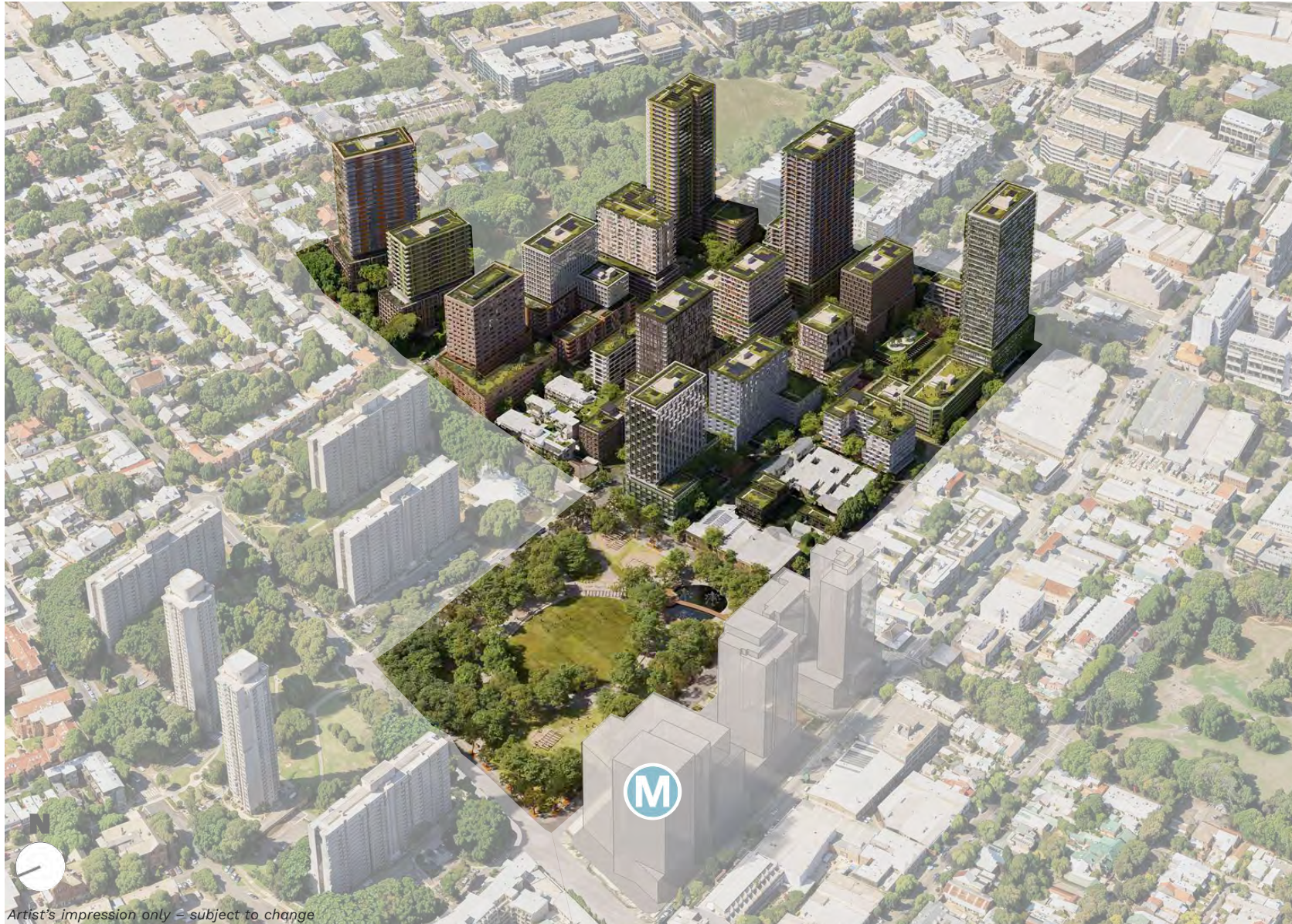


What's changed or proposed to change

- A new mix of housing:
 - **More social and affordable housing** (50%)
 - Less market housing (no more than 50%)
- Embedding the emerging Designing with Country principles
- A design that makes the buildings, parks and spaces of Waterloo South even more **comfortable, green, safe** and **connected** for everyone
- A design that responds to feedback from past consultation

A unique urban village on Gadigal Land

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Artist's impression only – subject to change



New and better homes

designed to be comfortable, bright and accessible, with 50% social & affordable



A green, leafy and sustainable neighbourhood

with large and small outdoor spaces to gather, relax and meet neighbours



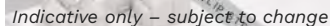
Ample space for **new shops, services** and **community uses** along streets that will be active, vibrant and green



Safe and convenient connections

and new streets that prioritise people

Overall location, shape and tenure distribution of new buildings



- | | |
|--------------------------|------------|
| Social housing (30%) | 50% |
| Affordable housing (20%) | |
| Market housing | 50% |

The draft Concept Plan

Draft for Consultation



Examples of taller “street wall”



Examples of lower “street wall” with taller building forms set back



The draft Concept Plan – building layouts

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2022 plan



2025 draft Concept Plan



The draft Concept Plan – parks and outdoor spaces

Green, leafy with a choice of spaces and places to enjoy

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Images here are illustrative only



The draft Concept Plan – streets and connections

Prioritising safety and people, and improving accessibility

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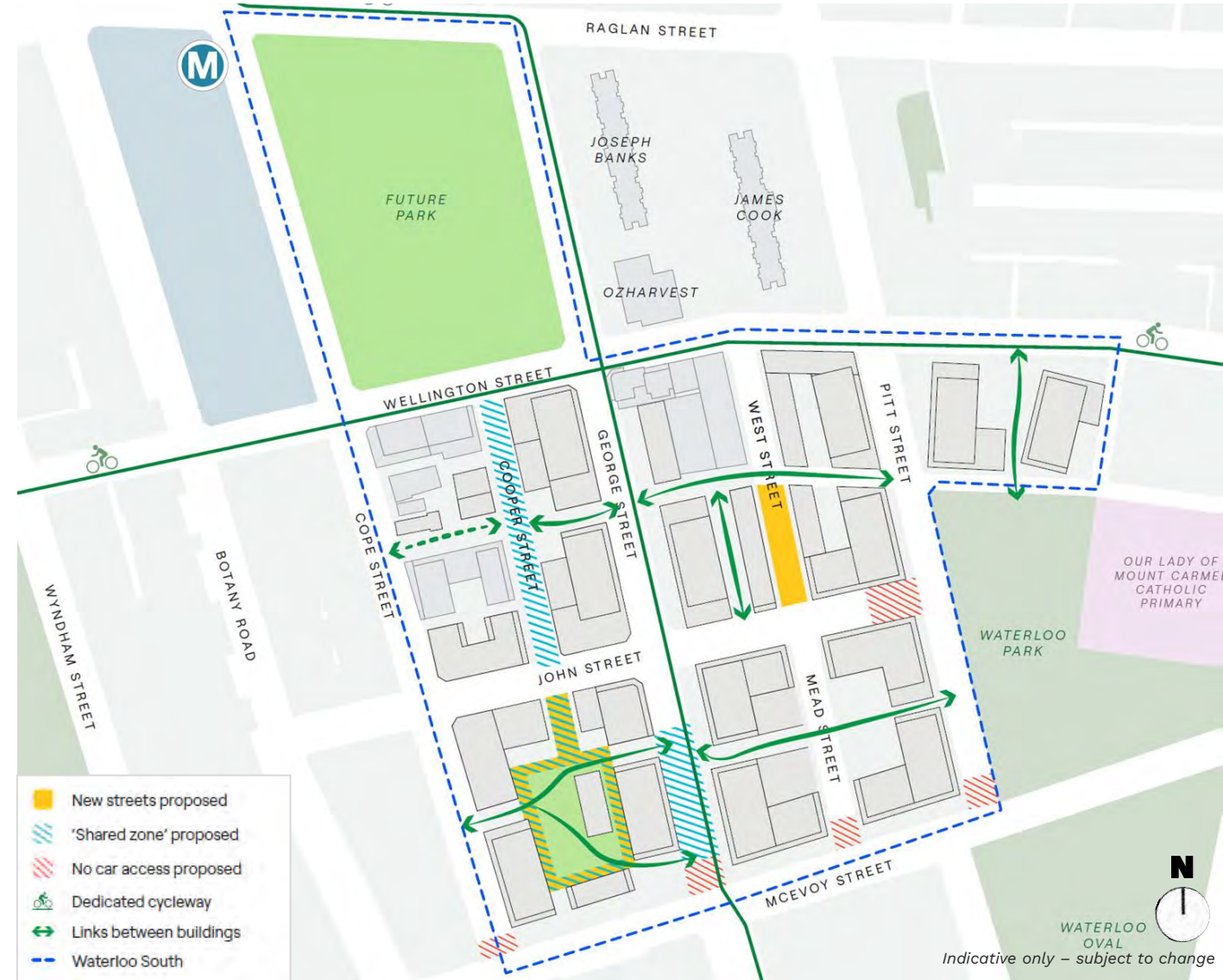
Artist's impression (Wellington St) – subject to change



Artist's impression (George St south) – subject to change



Artist's impression (George Street looking north) – subject to change



Indicative only – subject to change

The draft Concept Plan – non-residential uses

Welcoming spaces for local life, cultural expression and everyday convenience

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Artist's impression only (Block 8) – subject to change



Artist's impression only (Cooper St) – subject to change



Artist's impression only (Cooper St) – subject to change



The draft Concept Plan

Key benefits achieved through the proposed draft Concept Plan



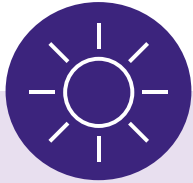
Comfort for all residents in their homes; sunlight, natural airflow, privacy and outlooks



More space at the street level for **additional outdoor spaces** – for additional pocket parks, plazas or courtyards



More **opportunity to retain additional mature trees** to keep Waterloo South feeling green and leafy



Sunlight to courtyards, parks and outdoor spaces – 7% more sun to the park in Stage 1



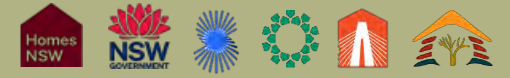
Variety in the building shapes and heights makes key **streets feel more people-friendly**



Safe, wide and clear connections between buildings for convenient access across Waterloo South

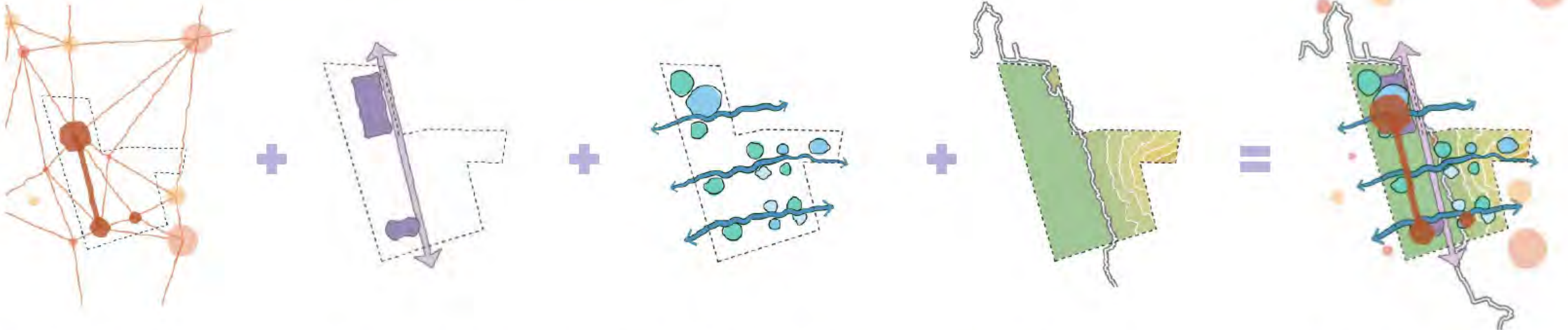
How do we tell the story of Aboriginal Waterloo?

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Emerging Designing with Country principles

Aboriginal voices, culture and stories shaping the layout and design



Aboriginal Belonging

This is about celebrating the Aboriginal identity of Waterloo – a cultural and political heartland, a space of shared struggle and identity.

Contemporary Journey Line

Echo the essence of the significant north-south songline connecting Kamay and Warrane, through major movement corridors in the precinct.

Streams and Ponds

Taking inspiration from the former waterways, create stronger east-west movement through the site and added spaces to pause, reflect and gather.

The Fold

Country continues to express itself – tell the story of the contrasting landscape with dry heights on the eastern side and wetter lowlands to the west.

Designing With Country Framework

Bringing it all together in a Designing with Country Overlay, creating a unique character that expresses Country across the precinct and in each Block.

Craig Kerslake, Managing Director – Nguluway Design Inc (Executive Indigenous Architect for Waterloo South)

Diagrams are indicative only – subject to change

Emerging Designing with Country Outcomes

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Diagrams are indicative only – subject to change

Proposed updates to the planning rules

More transparent rules and additional diversity of potential future uses



Development area (density)

- **No change to the amount of floor space to be delivered**
- Move some of the floor space area controls around to match the building shapes in the draft Concept Plan



Heights

- Change some of the allowable heights (increases and decreases) to match the draft Concept Plan



Possible types of uses (other than housing)

- Add 'Creative Industries' as a possible use along active streets
- Add 'Education' as a possible community use*, alongside:
 - Child care facilities
 - Health service facilities
 - Community facilities
- Adjust the minimum requirement for non-residential

* Note: the planning rules require a minimum amount of area (5,000 square metres) to be delivered as a type of community uses. The definition of community use in the planning rules is limited to childcare, health service or community facilities. It is proposed to expand the clause in Sydney LEP to also include education as a fourth type of use that could fit within these planning rules.

Proposed development staging

New buildings and spaces to be built in stages over the next 10-15 years

- **Development staging is indicative only and subject to change.**
- Development staging will be coordinated closely alongside Homes NSW who will continue to manage tenant relocations.



Stage 1



Next stages

Western side of the precinct



Later stages

Eastern side of the precinct



Note: Block numbers are the numbers assigned to each 'development block' under the Waterloo South Design Guide

Planning timelines

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Concept Application

Before lodging

Consultation
(until 5 Dec)



Finalise Concept
Application and rezoning
studies



Lodge
(around March 2026)

After lodging

Public Exhibition



Response to
submissions



Assessment



Decision
(subject to Government
assessment timeframes)

Stage 1 Detailed Design

- Detailed design of buildings and spaces in Stage 1 (Blocks 8 and 9) will start once the Concept Application is lodged, which is anticipated to be around March 2026.
- Working on the Design Excellence Strategy with the NSW Government Architect – which will apply across the whole Waterloo South.
- More details in early 2026 about the likely timeframes for Stage 1 detailed design – including community engagement.

Note: It is expected that the Concept Application and rezoning will be assessed concurrently, however the timeframes may differ slightly depending on the Government's assessment process and timeframes.

Social Impact Assessment

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- Independent Assessment to be prepared by Urbis.
- Looks at how the redevelopment might affect people, services and the community – both negatively and positively
- Recommends ways to respond to social issues through project planning and delivery
- Considers things that are addressed in the Concept Application: like housing mix, safety, access to facilities and services, social connection, health and wellbeing
- We invite you to share your thoughts with the Urbis team at the upcoming engagement sessions



Questions or Feedback

Wrap up

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Thank you for attending and participating in today's online session

- Feedback from today and other sessions will be used to refine and then finalise the Concept Application documents.
- Once the Application is lodged, there will be another chance to make submissions and provide feedback – during the Public Exhibition period.

Upcoming community information and feedback sessions

- **Tuesday 18 November**
11am-1pm
Waterloo Neighbourhood Centre
- **Saturday 22 November**
1pm-3pm
Redfern Oval Community Room

We'll also be at neighbourhood pop-ups
Details at: **waterloorenewal.com.au**



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