

Land and Housing Corporation

# Waterloo State Significant Precinct

Summary of Baseline  
Investigations

August 2018



Communities Plus

# Introduction – see separate slide pack

Robert Sullivan

Director, Stakeholder Engagement & Relations  
NSW Land and Housing Corporation



## Run sheet

Arts and Culture/ Heritage		
TIME	ACTIVITY	LEAD
9.00am	Introductions and context	Robert Sullivan
<b>9.10am</b>	Arts & Culture	Ron Meyer
9.30am	Roundtable discussion Two facilitated tables	Robert Sullivan Ron Meyer
10.00am	Summary of discussions	Table Facilitators
10.10am	Arts & Culture session concludes (BREAK)	
<b>10.30am</b>	Heritage	Ron Meyer
10.50am	Roundtable discussion Two facilitated tables	Robert Sullivan Ron Meyer
11.20pm	Summary of discussions	Table Facilitators
11.30pm	Heritage session concludes	
<b>11.30pm</b>	Wrap up/final remarks	Robert Sullivan

# Baseline studies intro – see separate slide pack

Ron Meyer

Project Director

Waterloo Estate Redevelopment

NSW Land and Housing Corporation



# Arts and Culture

Baseline study conducted by Milne and Stonehouse





# Arts and Culture

## Study Requirements

- Develop a public art plan in consultation with the City of Sydney, the City's Public Art Advisory Panel, key cultural stakeholders and the community.

## Brief

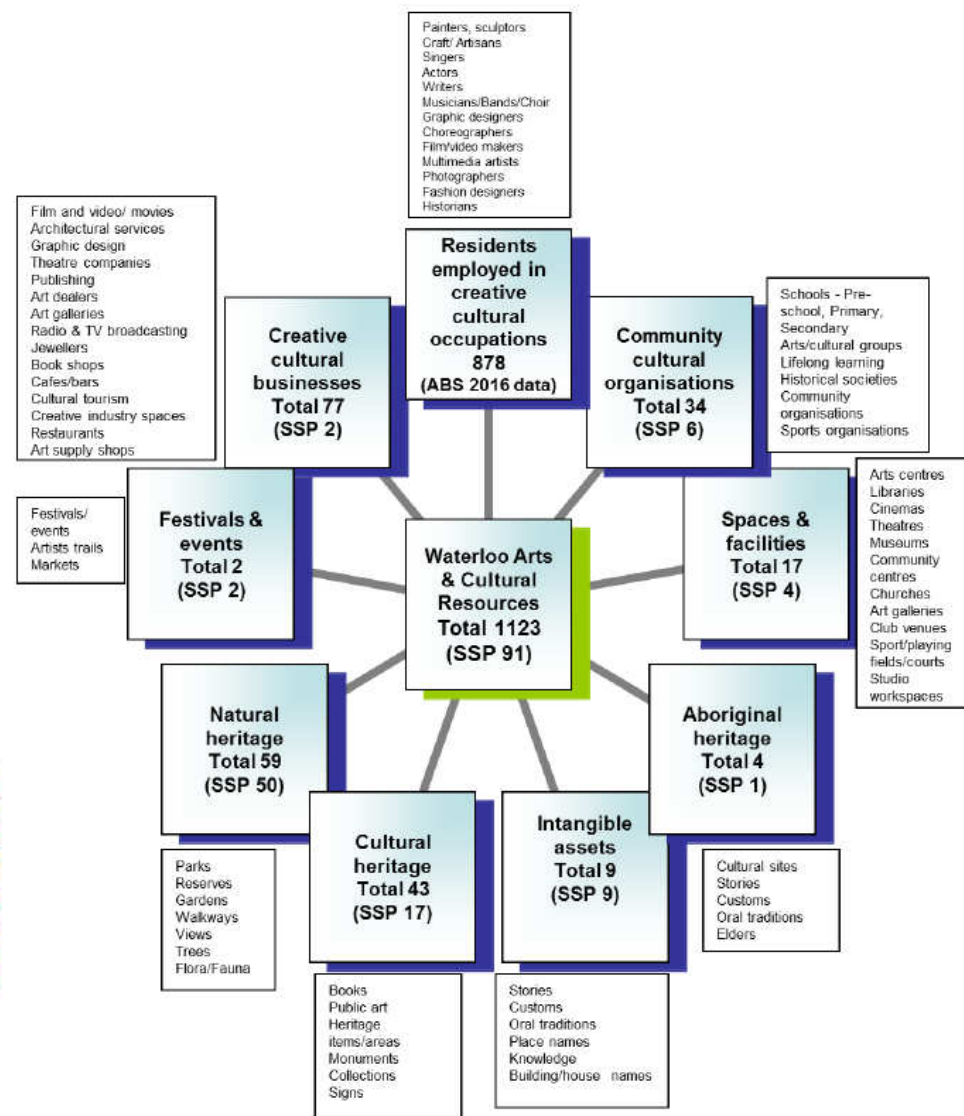
- Review existing cultural assets, history and features within the Precinct, based on a site inspection, documentary research and reference to existing cultural and creative studies for the area.
- Review existing arts and culture events and programs in the area and set up a framework for the future public art.
- Follow the City of Sydney's Public Art Strategy, Public Art Policy, Guidelines for Public Art in Private Developments and other relevant guidelines.

# Arts and Culture

## Methodology

- Review existing relevant background documents
- Identify and map existing small scale creative characteristics and assets
- Document cultural and community stories of importance to the Waterloo communities and surrounding community
- Identify existing and emerging themes of practice, employment and application
- Source photos, maps, surveys and any other images of the historic and current Precinct
- Identify four case study redevelopment projects, including social housing Precincts within metropolitan Sydney

# Arts and Culture





# Arts and Culture

## **Waterloo's existing culture is expressed through:**

- the production, distribution and participation in creativity by Waterloo's community of residents, workers and visitors
  - community centres, local artist, arts and cultural programs
- the reflection and expression of its customs, traditions, heritage and social character
  - it is working class life and diverse of multicultural community
- its heritage and history including Waterloo's rich Aboriginal culture
  - dedicated Aboriginal cultural facilities in and around NCIE
- its contemporary practice, architecture and public space, public art and memorials, festivals and events (markets)
  - existing public art, monuments, murals Matavai and Turanga interior decoration
- aspects of leisure including gardening, the natural environment (tree canopy, water and topography) as well as education and lifelong learning
  - national heritage in green open space, trees, community gardens
- its Art which includes local creativity and sense of identity

# Arts and Culture

## Considerations

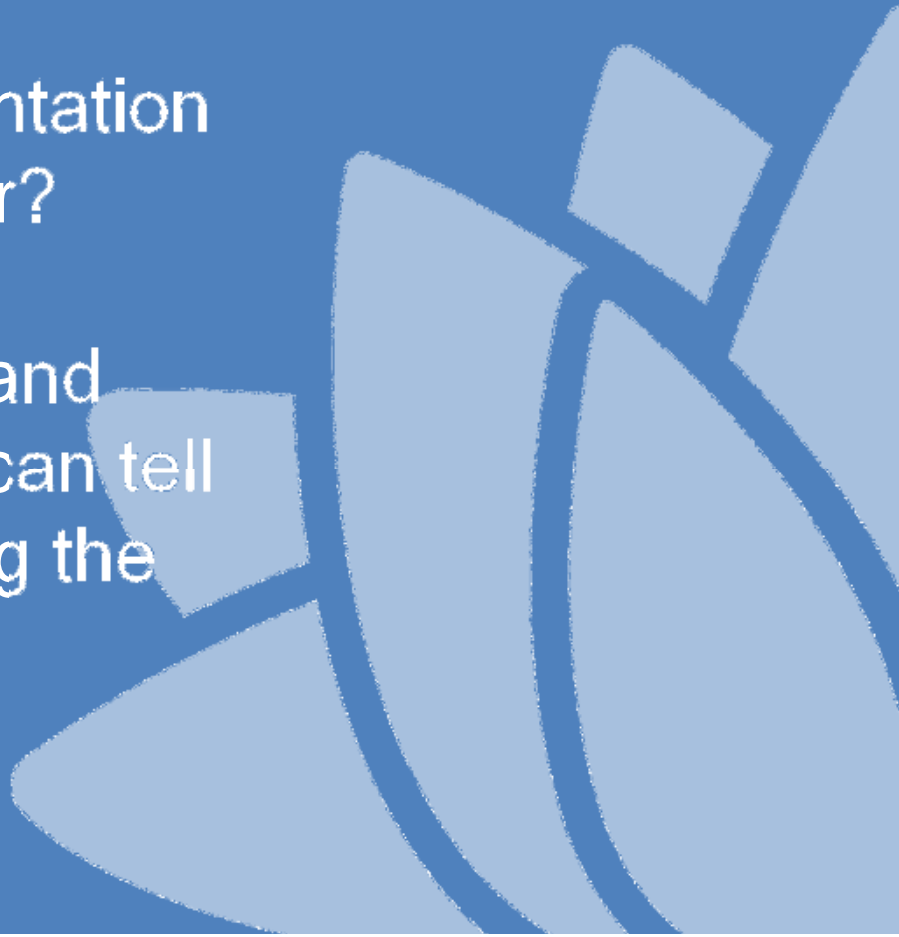
- Provide space for community arts engagement and participation, as well as professional practice
- Provide local opportunities for residents to participate/engage with arts and culture
- Provide flexible and adaptive creative spaces that can facilitate skills development
- Provide creative programs that will nurture new skills, encourage a sense of belonging and foster economic growth
- Capture and celebrate Waterloo's stories
- Maintain existing connections to place and nurture new connections through small-scale cultural initiatives, as well as larger permanent infrastructure
- Celebrate Aboriginal cultural connections and identity

# Arts and Culture

## Considerations

- Waterloo currently does not have a critical mass of creative opportunities and infrastructure
- Intangible cultural resources (networks, places of memory, celebrations etc) could better inform development
- Dedicated infrastructure must be made available to support learning and education
- Currently, the diversity and number of arts and cultural infrastructure is limited
- There are limited local and affordable studios and maker spaces
- While there are several initiatives, there is no systematic documentation or celebration of the community's culture programs
- There are limited existing permanent art works. There is need to consider their value and whether/how to integrate them into a new public art program.

## Discussion – 30 minutes

- Are there points from the presentation you would like to discuss further?
  - Are there any points from the presentation you didn't understand
  - Are there any other things you can tell us from working, living or visiting the area?
- 

# Summary & Close





# Next Study Session

## Heritage

Study conducted by Urbis



# Heritage

## Study Requirements

### Heritage

- Heritage assessment in accordance with the NSW Heritage Manual and in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter), including:
  - existing buildings
  - landscaping elements: built and planted
  - monuments or public art installations
  - infrastructure: street patterns and stormwater
  - potential archaeological relics
  - places of social significance

### Aboriginal Cultural Heritage

- Aboriginal cultural heritage study in accordance with the guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW, including documented consultation with Aboriginal people.

# Heritage

## Brief

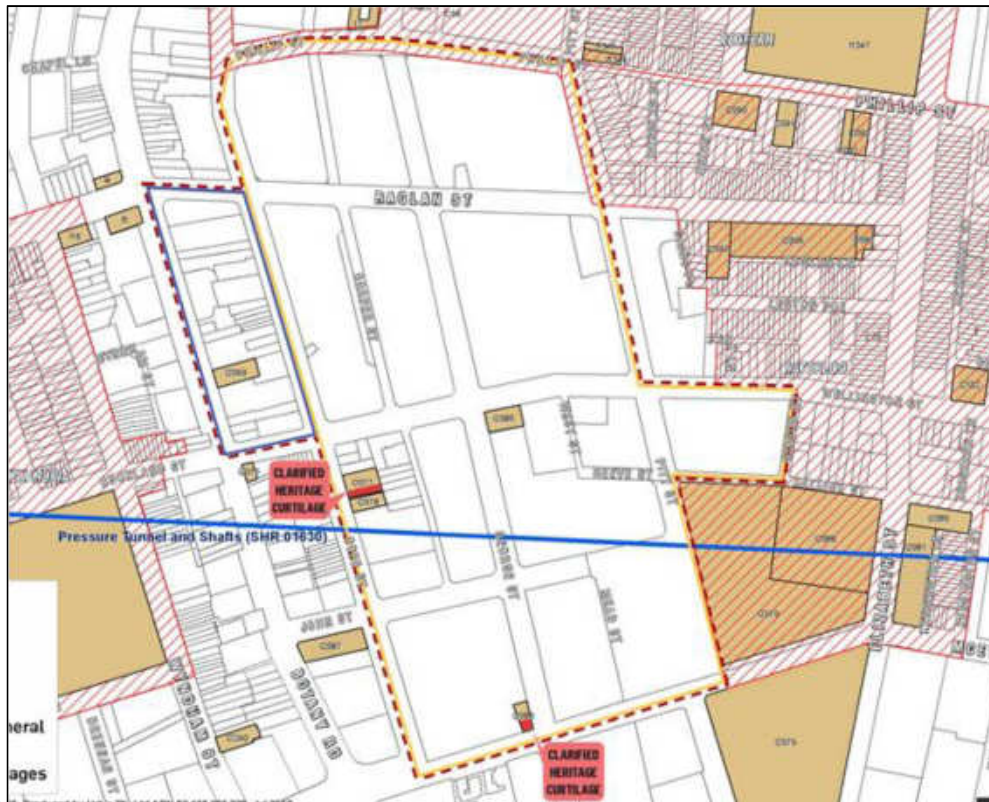
- Heritage assessment of the Precinct in accordance with the NSW Heritage Manual, 'The Conservation Plan' and the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).
- Review the buildings, garden areas, monuments and public art, infrastructure (including street patterns and storm water drains), potential archaeological relics and social significance.
- Review of property records, maps and images, and any relevant conservation management plans
- Review of existing images – including current and historic photos, maps and surveys
- Provide comparisons to similar social housing developments within metropolitan Sydney
- Assessment of significance of identified features
- Assessment of the significance of the Precinct to the Aboriginal community, including non-physical cultural heritage, stories and other associations with Waterloo as a place.

# Heritage

## Methodology

- Review existing historical records and undertake detailed historical research of the Precinct
- Consider other social housing developments which have previously been identified as sites of potential social significance
- Map the historical development of the precinct over time.
- Undertake detailed heritage assessment in accordance with NSW Heritage criteria,
- Identify relevant criteria for formal heritage listing (local, state or national)
- Identify significant land uses and views
- Provide a comparative analysis with other similar precincts and social housing developments
- Review the Aboriginal environmental, historical and archaeological context
- Investigate and assess the Aboriginal cultural heritage significance of the Precinct in consultation with the Aboriginal community and other key stakeholders

# Heritage



## Existing Heritage Items

- Duke of Wellington Hotel, 291 George St
- Former Waterloo Pre-school, 225 Cope St
- Congregational Church, 103-105 Botany Rd
- Terrace Houses, 229-231 Cope St
- Electricity Substation 174, 336 George St

## Existing Conservation Areas Nearby

- Waterloo Heritage Conservation Area
- Redfern Estate Heritage Conservation Area

## Clarifications

*The Former Waterloo Pre-School extends south to include Lot 4 DP 10721;*

*Electricity Substation 174 includes all of Lot 3 DP 10686.*



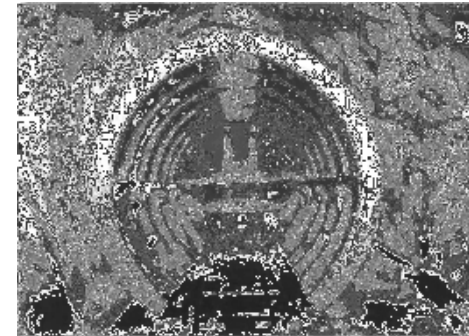
## Existing Heritage Items



Duke of Wellington Hotel



Electricity Substation 174 (George & McEvoy)



Potts Hill to Waterloo Pressure Tunnel



Former Pre-School, 225 Cope St



Terrace Houses, 229-231 Cope St



Congregational Church, 103-105 Botany Rd

# Heritage

## Assessment of Non-Listed Buildings

Building	Local Significance	State Significance
Single Storey Units and walk up flats	No	No
Dobell & Drysdale	No	No
Cook, Banks, Solander, Marton	No	No
Matavai & Turanga	Yes	No
Residential Terrace Infill Housing	No	No

# Heritage

## Considerations

- Any new development that adjoins a Conservation Area or is adjacent to a heritage item must have regard for the scale and character of significant buildings/items, and respond appropriately
- Allowing for buffers between any new developments and adjoining/adjacent conservation areas and items, and/or providing a transition of scale between new development and existing adjoining development.
- The majority of the existing building stock not previously listed is of no identified heritage significance.
- The two 30-storey towers, Matavai and Turanga, are assessed to demonstrate a local level of heritage significance. This local significance comprises the historical, associative, and aesthetic values of the towers, as well as their representativeness and rarity.
- While Matavai and Turanga have been assessed to have a local level of heritage significance, no other unlisted buildings or structures have been assessed as significant.

# Heritage

## Considerations

- The Potts Hill to Waterloo Pressure Tunnel passes below the site at a depth that varies between 15 and 67 metres beneath high ground at Ashfield, and is listed on the State Heritage Register due to high historical and technical significance
- The overall street pattern/layout has been determined to be historical, having been established as early as the 1880s and maintained since with only minimal change
- Although not assessed to be of heritage significance, it is acknowledged that public art pieces within the precinct are likely to have social significance
- Vegetation within the precinct has not been identified to be historic or of heritage value
- The final report will include assessment of social heritage significance.

# Summary & Close

