

NSW Land and Housing Corporation

# Waterloo State Significant Precinct

## Summary of Baseline Investigations

August 2018



Communities Plus

# Introduction

Robert Sullivan

Director, Stakeholder Engagement & Relations  
NSW Land and Housing Corporation

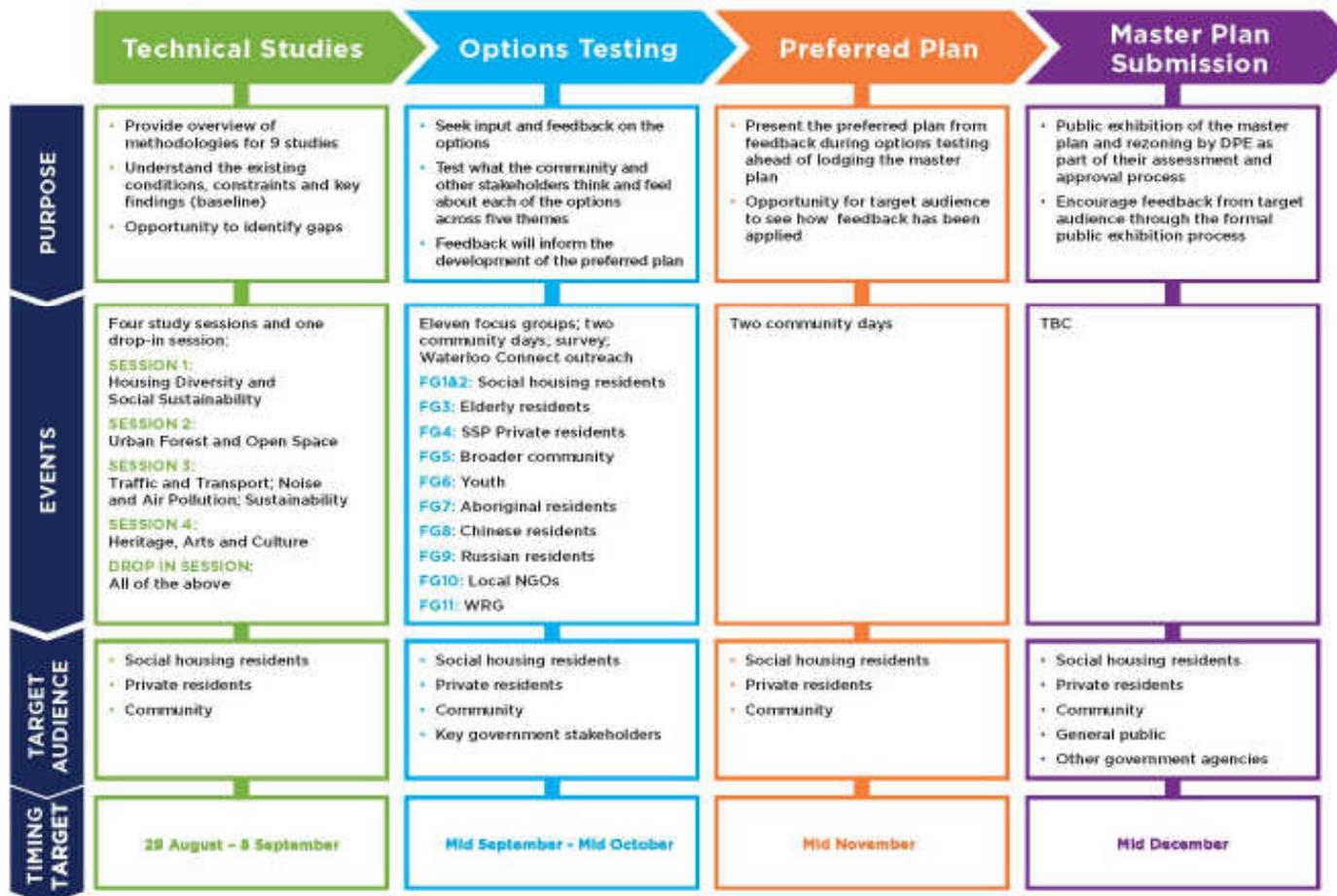


## The Study Process

- 21 Study requirements issued by the Department of Planning and Environment (DPE)
- Technical consultants appointed
- Baseline studies conducted
- Community consultation on 9 baseline studies
- Finalise studies based on preferred master plan
- Full studies lodged with Master Plan
- DPE conducts a test of adequacy to ensure Master Plan meets all the requirements
- Master Plan will go on public exhibition as part of DPE's assessment and approval process

# Communities Plus

## Consultation Activity Schedule



## Communities Plus

### Key Facts

- There will be no loss of social housing. The redevelopment will deliver more and better social housing to the area
- If residents have to temporarily relocate, they have the right to return into brand new homes
- FACS will start the redevelopment in low density areas
- 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 and for residents to be able to move from their current home into brand new housing.
- 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.
- There will be more affordable housing. At least 5% of the redevelopment will be delivered as affordable housing.



## Communities Plus

### Run sheet

Traffic & Transport, Noise and Air Pollution and Sustainability		
TIME	ACTIVITY	LEAD
10.00am	Introductions and context	Robert Sullivan
10.10am	Sustainability	Ron Meyer
10.30am	Roundtable discussion Two facilitated tables	Rob Sullivan Ron Meyer
11.10am	Summary of discussions	Table Facilitators
11.20am	BREAK - Morning tea	
11.30am	Traffic and Transport	Ron Meyer
11.50am	Roundtable discussion Two facilitated tables	Rob Sullivan Ron Meyer
12.30pm	Summary of discussions	Table Facilitators
12.40pm	Working lunch	

Traffic & Transport, Noise and Air Pollution and Sustainability		
TIME	ACTIVITY	LEAD
12.55pm	Noise and Air Pollution	Ron Meyer
13.10pm	Roundtable discussion Two facilitated tables	Ron Meyer Robert Sullivan
13.30pm	Summary of discussions	Table Facilitators
13.40pm	Noise and Air pollution session concludes	
1.40pm	Wrap up/final remarks	Robert Sullivan

# Baseline studies

Ron Meyer

Project Director

Waterloo Estate Redevelopment  
NSW Land and Housing Corporation



# Introduction

- Stage1 of the Waterloo State Significant Precinct (SSP) study involves the preparation of a range of ‘baseline’ studies
- The Baseline Studies provide:
  - Outline of the existing conditions of the precinct
  - Opportunities and issues to be considered during the development of the master plan
- The Baseline Studies do not present design outcomes. This will be prepared as part of the final Technical Studies submitted with the rezoning application.
- This presentation provides an overview in relation to the baseline studies including:
  - Department of Planning and Environment (DPE) Study Requirements
  - Study briefs and methodology
  - Key findings from the baseline studies

# The Precinct

The Waterloo Precinct is approximately 3 kilometres south of the Sydney CBD and comprises two key land areas, inclusive of City of Sydney streets and parks:

## Waterloo Estate

18.12 hectares owned by NSW Land & Housing Corporation (LAHC), as well as a number of privately owned sites and 2,012 social housing dwellings

## The Waterloo Metro Quarter

1.91 hectares owned by Sydney Metro & UrbanGrowth NSW Development Corporation (UGDC) including the heritage listed Waterloo Congregational Church, which will be retained.





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Metro Quarter

Waterloo Estate

# Technical studies

## Evidence Base derived from 21 Technical Studies

The scope and methodology of these studies can be viewed at:  
[www.communitiesplus.com.au/major-sites/waterloo](http://www.communitiesplus.com.au/major-sites/waterloo)



The Waterloo community requested study sessions on the following technical studies:

- Housing Diversity and Affordability
- Social Sustainability
- Urban Forest
- Open Space
- Traffic and Transport
- Noise and Air pollution
- Sustainability
- Arts and Culture
- Heritage.

# Technical integration

## Five Technical Integration Groups

