



Stockland

together with our partners:



Waterloo South Renewal Project

Consortium update

August 2025

COMMERCIAL IN CONFIDENCE



We acknowledge the Gadigal people as the Traditional Custodians and knowledge holders of the lands on which Waterloo is located. We recognise their deep and enduring connection to the land, waters and skies across this region, and pay our respects to their Elders past and present.

We also recognise the strength and determination of the Redfern-Waterloo community who have long fought for the social and political advancement of First Nations people across this Country. We are committed to working in partnership with First Nations Elders, leaders and organisations through the Waterloo Project to support the care, recognition, and betterment of Country.



Thank you for the invitation - what we will explore together tonight



1. About the Stockland-led Consortium
2. Aligning with the vision for Waterloo South
3. What is being delivered
4. How is it being delivered
5. Get in touch

Happy to take questions during the presentation

About the Consortium



Who is delivering the renewal



- Working in partnership with NSW Government (Homes NSW)
- Consortium is led by Stockland, with 74 years of experience in creating communities
- Partnered with three Community Housing Providers (CHPs):
 - Social housing – Link Wentworth
 - Affordable housing – City West Housing
 - Aboriginal housing – Birribee Housing

Our commitment



- Learning from and building on the years of work and consultation that has come before us
- Engaging early, openly and consistently
- Dedicated on-site engagement support, alongside Homes NSW
- Clear channels for community input, building on what already exists
- Frequent updates on planning and construction

Aligning with the Vision for Waterloo South



NSW Government's Vision & Objectives

Vision

“To create a new and unique urban village on the Project Land (Gadigal Country) which delivers new homes, community places and green spaces with diverse housing choice and amenity; welcomes neighbours and visitors; prioritises the health and wellbeing of residents; and offers an authentic sense of place.”

How the Consortium's proposal delivers on the Objectives



More and better social housing

- 50% of new homes as Social and Affordable Housing*
 - Tenure blind design
 - Exploring specially-designed homes for older Aboriginal people
-

Positive outcomes for tenants

- Wrap around support coordination for tenants
 - Pathways to skills, training, job readiness and redeployment opportunities in the Waterloo Project
-

Positive outcomes for Aboriginal people

- 20% of new Social and 15% of new Affordable homes for Aboriginal people
- Committed targets for Aboriginal jobs and businesses
- Exploring pathways to improved health, education and employment outcomes

How the Consortium's proposal delivers on the Objectives



An authentic sense of place

- Community-led placemaking and place activation
 - Community uses, programs and support informed through community engagement
 - Sustainable precinct governance for the long term
-

Environmental sustainability

- Committed environmental targets for the whole precinct and individual buildings
 - Smart approach to waste management
-

Strong collaboration

- Connecting with Country as a foundation
- Commitment to inclusive and ongoing engagement
- Governance models for precinct management that recognise community voices

What's being
delivered



More and better homes



- 50% Social and Affordable Housing
 - 30% Social
 - 20% Affordable
- 20% of Social and 15% of Affordable homes prioritised for Aboriginal people
- Tenure-blind design for a mixed, inclusive community
- Housing designed for older people, key workers and families with accessibility in mind

Parks, community facilities and shops



- Two new parks (over 2 hectares) for all to enjoy
- At least 5,000m² for community spaces
- Retail spaces for supermarket, cafes, local businesses

Jobs, training and local business support



- Skills exchange and redeployment hub and pathways for local employment
- Social enterprise incubator
- Explore opportunities for local Aboriginal employment and procurement

- Building on the work that is already underway, we will work with the community to shape events, programs, and spaces that reflect local needs and aspirations
- Focus on culture, connection, and belonging
- Vibrant and welcoming streets and places
- Work with community on Place Activation initiatives through the development phase

How it's being
delivered



Waterloo South will be developed in stages



- The redevelopment will be delivered in stages over the next decade
- The next six months will focus on community engagement relating to the **Concept approval**, as well as tenant transition support for those relocating
- Demolition and construction will occur in stages after necessary approvals are achieved for each building

Planning approvals needed before construction can begin



1. Concept Approval

Working on this now

- Sets the overall layout for Waterloo South – where buildings, streets and parks go
- Does not approve detailed building designs or allow construction to start
- Opportunity to fix some of the inconsistencies in the planning controls

2. Detailed Approvals (in stages)

- Approves specific building designs and public domain
- Happens in stages, not all at once
- Includes community consultation before and after lodgment

3. Other Approvals

- Some early works like demolition may be separately approved
- Some applications may go through the City of Sydney

Current opportunities to have your say and get involved



- We'll consult with the community before lodging the application to obtain **Concept Approval** – this is your chance to help shape it
- Consultation is planned to happen around **October and November 2025** (dates to be confirmed) – more details on specific activities will be shared soon
- There'll be another chance to give feedback during the public exhibition period

What you can help shape in the Concept Application

- Types of community facilities
- Types of retail uses
- Design of building 'envelopes'
- Design approach to public spaces and streetscapes
- Safety and security of public spaces
- Early ideas for place activation
- Early ideas for Connecting with Country outcomes

Engagement planned for next year



- Once the Concept Application is lodged, we will start design work on the detailed approvals needed for Stage 1 (Blocks 8 & 9)
- That will be your chance to get involved in the **detailed design of the first new buildings** at Waterloo South
- Once Stage 1 relocations have been completed, we will be able to indicate the likely timing for demolition works
- We will also start more detailed engagement on future place making and place activation, building on the work already being done by Homes NSW

Looking ahead to Stage 1



- About 400 new social homes (replacing 145)
- Affordable housing building
- A new local park and community building (to be dedicated to Council)
- Space for new shops and community facilities
- New streets and streetscapes
- Pre-lodgment consultation about Stage 1 design is likely to start in the first half of 2026



Street block numbering is as per Waterloo Estate (South): Design Guide 2022

Get in touch



Get in touch



- We're here for the long term, to help shape what comes next
- Waterloo Connect is the Homes NSW office for communication about the Waterloo Renewal Project
- We are building an engagement team to support community consultation and engagement activity
- The Consortium is also working on plans to establish an engagement space next to Waterloo Connect, where our engagement team will be located
- For now, you can contact a representative of the Consortium directly via waterloo@stockland.com.au (*this address is in the process of being set up, and should be operational in the next week or so*)

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