

NSW Land and Housing Corporation



# Waterloo Renewal

Moving to delivery

## Acknowledgement of Country

We acknowledge that today we meet on many Aboriginal lands.

We acknowledge the Traditional Custodians of the lands and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work.



## Presentation purpose

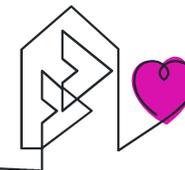
Planning for Waterloo South is due to be completed this year.

It is now time to commence with implementation planning.

This presentation provides an overview of how we propose to move forward.



*Waterloo Estate in the 1970's and today*



## Why we are renewing the Waterloo Estate

Waterloo Estate is an important part of Sydney's social housing story. At around 40 to 70 years old, these homes are nearing the end of their intended lifespan and are also increasingly difficult and expensive to maintain.

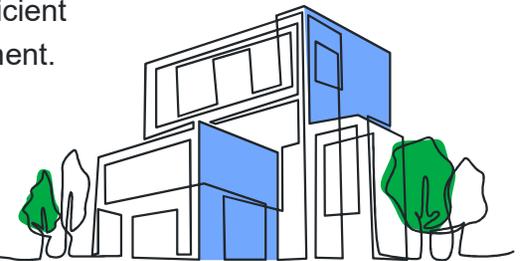
Many of the homes in Waterloo do not meet contemporary accessibility and sustainability standards and many residents have specific needs that are difficult to meet in their current homes.

The area also needs more open space, better community facilities, and shops. More local, community-focused services can make it easier to do everyday things, like grocery shopping and meeting up with friends.

The renewal will create a vibrant and connected community with modern, accessible and energy-efficient housing with good access to transport, improved open spaces, and close to education and employment.

The new homes will be a blend of social, affordable and private housing.

The project is important for creating new jobs, homes, and community spaces close to the Sydney CBD.



## Renewal roles

### Land and Housing Corporation

The NSW Land and Housing Corporation (LAHC) owns the Waterloo Estate. LAHC will lead the overall delivery of the Waterloo Renewal Project (Waterloo South, Waterloo Central and Waterloo North).

We are a stakeholder in the current planning process to rezone Waterloo South, which is being led by the Department of Planning and Environment.

During 2022 and 2023, we will select and manage delivery partners to renew Waterloo South.

Delivery partners will prepare Development Applications (DA) for each stage of renewal, which will be placed on exhibition for residents and the community to have their say.

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### Department of Communities and Justice

The NSW Department of Communities and Justice (DCJ) is responsible for tenant services. This includes supporting people to relocate before construction and to return to Waterloo if they are eligible.

DCJ also funds the tenant participation community engagement program, delivered by Mission Australia.

By early 2023, further information about the relocations plan will be provided to the community.

Tenants have a right to return to the estate and will receive at least 6 months' notice before they will need to relocate.



### Department of Planning and Environment

The NSW Department of Planning and Environment's planning and assessment group is responsible for preparing and exhibiting the Waterloo South Planning Proposal.

Public exhibition recently concluded, and once the review and assessment is complete, the Minister for Planning will make a decision on the Planning Proposal.

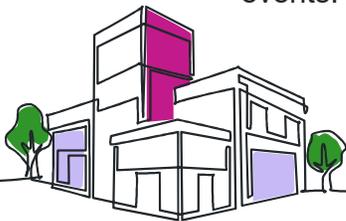
Once that decision has been made, the planning and assessment group's role in the project will largely be complete.



## Community feedback

**An urban village and a place of many strengths** - from October to December 2017, we asked Waterloo residents and the surrounding community to share their vision for the future of Waterloo as part of the “Let’s Talk Waterloo” program. We heard from over 1,500 people, and their vision for Waterloo encompassed:

- A **strong and diverse community** that celebrates and protects its cultural heritage – in particular Aboriginal cultural heritage – into the future.
- A **mix of built, open and green spaces** for private and communal use – where people can connect with each other, celebrating community spirit and diversity through a range of activities and events.
- A **connected and accessible** Waterloo, with residents able to access essential facilities, services and shops and a range of frequent, reliable and sustainable transport options.
- A healthy **natural environment** with multiple and diverse green spaces, community gardens, trees, seating and sunshine, providing places to relax and engage.
- A **safe and secure** Waterloo where it is easy to move around and connect to open space, services, facilities, and transport.



## Our objectives

The Waterloo Renewal Project will enhance the strength and diversity of Waterloo, a unique urban village on Gadigal Land. The renewal will deliver new homes, community places, and green spaces which prioritise the health and wellbeing of social housing residents and more sustainable mixed communities.



### More and better homes

Build more and better social housing in mixed communities, to meet the needs of residents now and in the future.



### Positive social outcomes for residents

Create a place that supports residents' health and wellbeing and sensitively manages impacts on existing residents.



### Outcomes for Aboriginal people

Prioritise outcomes for the Redfern - Waterloo Aboriginal and Torres Strait Islander community through planning, delivery and operations.



### Authentic sense of place

Building on Waterloo's past and current strengths to create an authentic, distinctive and welcoming place.



### Sustainability

Support an inclusive and welcoming community that is socially, economically and environmentally sustainable.



### Strong partnerships

Collaborate with the community, not-for-profit and private sector to deliver great social and housing outcomes.

## Renewal opportunity

The Waterloo Estate Redevelopment will take 20 to 30 years to deliver, targeting a total of ~6,000 dwellings across three precincts of Waterloo South, Central and North.

Given its size and planning complexity, LAHC is considering a minimum two stage approach delivering two ~3,000 dwelling precincts:

- **Waterloo South:** the subject of a current Planning Proposal with DPE.
- **Waterloo Central and North,** which requires a rezoning in future to further define renewal outcomes.

The Government is also progressing with two related developments located adjacent to the Waterloo Estate to be used to help with resident relocations:

- **Metro Quarter:** includes ~70 social dwellings to be owned by LAHC, anticipated to be completed in 2024.
- **Redfern Renewal:** includes ~90+ social dwellings to be owned by LAHC, anticipated to be completed in 2026.



Outline of the renewal scope

## Focus areas for implementation

As we move past the planning phase, our focus is on the following areas

<b>Precinct outcomes</b>	<ul style="list-style-type: none"><li>• Defining mix, standards and asset management for ~1000 homes (~847 estate and 160 nearby)</li><li>• Public infrastructure and sustainability outcomes</li></ul>
<b>Relocations Planning</b>	<ul style="list-style-type: none"><li>• Relocations plan, including staging</li><li>• Wrap around support services for residents</li></ul>
<b>Human services Social sustainability</b>	<ul style="list-style-type: none"><li>• Future human services framework</li><li>• Community development and social sustainability initiatives</li></ul>
<b>Place making and Outcomes for Aboriginal people</b>	<ul style="list-style-type: none"><li>• Place making framework</li><li>• Framework for remaining on and connecting with Country, incl. 10% of all new social and affordable</li></ul>
<b>Procurement</b>	<ul style="list-style-type: none"><li>• Expression of Interest (EOI) released in early August with intention to award by the end of 2023</li></ul>

## Working with residents throughout the redevelopment



**Continuing to issue a quarterly community newsletter**, to keep the community informed of upcoming activities on planning, relocations, procurement and delivery.



**Talking with the community as part of preparing plans** on relocations, human services, place making and Aboriginal outcomes



**Sharing key activities with the community:**

- Middle of the year – procurement process started
- August/September – soil testing