



Stockland

together with our partners:



Waterloo South Renewal Project

Update to REDWatch
Planning & Design focus

2 October 2025





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.



Nakiliko Booran '*See the dream*' by Saretta Fielding (Wonnarua and Anaiwan)



What we would like to talk about



1. Overview of Renewal Partner's commitments
2. Planning and design update
3. Upcoming consultation on planning and design

Overview of Renewal Partner's proposal and role



A partnership to renew Waterloo South



- **Waterloo South Renewal Project** – being delivered through a partnership between the NSW Government and the Renewal Partner.
- **Renewal Partner** – a Consortium led by Stockland, and includes three CHPs being Link Wentworth, City West Housing and Birribee Housing.
- The Renewal Partner is to deliver and manage the project in accordance with agrees roles and responsibilities, and to achieve:
 - the NSW Government’s Vision and Objectives
 - project deliverables and commitments.

Roles and responsibilities



- Owner and landlord for existing social housing
- Manage relocations
- Owner of all new social housing
- Lead existing precinct management, tenancy participation and placemaking



- Manage the **design, planning** and **construction** process
- May own and manage some of the retail
- Co-lead placemaking and precinct management during delivery, with the other organisations and community



- Manage **80% of new social housing** (asset and tenancy management services)
- **Wrap around support** coordination
- Manage social dwellings in Metro Quarter (with Birribee Housing)



- Manage 20% of new social housing and 15% of new affordable housing (asset and tenancy management services)
- Wrap around support coordination
- Manage social dwellings in Metro Quarter (with Link Wentworth)



- Manage new affordable housing (asset and tenancy management services)*
- Offer available City West Housing dwellings in the local area to support relocations

*With the exception of the dwellings that Birribee Housing will manage

Project deliverables and commitments



- The Renewal Partner's proposal to Government included a range of project deliverables and commitments that underpin how we would deliver and manage the project.

Project deliverables

- Deliver Waterloo South in line with the key parameters set out when the land was rezoned; maximum ~280,000m² of Floor Area
- Deliver new homes as per the following mix:
 - 30% of residential GFA as **social housing**
 - 7% residential GFA as **affordable housing** as per Sydney LEP, plus additional affordable housing to reach the **target of 50% combined social & affordable**
 - No more than 50% of residential GFA as market housing
- Deliver against the Voluntary Planning Agreement – parks, streets and community facilities for Council

Project commitments

- Skills exchange and redeployment hub
- Aboriginal employment and procurement targets
- Place activation – we'll work with community on a Place Activation Strategy for the future
- Community facilities that meet the needs of the existing and future community
- Develop a governance model for future precinct management that involves community voices
- Deliver tenancy wrap around support coordination for all social and affordable residents
- Sustainability targets and measures
- Explore ways to support local businesses
- Explore pathways to health and education outcomes

Current focus and activities



- **Stockland:** progressing with planning and design, including consultation, with a view to lodge the first major planning application for Waterloo South in early in 2026 – the Concept Application
- **Community Housing Providers:** getting ready to welcome first relocating tenants into CHP-managed properties
 - City West Housing: working with Homes NSW to coordinate tenant relocations into some of the apartments in their recently completed Boronia Apartments
 - Link Wentworth and Birribee Housing: working with Homes NSW as part of tenants moving into Metro Quarter
 - Arranging for all the relevant tenancy management and supports to be in place for new tenants.

Planning and design update



Overview of planning and design for Waterloo South: Staged planning approvals



- Stockland will manage the design, planning, and construction of Waterloo South.
- The process will happen in stages.
 - **Step 1: Concept Application** sets a "big picture" plan for the whole of Waterloo South.
 - It will contain a 'Concept Plan' – this is a plan shows things like building locations and heights, location of different land uses, and location of streets, cycleways and open spaces
 - It does not approve any works to begin on site or detailed design of any buildings or apartments
 - **Step 2:** Prepare Detailed Applications for Stage 1, which will show the specific building designs, surrounding spaces, proposed uses and construction methodology to deliver Stage 1.
- It is still early, but we are now close to being able to share the draft Concept Plan with the community for feedback.

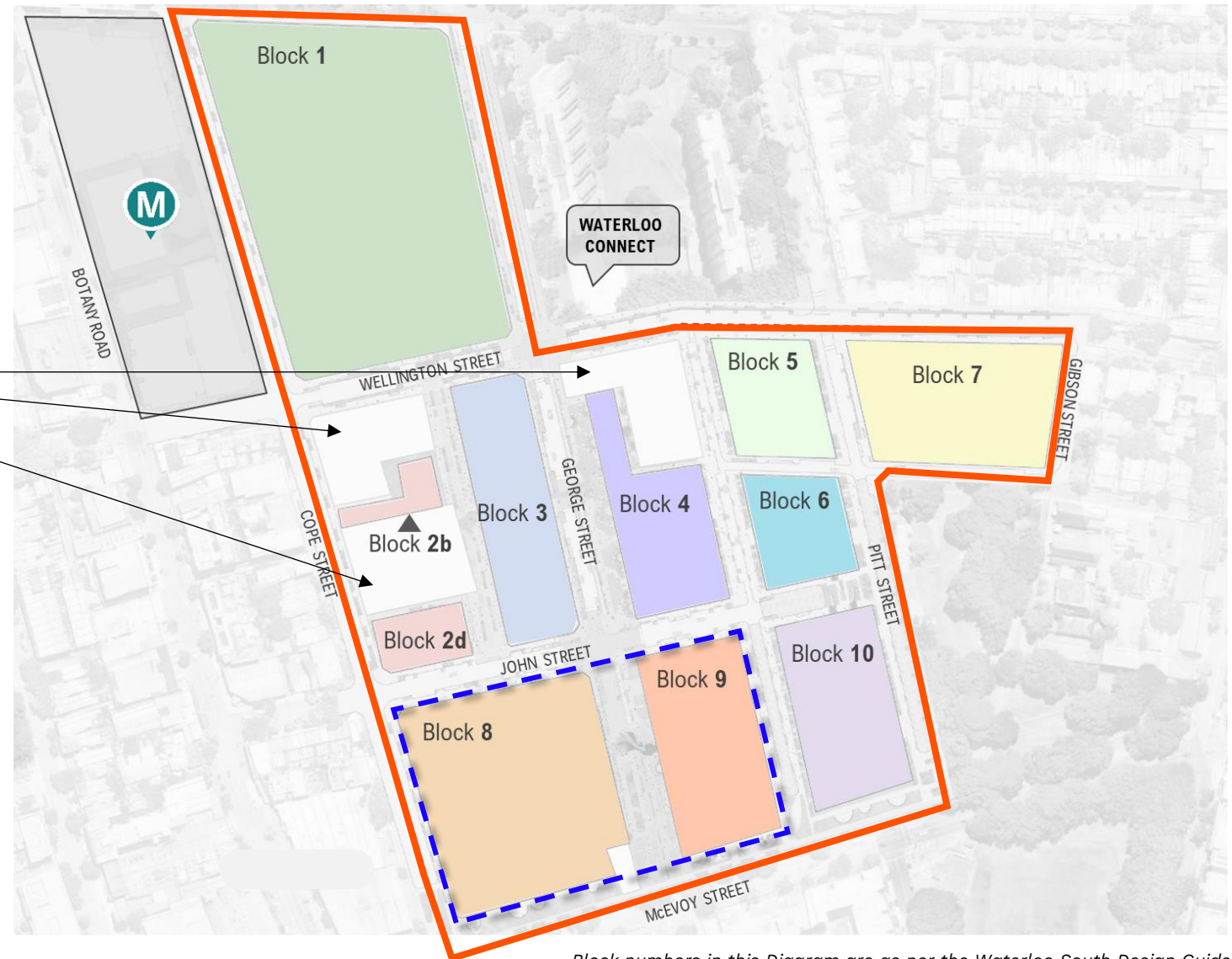
Explanation of areas



Concept Application will apply to the whole **Waterloo South Precinct** shown in the orange line...

... but excludes the private properties in white

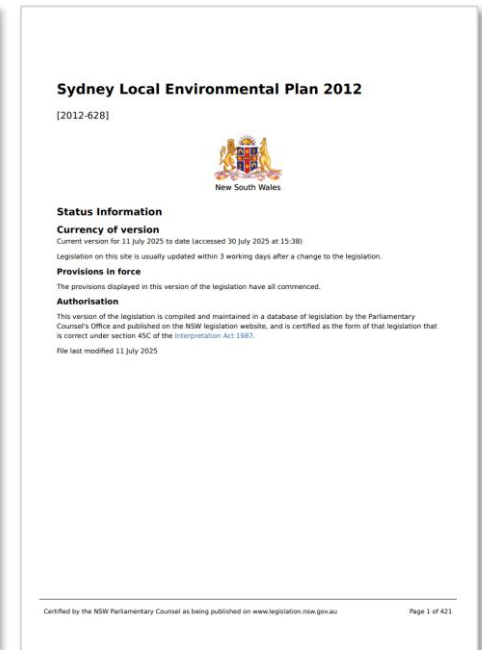
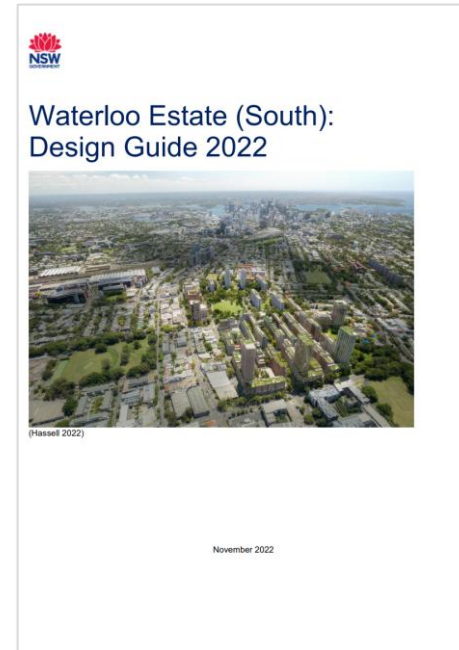
Stage 1 Detailed Applications will apply to the area known as 'Stage 1' which is identified as Blocks 8 & 9 in the Design Guide – shown in the blue dotted line



Overview of planning and design: Fixing some issues as we go



- When the Waterloo South land was rezoned and the Design Guide set in 2022, some of the planning rules for Waterloo South ended up with inconsistencies that can now be fixed.
- By correcting these at the same time as we progress the Concept Application, we can provide more clarity, transparency and certainty for future applications.
- This is done through a concurrent application (known as a ‘rezoning’), which will ask for minor changes to the Sydney LEP and Design Guide, to be considered alongside the main Concept Application.



What are the issues we're looking to fix?

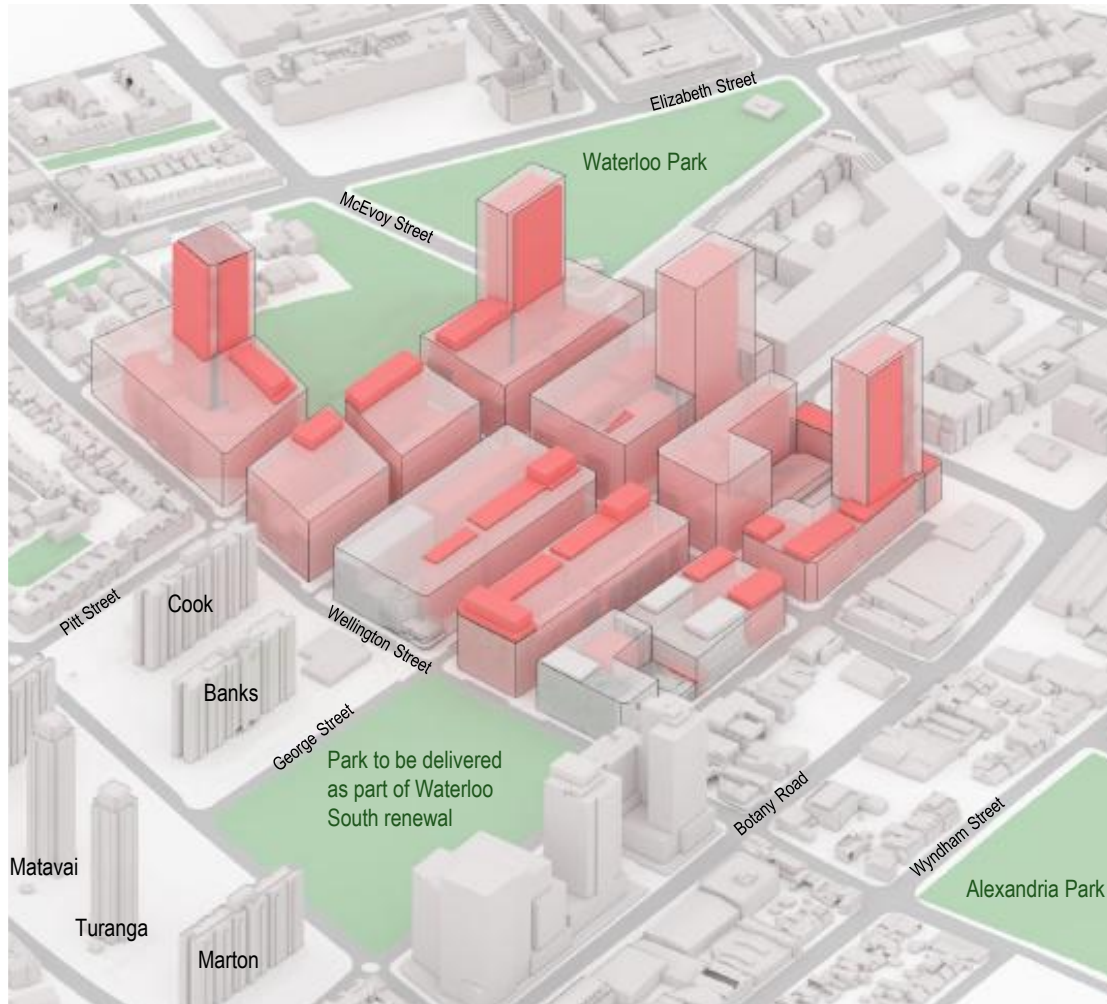


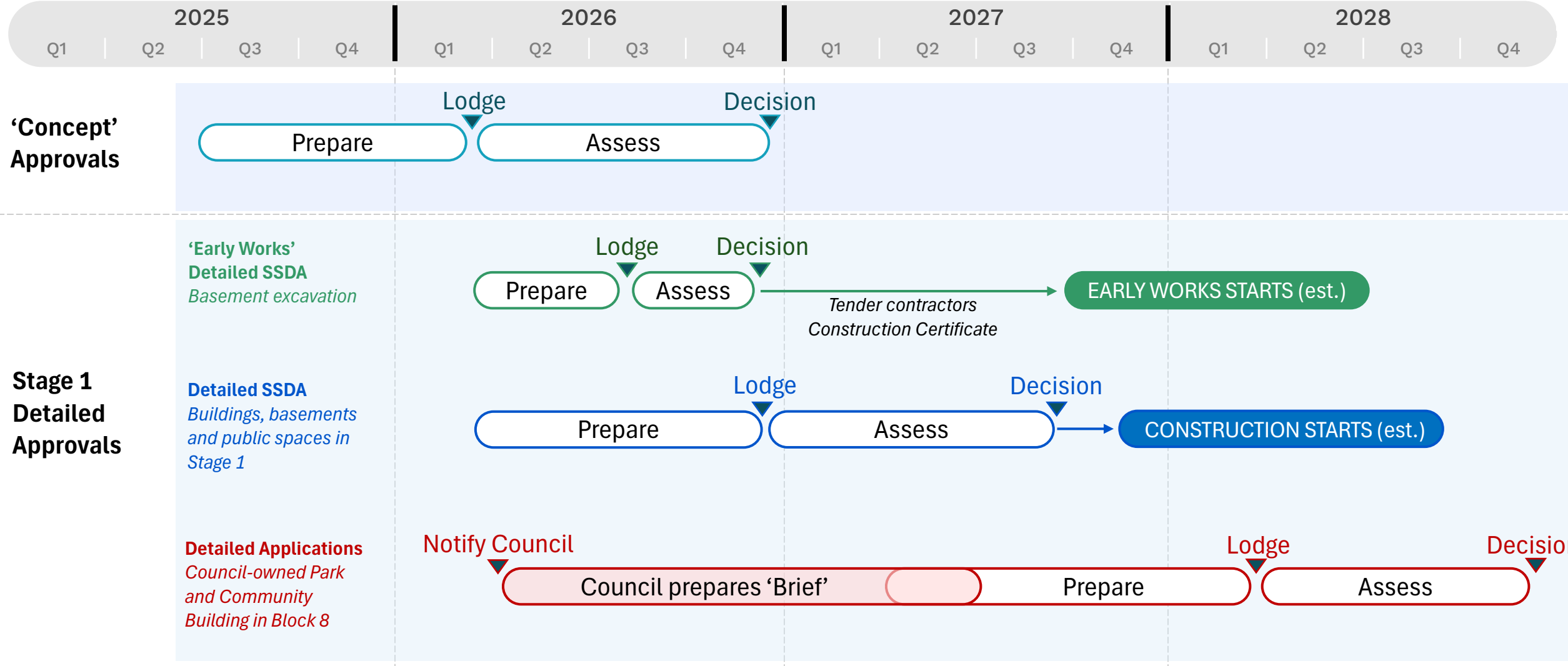
Diagram (looking south-east) showing indicative Design Guide buildings (in red) with transparent boxes showing the LEP height controls

- The Sydney Local Environmental Plan (LEP) sets the main planning rules for Waterloo South. A Design Guide is a supporting document that shows possible building locations.
- There are three inconsistencies between these planning rules we're going to try and fix as part of the Concept Application:
 1. Some buildings in the Design Guide are taller than what the LEP allows
 2. The Design Guide shows 10% less floor space than what the LEP may allow (including design excellence)
 3. Some building shapes in the Design Guide may limit whether other rules can be achieved, like sunlight access to apartments or parks.

An indicative timeline of the planning process



Timeframes are indicative only

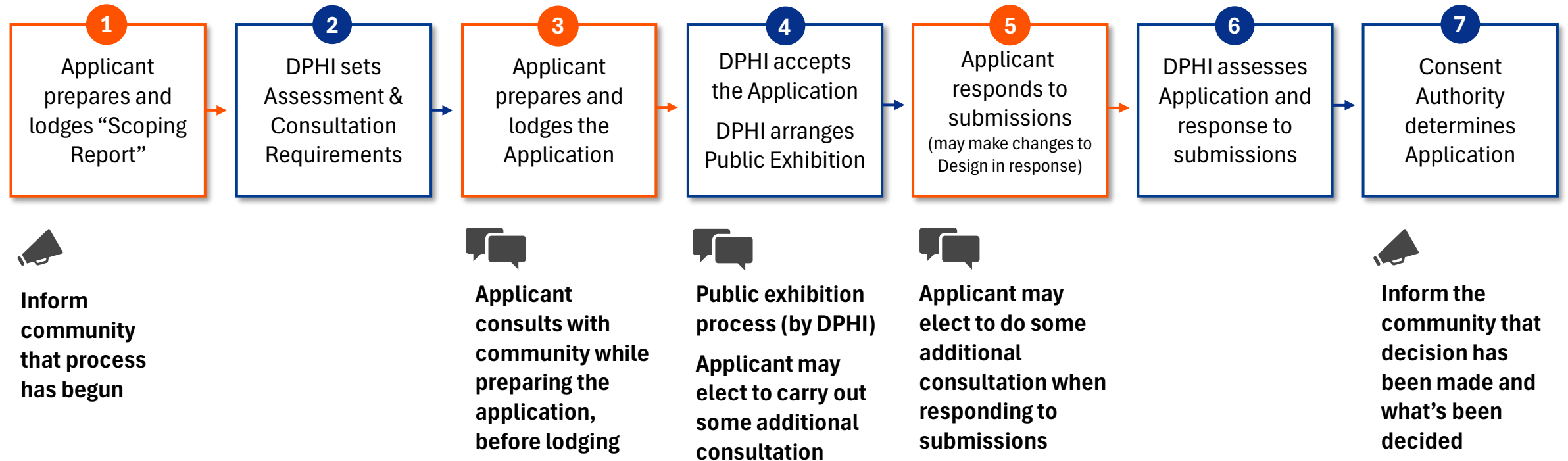


Community input during planning process



- There are different types of planning approval processes in NSW, each with different requirements for consultation.
- Most of the planning applications for Waterloo South will meet the criteria for State Significant Development (SSD). State Significant applications are assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI).
- The process to approve SSD generally follow a seven-step process.
- Consultation occurs at several steps in the process of SSD Applications, both before and after an Application is lodged.

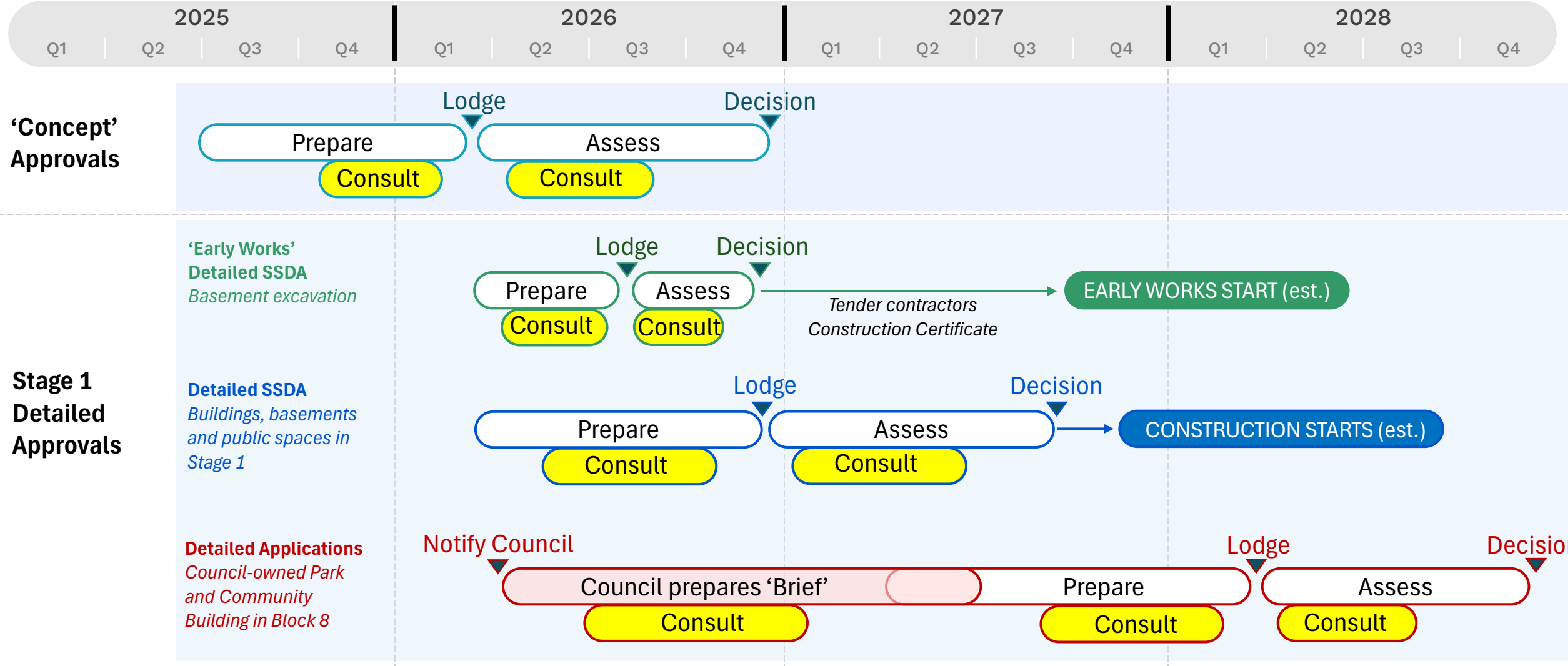
Community input during planning process



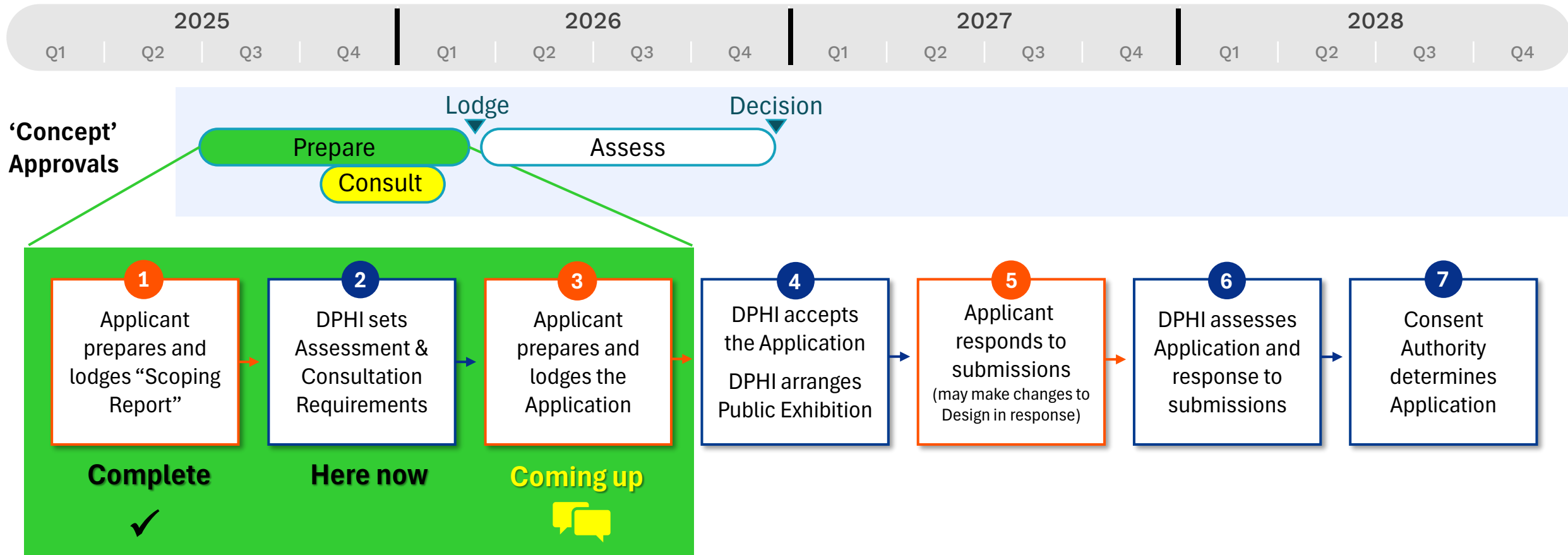
An indicative timeline of the planning process



Timeframes are indicative only



Where are we at now?



More details about steps 1, 2 and 3 on the next slides

- We have **lodged a Scoping Report** with DPHI for the first planning application – a Concept Application that covers the whole Waterloo South precinct.
- The Scoping Report:
 - tells the Department that we want to lodge a Concept Application for Waterloo South
 - explains that the Concept Application will show the “big picture” plan for the area – including building locations and heights, indicative land uses, and the location of streets, cycleways and open spaces (not detailed designs)
 - asks the Department to issue us Secretary’s Environmental Assessment Requirements – which tell us what studies are required and who we should consult with before we lodge the Application.
- The Scoping Report does not include a detailed reference design scheme.

- The Scoping Report also explains that we will ask for some changes to the Sydney LEP and Design Guide to make sure the planning rules line up with the Concept Plan.
- These changes primarily aim to:
 1. Fix parts of the rules that don't currently match
 2. Give more certainty about the size, shape and location of buildings
 3. As a result of the above, adjust where some floor space can go so it matches the proposed building locations in the Concept Plan
 4. Minor updates to other rules relating to the mix of uses.
- Importantly, **these changes will not look to increase the total amount of development allowed under the planning rules** – they will just look to make sure the rules in the LEP and the Design Guide are consistent with the Concept Plan.

2

Now: awaiting SEARs



- We are waiting for DPHI to issue us with a list of assessment and consultation requirements for the Concept Application – these are called ‘Secretary’s Environmental Assessment Requirements’ or SEARs. We expect these imminently.
- Based on other projects, we’ve anticipated the types of studies required, and we are onboarding a consultant team to help prepare and start work on the Application.

Concept Application – what’s usually included

- | | | |
|--------------------------------------|--|--|
| • Concept Plan | • Public Art Strategy | • Crime prevention through environmental design report |
| • Designing with Country | • Environmentally Sustainable Development (ESD) strategy | • Acoustic report |
| • Landscape and Public Domain Design | • Utilities / services assessment | • Aboriginal Cultural Heritage Assessment Report (ACHAR) |
| • Planning report | • Wind assessment | • Accessibility report |
| • Transport and traffic report | • Flooding assessment | • Waste management assessment |
| • Social Impact Assessment | • Arborist assessment | • Survey and subdivision plan |
| • Design excellence strategy | | |



Coming up



Preparing the Application: Design update

- We are getting close to finalising the Concept Plan that we will share with the community for consultation.
- We understand in the past – during the rezoning – there has been frustration about the lack of detail about the designs being presented, which made it difficult for community to give comprehensive feedback.
- Right now, we are working closely with Government and incorporating information from relevant technical studies and assessments already underway. This will ensure the draft Concept Plan we present has enough information, to help the community provide informed opinions.
- We're looking forward to sharing the draft Concept Plan soon and hearing the community's views to help shape the next stage of planning for Waterloo South.



Coming up



Pre-lodgement engagement on the Concept Approval will be an opportunity for community to learn about, provide their opinion on, and help shape the Concept Plans for Waterloo South while they're still being prepared

- **We will be starting pre-lodgement consultation on Monday 27 October**
- This consultation will:
 - explain what a Concept Application is and what a Concept Plan shows
 - share the work done so far
 - show the ways that the design is evolving, and explain why
 - provide answers to questions about the Concept Plan where we have that information
- We are going to offer the community different ways to connect with us, give feedback, and ask questions

3 Coming up



Here are some of the ways we'll be hoping to consult with the community...

General

- **Drop-in** – staff available at Waterloo Connect Mon-Fri to answer questions, take feedback or share information
- **Pop-ups:** on and off the Estate
- Letter box drop to tenants and surrounding community
- Dedicated consultation website
- Dedicated email and hotline

Targeted

- Tenant 'Orientation' session
- Community information sessions
- Facilitated sessions specifically for tenants and with service providers
- Briefings to community groups and other key stakeholders
- Designing with Country sessions
- Engagement with council and Government agencies

'Loop back'

- Collate all feedback and prepare a Consultation Outcomes report
- Explain how feedback has been used – what has or has not been changed and why
- Check that we've captured the feedback accurately

3 Coming up



How feedback will be captured and used

- Feedback will be written down during all consultation activities
- We will collect and record all feedback heard in a central database
- Feedback will be shared with the team to inform the finalisation of the Concept Plan and Concept Application material
- We will use the 'loop back' period next year to outline what we heard before we finalise and lodge the Concept Application



Coming up



How can community shape the proposal

- During this consultation, we want to hear your views on the draft Concept Plan and we'll be asking the community what you think about the proposal as a whole
- In particular, we'd like your feedback on how the Concept Plan has evolved since the rezoning (back in 2022), and whether you feel it represents an improvement on the last version you saw
- Your input at this stage will be shared with the broader team, to help shape the Concept Plan before we lodge the Application

3 Coming up



What the Concept Application does and does not address

Does include

- A 'Concept Plan' – which is a design showing building heights, locations and their general shape
- Which buildings are proposed to be social, affordable or market housing
- Layout of streets, cycleways and pedestrian links
- Location of parks and open spaces
- The general types of other uses that might be proposed in future applications – 'shops', 'community uses', 'business' – and where we think those uses might be best located

Does not include

- Detailed design of the buildings, parks or spaces (so it won't include details like materials, colours or apartment layouts)
- Decision about specific retail or community uses to be built – *although we're keen to hear your ideas now to help guide future planning*
- Construction methods or timing of works
- Decisions about human services, housing allocations or support programs

Using the insights gained in previous consultation and what we have heard so far



- Residents have consistently said they value connection, belonging, safety, and access to services.
- There is strong attachment to existing green spaces, local facilities and community networks.
- Concerns about displacement, affordability and long-term housing security.
- Design and scale matter: Height, overshadowing, and density were major points of concern in past consultations. Design needs to balance growth with human scale, sunlight, ventilation, and access to open space. Need to integrate tall and mid-rise buildings sensitively into the existing neighbourhood.
- The way social, affordable and market housing is delivered is crucial.
- Importance of avoiding concentrations of disadvantage and ensuring tenants feel safe, included and supported.
- More housing must be matched with social infrastructure – health, childcare, education, recreation and community facilities.
- The Metro connection is a positive, but people also want good pedestrian and cycle links within and beyond the estate.

Using the insights gained in previous consultation and what we have heard so far



- Engagement must be genuine – people felt consulted but not heard.
- Be transparent, responsive and consistent – showing how community feedback shapes decisions.
- There is community scepticism and fatigue.
- Build trust over time, through clear communication, early feedback opportunities, and visible responses to community concerns.

Thank you



- Thank you for giving us a chance to outline some information about the planning process and where we're at.
- If there's anything you want to hear more about, please reach out to us via:
 - Waterloo Connect – Homes NSW and Consortium staff are available to talk
 - Email us via waterloo@stockland.com.au
- We also hope to see you when we start the pre-lodgement consultation period – details of dates and venues will be shared very soon.