

Waterloo Estate

City of Sydney
Alternative Approach

1973

Proposal by the
Housing
Commission of
NSW for a
larger Waterloo
renewal scheme



1973

proclamation
and construction

WON'T QUIT, SAYS HOUSING CHAIRMAN

WILL not resign," chairman of the Housing Commission, Mr J. Bourke said today.

"I will stay and defend my staff" he said.

Mr Bourke was commenting on the statement made by Sir Robert in yesterday about "competence" within the jurisdiction of the Housing Ministry.

"We would be quite happy to have all aspects of our internal organisation examined by the Public Service Board or any other authority.

"An examination of the Housing Commission are absolutely not justified.

"I have no doubt that our staff is the most efficient and dedicated group of public servants in the State.

"I will stay and defend them against these allegations," he said.



Waterloo wages battle over 'box' flats

George Hadjin and his wife, Ursula have the sign on their home because they think they will be forced to sell their Waterloo home to build 'box' flats.

NOCK & CO
CAMERA SHOP - G...
WALTONS



Residents in protest over flats plan

Addressing the Waterloo residents' protest against the plan to build 'box' flats, the Housing Commission, Mr J. M. Bourke, said that the Government was not prepared to accept the plan.

Mr Bourke stated that the plan to build 'box' flats was a "disgrace" and that the Government was not prepared to accept the plan.

He said that the Government was not prepared to accept the plan to build 'box' flats.



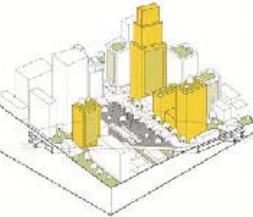
2011

Redfern–Waterloo Draft Built Environment Plan 2 [BEP2]

Submission to the Redfern-Waterloo Authority 11 April 2011



2014



Central to Eveleigh

Urban Transformation and Transport Program





Phillip Street

Elizabeth St

Botany Road

Street

ria Park





2016



1 Option **WATERLOO ESTATE**



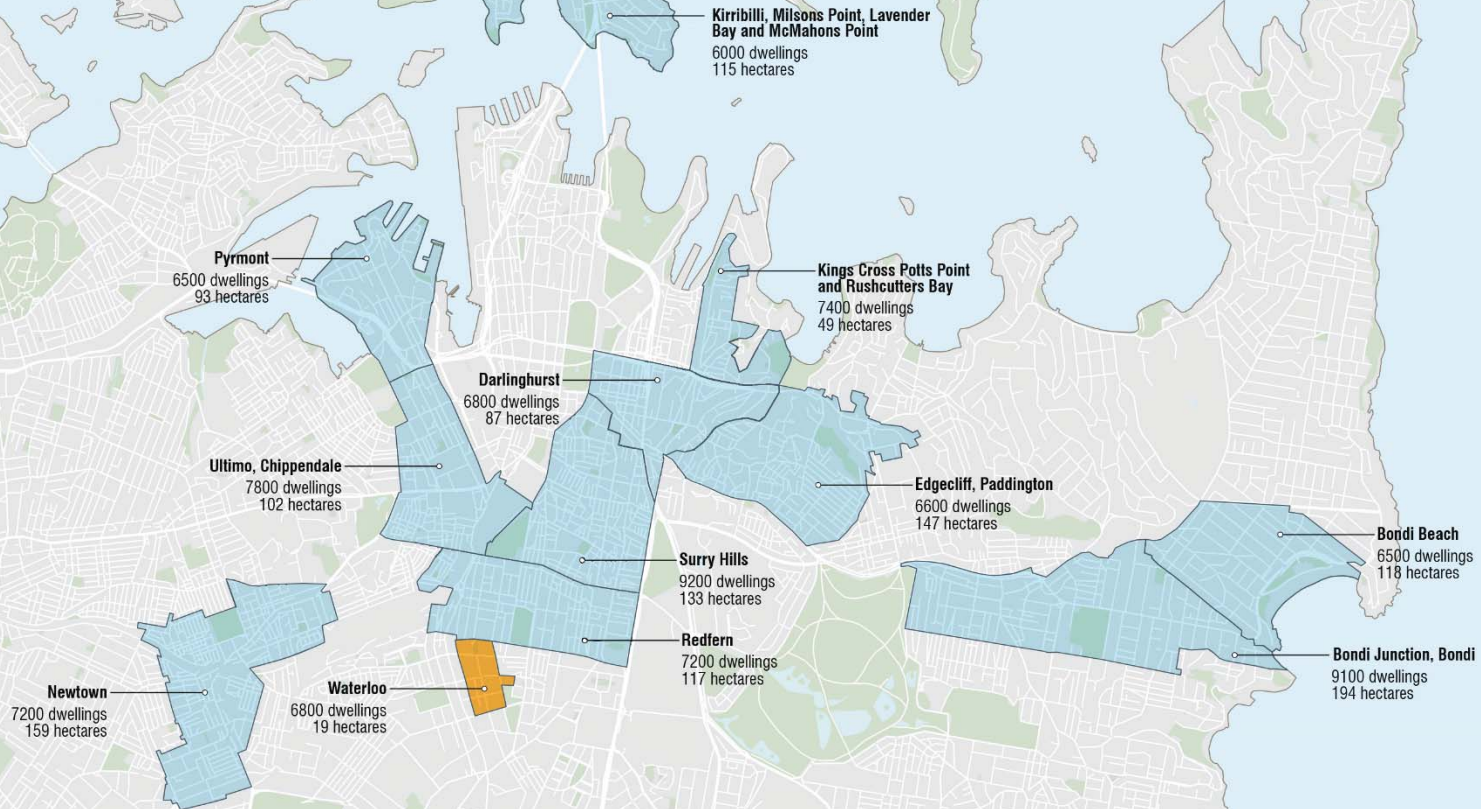
2 Option **WATERLOO VILLAGE GREEN**



3 Option **WATERLOO PARK**



Comparison areas by dwellings



Comparison by area

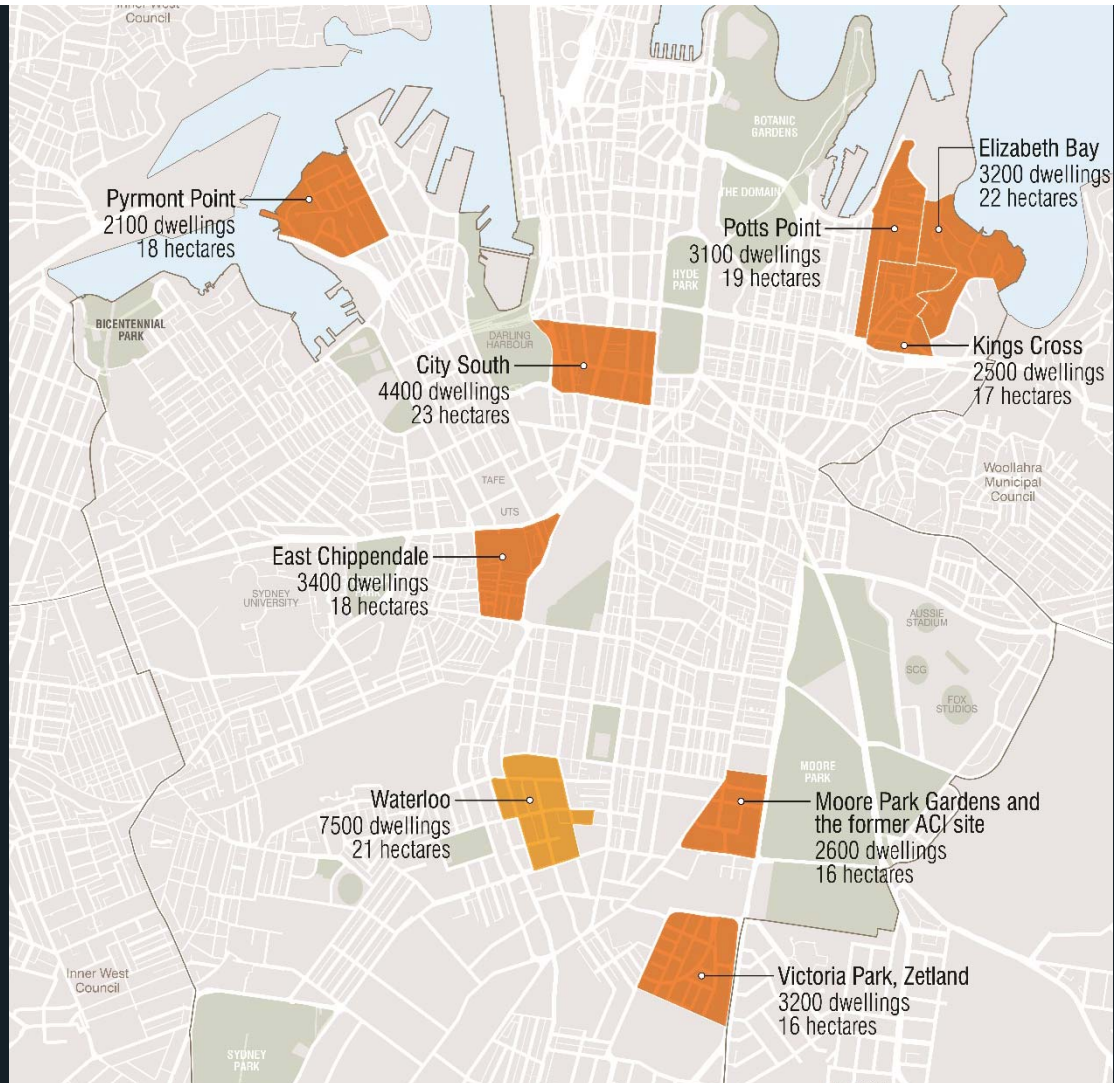
Waterloo 21 ha 7500

Elizabeth Bay 22ha 3200

Potts Point 19 ha 3100

Pyrmont Point 18 ha 2100

Victoria Park 16 ha 2600



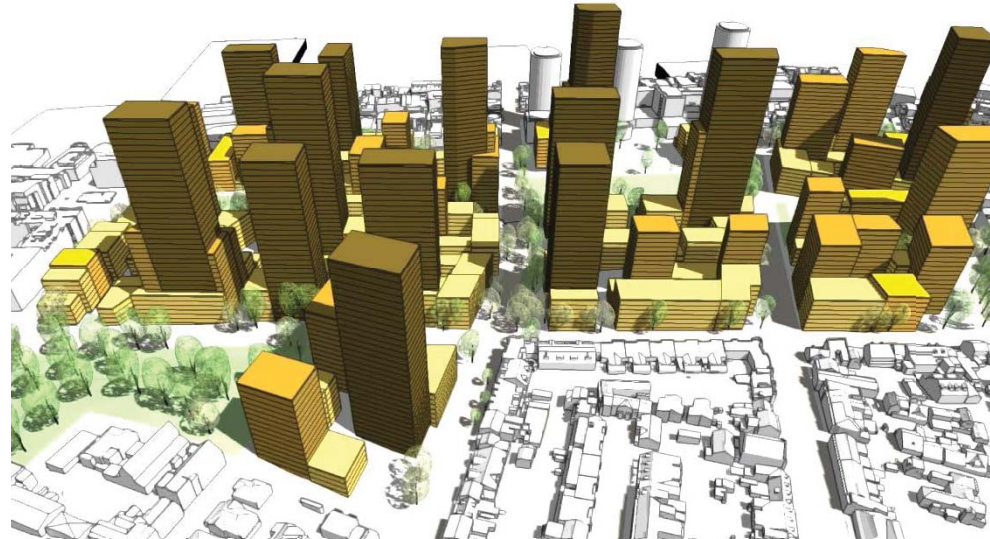
Jan 2019 LAHC preferred master plan

- 19 hectares
- 6700-6900 dwellings
- 360 dwellings/ha
- 17 towers up to 40 storeys
- complete demolition
- potential resumption of George Street



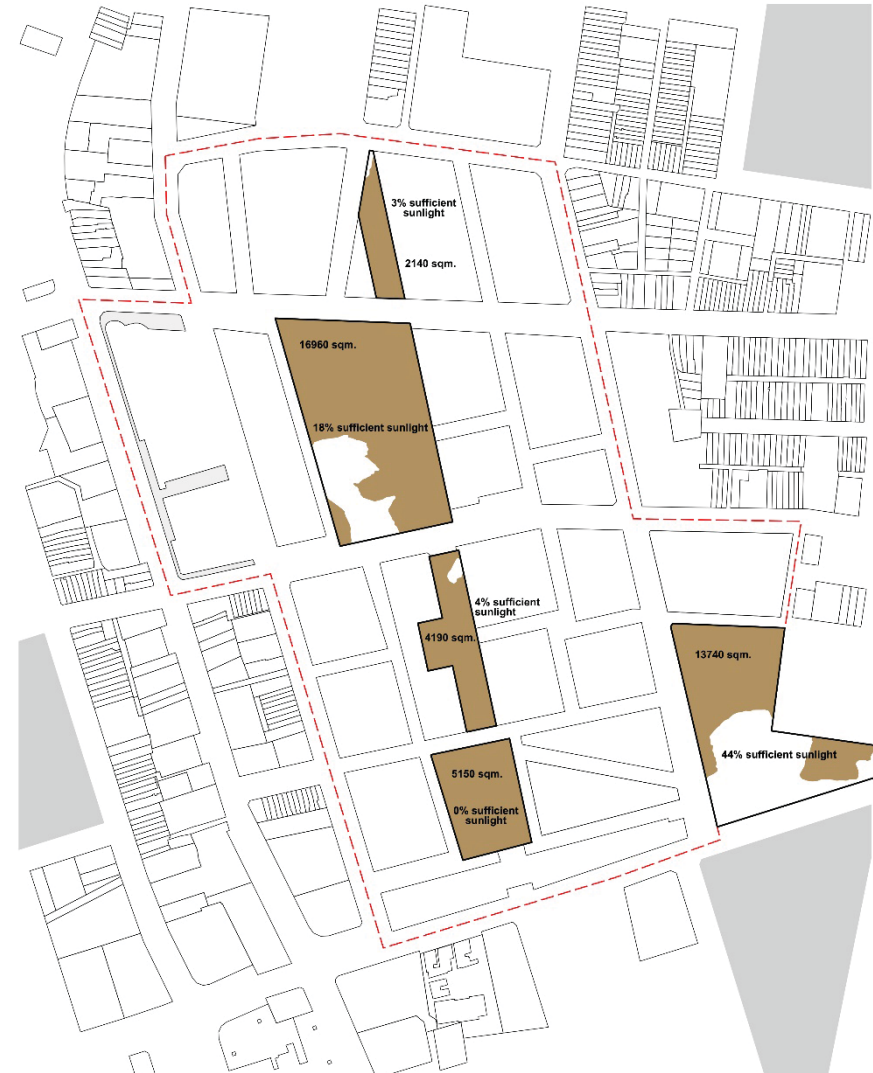
preferred master plan

- top view - looking from the west with Metro site in white and outline
- bottom view – looking from the east with Waterloo Park North on the bottom left (Mt Carmel)



winter sunlight preferred master plan

- an important measure of success when you are relying on minimum green open space is - does it have the required winter sunlight?
- the brown areas is where it doesn't meet this requirement
- inadequate sunlight to Waterloo Park North





Green Square Urban Renewal



San Francisco



2016

San Francisco





San Jose





Regents Park
Toronto



Hackney London 2017



Hackney London 2017

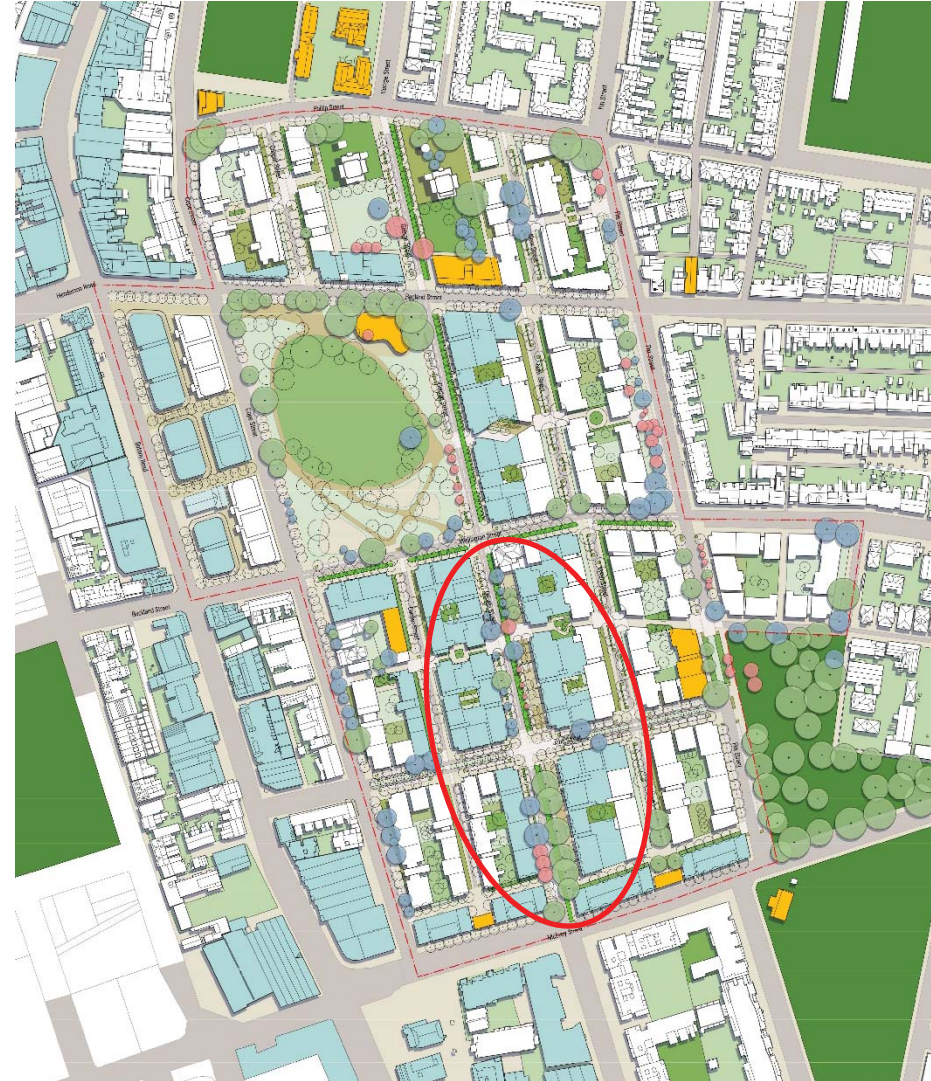
CoS alternative approach

- reduction in residential building heights by more than half, reduced shadows
- minimize cost and disruption
- medium-rise high-density 5300 dwellings
- meets or exceeds open space and minimum solar access requirements
- has a true sense of place



CoS alternative approach

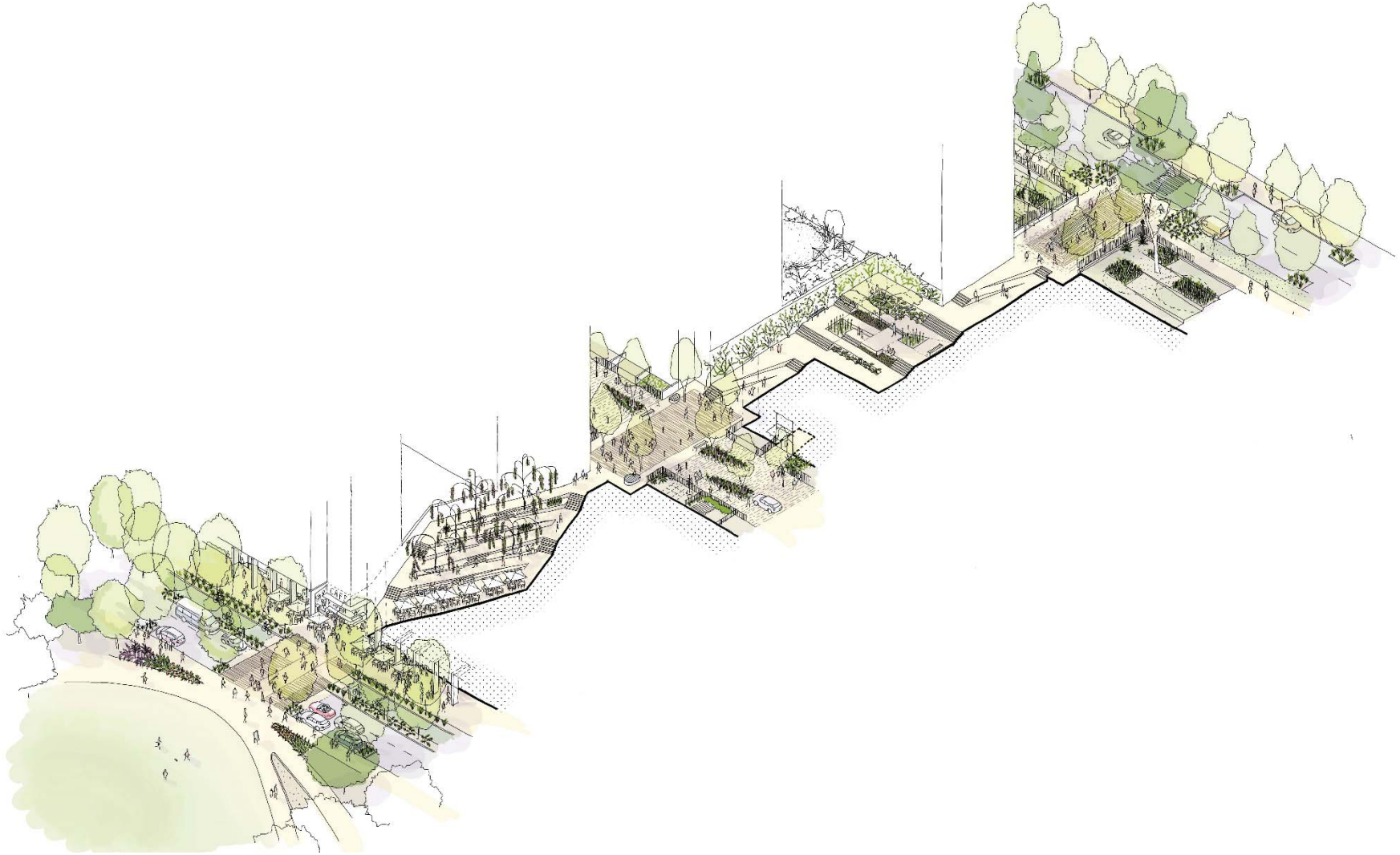
- shows potential ground floor uses integrated beyond the site
- George Street could be the focus of a shopping street, creative enterprises opposite the park
- community space and services could be dispersed (yellow)













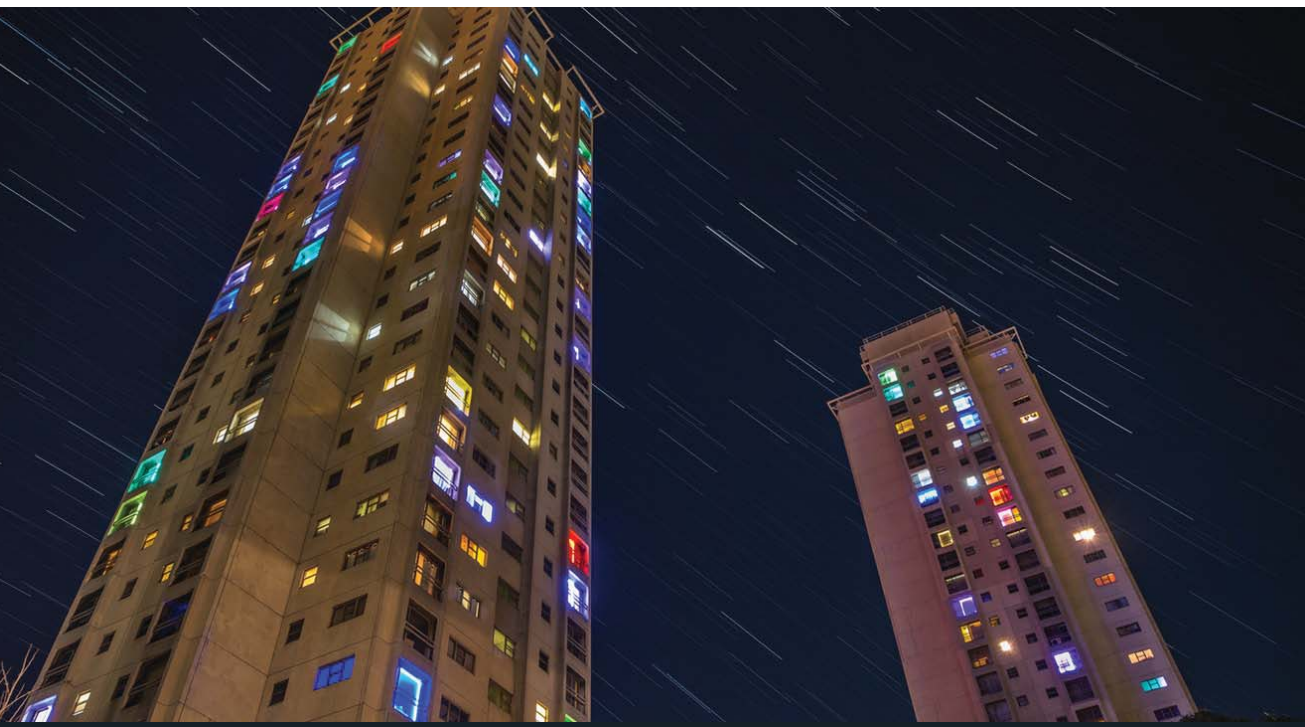
60% Tree Retention
High Value Trees





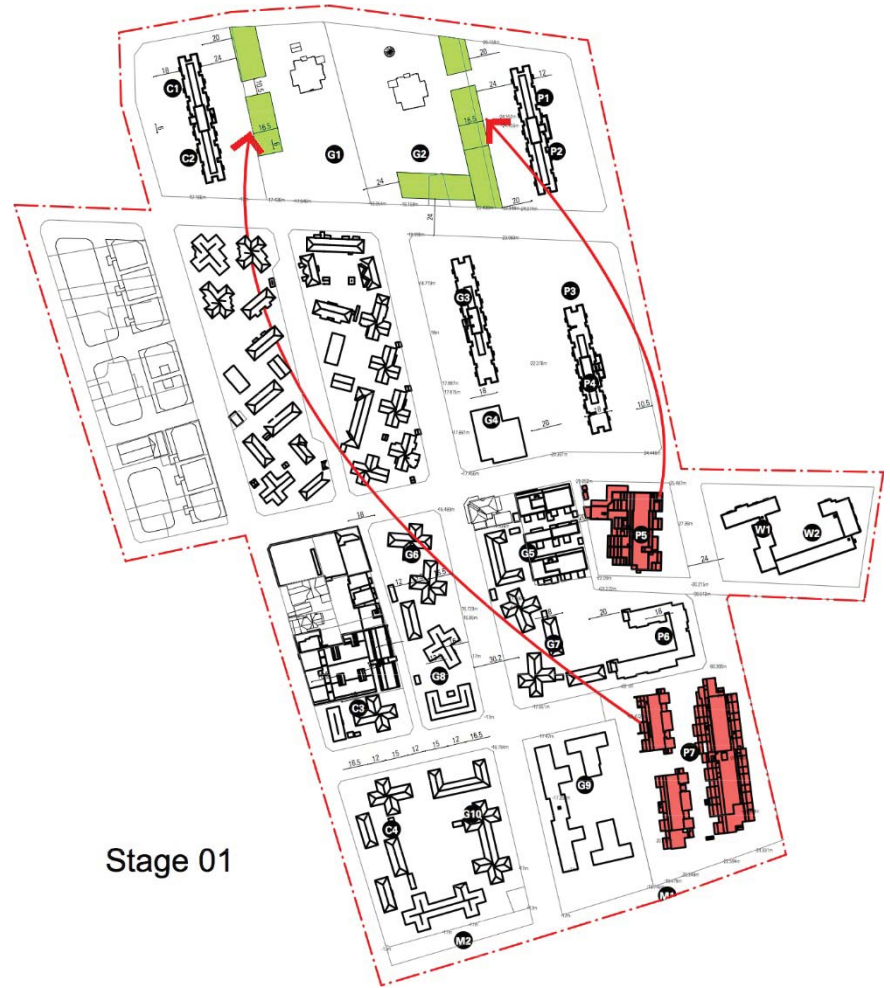






We see value in retaining and updating these slim towers – possibly as affordable housing – our alternative approach does not turn on this issue

staging alternative approach



Stage 01

staging alternative approach



staging alternative approach

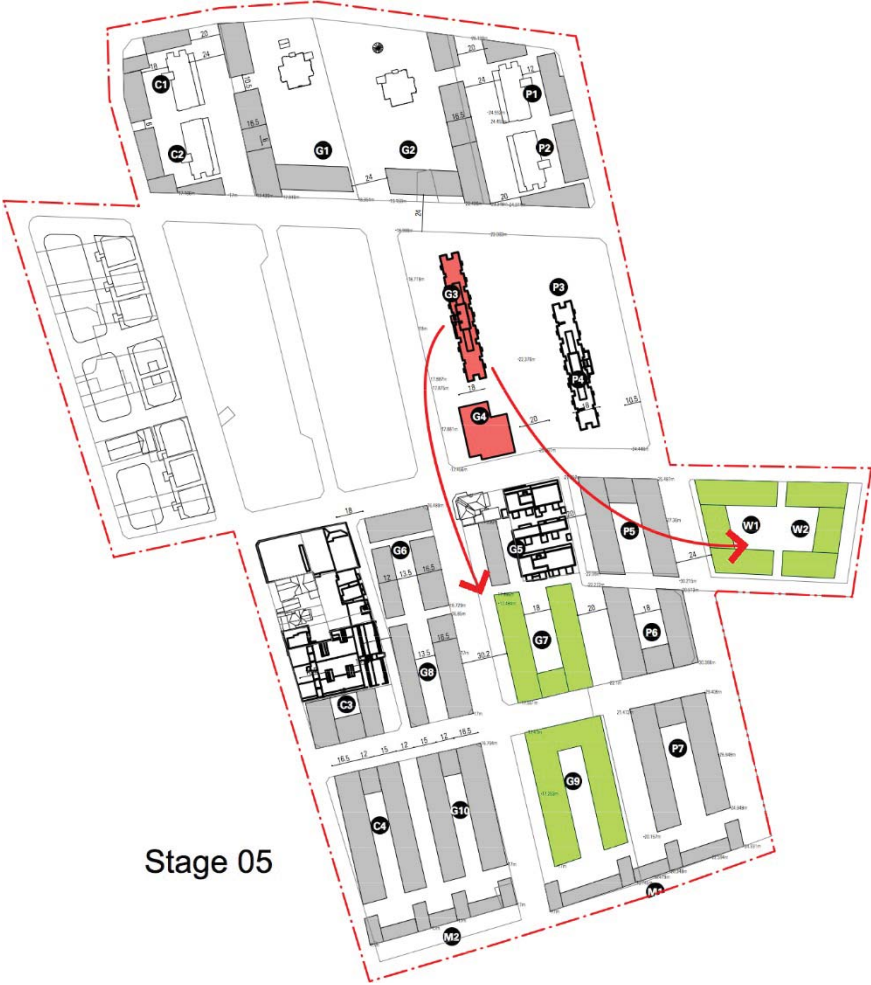


staging alternative approach



Stage 04

staging alternative approach



Stage 05

staging alternative approach



staging alternative approach



Stage 07

conclusion

alternative approach – 5300 dwellings

- genuine alternative with lower to medium high-rise – 4, 9 and 13 storeys
- modelled on great places to live with mixed incomes at 277 d/ha
- heritage retention to add interest and sense of place
- retains many trees that are rated highly significant
- more equitable distribution of development and building scales
- reinforces finer grain neighbourhood scale for our most vulnerable