

October 2025

Waterloo South

Draft Concept Application Fact Sheet

Have Your Say on the draft Concept Application

The first major step in the Waterloo South planning process – since the planning rules were set in 2022 – has started. A Concept State Significant Development Application is being prepared. It will set the overall structure of the neighbourhood to guide future detailed planning.

We are **seeking feedback now until 5 December 2025** on the draft Concept Application. Community feedback will help finalise the draft Concept Application before it is lodged in 2026. Everything we hear will be recorded, shared with the project team, and included in a Consultation Outcomes Report.



Timeline

OCT - DEC 2025



Consult the community on the draft Concept Application

WE ARE HERE



EARLY 2026



Finalise the Concept Application

AROUND MARCH 2026



Lodge with the Department of Planning, Housing and Infrastructure (DPHI)

AFTER LODGEMENT



Public exhibition, assessment and decision by DPHI



Starting with Country

The renewal acknowledges the deep and ongoing connection of Aboriginal people to Waterloo and Redfern. A Designing with Country Strategy will ensure all future designs reflect a Country-led approach.

Who is Delivering Waterloo South?

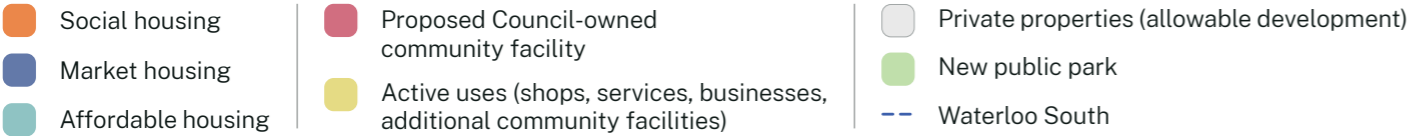
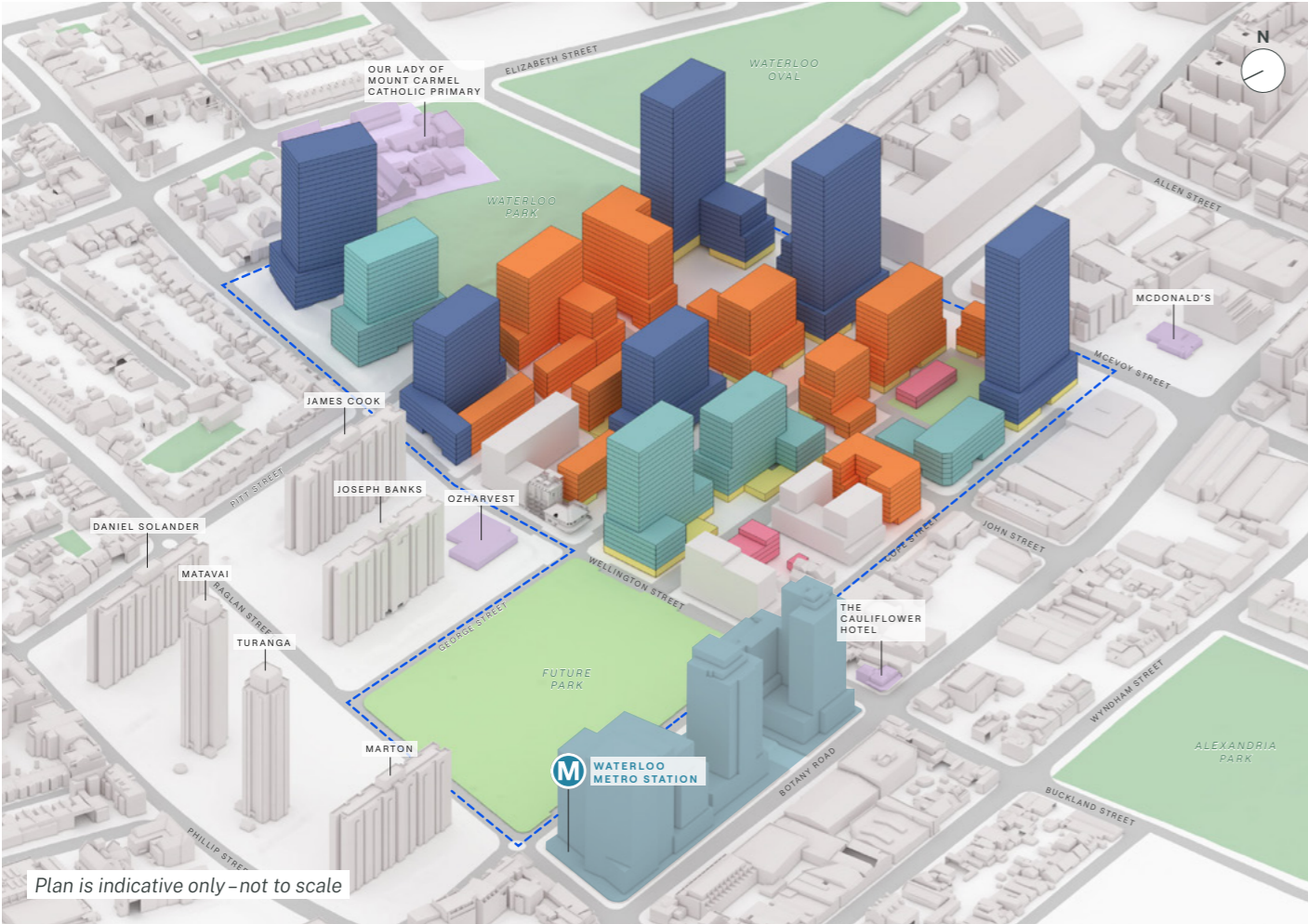
The NSW Government and the Renewal Partner are working together. The Renewal Partner includes Stockland, Link Wentworth, City West Housing, and Birribee Housing.



Draft Concept Plan

An Urban Village on Gadigal Land

A draft Concept Plan has been prepared as part of the Concept Application. It shows the proposed location and size of new buildings, parks and streets, and where housing, shops and community facilities will go. The diagram below is one of the plans we'll be sharing through this consultation period.



New and better homes for all

- Around **3,000 new homes**
- 50% of new homes as **social and affordable housing**
- More homes for **Aboriginal people**
- More **comfortable and accessible** homes for older people, key workers and families
- Designed so that buildings can't be identified by their tenure type – social, affordable or market



New community spaces, shops and services

- **Community facilities** located near open spaces to support gathering and social connection
- **A variety of spaces** – for cultural expression, local services, health and wellbeing, and learning
- **Skills exchange and redeployment hub** to deliver jobs and training pathways
- Retail spaces for **supermarkets, cafes and local businesses**



A green, leafy and sustainable neighbourhood

- Two **new public parks** for everyone to enjoy
- A variety of **additional outdoor spaces** to gather, relax and connect with neighbours
- **Tree-lined streets** that are leafy, cool and people-friendly
- Landscaping in outdoor spaces designed to manage rainwater, reduce heat, and keep Waterloo South **cooler and healthier**



Safe and convenient connections

- George Street becomes a **lively, green and welcoming** main street
- A **creative, vibrant Cooper Street** connecting the new parks
- Prioritising **walking and cycling** by closing key streets to cars
- **Wider and safer connections** across the precinct, including 'shared zones' where people are prioritised
- New streets:
 - › West Street extended south to John Street
 - › Cooper Street extended south past John Street

Updating the planning rules

The overall scale of the Waterloo South renewal was approved in 2022 after many years of consultation.

The draft Concept Plan does not propose to increase the overall amount of development or the number of homes already allowed under 2022 planning rules. It is designed to make Waterloo South an even more comfortable, safe, green and connected place for everyone.

The location and size of some of the buildings is slightly different when compared to the 2022 planning rules – with some buildings getting lower or removed, and some others getting taller.



What's changed

- ✓ More sunlight to homes, courtyards, parks and public spaces – including 7% more sunlight to the park in Stage 1
- ✓ New outdoor spaces – including additional pocket parks and plazas
- ✓ Safer, wider and clearer connections between buildings
- ✓ More space in outdoor areas to retain more mature trees
- ✓ A more 'open' feel at the street level
- ✓ More social and affordable housing – previously 33.5% of all new homes, now 50%.

What hasn't changed

- ✓ Same amount of development area
- ✓ Same location of public parks
- ✓ Same neighbourhood scale – with mostly mid rise buildings
- ✓ Same skyline – with four tall towers



How to get involved

We are holding several sessions – in person and online – to share more detailed information about the draft Concept Plan and Concept Application, ask people what they think about the plan and gather feedback. The consultation closes on Friday 5 December 2025.

Scan the QR code for more details

Visit us at: waterloorenewal.com.au or at Waterloo Connect, 95 Wellington Street, Waterloo

