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Waterloo Renewal Project

Service provider briefing

Waterloo South Concept SSDA & Rezoning:
Pre-lodgement consultation period wrap
up and next steps

February 2026





We acknowledge the Gadigal 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 and its leaders, 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.



Approach

- Stockland is responsible to secure planning approvals to enable the delivery of the Waterloo South Renewal.
- A Concept State Significant Development Application (SSDA) and concurrent Rezoning will be the first major Application lodged since we were appointed.
- We carried out pre-lodgement consultation on the draft Concept Plan (and associated information) in Q4 2025, to inform the Application.
- We thank all the service providers who dedicated time to attend sessions and provide their early inputs and feedback on the draft Concept Plan.
- Today's update will cover:
 - A summary of the feedback received to date
 - Next steps relating to this Application
 - Roadmap for the next planning application – Stage 1 of development

**Concept SSDA and Rezoning:
Pre-lodgement consultation
process (complete) & next
steps**

Pre-lodgement consultation period

Who we engaged?

- Waterloo Estate residents
- Local residents and neighbours
- Community and human service providers
- Aboriginal stakeholders
- Government agencies and statutory authorities

Reflections

- How can we capture more diverse voices next time?
 - Who was missed?
- Are there better formats or forums we could utilise to bring stakeholders together for dialogue about Waterloo South?

Pre-lodgement consultation period

How we engaged?

Drop in space

54 people

Dedicated drop in space next to Waterloo Connect, open Monday to Friday from 10am – 4pm.

Pop ups

80 people
121 surveys completed

Informal drop-in sessions held where tenants regularly visit or in conjunction with community events.

Community info & feedback sessions

68 people

Online and in person information sessions to review and have detailed conversations about the application.

Service provider sessions

Attended by 35+ people

Engagement with local organisations and service providers so the needs of community were considered in planning considerations

Tenant specific sessions

26 people

Information sessions to help tenants understand the application in detail and provide direct feedback in a small group setting.

CALD specific sessions

23 people

Language specific sessions for Chinese and Russian speaking residents. This included translated materials and interpreter support.

First Nations sessions

110 people

Dedicated sessions and workshops to ensure Aboriginal and First Nations voices were respected, heard and integrated into project outcomes.

Agency consultation

Q4 2024

Ongoing collaboration with government and technical stakeholders to develop the Proposal.





Neighbours session

5 people

Targeted session with neighbouring properties within and outside of the project boundary to focus on localised matters such as interfaces and staging.

Pre-lodgement consultation period

How we communicated?

Letterbox 		Posters 			Printed 		Digital 	
Letter and Flyer	Postcard	English language	Chinese language	Russian language	Newsletter	Advertising	Social media posts	Website
2,197 distributed across Waterloo Estate	19,789 issued to 1km radius from the site	400+ distributed across Waterloo estate	160 distributed across Waterloo estate	160 distributed across Waterloo estate	2,197 distributed across Waterloo estate	½ page advert in South Sydney Herald (Nov 25 issue)	3 posts on South Sydney Herald Facebook, and Counterpoint Community Services Facebook and Instagram	976 active users at waterloorenewal.com.au

How feedback was captured

- Feedback from all engagements was written down and stored centrally
- This feedback has been organised by independent consultants, L10 Collective, by theme and stakeholder
- An 'Engagement Outcomes Report' is being prepared by L10 Collective to accompany the Concept SSDA and Rezoning Application
- The Engagement Outcomes Report will summarise all discussions and feedback received and will be organised by key themes
- It also provides a response/comment indicating how issues raised are or will be dealt with through the Application, or future applications
- This document will be made public during the 'Public Exhibition' period

What we heard – the ‘buckets’

Concept Plan & related information

- Concept Plan design and comparison to 2022 ‘approved’ plans
- Issues relating to the whole of Waterloo South – open space, safety, community services, community uses, traffic/movement network

Designing with Country & related sessions

- Early engagements to share stories and embed culture into every aspect of the project
- Well beyond design – cultural, social and historical responsibility
- Gadigal worldview to shape the project

Future stages (detailed design +)

- Detailed design, the look and specific features of future buildings and spaces
- Specific types of retail and community uses
- Construction period
- Governance, management and operations of the precinct

Other matters

- Relocations process and Right to Return
- Sense of community and role of human services
- Engagement process and communications

What we heard

- Overwhelmingly positive feedback and a widespread commentary that the changes proposed Concept Plan have the potential to **improve amenity and living outcomes** in comparison to the concept plan approved in 2022
 - Examples: more and better open spaces at the ground level, wider/safer connections, better views and view lines and more sun access*
- Supporting **health, wellbeing** and **mental health in the community** – the role the buildings will play; how the health/social impact of the change will be managed; and the role of human services to support existing and future tenants
- Importance of retaining **mature trees** where possible, and increasing tree canopy and greening
- Importance of **safe, clear accessibility** and ways to move through the precinct for all people (including those with mobility issues). Strong opinions about vehicle access arrangements
- Many questions and opinions about the **types of retail, community** and other uses/businesses
- Support for the housing split, but questions about the future mix (of bedroom types), how allocations for social housing will work; the affordable housing operations
- Impacts to private and/or neighbouring properties – overshadowing, overall density, noise/wind

What we heard

- Strong emphasis on treating **culture as foundational** rather than decorative. Cultural elements cannot be added late in the process or used superficially
- **Gadigal worldviews** — understandings of land, water, movement, connection and responsibility — must shape the place identity, spatial layout, planting, materials and interpretation from the outset
- The redevelopment must honour and elevate this worldview and these stories, while creating pathways for future generations to feel **proud, safe and connected to Country** and community
- Designing with Country is **not just a design exercise**; it is a cultural, social and historical responsibility
- High community expectations and opportunities to achieve **positive outcomes** in terms of procurement, employment, health and education outcomes
- Two documents will be lodged together with the Application: **Designing with Country Strategy** and **Connecting with Country Strategy**

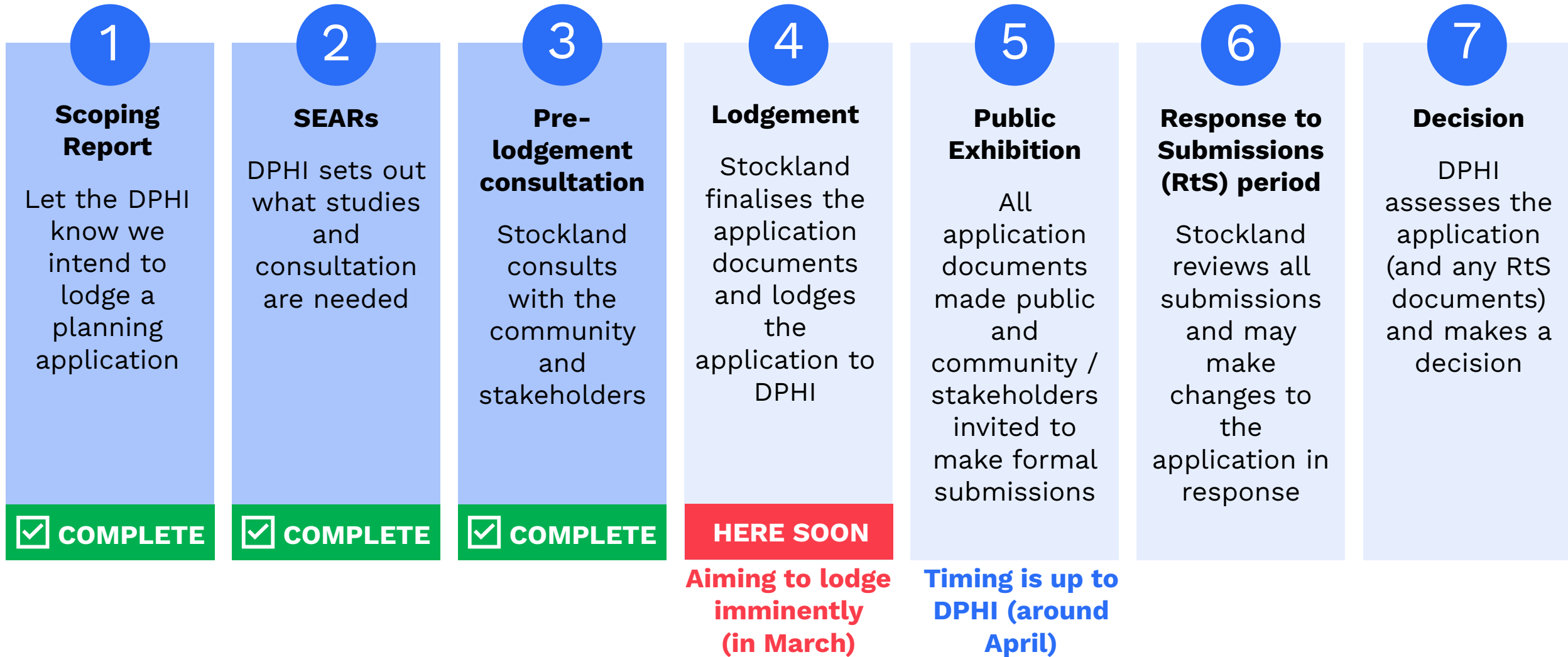
What we heard

- Potential for new homes to be designed with wellbeing, safety and social connection in mind – prioritising **physical and mental health through design**
- Many suggestions/questions about **detailed design features**: location of windows (sun access, managing heat, avoiding overlooking but encouraging passive surveillance), balcony design, soundproofing, size of bathrooms/corridors, laundries, communal corridors and circulation spaces, access to lifts, design of lobbies, safe access, communal spaces/rooms in buildings
- How the buildings and spaces will look – building materials, choice of landscaping
- A wide range of suggestions for **specific retail/business tenancies**: supermarket (lower cost), pharmacy, laundromat, cafes, late night options, op shops, fresh food and veg
- A wide range of suggestions for **specific community uses**: child care, youth spaces, bulk-billed medical centre, specialised health services, creative spaces, cultural spaces, police presence
- Questions about how **construction impacts** will be managed
- Many suggestions about **community and project governance**; how the whole of Waterloo Estate will be managed, community participation in the precinct governance; maintenance of buildings and the precinct early and over time (and practical everyday operational issues)

What we heard

- **Relocations** certainty, timing, and Right to Return
- **Community identity and social cohesion** – Strong sense of pride and belonging within the existing Estate, and a concern about how the sense of ‘community’ will be maintained through the renewal
- Questions about the **role of the Community Housing Providers** (CHPs) and what it will be like to be in a tenant in a home that’s managed by the CHPs.
- Role of **activations** – temporary and permanent – to support social connection to be maintained and grown. Suggestions about types of activations that could be explored
- Suggestions about the **consultation process**: importance of harnessing existing local knowledge; how to include or be accessible to vulnerable residents; frustrations from past engagement programs; the need to continue to build trust over time and to look at the engagement forums and governance arrangement to enable regular, ongoing dialogue (not just ad hoc engagement periods). Need to balance this with feelings of over-consultation

What happens next (in the planning process)?



Public exhibition period

- The DPHI will organise a Public Exhibition period and determine its length
- All documents lodged as part of the Concept SSDA and Rezoning Application will be made publicly available by DPHI
- Formal submissions can be made to DPHI during this period
- All formal submissions will be shared with Stockland at the conclusion of this period
- Stockland will be responsible to read and assess all submission, and prepare a 'Response to Submissions' (RtS) report (which will also be made public)
- This RtS period may involve making amendments to the application to respond to issues raised in submissions

Supporting the Public Exhibition period

Additional support for the community and stakeholders during the public exhibition period – what we're thinking:



Daily on-site 'drop in' open during this period



Session(s) to provide information and enable Q&A/discussion



Monitoring phone line and emails



Supporting information – in plain English and translated – about the proposal in multiple mediums (e.g. video)

Stage 1

Stage 1 of the renewal

Stage 1 includes Blocks 8 & 9 and the surrounding footpaths/roads

Block 8

- 3 social housing buildings
- 1 affordable housing building
- 1 market building
- A Council-owned community facility building
- A Council-owned Park
- Space for non-residential uses on the ground floor

Block 9

- 1 social housing building
- 1 market building
- Space for non-residential uses on the ground floor



Stage 1 of the renewal



Stage 1 – Planning application types

Planning approval for Stage 1 of the renewal will involve distinct phases

Early Works	<ul style="list-style-type: none">• An early application to seek approval to start excavation works
Buildings and public domain	<ul style="list-style-type: none">• Application(s) to seek approval for the residential buildings, basement and the surrounding public domain works (footpaths, street upgrades)
Park and Community facility (Council-owned)	<ul style="list-style-type: none">• Application(s) to seek approval for the Council-owned community facility and the landscaping/works to create the park
Individual tenancies	<ul style="list-style-type: none">• Once individual tenancies are identified for the non-residential uses, there will likely be individual applications to fit out those individual tenancies

Stage 1 – Planning approval process (main buildings)

Planning approval for the buildings will follow a similar process as for the Concept SSDA

1

Scoping Report

Let the DPHI know we intend to lodge a planning application

2

SEARs

DPHI sets out what studies and consultation are needed

3

Pre-lodgement consultation

Stockland consults with the community and stakeholders

4

Lodgement

Stockland finalises the application documents and lodges the application to DPHI

5

Public Exhibition

All application documents made public and community / stakeholders invited to make formal submissions

6

Response to Submissions (RtS) period

Stockland reviews all submissions and may make changes to the application in response

7

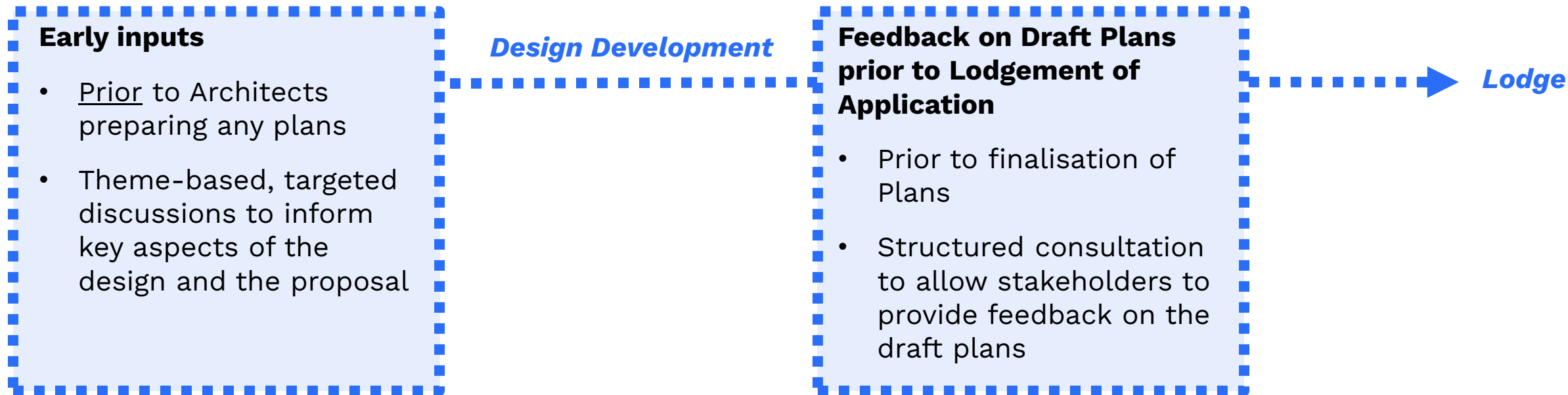
Decision

DPHI assesses the application (and any RtS documents) and makes a decision

Start around April 2026

Stage 1 – Consultation (main buildings)

- We are currently developing a Consultation Plan to support early and meaningful community and stakeholder input into the design and planning process for Stage 1
- We have considered feedback about what worked well in the Q4 2025 consultation program, what we heard that is of interest to people in Stage 1, as well as where improvements can be made to the process
- Early thinking about the consultation process:



Stage 1 – Consultation (on Park and Community Facility)

- City of Sydney Council will own and manage the park and community facility building in Stage 1 (Block 8)
- We will be working with City of Sydney Council to understand their process, with a view to align it with our consultation program
- We've already received a lot of feedback about the park and community facility, and will be sharing this with Council to help ensure community feedback is passed on



Summary

- We thank all the service providers who dedicated time to attend sessions and provide early inputs and feedback on the draft Concept Plan
- All the Concept Application documents will be lodged soon, and Public Exhibition is the next step (anticipating this around April 2026)
- Please let us know any feedback you have about the processes we've already run, and ideas for improvements
- You will be hearing from us soon about the proposed consultation process for Stage 1 detailed design
- **Any questions?**



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