

# Waterloo Redevelopment Options

August 2018





## 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

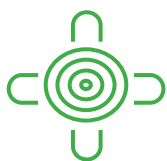
We welcome your feedback on each option.

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](http://www.communitiesplus.com.au/waterloo).

For more information please contact Waterloo Connect at [waterlooconnect@facs.nsw.gov.au](mailto: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.



### 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.



### 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.

## REDEVELOPMENT PRINCIPLES



### 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.



### 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.



### 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.

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.



### ACCESSIBLE SERVICES

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



### 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 PLAN<sup>1</sup>

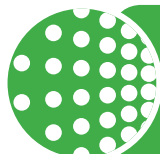


1. Indicative and subject to preferred plan finalisation.

## 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 Matavai, 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.

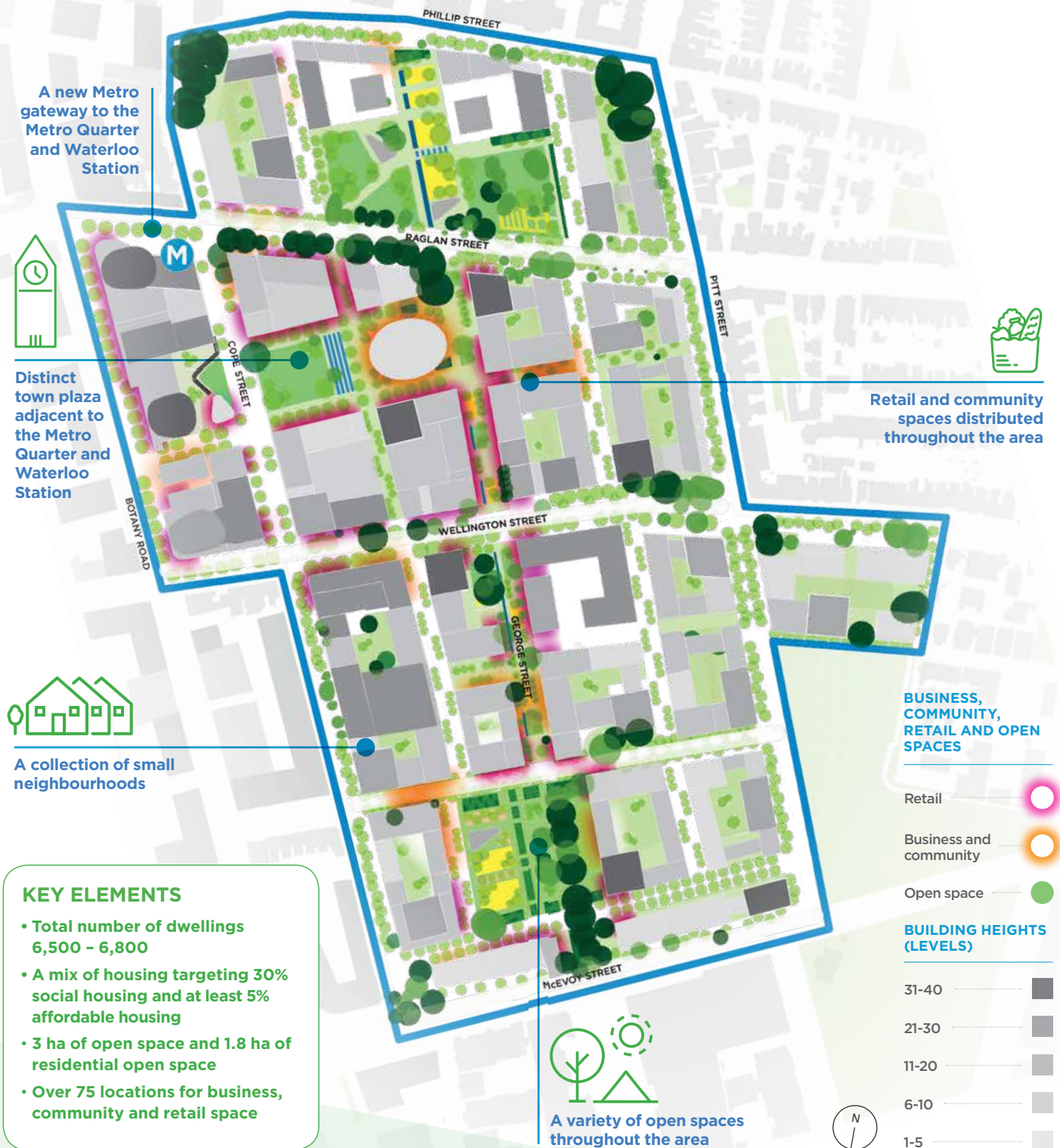


All current social housing residents have the right to return to the Waterloo estate.



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.

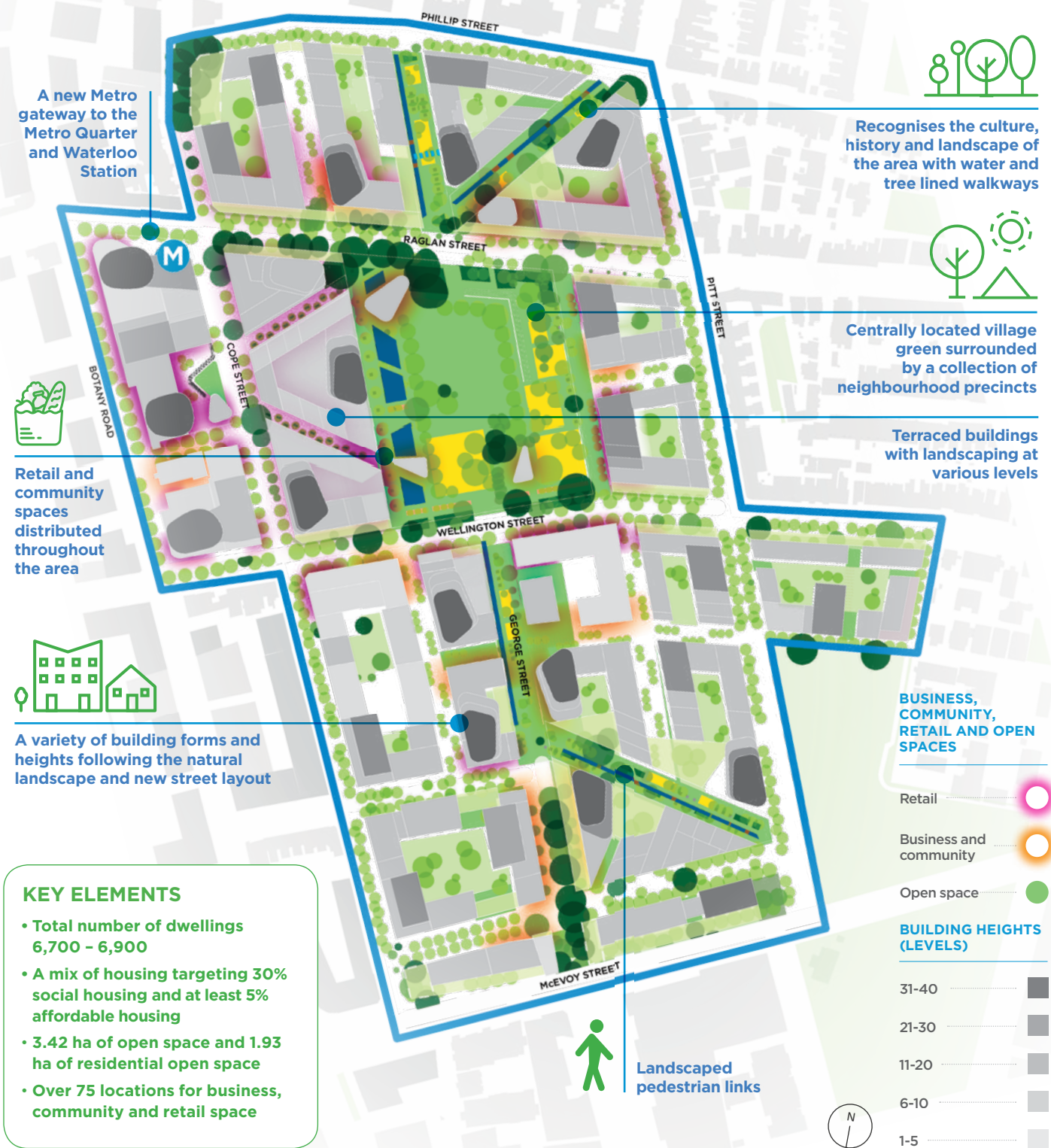
Open spaces support amenities such as food gardens, playgrounds, arts and craft areas, cultural activities, sporting facilities, chess tables and BBQ areas for people of all backgrounds and ages to enjoy.

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

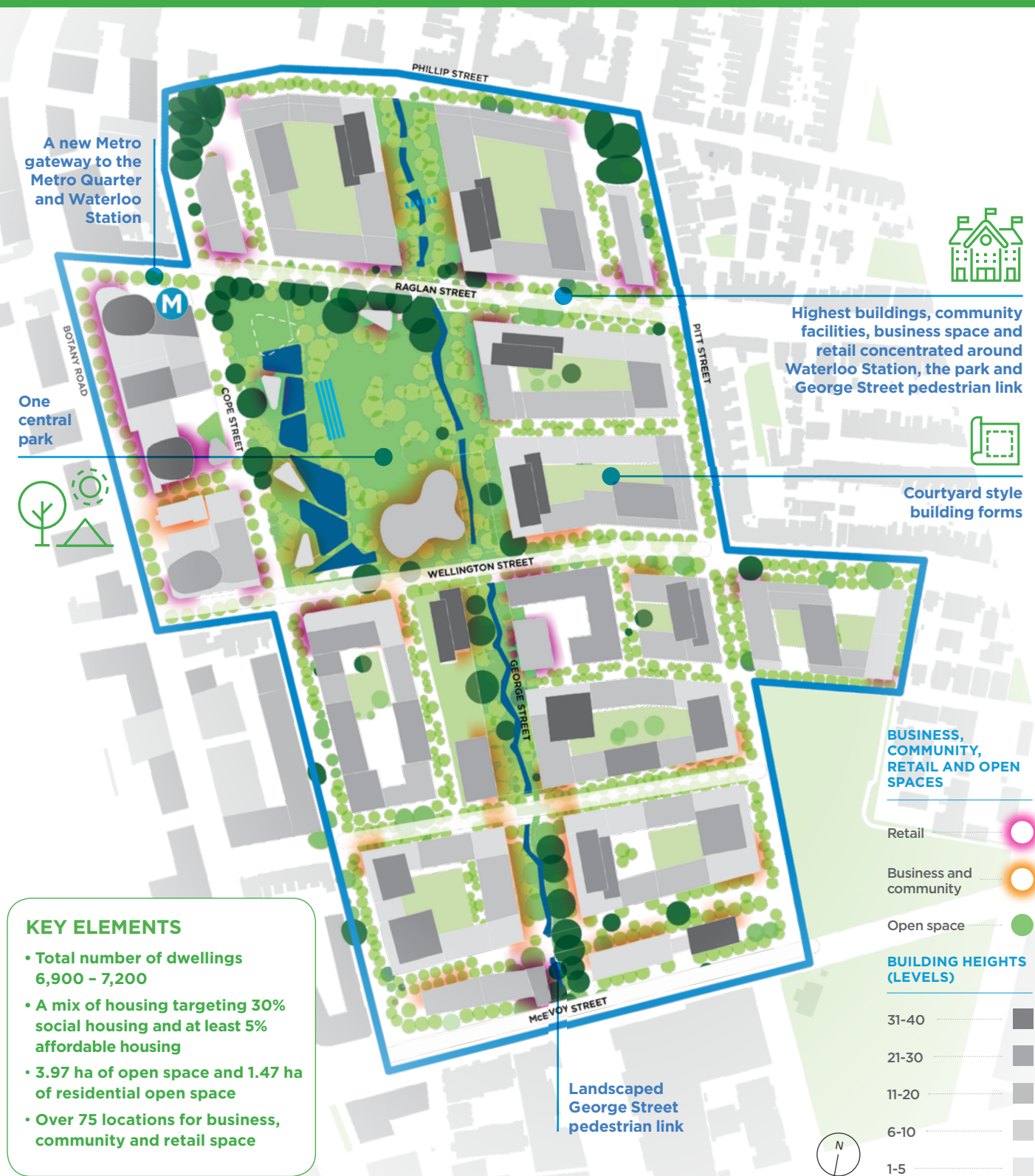
The Village Green option explores connecting surrounding parks, suburbs, community services and spaces through a continuous, walkable, tree lined and water featured street pattern.

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.communitiesplus.com.au/waterloo](http://www.communitiesplus.com.au/waterloo)



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



[waterlooconnect@facs.nsw.gov.au](mailto:waterlooconnect@facs.nsw.gov.au)



call **1800 738 718**