

Communities Plus Newsletter

Waterloo

October 2017

From mid October 2017, the Department of Family and Community Services (FACS) will be hosting a range of activities and events to seek your views about the future of Waterloo.



Come and join the conversation now to help shape the master plan that will guide the redevelopment of Waterloo over the next 15-20 years.

The master planning process will continue for the next twelve months. By late 2018 when the master planning process is expected to be complete, the timing of the first stage of Waterloo social housing resident relocations will be known. As a result, there will be no relocations of residents in 2018.

A new Sydney Metro station at Waterloo and the *NSW Government's Future Directions in Social Housing (Future Directions)* strategy provided the opportunity to redevelop Waterloo – for the people who live here today and the next generation who will call this area home.

The Waterloo metro station will better connect the community to the wide range of opportunities that Sydney has to offer. It will become the gateway to the community and provide the connectivity required for the area to evolve as part of Sydney's growth over the next 20 years.

New, modern homes will be built for all existing social housing residents and more private and affordable housing will also be made available in the area.

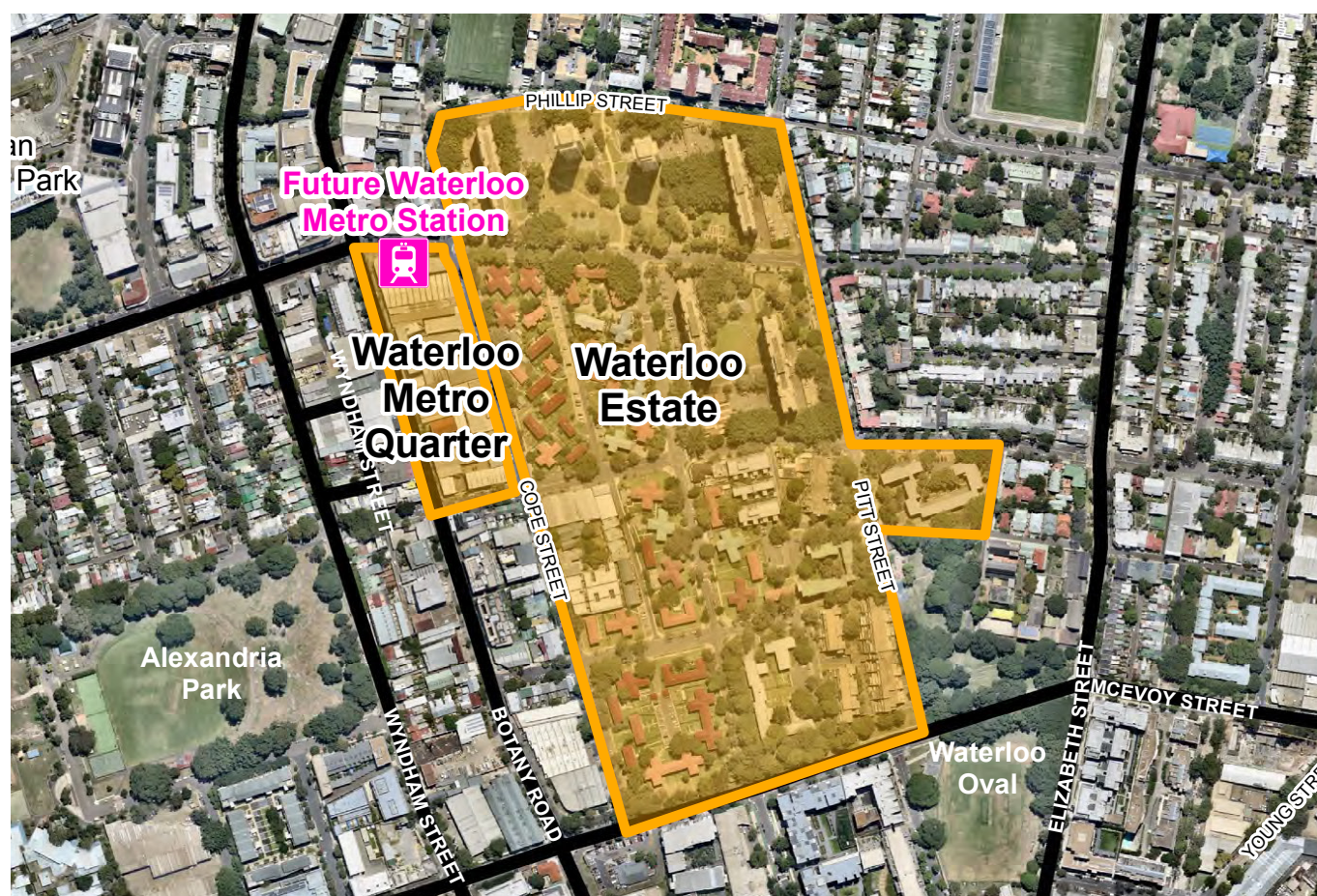
This means all of the 2,012 social housing dwellings will be redeveloped for the residents who already live on the estate, along with more people who will occupy the private and affordable dwellings.

The NSW Government has stated that all current social housing residents that may have to temporarily relocate have the right to return to the Waterloo estate.

Over the next 12-18 months, feedback from the community, along with the findings from a range of technical studies will help shape a master plan for the Waterloo Redevelopment Precinct. After completion of the first stage of community feedback, FACS will develop a set of Principles for Redeveloping Waterloo and will share these with the community.

The Waterloo Redevelopment Precinct includes the Waterloo social housing estate and the area around the new Waterloo metro station (the metro quarter). These two developments have led to these parts of Waterloo being nominated as a State Significant Precinct (SSP). The area also includes a small number of privately owned properties.

FACS is leading the master planning communications and engagement activities and has engaged UrbanGrowth NSW Development Corporation (UGDC) to develop the master plan, which will be integrated with the metro station design and the Waterloo estate redevelopment.



 Nominated Waterloo State Significant Precinct

What will change in the Waterloo Redevelopment Precinct?

A new Sydney metro station will be built between Botany Road and Cope Street, Waterloo.

There will be more housing in a master planned precinct of social, private and affordable. This means more people will call Waterloo home. This will also bring other social benefits to the area such as new and improved services, shops, community facilities, and job opportunities.

The Communities Plus program, under the Future Directions Strategy, aims to make the best use of government owned land to fund building new and more social housing.

What does it mean for residents living on the Waterloo Housing Estate?

Master planning will determine the stages for the redevelopment and the date, timing and location for the first temporary relocations of Waterloo social housing residents. It is planned to relocate tenants in small stages to enable as many people

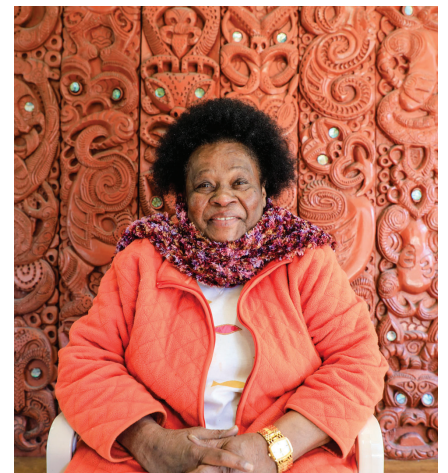
as possible to stay in the area and to move from their older homes to brand new housing. FACS will contact each resident 6 months before relocating and FACS will work with residents throughout the relocation process. There will be no relocation of residents in 2018.

People who live on the social housing estate and may need to temporarily relocate have a right to return.

Come and join your friends and neighbours in shaping the future of Waterloo

One of the first stages in developing a master plan is to create a vision for the future of the area. This is done by asking people who live and work there and nearby what they like about their neighbourhood now and what they would like to see in the future.

You don't need any experience to participate in master planning activities. Bring a friend or your neighbour and have a say in how you would like Waterloo to be in the future.



In creating a vision for the Waterloo Redevelopment Precinct we want you to reflect on your needs and hopes for the future – particularly in the areas of:



Culture and community life

- How can local and cultural heritage be recognised within the Precinct?
- What would maintain/strengthen the Waterloo community into the future?
- How can we grow and create opportunities for art and cultural development?



Environment and open spaces

- What type and where should outdoor public facilities and spaces be provided? e.g.,
 - Public plazas, community gardens, parks and playgrounds and associated amenities such as BBQ facilities and seated areas.
- What important monuments, trees or natural landscape features should be protected?
- What landscaping considerations would improve the amenity?
- What kind of safety features (e.g. lighting) should be considered?



Housing and neighbourhood design

- What is the preferred housing tenure mix?
- Where should housing be located within the Precinct?
- What type of housing is required to meet different community needs, lifestyles and incomes?
- What kinds of environmental features should be considered (e.g. energy, water, waste efficiency)?
- How new buildings, streets and public spaces should be arranged to make the Precinct an attractive, safe and healthy place to live.



Shops, community services and facilities

- What services and facilities people currently use within the Precinct?
- What type of services and facilities should be available to meet different community needs? e.g.,
 - Health and medical (including mental health, drug and alcohol)
 - Retail
 - Employment
 - Education
 - Child care, community facilities and where should these be located?
- What kind of specialist social housing support services or facilities are needed?



Transport, streets and connections

- How should footpaths, bike paths, parking and public transport areas be designed to meet community needs?
- What modes of transport do people use, how often, and is it easy to get to other places by public transport?
- How do people move to, from and through the Precinct and for what purpose?

How to get involved

The master planning process is important as it will affect how you, your family and neighbours go about your daily lives in the years ahead.

Let's Talk Waterloo is a chance for you to have your say and tell us what is good about living, working and visiting Waterloo and what could be changed to make the neighbourhood an even better place to live.

Come to a community workshop, drop by for the community day or stop and have a chat at one of the pop-up information stalls that will be held from mid October to mid November 2017.

The flyer inserted into this newsletter provides a calendar of events – keep this on your fridge or somewhere handy. If you misplace it, pop into Waterloo Connect to get another one or go to www.communitiesplus.com.au/waterloo.



Join the conversation now to help shape the master plan that will guide the redevelopment of Waterloo.

Our aims for the Redevelopment Precinct:

- Engagement will be active, meaningful and respectful and will recognise the cultural and historical importance of Waterloo and draw on local knowledge.
- The Waterloo metro quarter will create a new hub for the Redevelopment Precinct, and residents can look forward to new community spaces, facilities, services, shops and job opportunities.
- There will be no loss of the current 2,012 social housing, and the aim is to have 30% of total dwellings as social housing.
- It is also aimed for up to 70% of the total dwellings will be private housing, with 5-10% designated as affordable housing for low-to-moderate income households.
- All social housing will be designed to meet the Silver Level of Universal Housing Design standards, which means making homes safer, more comfortable and easier to access for residents at all stages of their life.
- A mix of public and open spaces will be of the highest quality for the safe interaction for people of all ages, cultures and abilities.
- The redevelopment will be staged over 15-20 years.

What is a master plan?

A master plan is a 'big picture' report that shows how future development can create better opportunities for the people who live, work and visit the area. Feedback from the community along with findings from a range of technical studies will help shape the master plan.

The master planning process will look at things like parks, playgrounds, what new community facilities are needed, transport and how people can move safely around the neighbourhood. It will also help to determine the mix of social, private and affordable housing.

What are the stages in developing the master plan for the Waterloo Redevelopment Precinct?

One of the first stages in developing a master plan is to create a vision for the future of the area. This is done by asking people who live and work there and nearby what they like about their neighbourhood now and what they would like to see in the future.

FACS will report back to the community on what you said during the visioning events and how this input has fed into master plan options. These options will be discussed with the community to get further feedback on which elements work and which don't. This will then lead to a preferred plan. FACS will conduct further community engagement to show the preferred master plan and how community feedback has been considered. The preferred master plan will then be finalised and submitted to the Department of Planning and Environment (DPE).

DPE, along with the City of Sydney, will assess the master plan and it will then go on public display so that individuals, the community and government agencies can provide feedback. If necessary, changes will be made to the master plan. DPE will then make a recommendation to the Minister for Planning, who makes a decision on whether or not to approve it.

What happens after the master plan is approved?

Once the master plan is approved the area will be rezoned to guide future development such as what can be built on the land, how much, how high and the types of parks and open spaces.

All future development in the area must comply with the new zoning. Before any construction commences, Development Applications (DA) must be approved by government.

Key facts for social housing residents living in the Waterloo Redevelopment Precinct



The redevelopment of Waterloo will be staged over 15-20 years.



The master planning process will take approximately 12 months and will help determine the mix of social, affordable and private housing.



There will be no loss of social housing. The NSW Government has stated that all current social housing residents have the right to return to the Waterloo estate.



FACS will contact each resident 6 months before relocating and FACS will work with residents throughout the relocation process. There will be no relocations in 2018.



The intention is for the majority of residents to be able to move from their current homes straight into the new social housing as buildings are completed.



A human services plan will be developed in parallel with the master planning process to support residents' health, safety and wellbeing.

To get the right information please go to www.communitiesplus.com.au/waterloo or contact **Waterloo Connect**, Shop 2, 95 Wellington Street, Waterloo Monday to Friday 10am-4pm

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