



Waterloo Renewal Project

Waterloo South Concept Application and Rezoning Proposal

Update to REDWatch

7 May 2026

In partnership with:



FOR CONSULTATION



*View of future park opposite Waterloo Metro (looking towards Wellington Street)
Artist's impression only. Subject to change.*

Acknowledgement of Country

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 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 Renewal Project to support the care, recognition and betterment of Country.

Purpose

The purpose of this pack is to provide an update on the **planning approvals** process for the Waterloo Renewal Project and covers the following:

- 01 Planning context and update
- 02 Public Exhibition period and community activities
- 03 Overview of the Concept Application and Rezoning Proposal
- 04 Questions

01

Planning Context and Update

Planning Update

The **Concept Application** for Waterloo South has now been lodged and is on public exhibition.

At the same time, we've asked the Department of Planning to update some of the planning rules that apply to Waterloo South, so they match what is in the Concept Application. This is called a **Rezoning**.

Both the Concept Application and Rezoning can be viewed in full on the NSW Planning Portal.

- 1

Scoping Report

Let's the Department of Planning (DPHI) know we intend to lodge an application

✓
- 2

Study and Consultation requirements set

DPHI sets out what studies and consultation is expected

✓
- 3

Consult and Prepare

Consult community and prepare the application

✓
- 4

Lodge

Lodge the application to DPHI

✓
- 5

Public exhibition

DPHI make the application available to the public and community can have their say about what's proposed
- 6

Response to submissions

Submissions are reviewed, changes may be made to the application and 'Response to Submissions' Report is prepared
- 7

Decision

DPHI assesses the application and Response to Submissions report, and makes a decision

02

Overview of the public exhibition period and our role

Public exhibition process

Public exhibition gives the community a right to have a say on what's proposed, before any final decision is made.

The process is managed by the Department of Planning. Their role is to:

- Set the timeframes
- Make the application available online
- Give public notice of the exhibition process and how people can have their say – by making a submission.

The public exhibition period is 28 days.

Anyone can make a submission during this period.

Submissions must be made through the NSW Planning Portal and submitted by **Tuesday 2nd June**.

Public Exhibition dates

Starts

Wednesday 6 May



Ends

Tuesday 2 June

Support during the public exhibition period

Homes NSW and Stockland do not have a formal role in the public exhibition period.

But we're here to help. We will:

- Be available at Waterloo to talk to anyone who has questions about the Application, the public exhibition process, or wants help to understand something in the documents
- Be available by phone and email
- Host in-person and online information sessions to help people navigate the Application and learn more about what's proposed
- Provide supporting information on the project website
- Have translated material available and interpreters ready to help us communicate with non-English speaking people
- Come along to various community events during May if people would prefer to chat to us then.

Support during the public exhibition period

Here's how to connect with us:



Information sessions

In person

Tuesday 12 May

10am - 12.30pm

Waterloo

Neighbourhood Centre

Online

Monday 18 May

5pm - 6:30pm

Register via website

Service provider online briefing



Drop in to Waterloo Connect

Monday to Friday

10am - 4pm

Saturday 16 May

10am - 12pm

(with Russian and Mandarin interpreters)

Tuesday 26 May

10am - 12pm



Support materials

Project website has been updated

waterloorenewal.com.au

A Community Guide

Links to key resources

- NSW Planning Portal
- How to make a submission
- How to set up an account



Contact us

Waterloo Partnership

hello@waterloorenewal.com.au

1800 997318

Homes NSW

WaterlooConnect@homes.nsw.gov.au

9384 4134

**Times have been adjusted to avoid clashes with other events in community*

03

Overview of the Concept Application and Rezoning Proposal

Concept Application

- Applies only to the Government-owned land inside Waterloo South
- It's a 'big picture' plan for the neighbourhood showing:
 - where buildings will go and how high they'll be
 - where new parks and green spaces will go
 - which buildings will be social, affordable and market
 - where other uses will go, like shops, businesses and community uses
 - how the streets will work.
- Includes various neighbourhood-wide strategies and management plans that will need to be followed when future detailed design of each stage is being done.

Rezoning

- Applies only to the Government-owned land inside Waterloo South
- Asks for some minor changes to the planning rules for Waterloo South, including:
 - some maps and controls in Sydney Local Environmental Plan
 - some maps and controls in the Waterloo South Design Guide
- It's about making sure the planning rules match what's shown in the Concept Application
- It's being done at the same time so there is more clarity and transparency now and for future detailed applications
- **It's not asking to change how much development can happen at Waterloo South – this was set in 2022 and is not being increased.**

Package of Documents

Concept Application



Environmental Impact Statement (EIS)

- Main planning report with a summary of all the other reports
- **43** 'Annexures' to the EIS – technical reports, plans and maps

Rezoning



Rezoning Proposal

- Main planning report with a summary of what planning rules are proposed to change, why, and an assessment of the impact of the changes
- **4** attachment that comprise maps, plans and supporting reports

The Concept Plan

The Concept Plan shows plans and describes:

- Location of 21 new residential buildings and their type
 - 11 social housing buildings
 - 4 affordable housing buildings
 - 6 private market housing buildings
- How high each building can be (2 up to 33 storeys)
- Location and size of green spaces
 - 2 new public parks
 - other public green spaces, plazas, public walkways
 - private courtyards for each building
- Locations for new shops, businesses and services, and for community uses
- Changes to the streets

Other key documents

In addition to the Concept Plan, several strategies and plans explain the overall approach to designing, or managing key impacts, at Waterloo South.

Once approved, all future detailed design and applications will need to show how they comply with these neighbourhood-wide strategies and plans.

They cover things like:

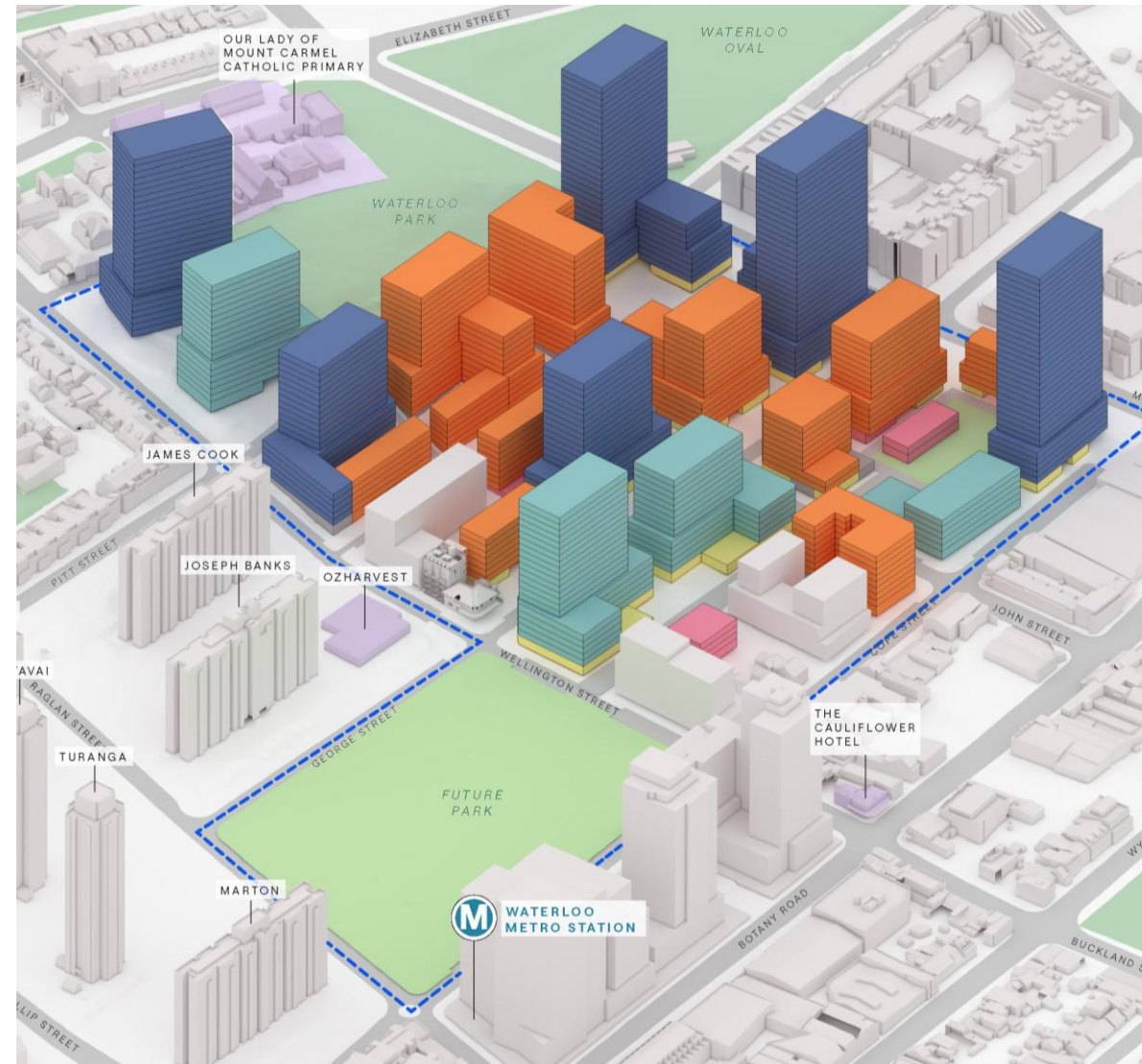
- Approach to **safety** and **accessibility** across Waterloo South
- Approach to environmental management – **trees, flooding, sustainability, waste, noise, traffic**
- Delivering **infrastructure** and services – sewer, water, power, telecommunications
- Approach to embedding cultural – cultural and archaeological **heritage, Designing with Country, Connecting with Country**
- Approach to **design excellence, public art** and managing **visual impact**
- Approach to managing **social impact**

New buildings

The plans show where each new building will be located, its size and shape.

The plans also show which use is proposed for each building.

This is a plan in 3D looking south-east.

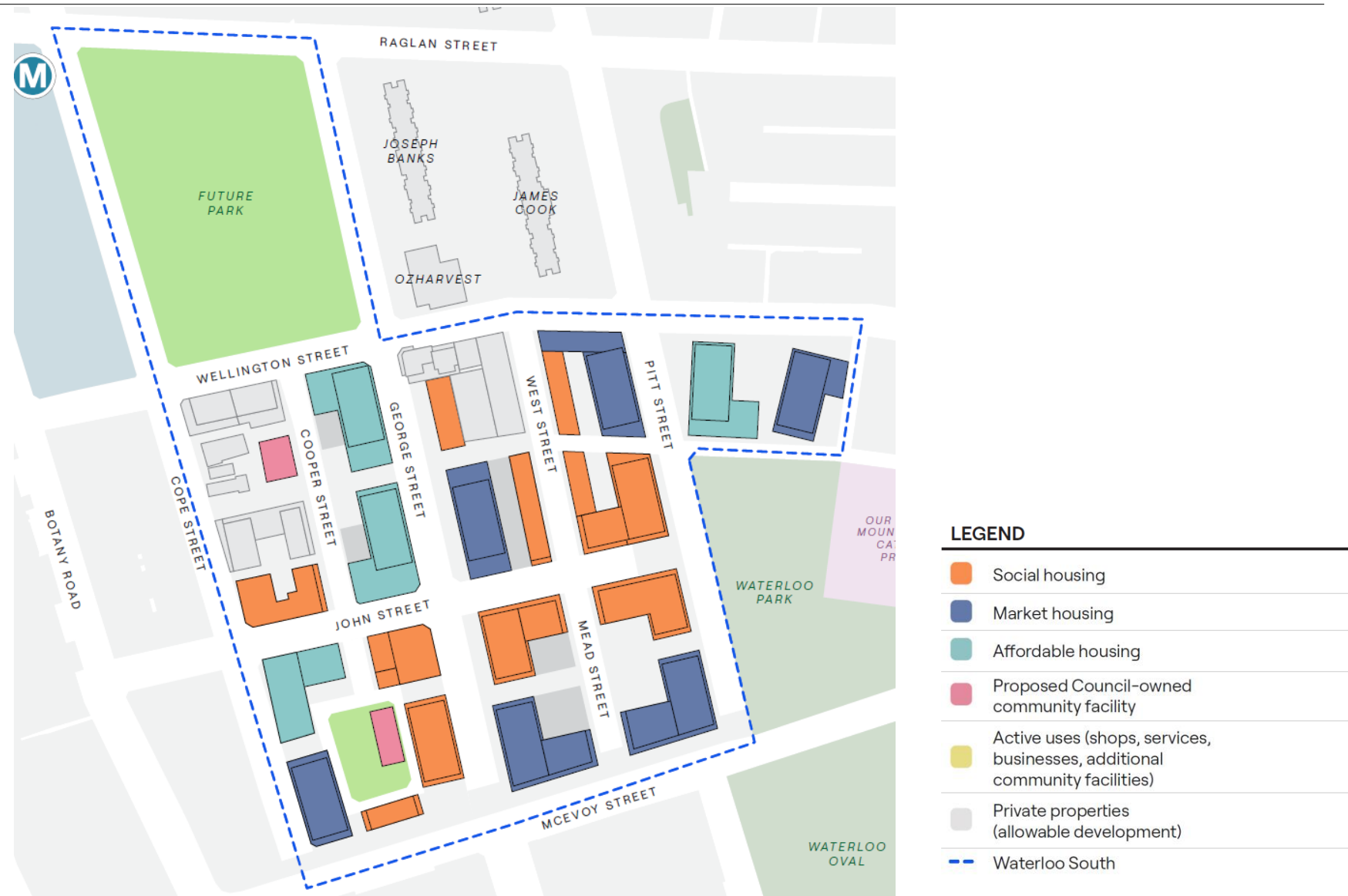


LEGEND

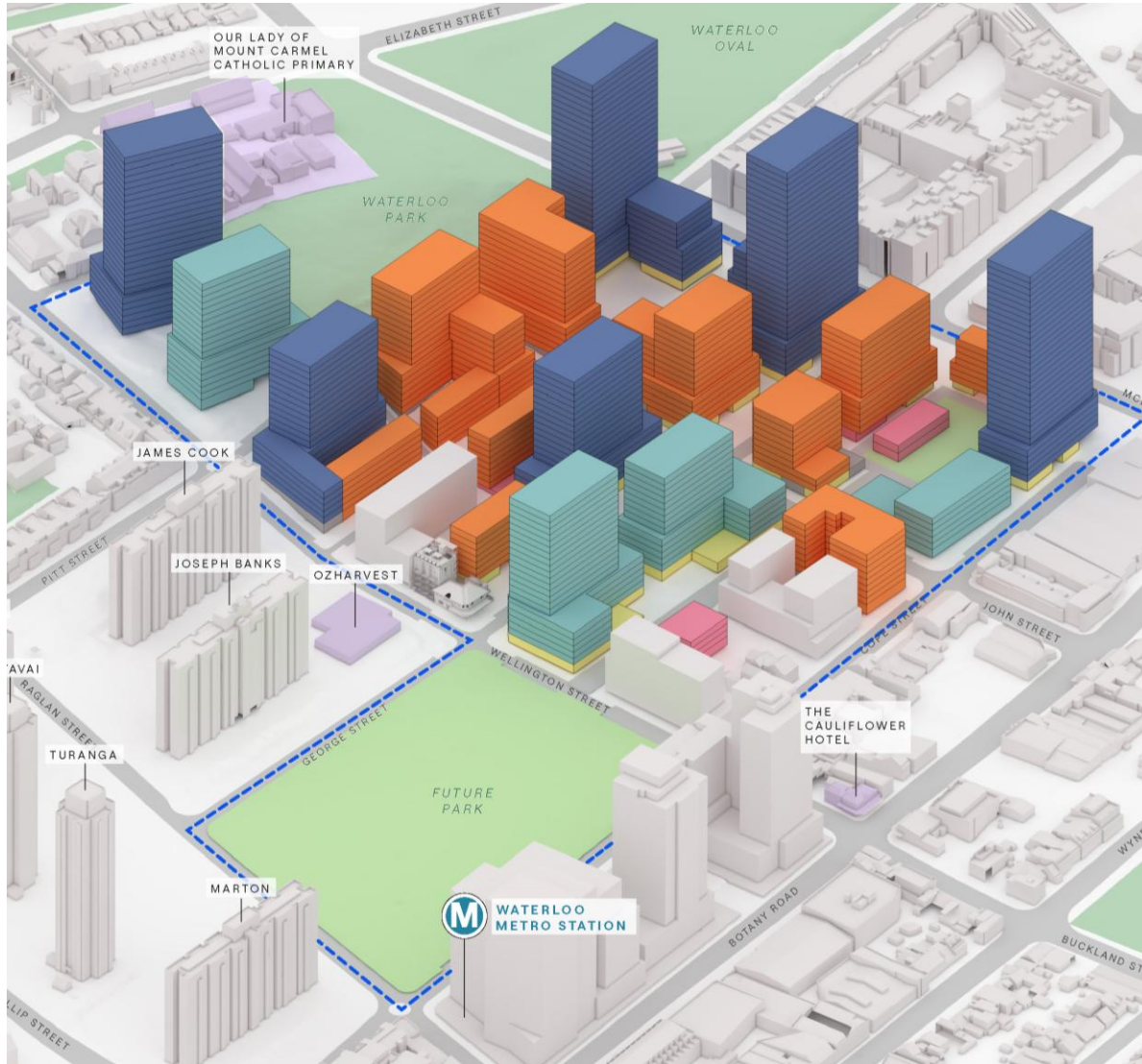
- Social housing
- Market housing
- Affordable housing
- Proposed Council-owned community facility
- Active uses (shops, services, businesses, additional community facilities)
- Private properties (allowable development)
- Waterloo South

Mix of social, affordable and market

This is a plan in 2D showing the 'footprint' of each building.



A visual impression of the 3D plan



Artist's impression only. Subject to change.

Height of buildings

The plans show the maximum height that each part of a building is allowed to reach.









Outdoor green spaces - public

The plans show different types of outdoor spaces for community to gather, connect and enjoy publicly.

- Two public parks
- Three plazas
- Through-site links between buildings; open laneways/pathways to connect to things nearby
- Landscaped areas around buildings (in the dark green setbacks)



Key - Open Space

	Public Open Space - Park
	Through-Site Link via easement
	Public access
	Setbacks
	Publicly Accessible Plaza on Private Land
	Street Closure

Outdoor green spaces – private (courtyards on ground)

The plans show locations for private courtyards and garden spaces **on the ground level** for tenants of buildings to enjoy.





Outdoor green spaces – private (gardens on buildings)

The plans show locations for gardens, planting and outdoor spaces **on rooftops, or on top of lower building elements.**

These would be private spaces accessible only to tenants of the building.



Key - Rooftops

	Podium and Rooftop Communal Open Space
	Potential Extensive Green Roof

Trees

Concept Plan (Lodged)



LEGEND

- Precinct boundary
- Existing lot boundary
- New lot boundary (indicative)
- Building line (indicative)
- High value tree (retained)
- Moderate value tree (retained)
- High value tree (removed)
- Moderate value tree (removed)

2022 Design Guide

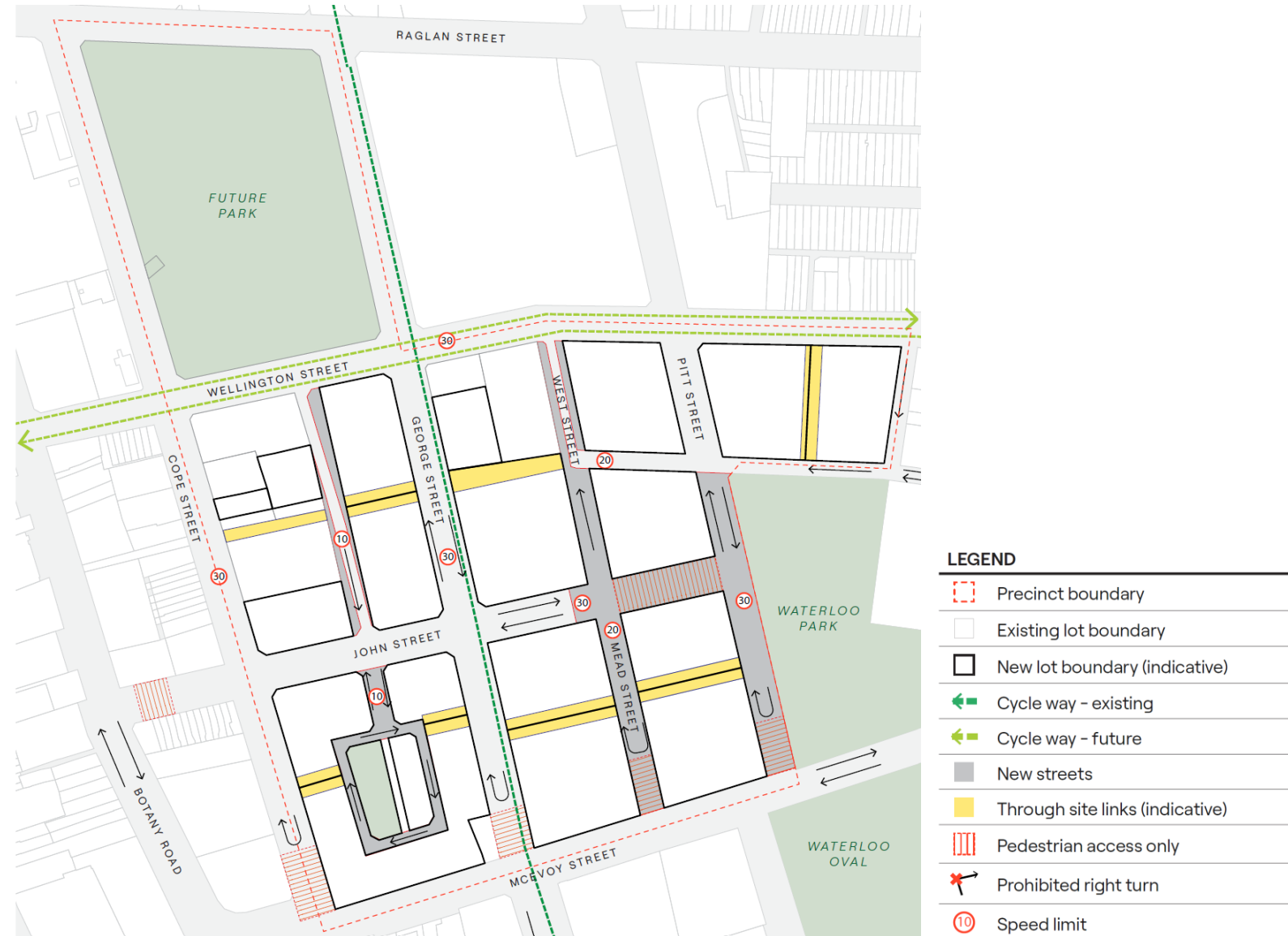


Moving through Waterloo South

The plans show how people, cyclists and cars will be able to move through Waterloo South.

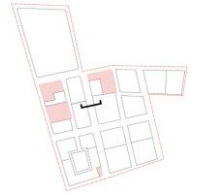
Key changes:

- **New streets** – West Street extension & Cooper Street around park
- **Widened streets** – Cooper, West, Mead & Pitt
- **Shared zones** – parts of Cooper and George Streets



Cross-sections for every street

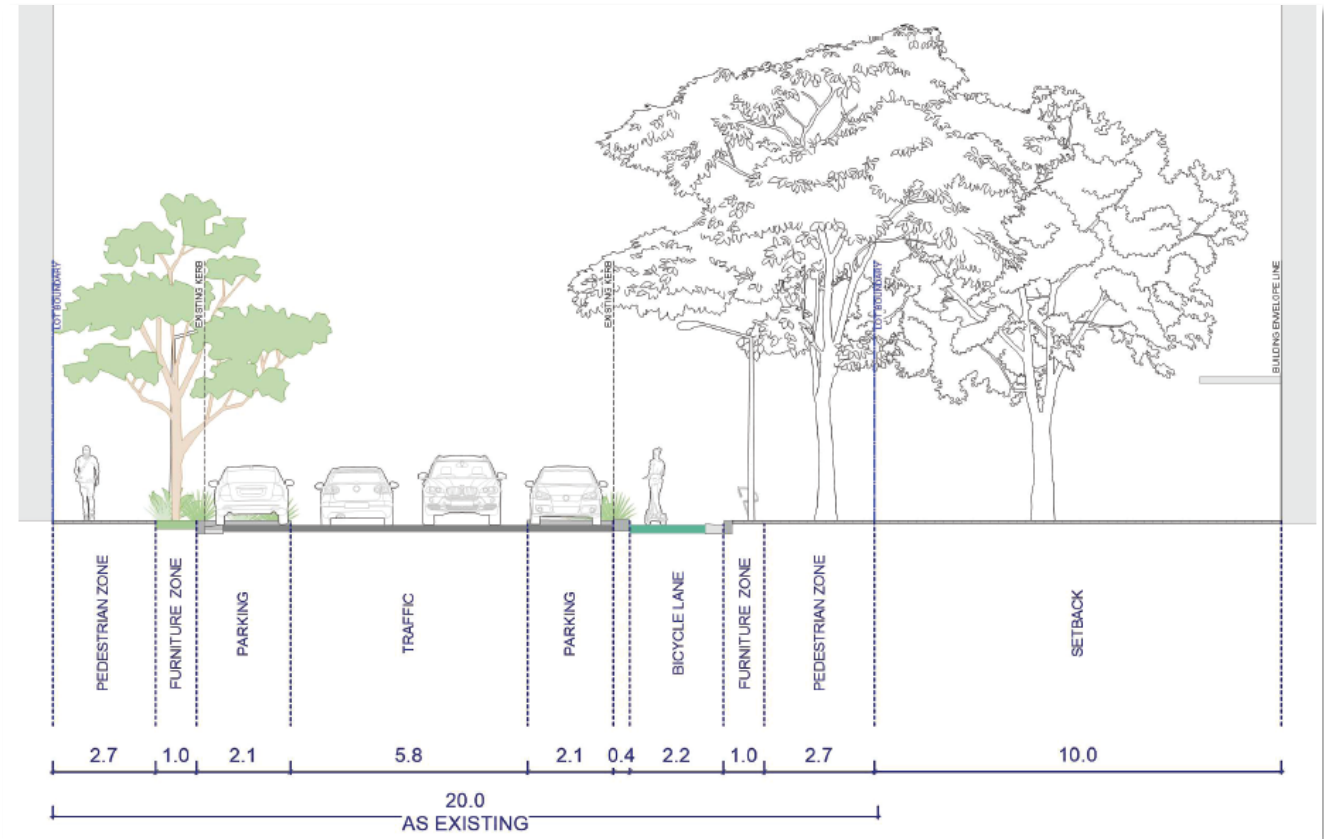
A “cross-section” plan for every street shows how wide things like pathways, bike lanes, setbacks to buildings and parking lanes will be.



Example: George Street

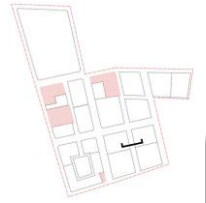


View of future George Street (looking north towards Redfern)
Artist's impression only. Subject to change.

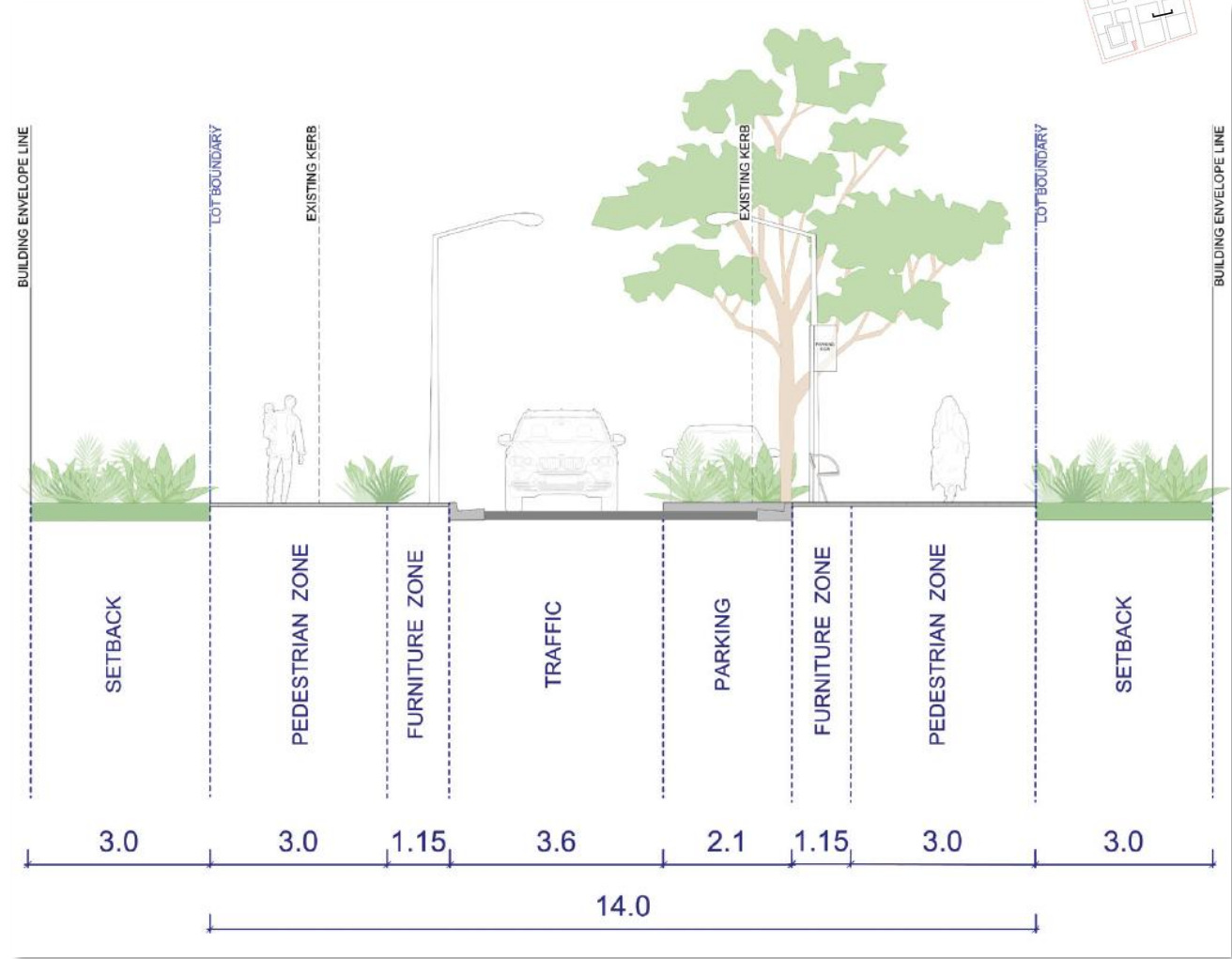


Cross-sections for every street

Example: Mead Street

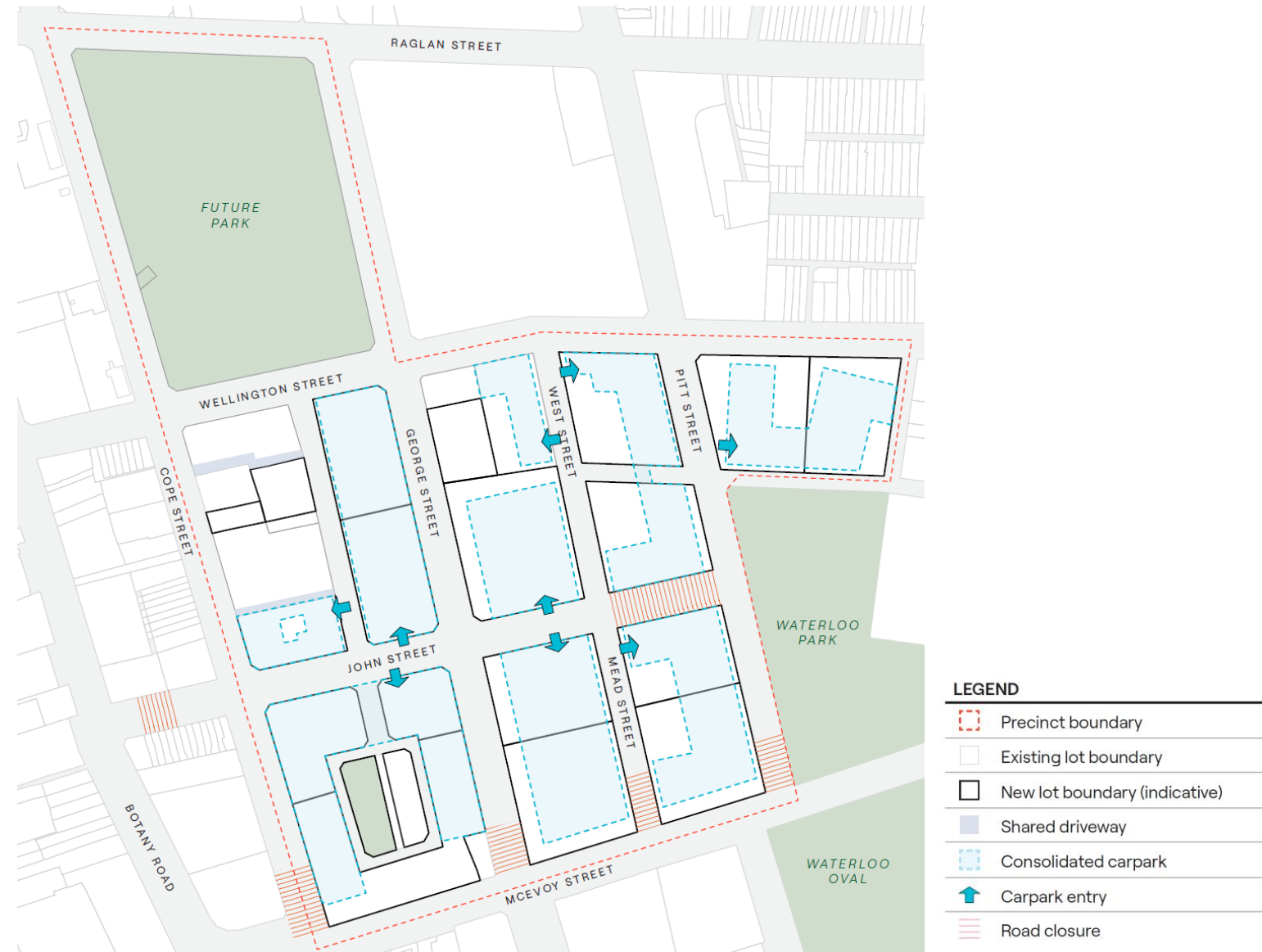


*View of Mead Street and new plaza (looking north)
Artist's impression only. Subject to change.*



Basement entry points

The plans show where entries to basement car parking will be.



Approach to Designing with Country

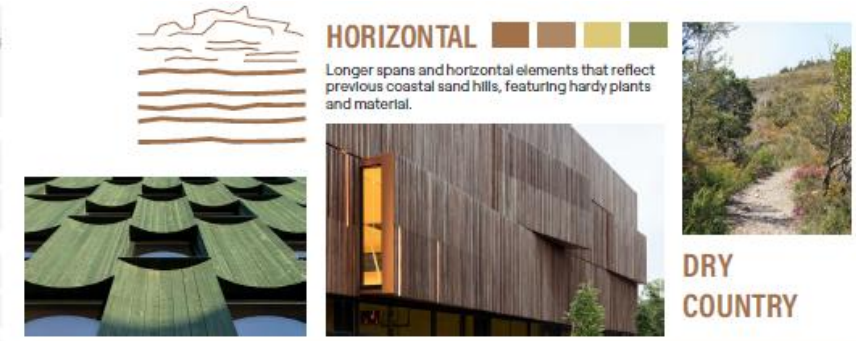
The plans show how Gadigal culture will be weaved into the redevelopment, and how Aboriginal stories will shape its delivery.

The DwC Framework sets a clear direction for all future designers, highlighting the things they consider to integrate culture into architecture, landscape and other design responses.

It's not an overlay – it's a guiding and fundamental part of how the Concept Plan has come together.



Figure 141. Interpretation of The Fold. Source: NDI



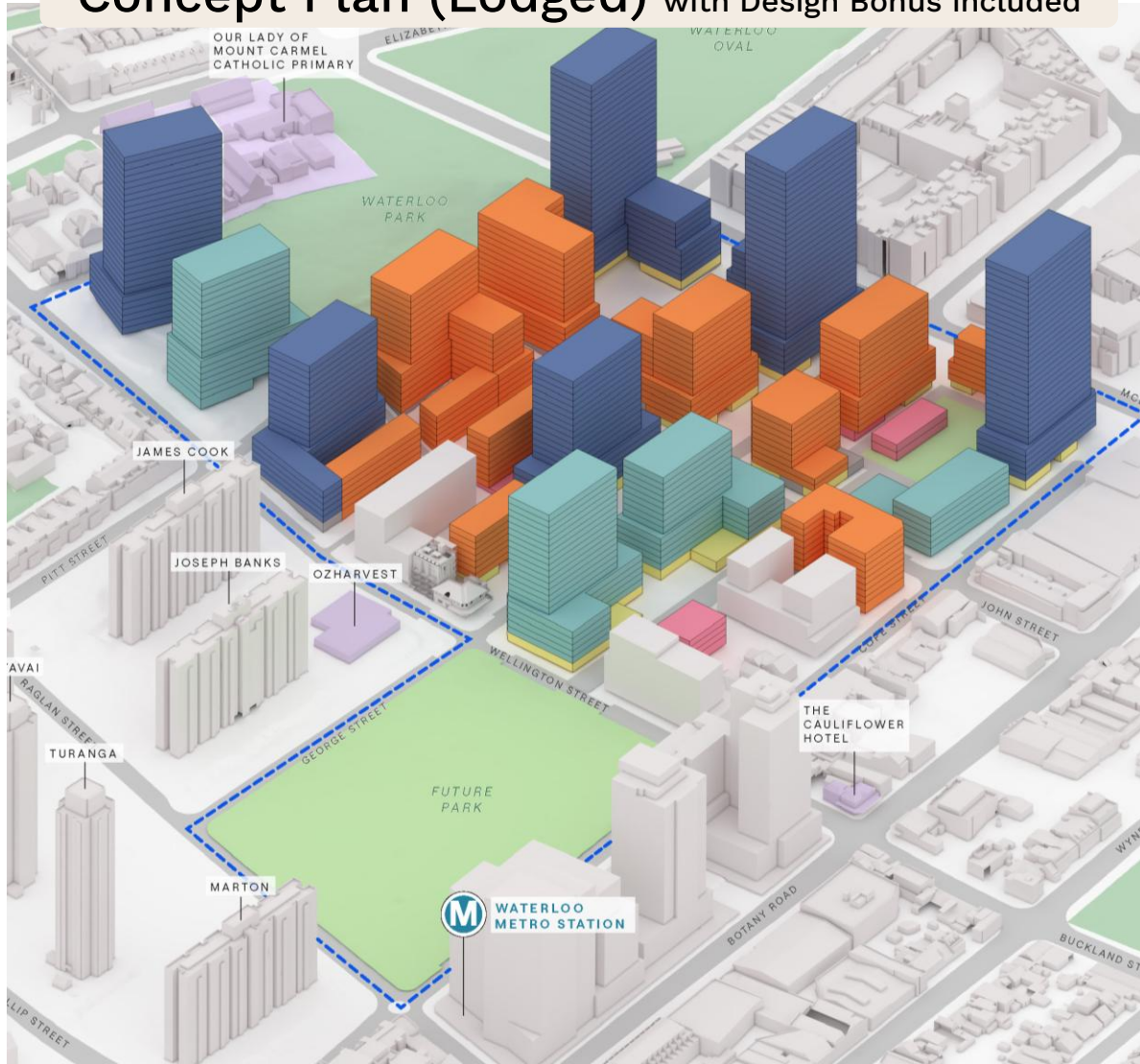
TRANSITIONAL George Street roughly coincides with the fold in the landscape and should be designed with its own character, creating a transition between wet and dry Country.



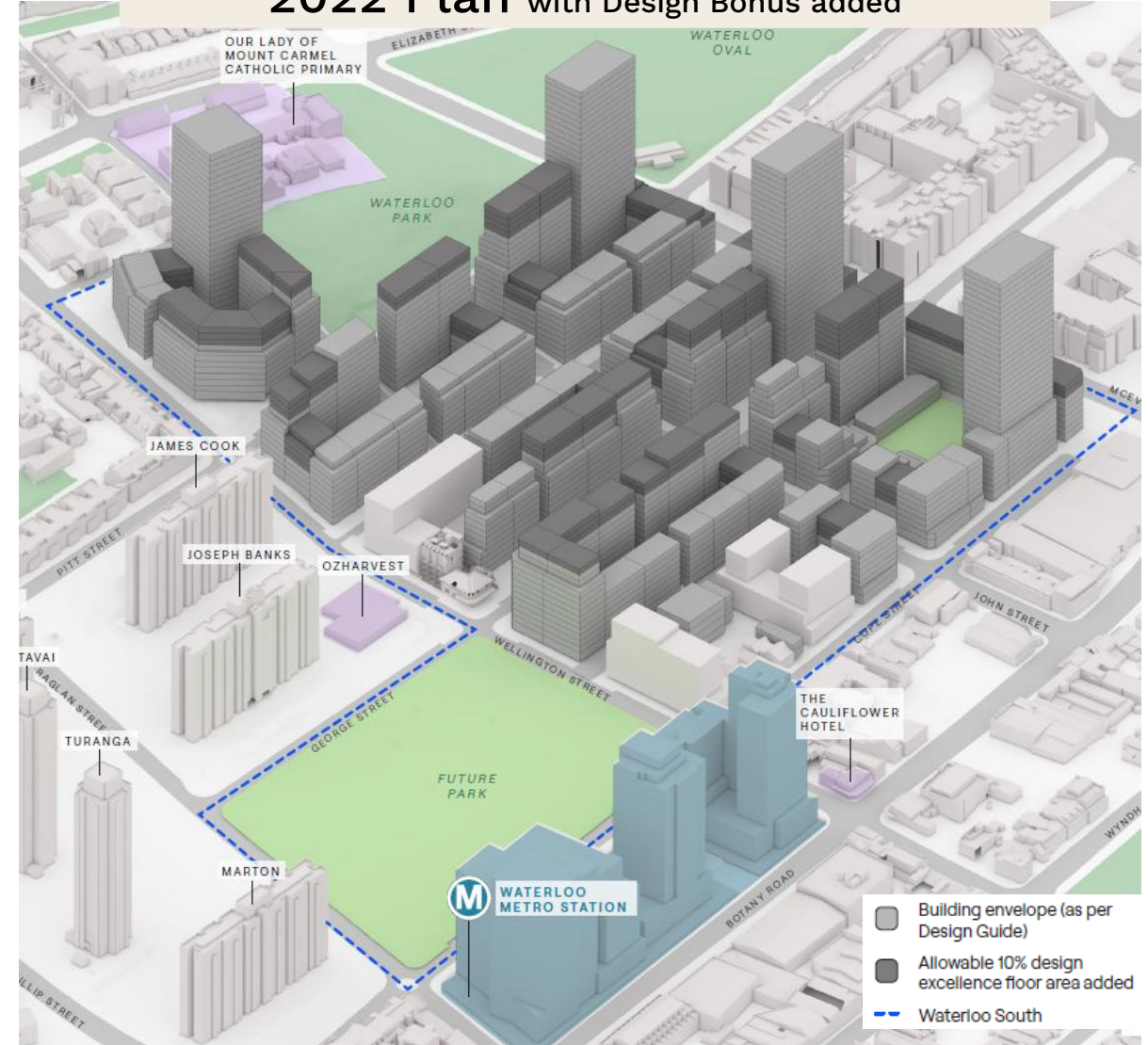
Figure 142. Interpretation of The Fold. Source: NDI

Comparison to 2022

Concept Plan (Lodged) with Design Bonus included



2022 Plan with Design Bonus added



Comparison to 2022

Concept Plan (Lodged)



2022 Plan



Why we think it's a better plan



More comfortable homes

better sunlight, airflow, privacy and outlooks overall, especially to social buildings



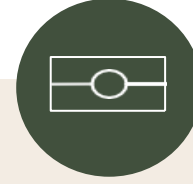
More and better open spaces

additional pocket parks, plazas or courtyards to gather and connect



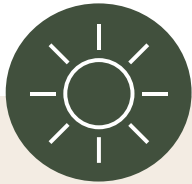
Greener

opportunity to retain more mature trees to keep Waterloo South cool and leafy



Embeds Country

Designing with Country has shaped key design moves so culture is celebrated



More sunlight

to courtyards, parks and outdoor spaces – 20% more sun to the park in Stage 1



Better overall look

variety in the building shapes makes the neighbourhood more people-friendly and feel less cramped



Safer connections

wide, clear connections between buildings for convenient access



Delivers housing

uses all the allowable floor area to deliver new social, affordable and market homes

Social Impact

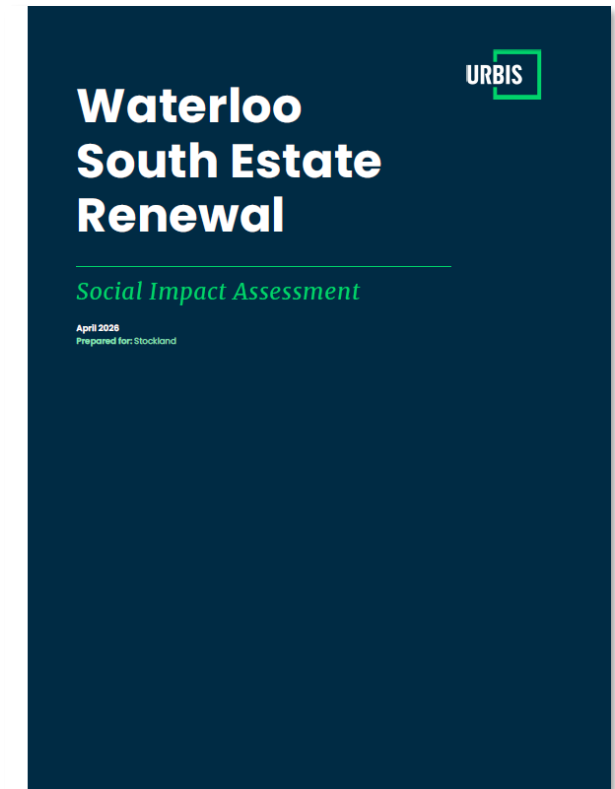
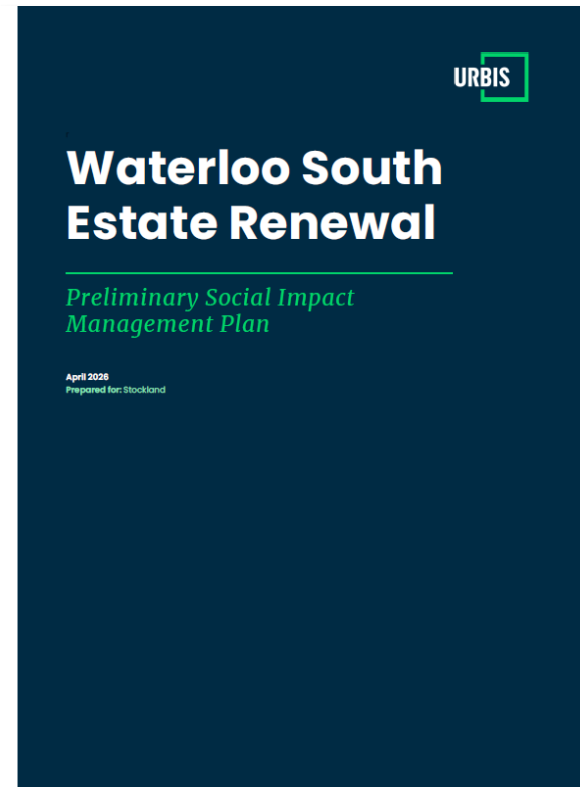
Looks at how the project might affect people and the community – both positive and negative impacts.

Looks at the impacts overall, but details may be refined as future design progresses for each stage.

Uses a robust assessment process that follows the new guidelines for Social Impact, prepared by an expert specialist.

SIMP looks at how impacts may be managed over time – provides a range of recommendation measures to be considered as the project progresses – some now and some later.

Recommends ways to improve positive outcomes and manage negative ones.



Social Impact – findings

The SIA concludes that:

- The project brings both benefits and challenges
- Some impacts – especially relocation and construction – will be difficult for a period of time
- Long-term benefits are possible, but these will need to be checked as detailed work is done for each stage
- Ongoing support, good planning, communication and community input are important.

The SIA and SIMP have a number of management measures and additional recommendations.

Measures and recommendations
(grouped into these eight themes):

1. Support for residents through change
2. Ongoing communication and engagement
3. Better homes and fair access
4. Health, wellbeing and safety
5. Managing construction impacts
6. Community spaces and services
7. Jobs, training and local opportunities
8. Culture and community identity

What we heard

The community cares deeply about retaining the identity, connections and long-standing heritage that make the area unique, while ensuring the renewal deliver meaningful, equitable and long-term benefits into the future.



Strong **sense of place, history and culture**. This should be respected, celebrated and visible.



Community value the **relationships, networks and sense of belonging** built over decades.



Well-maintained **green streets and public spaces** that are accessible all year round.



Access to **affordable and diverse retail** that meet daily needs



Community facilities that are accessible and essential. Including health services, programs and spaces for gathering.



Services to **support health and wellbeing** and reduce social isolation.



People value opportunities for **education, training and employment pathways** during and after renewal.



Safety during day and night is a priority, including well lit, active and inclusive spaces that reflect community identity.

What has changed?

Not much has changed since we shared the draft Concept Plan in Oct-Dec 2025, because most people said they liked it.

The draft Concept Plan had already picked up and responded to things we had read were important from earlier consultation.

Changes or more detail include:

- Some minor changes to building heights
- More detailed indicative staging plan
- Clarity on what open space is public or private
- More details on how wide footpaths will be
- More details on sunlight and shadow.

04

Questions



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