Waterloo Renewal Project Update

REDWatch Meeting

November 2026

In partnership with:



View of future park opposite Waterloo Metro (looking towards Wellington Street)
Artist's impression only. 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 and its leaders, 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 Renewal Project to support the care, recognition and betterment of Country.

What we'll cover tonight

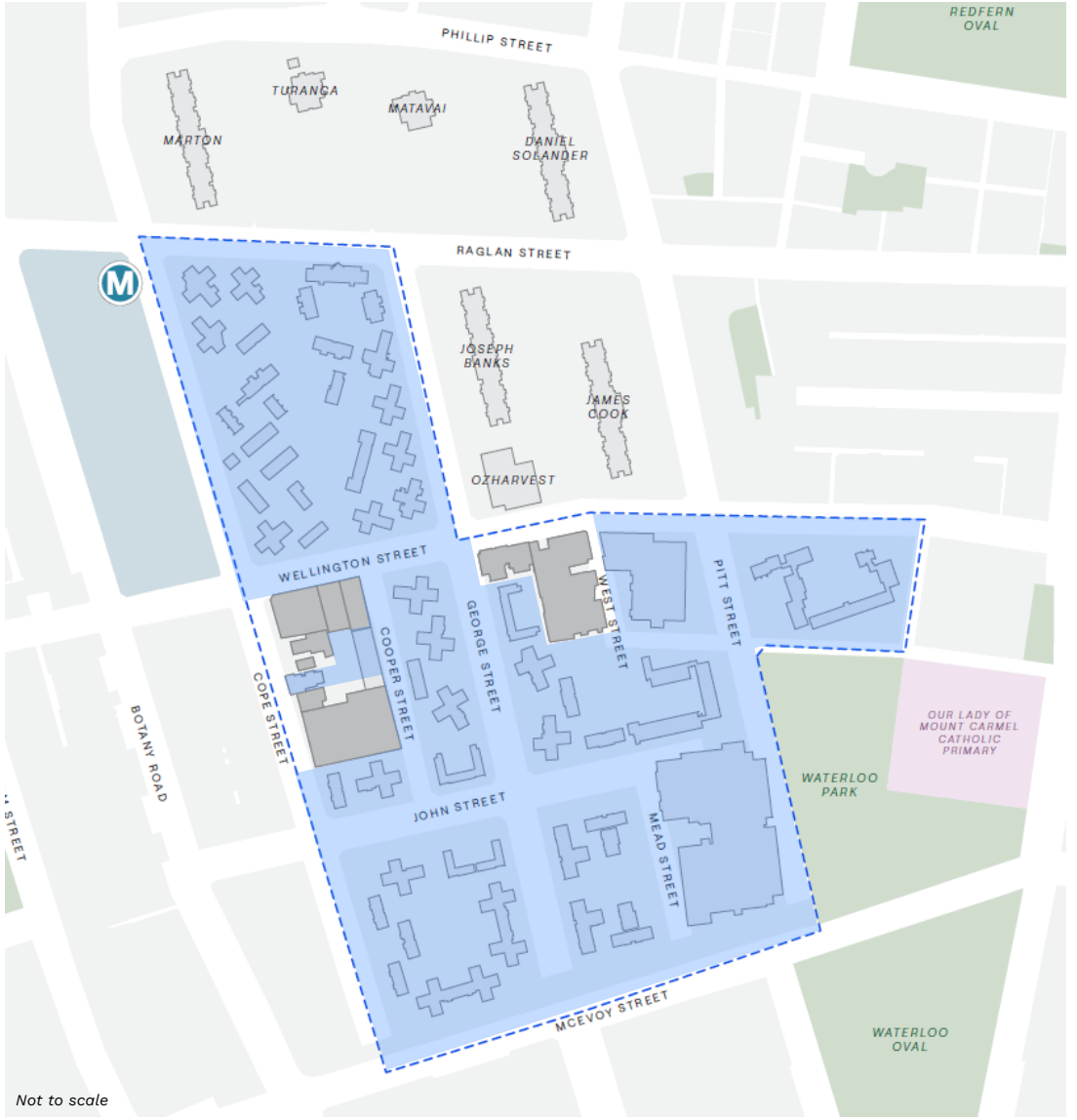
1. Recap on the planning process
2. Submissions received during public exhibition
3. Response to submissions
4. Social Impact Assessment and Social Impact Management Plan

01

Recap on the planning process

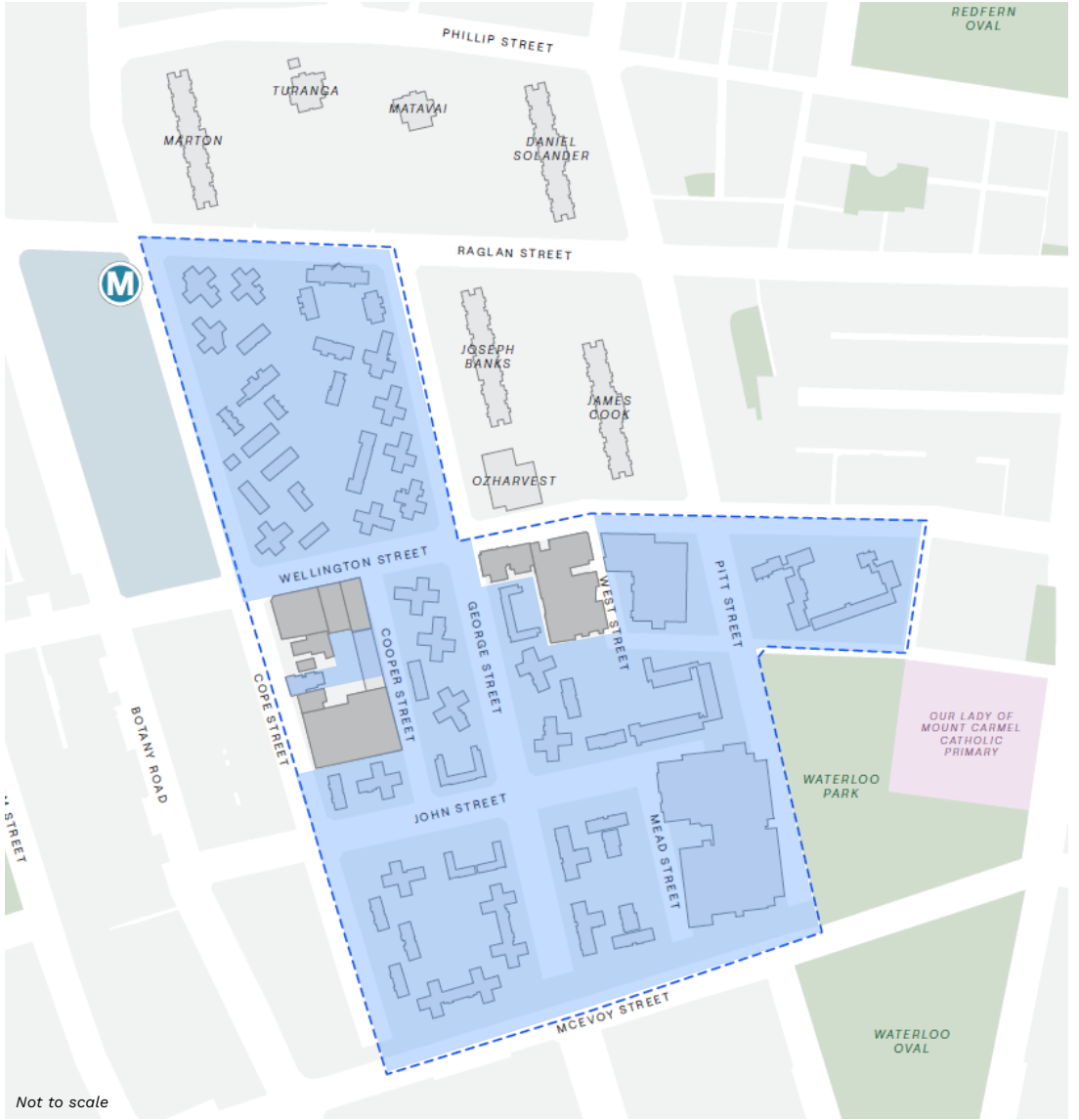
Concept Application for Waterloo South

- **Concept Application** for HNSW land in Waterloo South



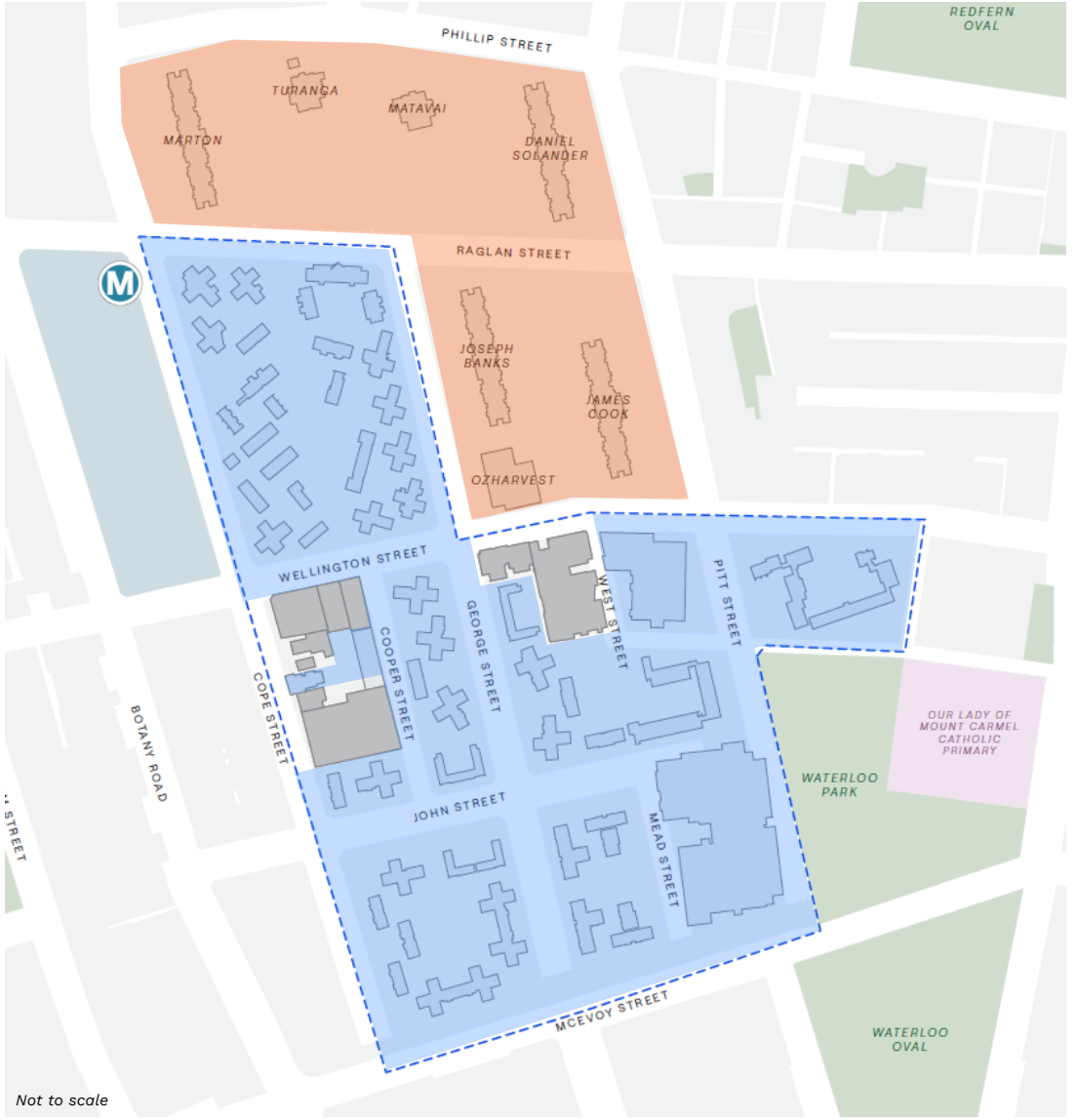
Concept Application for Waterloo South

- **Concept Application** for HNSW land in Waterloo South
- Does not apply to:
  - private properties



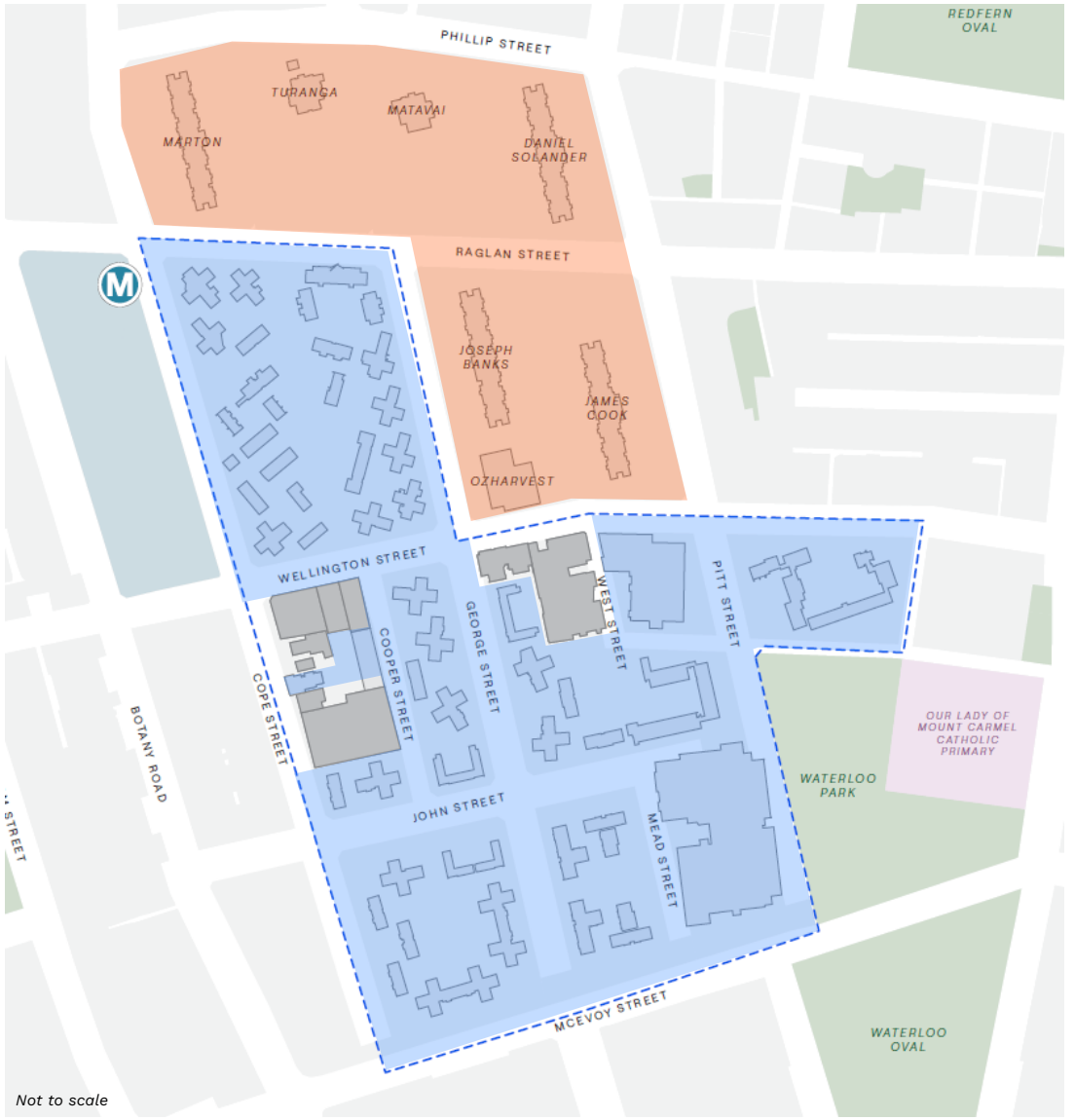
Concept Application for Waterloo South

- **Concept Application** for HNSW land in Waterloo South
- Does not apply to:
  - private properties
  - Waterloo Central & North



Concept Application for Waterloo South

- **Concept Application** for HNSW land in Waterloo South
- Does not apply to:
  - private properties
  - Waterloo Central & North
- Sets the ‘big picture’ plan for the renewal of Waterloo South
- Does not approve detailed design or construction



Concept Application – Process recap

1	Scoping Report	*August 2025*
2	Study & Consultation Requirements (SEARs)	*October 2025*
3	Pre-lodgement consultation	*October – December 2025*
4	Lodge the Application	*April 2026*
5	Public exhibition	*May – June 2026*
Tonight 6	Response to Submissions	*September 2026*
7	Assessment & Decision	

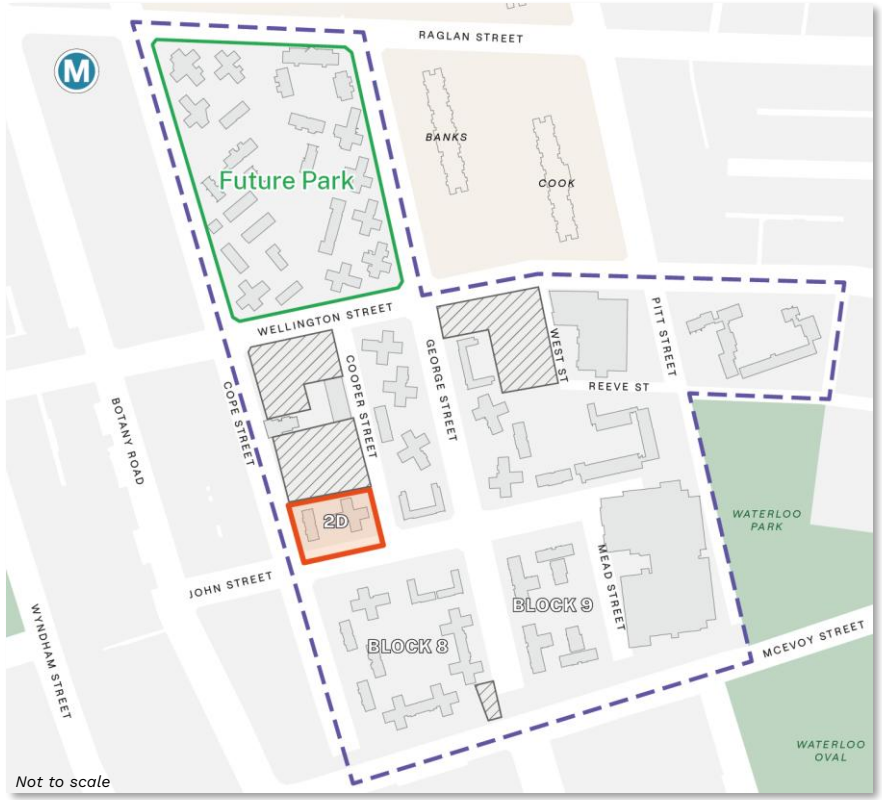
Status of other Applications

1. Scoping Report
2. Study & Consultation Requirements
3. Pre-lodgement consultation
4. Lodge the Application
5. Public exhibition
6. Response to Submissions
7. Assessment & Decision

Status of other Applications

1. Scoping Report ✓
2. Study & Consultation Requirements ✓
3. Pre-lodgement consultation ✓
4. Lodge the Application
5. Public exhibition
6. Response to Submissions
7. Assessment & Decision

Block 2D



Next:

- Preparing Detailed 2D SSDA
- Lodgement targeted in December 2026
- After lodgement, DPHI will set the Public Exhibition dates and send notifications

Status of other Applications

1. Scoping Report ✓
2. Study & Consultation Requirements ✓
3. Pre-lodgement consultation ✓
4. Lodge the Application
5. Public exhibition
6. Response to Submissions
7. Assessment & Decision

Block 9



Next:

- Preparing Detailed Block 9 SSDA
- Lodgement targeted in Q1-2027*
- After lodgement, DPHI will set the Public Exhibition dates and send notifications

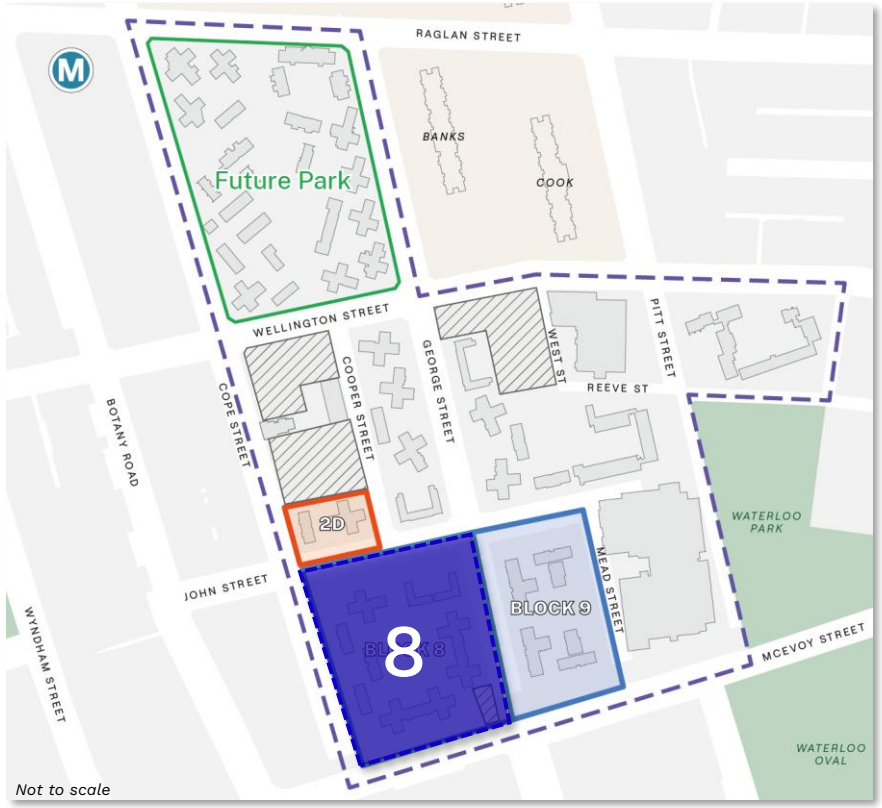
*Subject to ongoing design testing and engagement with authorities

November 2026

Status of other Applications

1. Scoping Report ✓
2. Study & Consultation Requirements ✓
3. Pre-lodgement consultation ✓
4. Lodge the Application
5. Public exhibition
6. Response to Submissions
7. Assessment & Decision

Block 8



Next:

- Preparing Detailed Block 8 SSDA
- Early discussions with Council
- Lodgement targeted in Q2-2027*
- After lodgement, DPHI will set the Public Exhibition dates and send notifications

*Subject to ongoing design testing and engagement with authorities

November 2026

Looping back with community



- Pre-lodgement engagement during August – October 2026 to help shape the first detailed applications (Block 2D, Block 9, Block 9)
- We received a lot of useful feedback
- **Loop back sessions** planned in November 2026 to:
  - Share the feedback we heard
  - Describe how the feedback is being applied to the detailed applications
  - Explain why some suggestions have not been taken on (and why)
  - Show the progress of the first detailed applications

02

Submissions received

Submissions overview

130 submissions were received during public exhibition

Who made submissions?

- **106** independent/public submissions
  - About 80% from within the suburb of Waterloo
  - Almost 20% duplicate or secondary submissions from the same household
- **6** from community organisations
- **3** from strata schemes
- **1** from City of Sydney
- **14** from Government agencies and authorities

Snapshot of submission themes



Community cohesion, social infrastructure and social impacts



Adequacy of **technical assessments** and impacts on neighbouring properties within the area



Concern about how future buildings could affect **open spaces and public areas**



Concerns about the project **design excellence framework**



Tree retention and other biodiversity impacts

03

Response to Submissions (RTS)

What is a ‘Response to Submissions’ report

- Once Public Exhibition ends and all submissions are received, the Department of Planning instructed us to prepare a Response to Submission report – **a written response to issues raised in submissions**
- RTS Report must follow a strict structure (under Section 59(2) of the *EP&A Regulation 2021*)
- Department of Planning also provided a list of ‘key issues’ for us to address as part of the RTS report
  - 12 ‘key issues’
  - Mostly technical / updated assessments or mapping

Actions taken

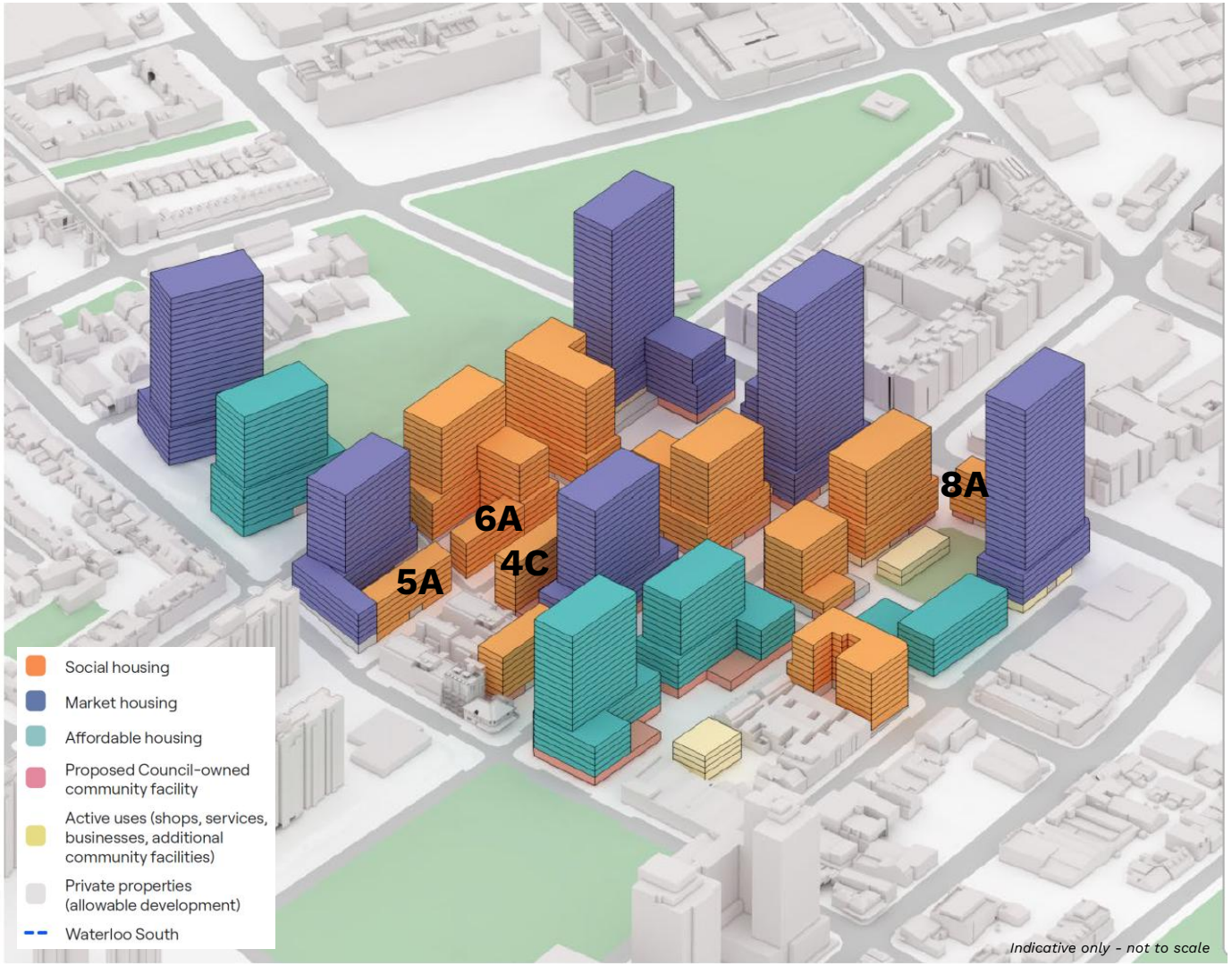
June

September

- ✓ Comprehensive review of all submissions
- ✓ Comprehensive design review
- ✓ Additional technical testing
- ✓ Additional engagement with agencies (DPHI, City of Sydney, TfNSW)
- ✓ Additional stakeholder engagement to support a refreshed Social Impact Assessment (SIA) and Social Impact Management Plan (SIMP)
- ✓ Minor amendments to the Concept Plan maps and drawings, and prepared updated technical reports (where needed)
- ✓ Prepared and submitted the RTS report to DPHI (September 2026)
- ✓ Communicated the RTS submission on the website and in community forums
- ✓ RTS made available on DPHI website

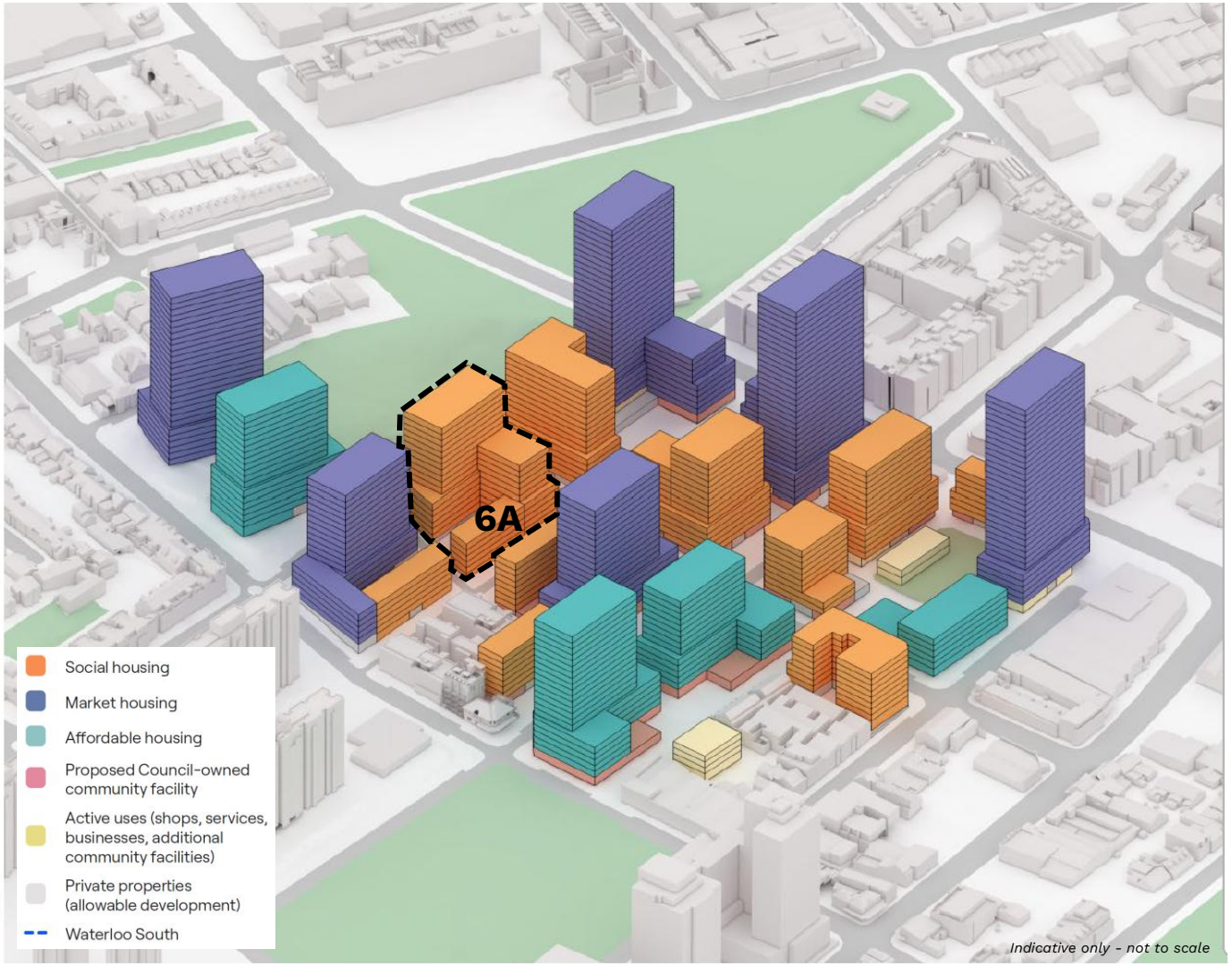
Theme: Building envelope and height controls

- Rules for building height reduced in several locations:
  - Building 4C from **74m** to **34m**
  - Building 5A from **65m** to **28m** (in part)
  - Building 6A from **62m** to **27m** (in part)
  - Building 8A from **54m** to **33m**



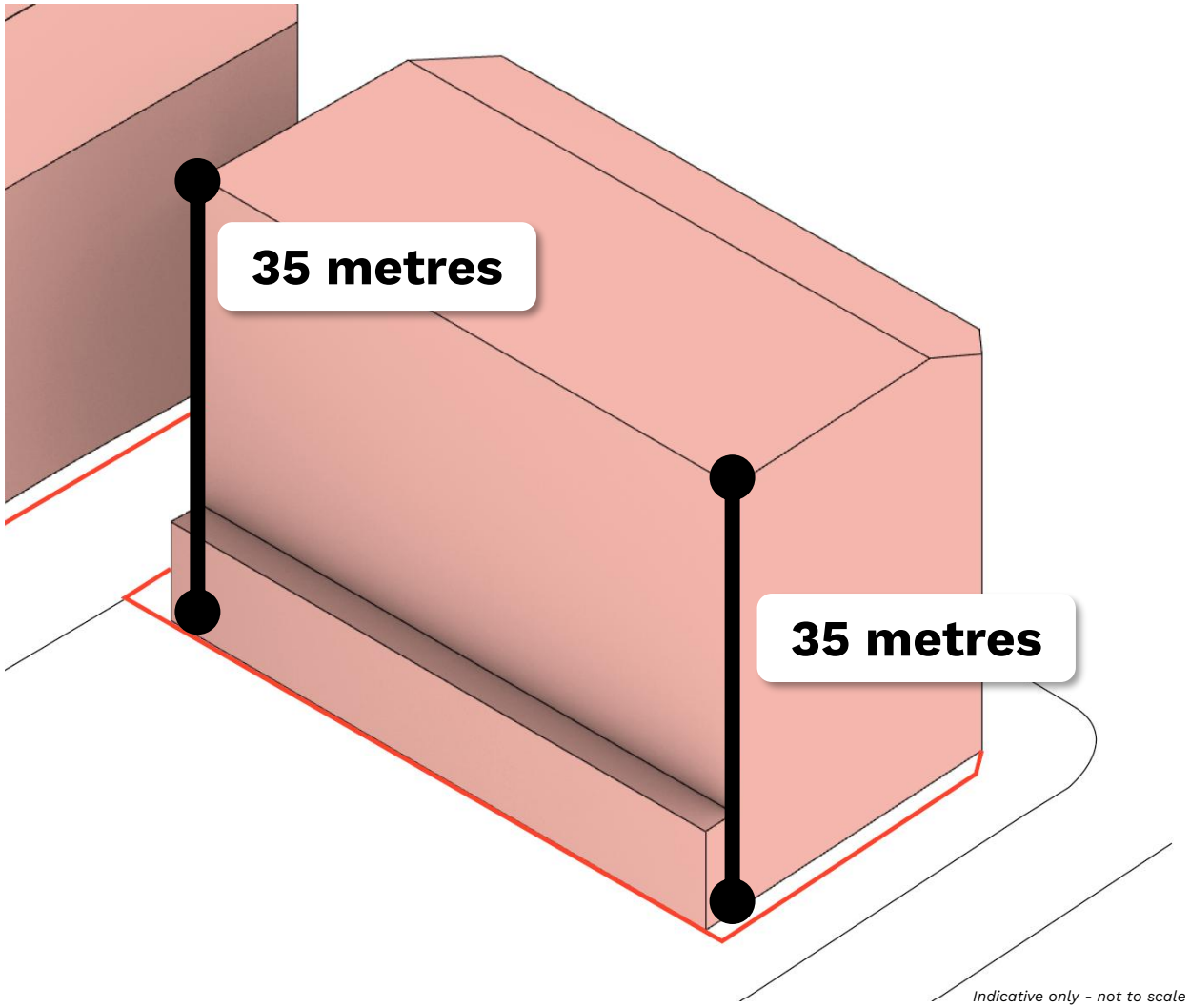
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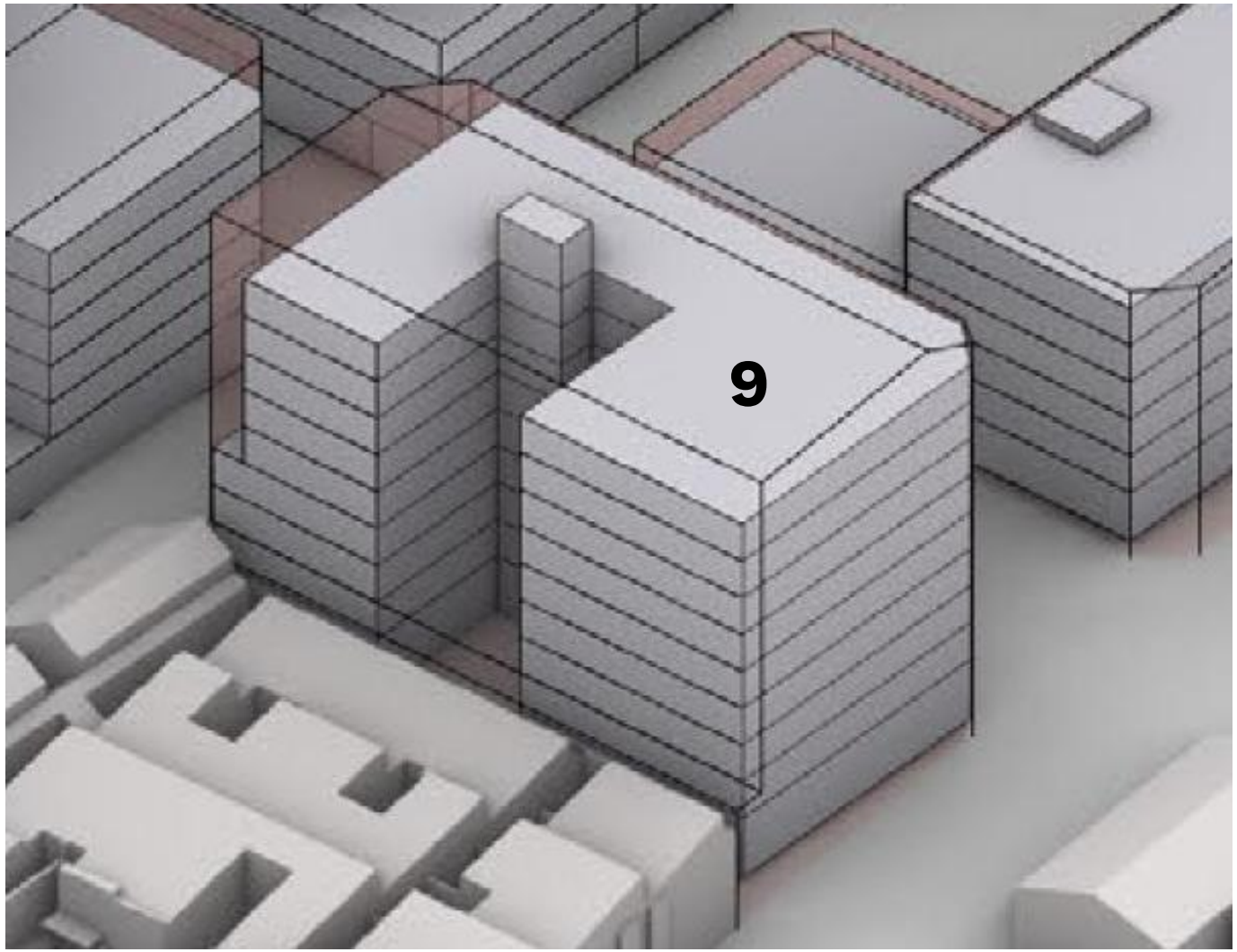
Theme: Building envelope and height controls

Building Envelope



Indicative only - not to scale

Theme: Building envelope and height controls



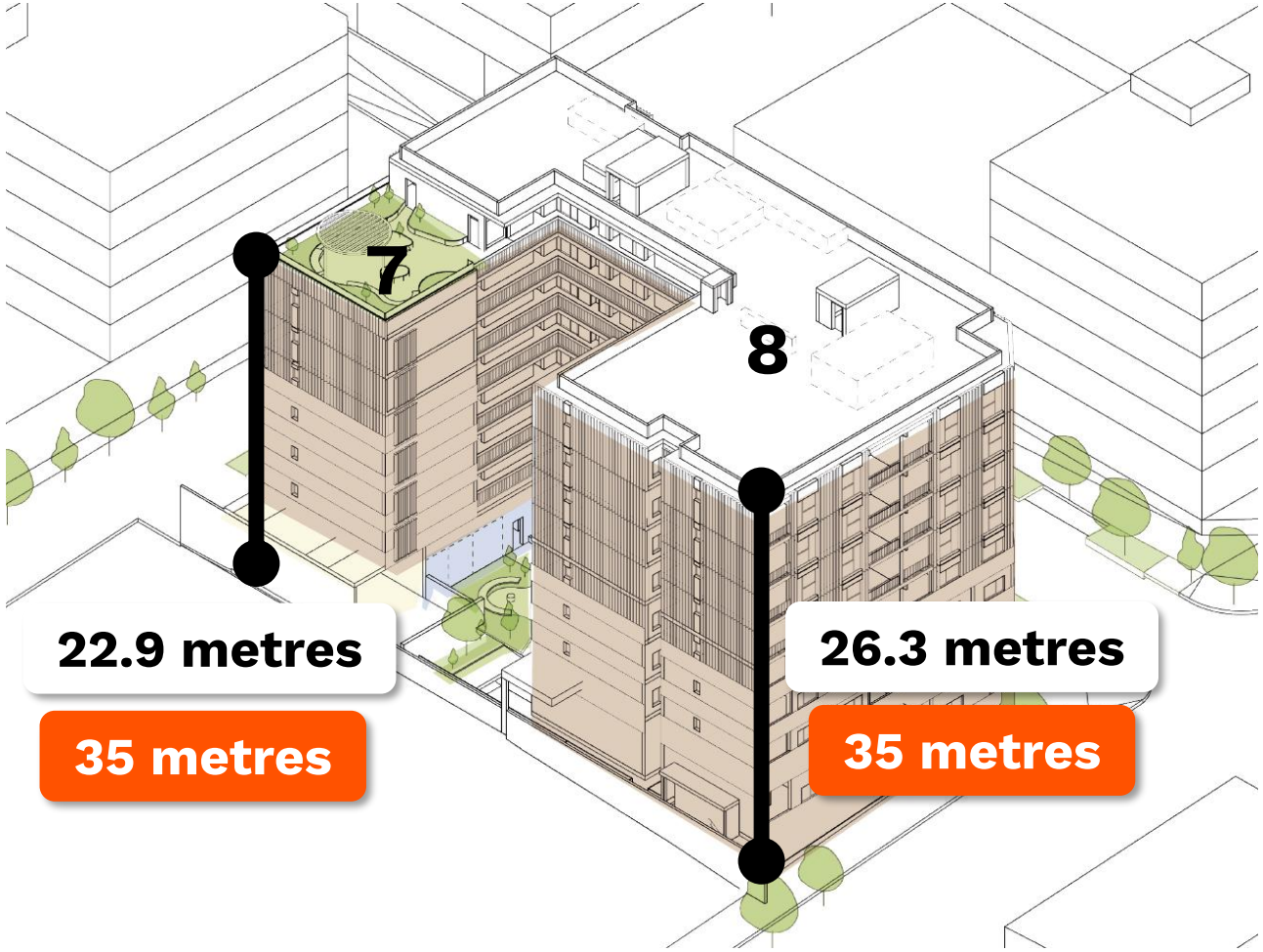
Indicative only - not to scale

Building Envelope

⬇

Building Reference Scheme

Theme: Building envelope and height controls



Draft Work in Progress – Indicative only - not to scale

Building Envelope

⬇

Building Reference Scheme

⬇

Building Detailed Design

Theme: through-site links and roads

- A new pedestrian connection added through Block 8
- More generous width to some through-site links
- Road closure between Pitt Street and Mead Street increased



Indicative only - not to scale

Theme: Extra trees retained

- Additional tree retention opportunities identified (subject to root mapping in detailed design)

- **2022 → Concept Plan**
  - 16 extra “high retention value trees” retained
  - 9 extra trees identified for investigation

- **Concept Plan → RtS**
  - 4 extra trees identified for potential retention

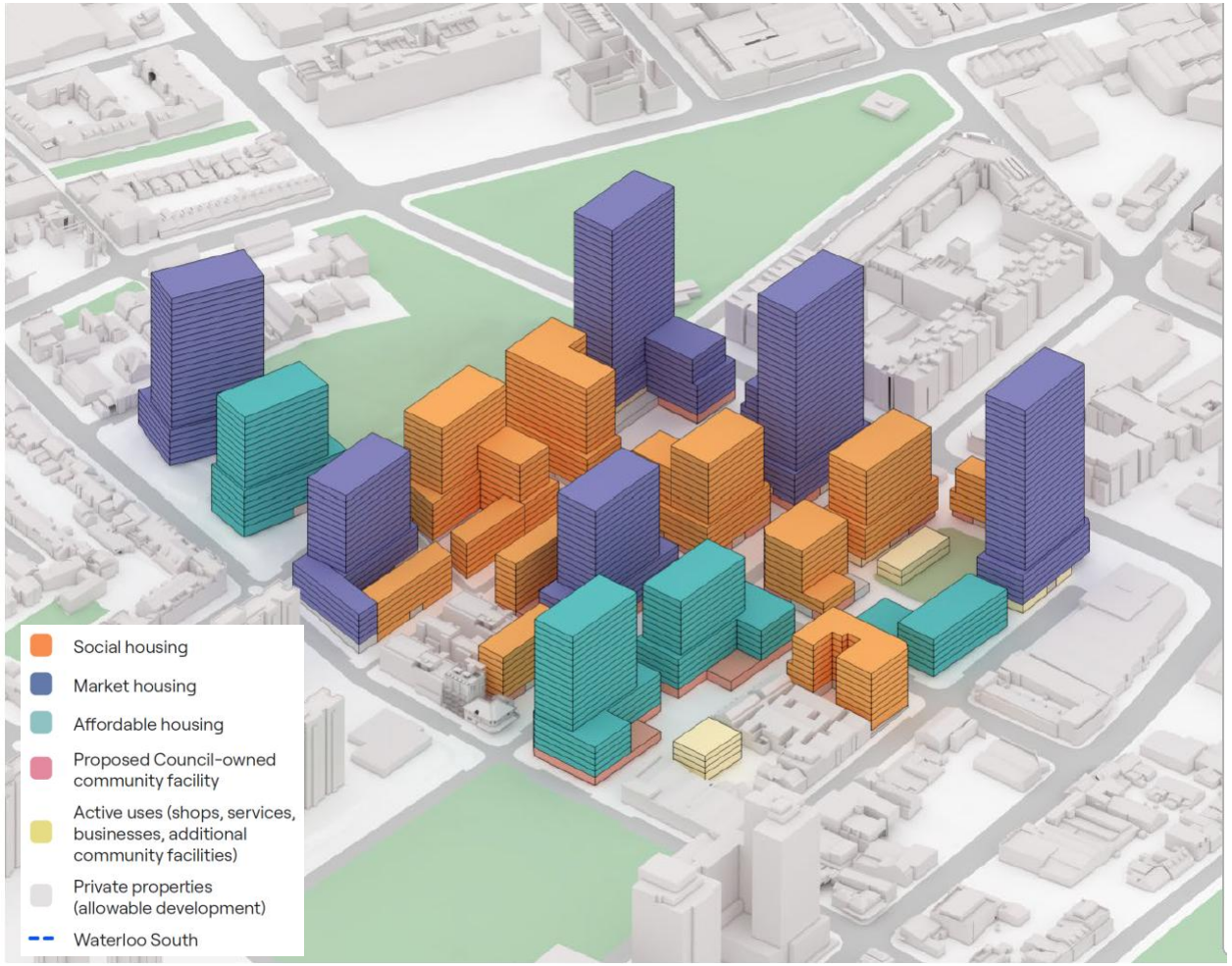
- **Total of 13 extra tress now under further investigation to be retained**



Proposal Tree Retention Diagram
Indicative only - not to scale

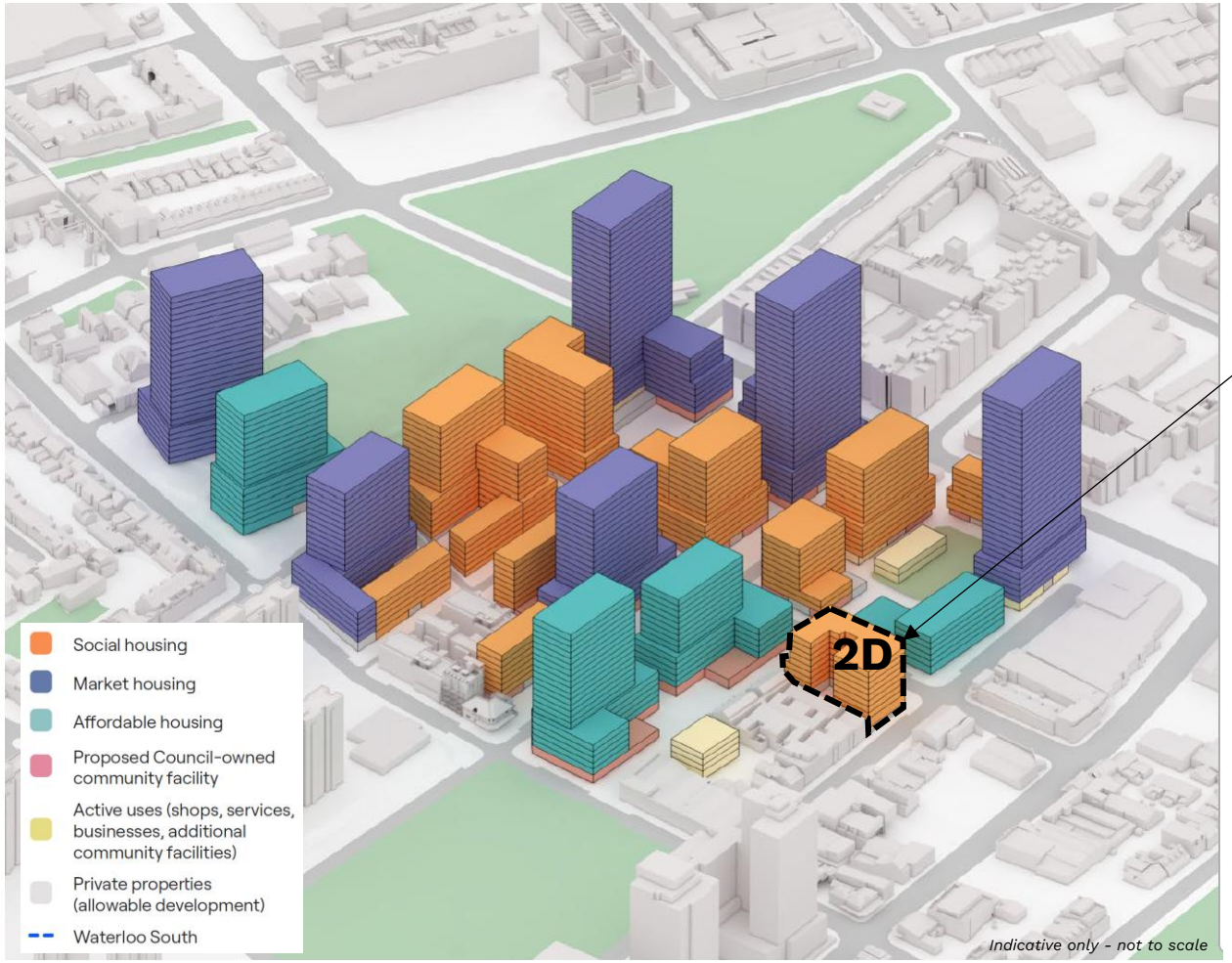
Theme: Design Excellence

- Maintaining design excellence and a variety of architects per block



Theme: Design Excellence

- Maintaining design excellence and a variety of architects per block



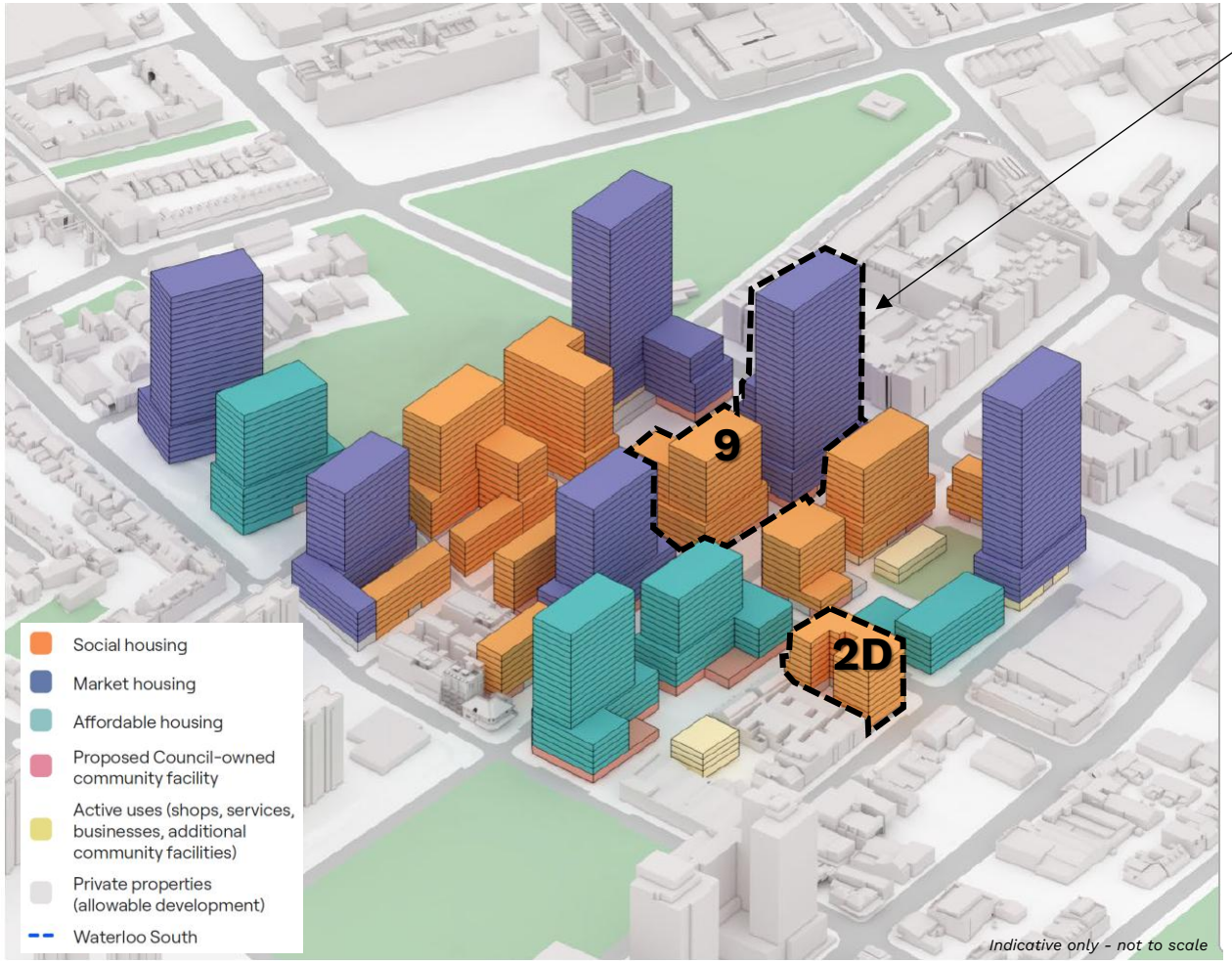
Block 2D

- 2 architects
- 1 landscape architect



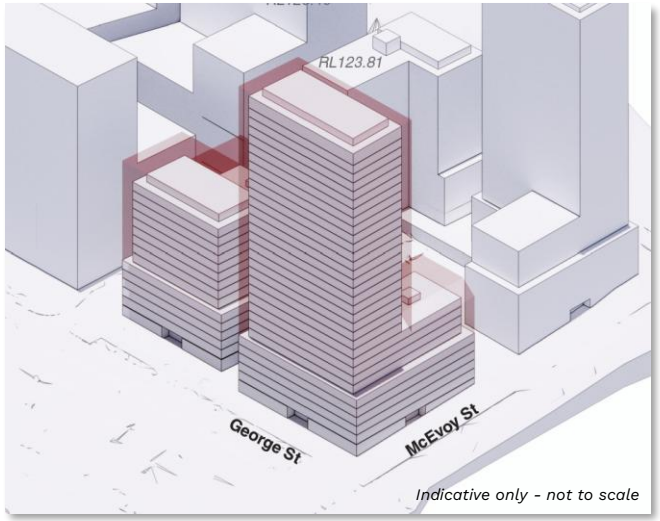
Theme: Design Excellence

- Maintaining design excellence and a variety of architects per block



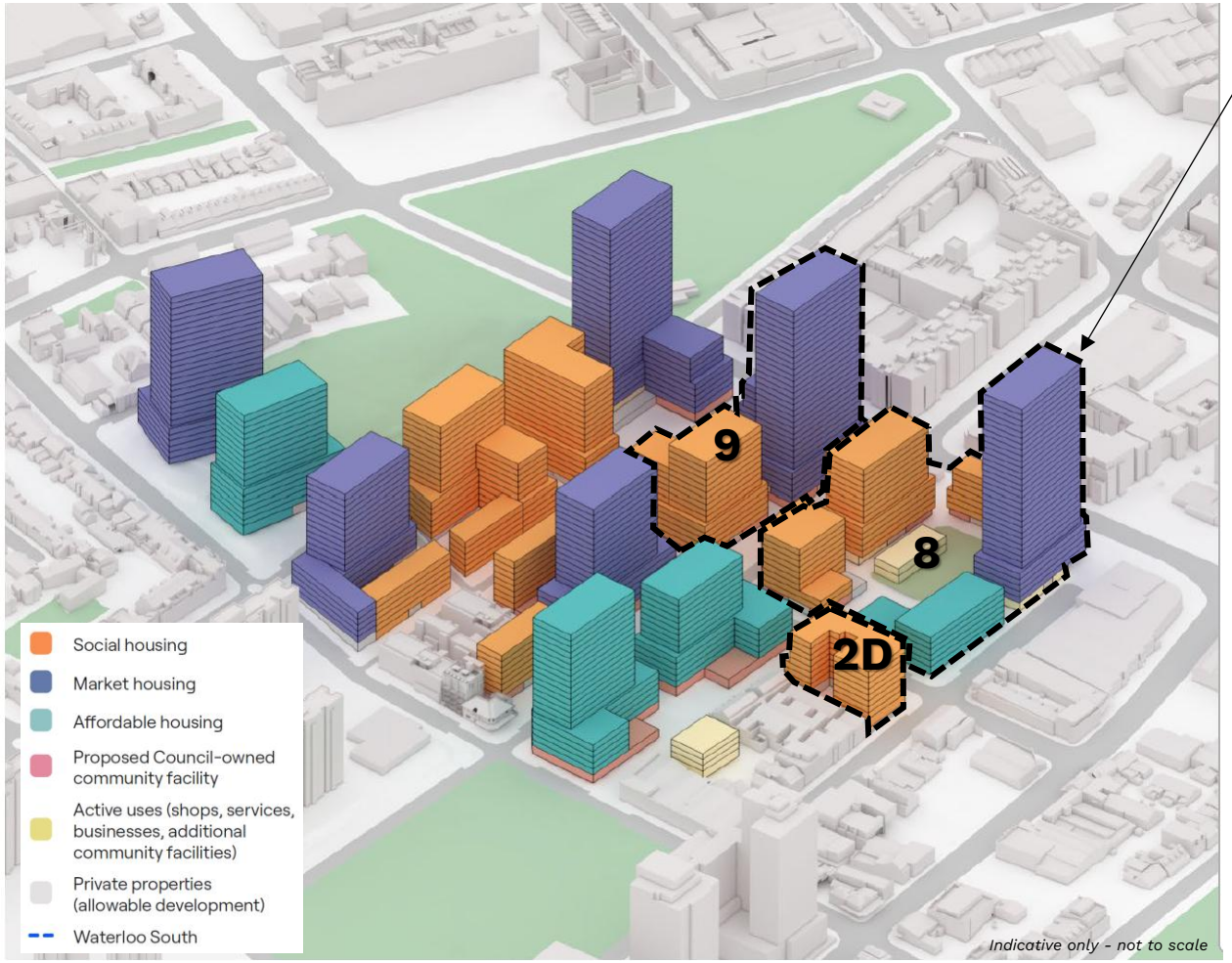
Block 9

- 3 architects
- 1 landscape architect



Theme: Design Excellence

- Maintaining design excellence and a variety of architects per block



Block 8

- 4 architects
- 1 landscape architect

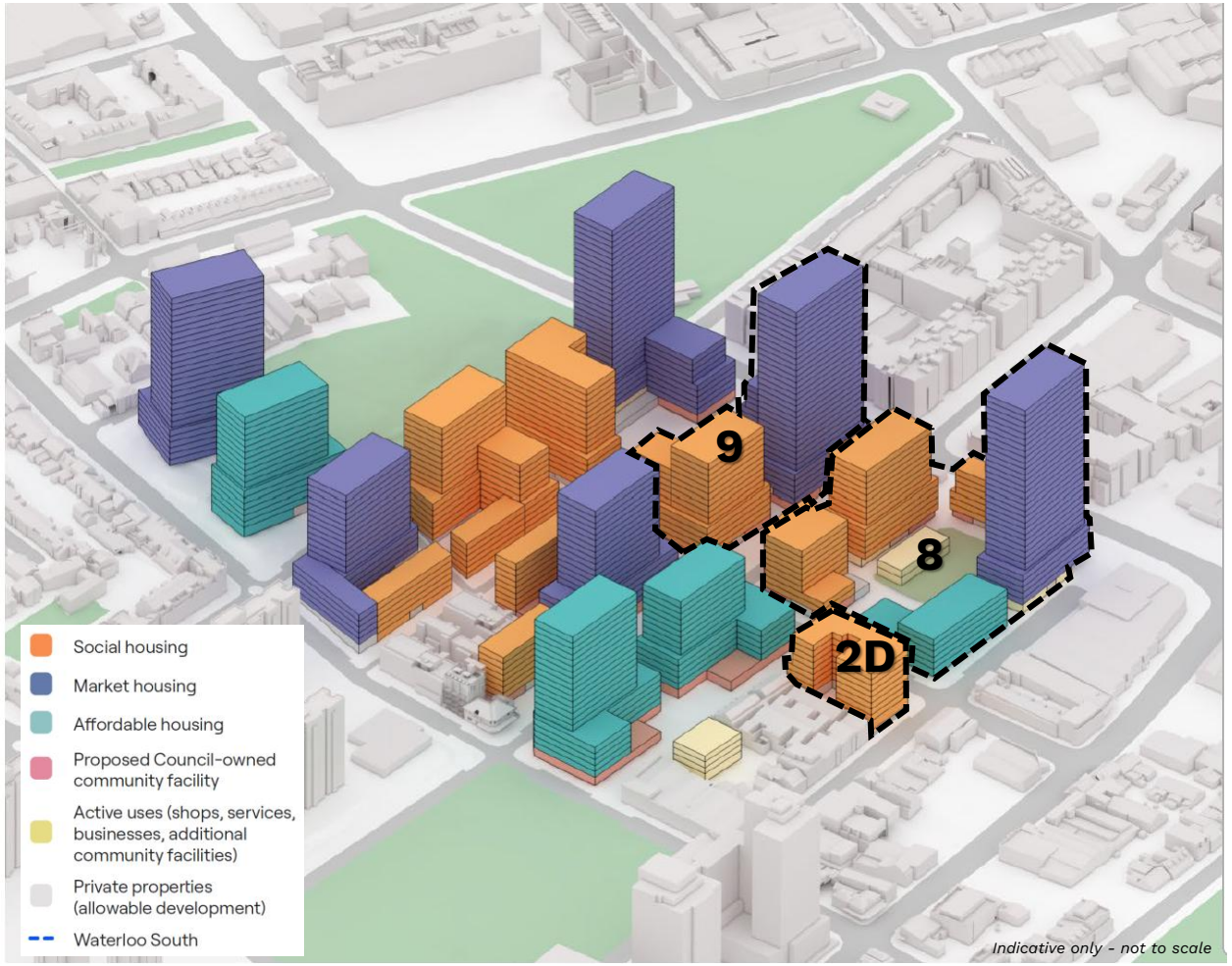
+ 2 architects for Council's park and community facility*



*Subject to future discussions and engagement with City of Sydney Council

Theme: Design Excellence

- Maintaining design excellence and a variety of architects per block



11 design teams
+
2 for Councils park and community facility*

*Subject to future discussions and engagement with City of Sydney Council

Theme: Updated technical studies / advice

- Additional **wind** analysis
- Additional **overshadowing and sun access** analysis to:
  - neighbouring and selected nearby properties
  - existing and future parks/open space
- Additional **Noise & Vibration** Impact advice
- Additional **Heritage** Impact advice (on terraces on Cope Street)
- Additional testing of **vehicle access locations** and reduction of driveway widths
- A number of **clarifications**

04

Social Impact Assessment (SIA) & Social Impact Management Plan (SIMP)

What is a SIA and SIMP

Social Impact Assessment (SIA)

- SIA assesses projects from the perspective of people to determine potential effects on individuals, households, groups, communities and organisations
- This SIA considers the initial SIA and addresses feedback from Response to Submissions
- Based on six key social impact themes

Social Impact Management Plan (SIMP)

- Based on SIA themes – same structure
- Provides a framework for managing and mitigating social impacts, recognising and responding to unexpected or unforeseen impacts, and enhancing positive social outcomes
- Enables monitoring and reporting of impacts and mitigations over the lifetime of the renewal process

8 Social Impact Categories



1 WAY OF LIFE

How people live, travel, work, recreate and interact each day.



2 COMMUNITY

Community composition, cohesion, character, resilience and sense of place.



3 ACCESS

Access to and use of infrastructure, services and facilities.



4 CULTURE

Aboriginal and non-Aboriginal culture, including connections to Country, heritage, beliefs, customs and values.



5 HEALTH AND WELLBEING

Physical and mental health, social wellbeing, public health, psychological stress and access to open space.



6 SURROUNDINGS

Natural and built environment, amenity, safety, security and ecosystem services.



7 LIVELIHOODS

Employment, business opportunities and people's capacity to sustain themselves economically.



8 DECISION-MAKING SYSTEMS

Participation in decisions, access to information, complaints, grievance and remedy mechanisms.

Feedback from submissions

- Greater recognition of the needs of **vulnerable residents** (especially at this density)
- Social and psychological impacts of **relocations and return**
- Potential **mental health and wellbeing** impacts
- Maintaining **community cohesion** and achieving successful mixed tenure integration
- Adequacy and continuity of **human services and community support**
- Access to **health services** (noting Health One facility not included)
- Adequacy of **community facilities and social infrastructure**

Feedback from submissions

- Housing **affordability**, diversity and security of return
- Affordable **retail, local businesses** and culturally appropriate services
- **Construction impacts**, safety and continued access
- **Inclusive public spaces** and ongoing community participation
- Enforceable **mitigation** and long-term **monitoring**
- **Report structure** – readability, tracking impacts throughout report
- Reason for **degree of change** caused by mitigations

Key changes made to SIA & SIMP

1. Structure of report is based on social impact themes (based on feedback from community)

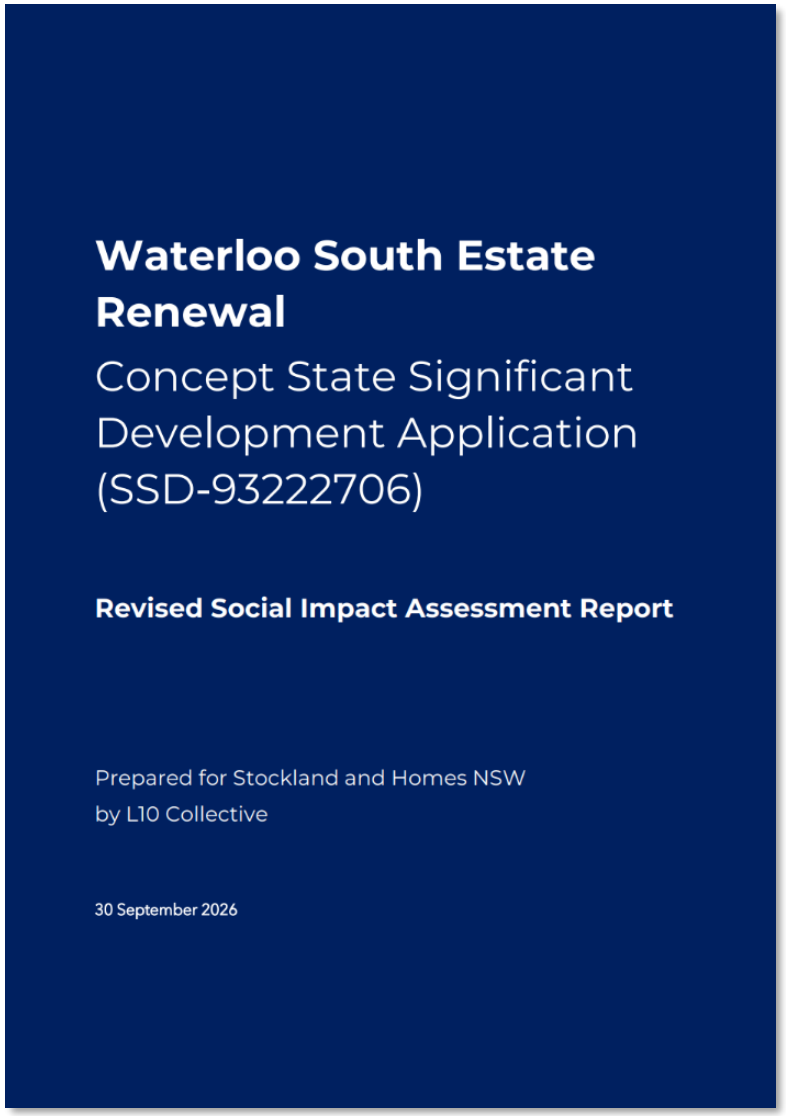
2. Reconsidered the extent / degree of impact reduction

3. More detailed SIMP – responsibility, indicators and targets

4. Monitoring and accountability

5. Concept-SSDA SIA as overall framework for future SIA's

SIA


Waterloo South Estate Renewal
Concept State Significant Development Application (SSD-93222706)
Revised Social Impact Assessment Report
Prepared for Stockland and Homes NSW
by L10 Collective
30 September 2026

SIA – Social Impact Themes

	THEME	ISSUES	
1	**Benefits and limitations of physical redevelopment**	• Housing provision and quality • Improvements to public domain • Improved safety and security of public spaces	• Physical improvements require maintenance over time • Physical renewal does not necessarily create social change
2	**Social dislocation and loss of community**	• Loss of community connections and networks • Reduced sense of belonging	• Impacts of tenant relocations and returns • Access to community supports and services
3	**Integration, inclusion and belonging**	• Building social cohesion in mixed tenure environments • Access to affordable services to support daily life	• Inclusion and accessibility • Community and cultural connections • Place activation
4	**Creation of a diverse and inclusive mixed tenure community**	• Creation of a mixed and more sustainable community • Limitations of 'tenure blindness'	• Challenging perceptions about crime, safety and disadvantage • Respects and builds on the strengths of the existing community
5	**Management of renewal as a long term social change process**	• Lifecycle changes across stages • Cumulative impact	• Monitoring • Adaptive management
6	**Long term management of construction impacts**	• Timing and staging • Coordination with relocation	• Long-term management of noise, dust, traffic, pests • Communication protocols

SIA – Residual Impact

- There is a degree of impact remaining after mitigation
- For a project as complex and multifaceted as Waterloo South –it's unrealistic to expect all impacts to be able to be completely mitigated
- Recognition that different stakeholder groups are impacted differently by some impacts
- Some things may be positive for some and negative for others
- Two key areas where residual impacts remain:
    - social dislocation and loss of community
    - construction impacts

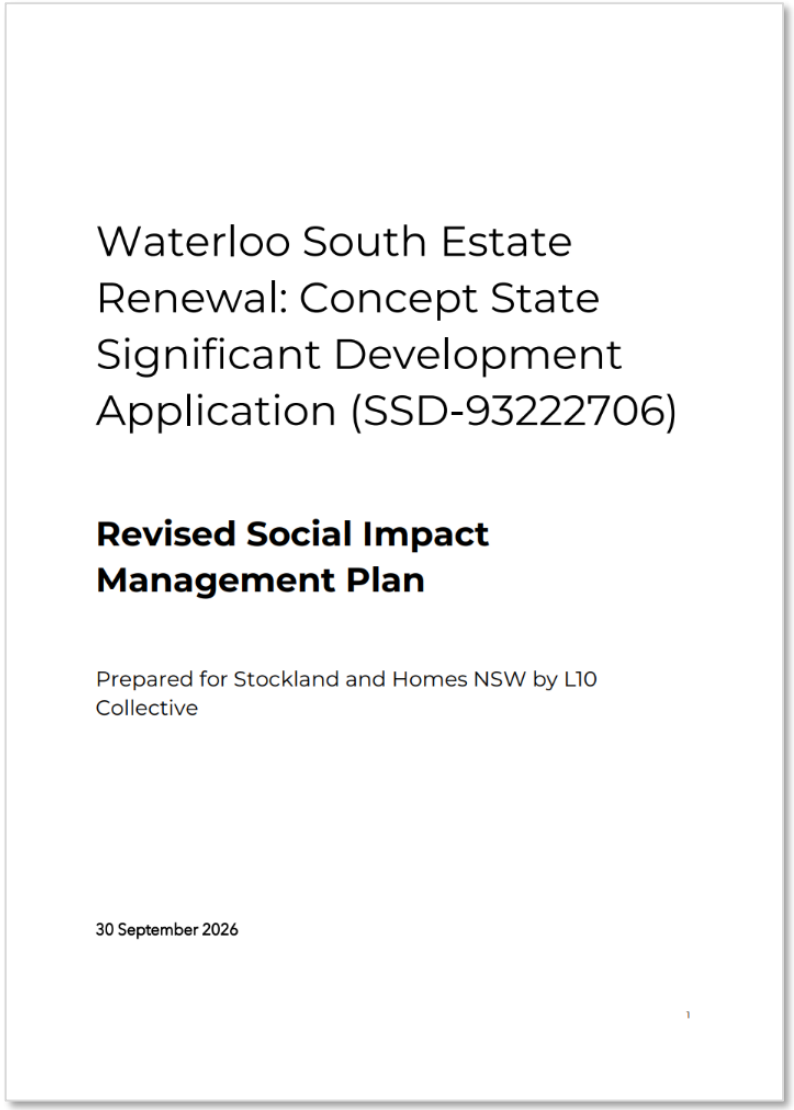
SIA – Residual Impact (example)

Social dislocation and loss of community		
Impact	**Initial rating**	**Residual impact**
Significant social transformation of a longstanding community and associated impacts of change	Very high / positive and negative	High / negative for many existing residents Negative impacts likely to be reduced if mitigations can be successfully resourced and delivered High / positive on wider community level
Impacts on sense of place, belonging and identity – including Waterloo as a place with strong connections to Aboriginal people and culture	High / negative	Moderate / negative
Impacts on health and wellbeing associated with resident relocations	High / negative	Moderate / negative It is recognised that even with the most effective possible relocation process, there are still likely to be negative social impacts for many of the residents who are required to leave their established community

SIA – Residual Impact (example)

Long-term management of construction impacts			
Impact		**Initial rating**	**Residual impact**
6.1	**Impacts of ongoing construction on daily lives, people's routines, wellbeing and safety**	Very high / negative	High / negative
6.2	**Impacts on local businesses during construction**	High / negative with some potential for positive through increased trade	High negative for some closer business operators Some positive benefits from trade

SIMP



Waterloo South Estate Renewal: Concept State Significant Development Application (SSD-93222706)

Revised Social Impact Management Plan

Prepared for Stockland and Homes NSW by L10 Collective

30 September 2026

SIMP – Social Impact Themes

THEME	IMPACTS	
1 Benefits and limitations of physical redevelopment	1.1	Increase in social and affordable housing supply including Aboriginal housing
	1.2	Improved housing quality for social housing tenants in Waterloo South
	1.3	Significant physical transformation of Waterloo South through new buildings and public domain including improved accessibility, safety and amenity
	1.4	Visual impact of new development on surrounding neighbours and properties including overshadowing
2 Social dislocation and loss of community	2.1	Significant social transformation of a longstanding community and associated impacts of change
	2.2	Impacts on sense of place, belonging and identity – including Waterloo as a place with strong connections to Aboriginal people and culture
	2.3	Impacts on health and wellbeing associated with resident relocations
	2.4	Support for community wellbeing through future access to local social infrastructure and community services
3 Integration, inclusion and belonging	3.1	Improved access to social infrastructure and services (including health, wellbeing and education), supported by coordinated planning and resourcing of human services for renewed precinct
	3.2	Increased retail offer including affordable and accessible options
	3.3	Recognition and celebration of local First Nations culture through project design and delivery
	3.4	Recognition and respect for the historical and cultural significance of the Waterloo Estate and surrounding area through the renewal process
	3.5	Resourcing and supporting community and cultural development, place activation and inclusion of residents across all tenures

SIMP – Social Impact Themes

THEME	IMPACTS	
4 Creation of a diverse and inclusive mixed tenure community	4.1	Increase in housing supply and diversity
	4.2	Significant economic transformation of a longstanding community and associated impacts of changing socio-economic profile
	4.3	Creation of education and employment opportunities and training pathways (including for young people and Aboriginal community members)
	4.4	Increased opportunities for local businesses and workers
5 Manage renewal as a long-term social change process	5.1	Ongoing social impact monitoring and review based on best practice principles of transparency, accountability and community and stakeholder engagement
	5.2	Opportunities for community members to participate in consultation activities through the project lifecycle
	5.3	Engagement with First Nations community members through project design and delivery
	5.4	Engagement with harder-to-reach communities through project design and delivery
6 Long term management of construction impacts	6.1	Impacts of ongoing construction on daily lives, people's routines, wellbeing and safety
	6.2	Impacts on local businesses during construction

SIMP – Structure

Impact



Stage



Mitigation or Enhancement



Desired Outcome



Responsibility



Indicator or Target



Adaptive Measure



SIMP – Example of structure

No.	Impact	Lifecycle / stage	Mitigation / enhancement	Desired outcome	Responsibility	Indicators / targets	Adaptive measure
2.1	**Significant social transformation of a longstanding community and associated impacts of change**	Planning and delivery	**2.1.1.** Ensure continuity of support for social housing residents throughout renewal process by supporting and resourcing coordinated service and support provision among housing providers, health services, community service providers and other support agencies	Social housing residents are supported in post-renewal environment Service provision is well planned and coordinated and appropriate to future community needs	Homes NSW Local Health District Department of Communities City of Sydney Local community service organisations	A coordinated plan for community service support for future residents is developed and its delivery resourced effectively	Key item for discussion as part of SIMP review.
			2.1.2. Support existing local community service providers to maintain service provision to social housing residents throughout all stages of the renewal process including relocation, resettlement and post-renewal	Social housing residents are supported in post-renewal environment Service provision is well planned and coordinated and appropriate to future community needs	Stockland Homes NSW Local Health District Department of Communities City of Sydney Local community service organisations	Existing local community service providers are able to maintain presence and service delivery capacity in and to renewed estate	Key item for discussion as part of SIMP review.

Monitoring and Accountability



- The SIMP will be reviewed annually.
- The first review is to occur 12 months after the completion of the first stage of development.
- The review will include some community and stakeholder engagement and will involve transparent reporting.
- Aim to present the annual review as a ‘dashboard’
- More comprehensive review 3-5 years after completion of first stage.

05

Questions

Questions

