

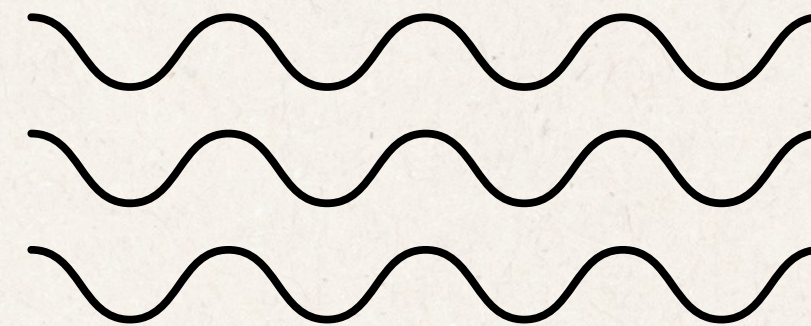
WATERLOO SOUTH RENEWAL PROJECT

DING ZHIYIN 3036648793

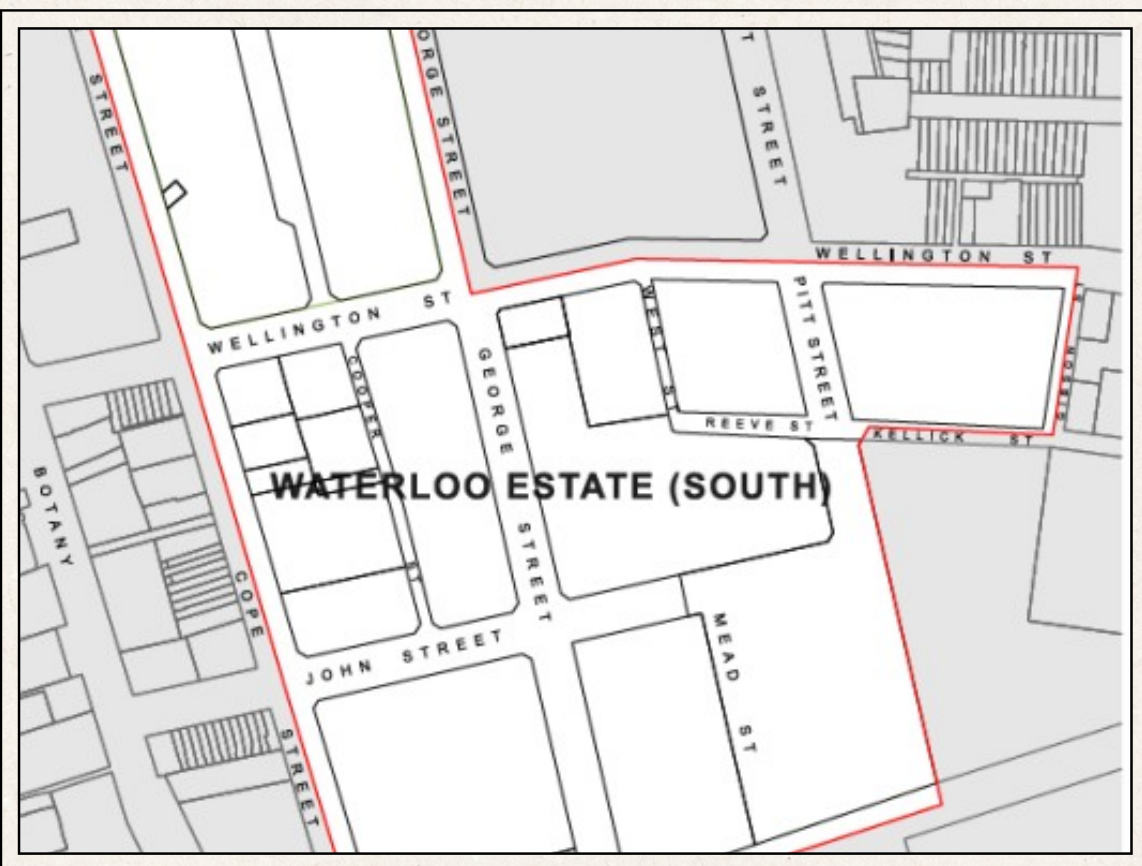


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Waterloo South History



and Evolution

Introduction

Location

- Inner-city suburb of Waterloo, Sydney
- About 4 km south of Sydney CBD

Site characteristics

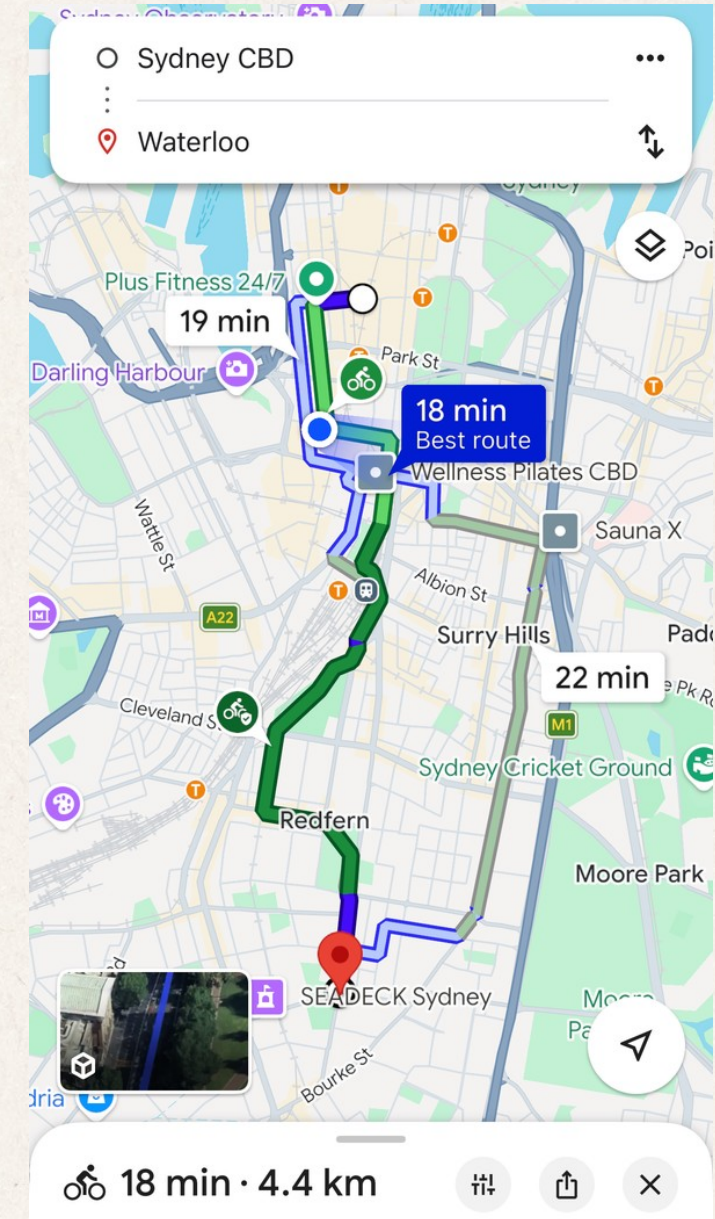
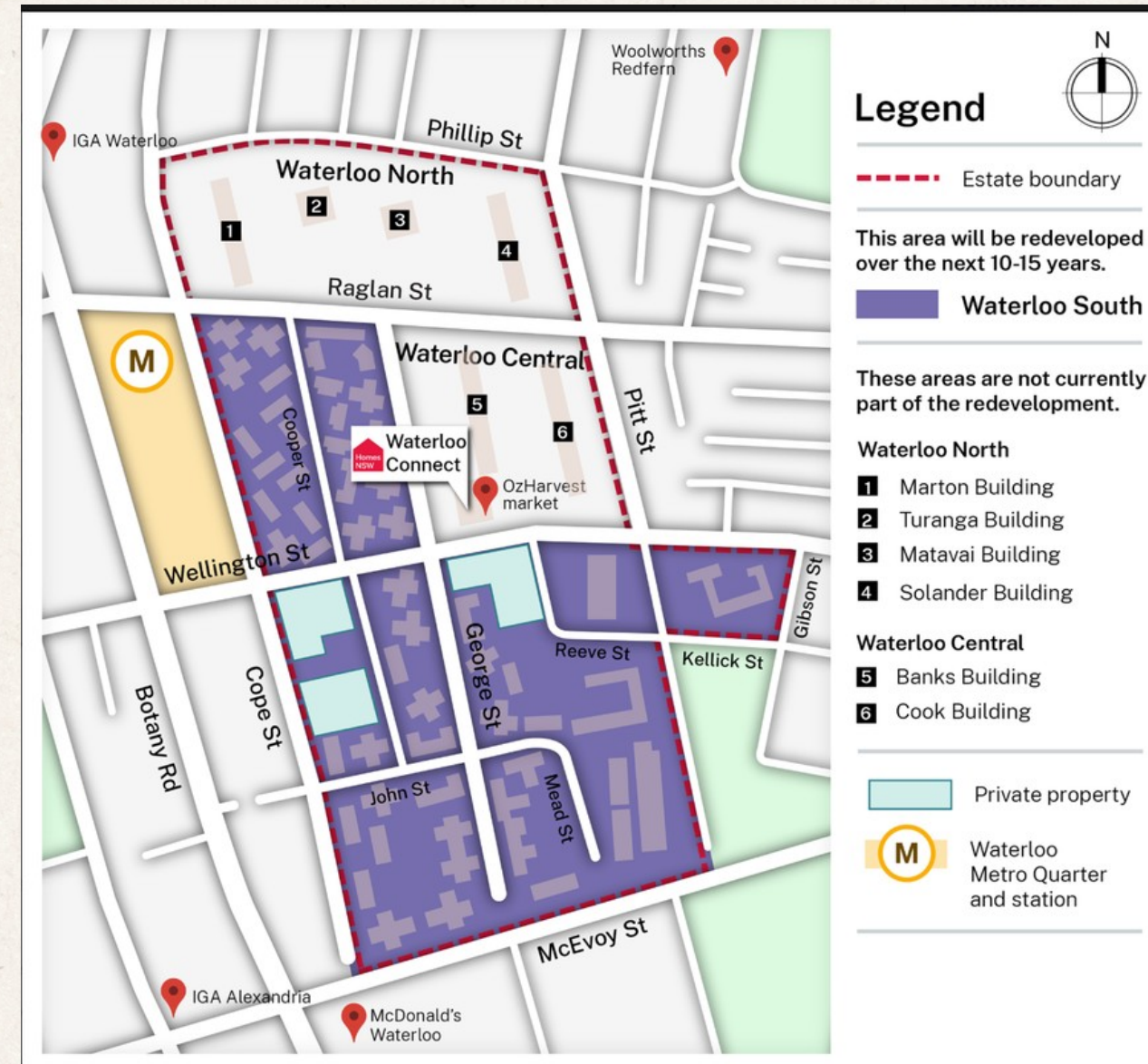
- One of the largest public housing estates in NSW
- Major urban renewal project transforming the estate

Project aims

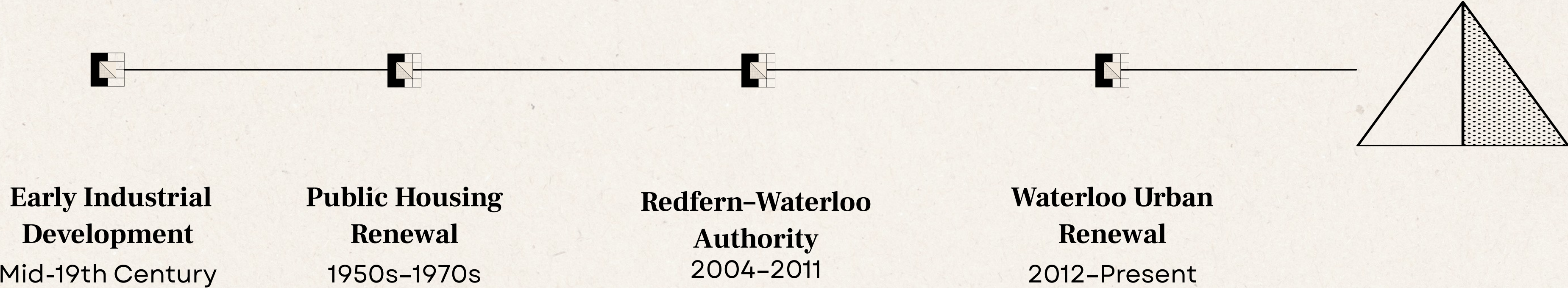
- Improve street connectivity, public spaces, and access to services

Planning vision

- Create a mixed-income and more integrated community(50% social/affordable and 50% privatehousing)

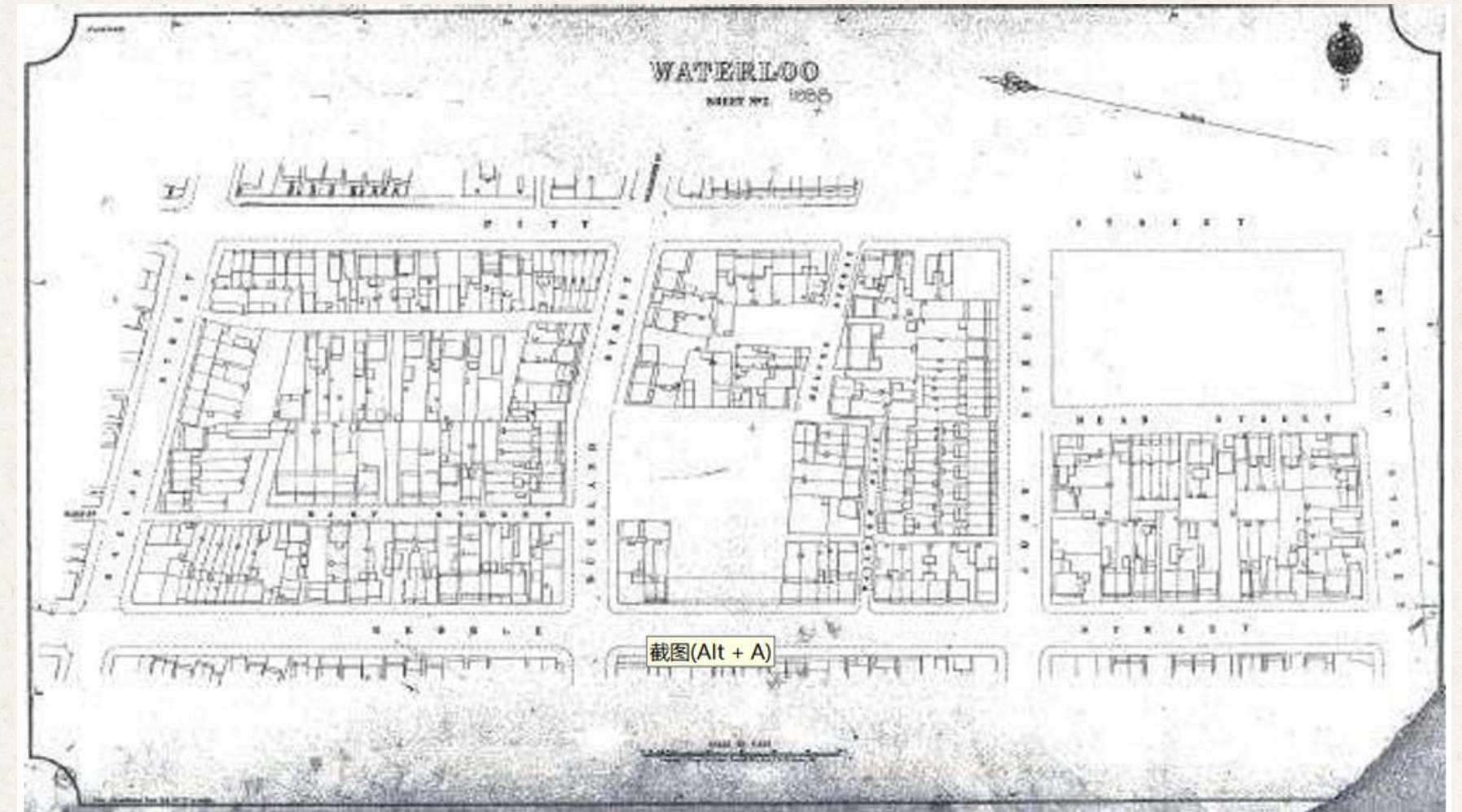


Timeline



Early Development of Waterloo

- Originally part of the Waterloo Estate owned by William Hutchison
- Large land grant of around 1,400 acres in early colonial Sydney
- Rapid subdivision in the late 19th century
- Developed as a working-class suburb with terrace housing
- Close to factories and railway yards



Decline and Slum Conditions

- Rapid population growth in the late 19th century
- Poor housing quality and overcrowding
- 1900 bubonic plague outbreak in Sydney
- By the 1920s, Waterloo labelled a “slum” suburb



Public Housing and Urban Renewal

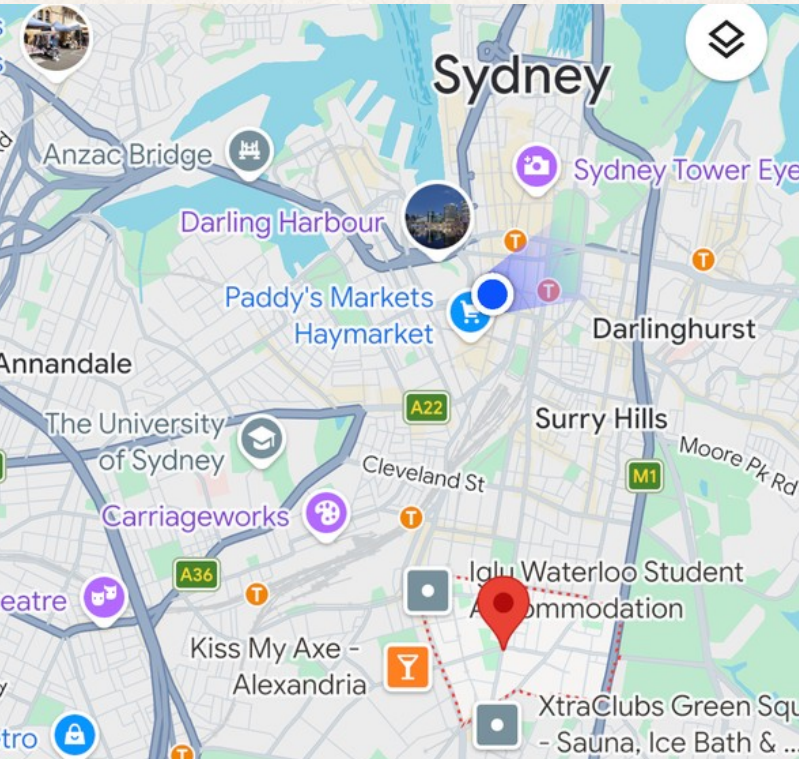
- 1941: NSW Housing Commission established
- 1948: First public housing development in Waterloo
- 1940s–1980s: construction of high-rise public housing towers
- Since 2012: Waterloo Urban Renewal Program
- Plan to redevelop the estate into a **mixed-income community**

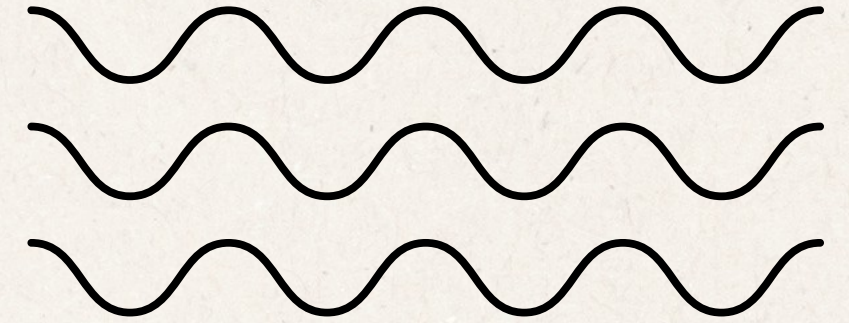


Source: Housing commission annual report 1966

Factors Leading to Renewal

Urban Infrastructure Change	• Development of the Sydney Metro • Construction of Waterloo Metro Station • Created opportunities for transit-oriented development
Ageing Public Housing	• Housing towers built in the 1960s–1970s • Poor building conditions and high maintenance costs • Inefficient land use in a valuable inner-city area
Urban Regeneration Strategy	• Government plans to redevelop ageing housing estates • Introduce mixed housing types • Improve community facilities and urban integration
Strategic Inner-city Location	• Located close to Sydney CBD • Near employment centres and universities • High redevelopment potential





Stakeholder Dynamics



Stakeholder Governance Network

NSW Government (Homes NSW / LAHC)

- Project leadership
- Land ownership
- Housing policy and redevelopment strategy

City of Sydney

- Local planning framework
- Infrastructure and urban design coordination

Private Developers

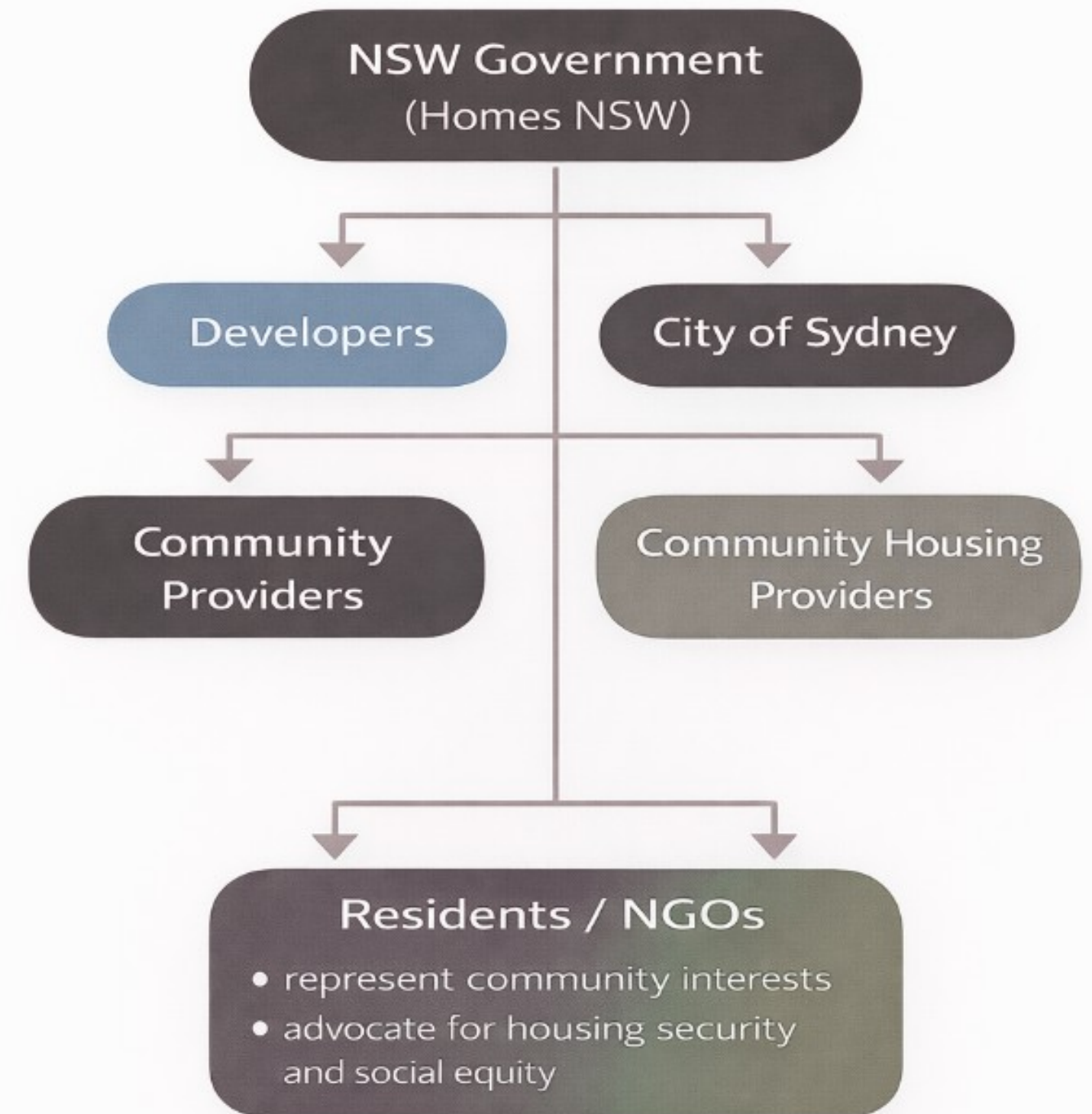
- Investment and construction delivery

Community Housing Providers

- Management of social housing

Residents and Community Groups

- Represent local interests
- Advocate for housing rights and community stability



Stakeholder Power and Interest Dynamics

Power concentration

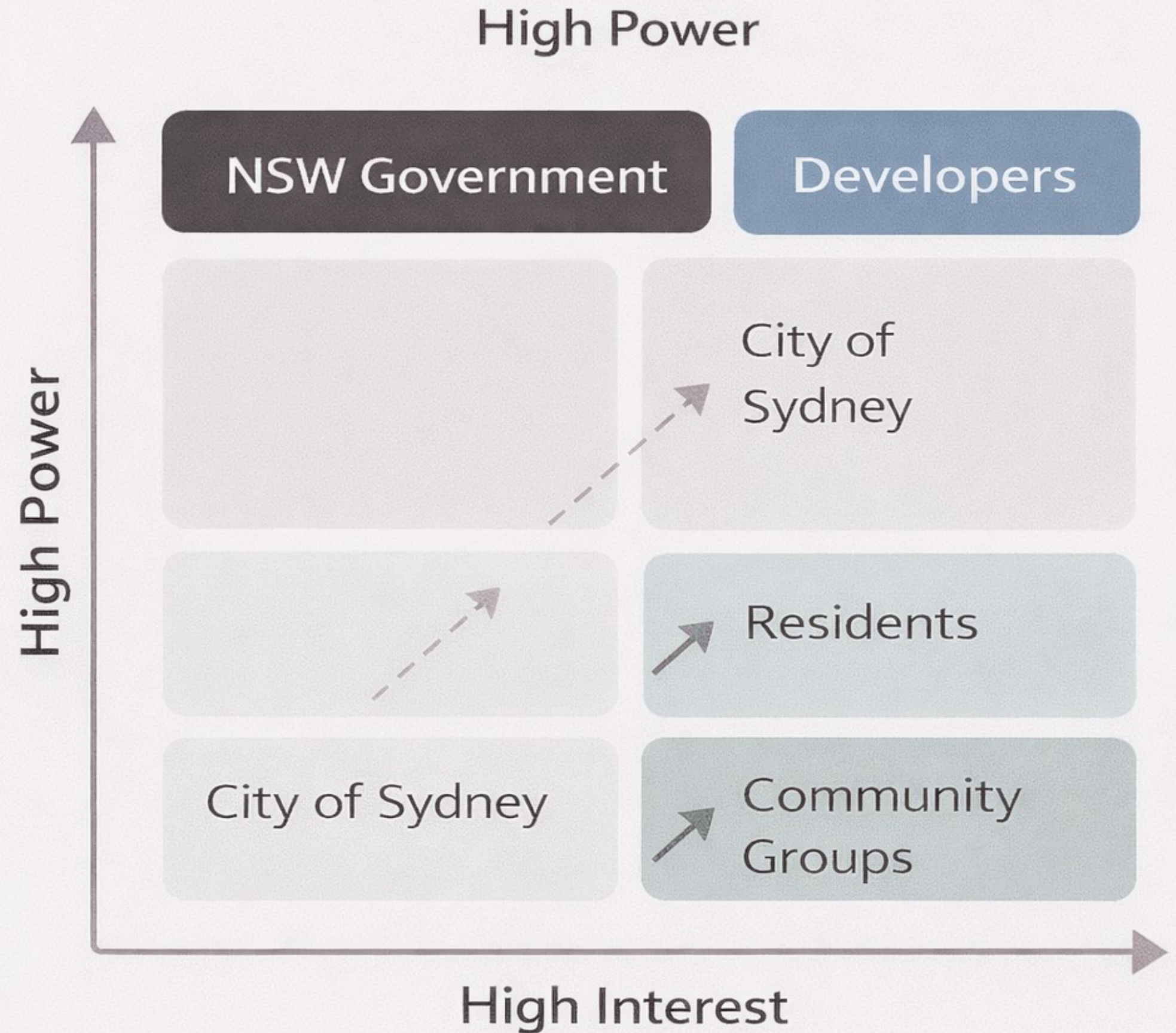
- Decision-making authority is concentrated in government agencies and development partners

Interest imbalance

- Residents and community organisations have strong interests but limited institutional power

Governance challenge

- Balancing redevelopment objectives with social equity concerns



Conflict – Governance Response Framework

Resident displacement

Redevelopment requires demolition of existing public housing, leading to temporary relocation and disruption of social networks

Gentrification concerns

Higher-density private housing may increase property values and reshape the neighbourhood’s social structure

Participation and trust

Community groups argue consultation occurred late in the planning process.

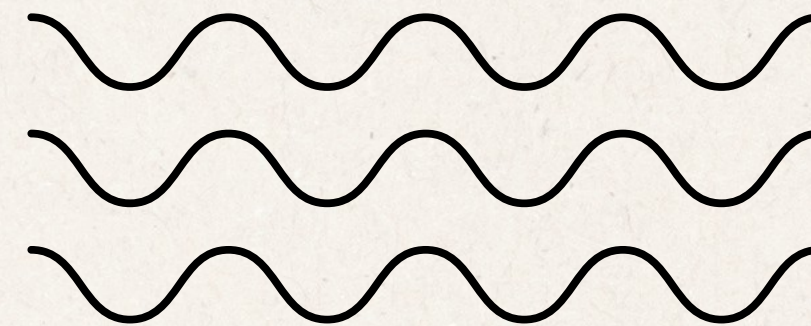
Conflict	Governance Response	Intended Outcome
Resident displacement	Staged redevelopment	Reduce relocation pressure
Gentrification concerns	Mixed-tenure housing	Maintain social diversity
Lack of trust in planning	Consultation mechanisms	Improve transparency

Governance Lessons

- Urban renewal requires multi-stakeholder governance
- Social equity must be considered in public housing redevelopment
- Meaningful participation is essential to build trust



Based on urban regeneration governance frameworks
(Ruming, 2018; Pawson & Pinnegar, 2018)



Project Vision and Implementation

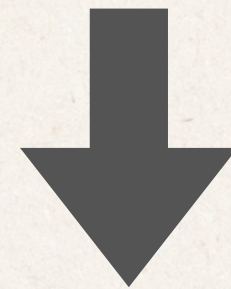


Project Vision

It is a state-led effort to transform an ageing estate into a mixed, socially, transit-connected, inclusive neighbourhood, not only housing replacement

- Replace ageing public housing with mixed-tenure housing
- A complete neighbourhood with parks, services, shops
- Improve wellbeing, cultural inclusion and sustainability

Ageing Public Housing Estate



Mixed and Connected Neighbourhood



Economic, Social, Environmental Priorities

Economic

- Mixed-tenure delivery improves feasibility
- Shops, services and local business activation
- Jobs and training pathways in the precinct

Social

- more and better social housing in mixed communities
- tenure-blind design reduces stigma
- targeted Aboriginal housing outcomes and wrap-around support

Environmental

- Minimum 6-star Green Star communities target
- Landscape design manages heat and stormwater
- Parks, trees and better sunlight support liveability

Housing Diversity, Affordability, Public Benefits

Housing Diversity - Mixed

1,000+ social

600+
affordable

~1,500 private

Housing Diversity

- Mix of social, affordable and private housing
- Housing suitable for families, older residents and key workers

Affordability

- Planning controls secure affordable housing provision
- Long-term management by community housing providers

Public Benefits

- New community facilities
- Active ground-floor uses
- Improved public realm quality

Integration with Infrastructure Contribution to Local Services

Transport integration

- Adjacent to Waterloo Metro Station
- Supports transit-oriented density
- Strong access to CBD and employment hubs
- Encourages reduced car dependence

Access to services and amenities

- Improved reach to schools, health and retail
- Integration with existing neighbourhood centres
- New parks, community spaces, shops
- Active ground floors amenities

Movement and urban connectivity

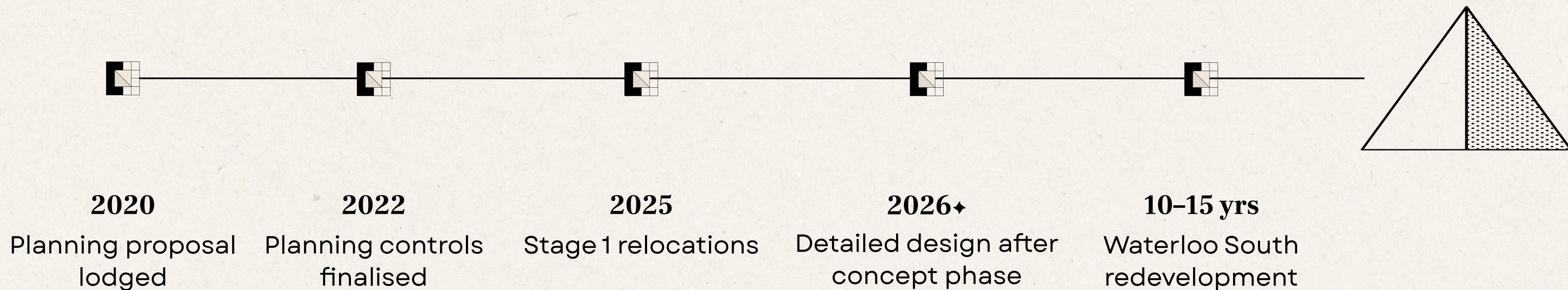
- New street network improves permeability
- Enhanced pedestrian and cycling links
- Connected to Redfern–Waterloo urban fabric
- Promotes walkable neighbourhood structure

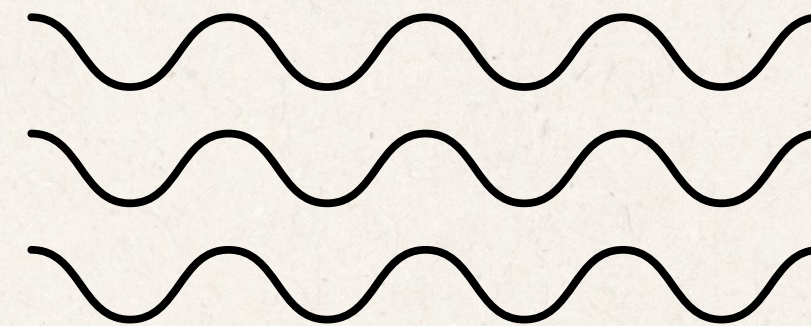


Implementation and Staging

Key implementation insight

Staging is fundamentally a social management strategy. NSW states that renewal will be staged over roughly 30 years to minimise disruption for existing tenants, while Waterloo South as the first stage is expected to unfold over 10–15 years.





Site-Specific Challenges



Site-Specific Challenges of Waterloo South

Metro station influence

High development pressure due to transit access.

Heritage interface

Nearby Alexandria Park heritage area.

Social housing concentration

Large number of vulnerable residents.

High housing demand near CBD.



High density pressure

Redevelopment plans around 3000 dwellings.

Social & Community Considerations

Large number of vulnerable residents.

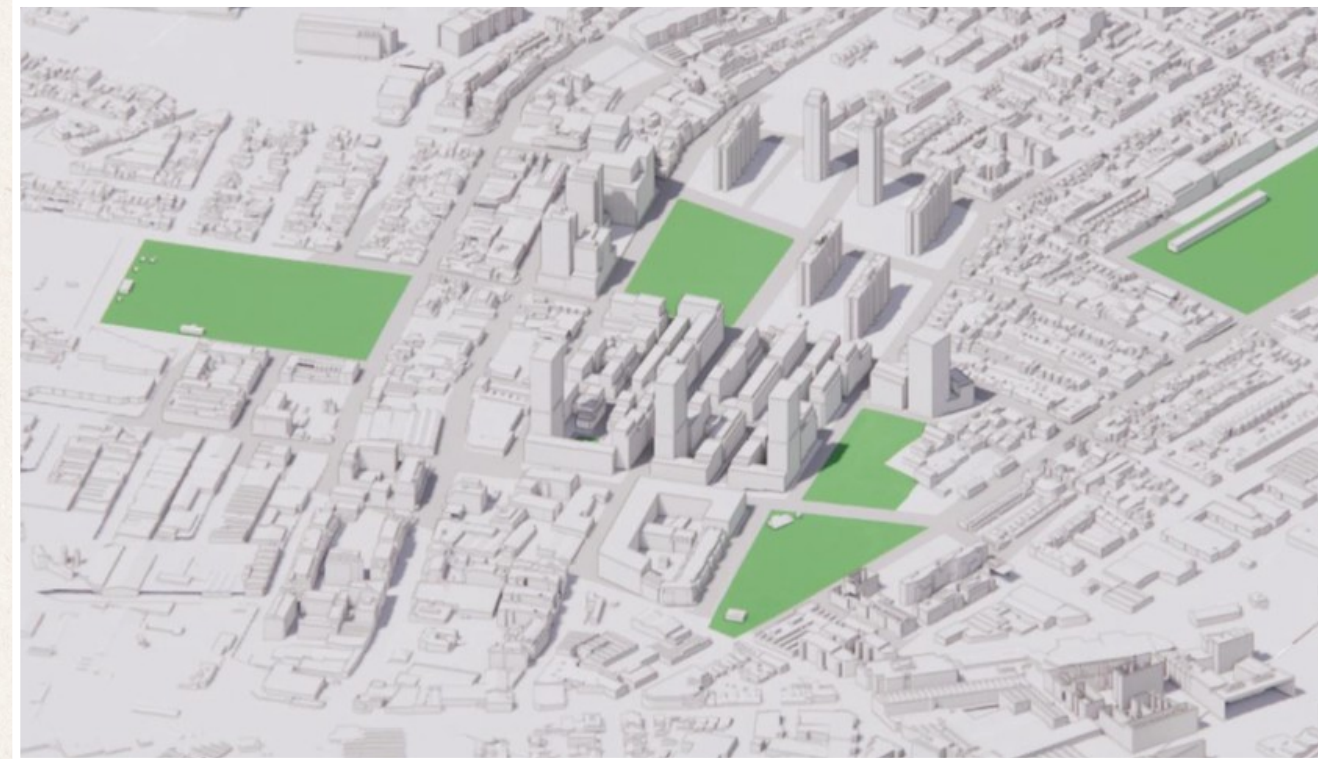
It faces public housing stigmatization and tenant displacement risks.

Local Conditions

- Waterloo Estate is located in a dense inner-city area of Sydney
- Limited land area but strong demand for new housing
- Planned redevelopment of around 3,000 dwellings

Challenges

- High density pressure
- Potential pressure on infrastructure and public space



High Density Pressure

Planning Controls and Design Responses

- **Stepped Configuration:** Taking advantage of topographic variations, a podium-and-tower form is adopted to provide direct building access at all street levels.
- **Wind Environment Optimisation:** Design validated via wind tunnel testing. Building corners are curved; podiums and canopies are introduced to mitigate high-rise wind effects on public spaces.
- **Tower Distribution:** Four high-rise towers are clustered in the southern section (McEvoy Street) to reduce bulk imposition on low-rise areas, with a minimum separation of 60 metres to maintain view corridors.

Existing Problems

- Old public housing layout with poor connectivity
- Limited public space and street activity
- Urban design that isolates the estate from surrounding areas

Design Solutions

- New street connections linking the estate with surrounding neighbourhoods
- Creation of parks and open spaces
- Improved pedestrian and cycling networks

Planning Goal

- Improve liveability and integrate the estate into the surrounding urban fabric.



Environmental and Urban Design Factors

Heritage Interface

Local Condition

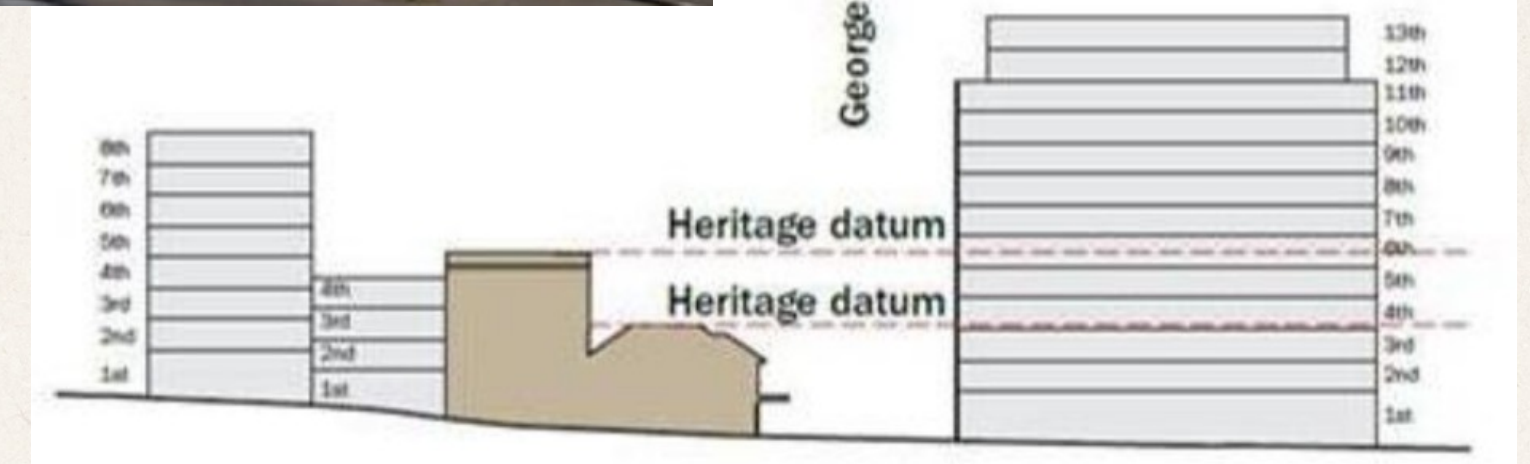
- There are numerous heritage buildings on and around the site, including the Duke of Wellington Hotel, the former Waterloo Pre-school, and Gordon Terraces

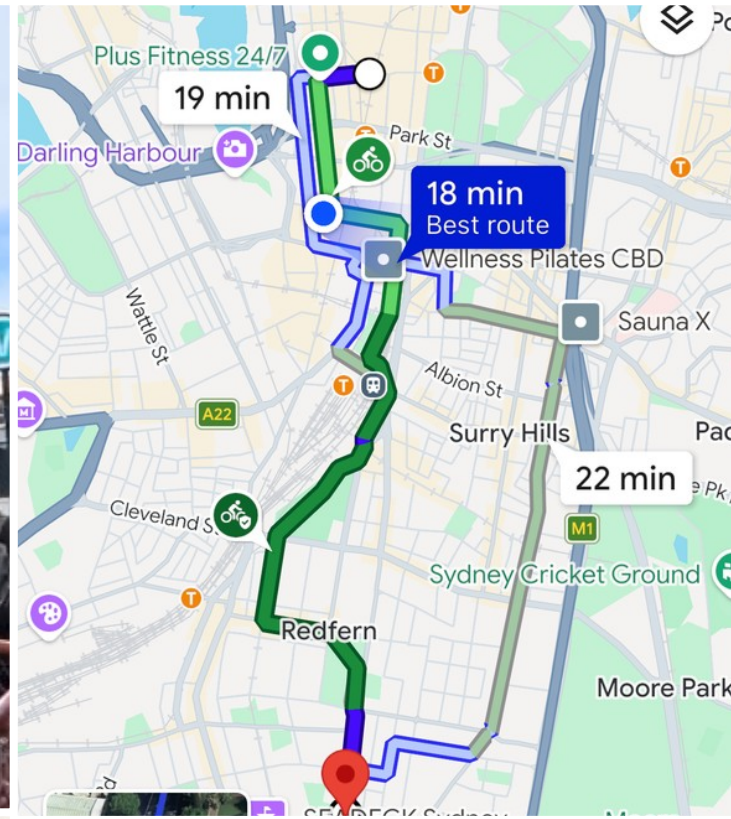
Challenges

- Tall buildings may create visual impact
- Risk of overshadowing heritage areas

Planning Controls and Design Responses

- **Height Transition:** Height buffers applied around heritage buildings; limited to 2–6 storeys near Cope Street terraces to avoid overshadowing historic structures.
- **Setbacks and View Protection:** View corridors to Waterloo Park and the church preserved; topography used to reduce skyline impacts.
- **Potts Hill Pressure Tunnel:** Detailed geotechnical surveys required to protect the 15–67m-deep state heritage tunnel during excavation.





Transit-Oriented Development Market Pressure

Specific Challenges

- **Metro Station Catalytic Effect:** The new Waterloo Metro Station has significantly increased land values, generating intense development pressure.
- **Market Viability:** The need to sell portions of land to private developers to secure funding may lead to gentrification, driving up living costs in the surrounding area.

Planning Controls and Design Responses

- **Intensive Mixed-Use Development:** High-density commercial/retail around the metro station; George Street as the main high street to maintain activity off-peak.
- **Fine-Grained Block Division:** Large sites subdivided into small plots; multiple architects to avoid developer monopoly and deliver diverse street frontages.
- **Parking Restrictions:** Substantial parking reduction near the station to promote public transport; vehicle access moved to secondary streets for better pedestrian experience.

Social Housing Concentration

Displacement

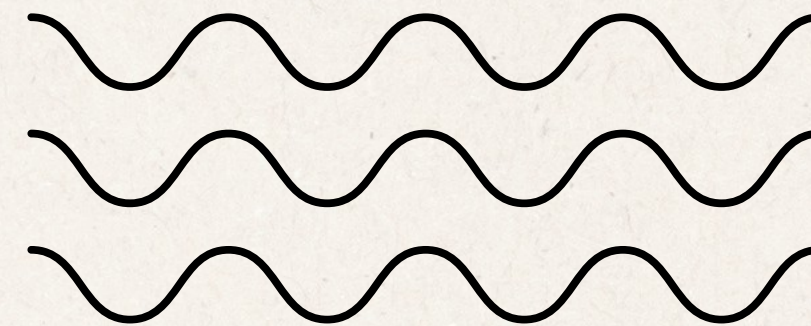
Specific Challenges

- **Sensitive Demographics:** Long-term elderly, low-income and Indigenous residents with tight community bonds.
- **Stigmatization:** Old public housing labeled outdated/ problematic to push demolition & redevelopment.
- **Tenant Rights:** Protect existing tenants from permanent displacement during renewal.



Planning Controls and Design Responses

- **Communities Plus Policy:** Net increase in social housing, 20% affordable housing guaranteed.
- **Culturally Appropriate Housing:** Custom homes for Indigenous residents, with Indigenous architects involved.
- **Community Facilities First:** 2+ hectares of parks, centres & health services built alongside housing.

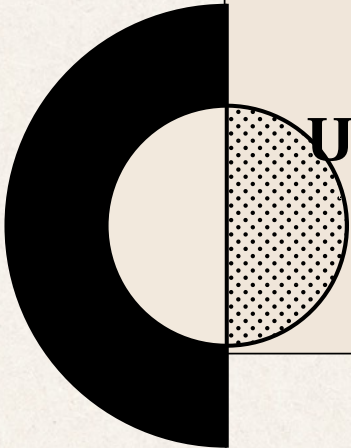


Outcomes and Future Potential



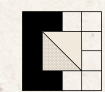
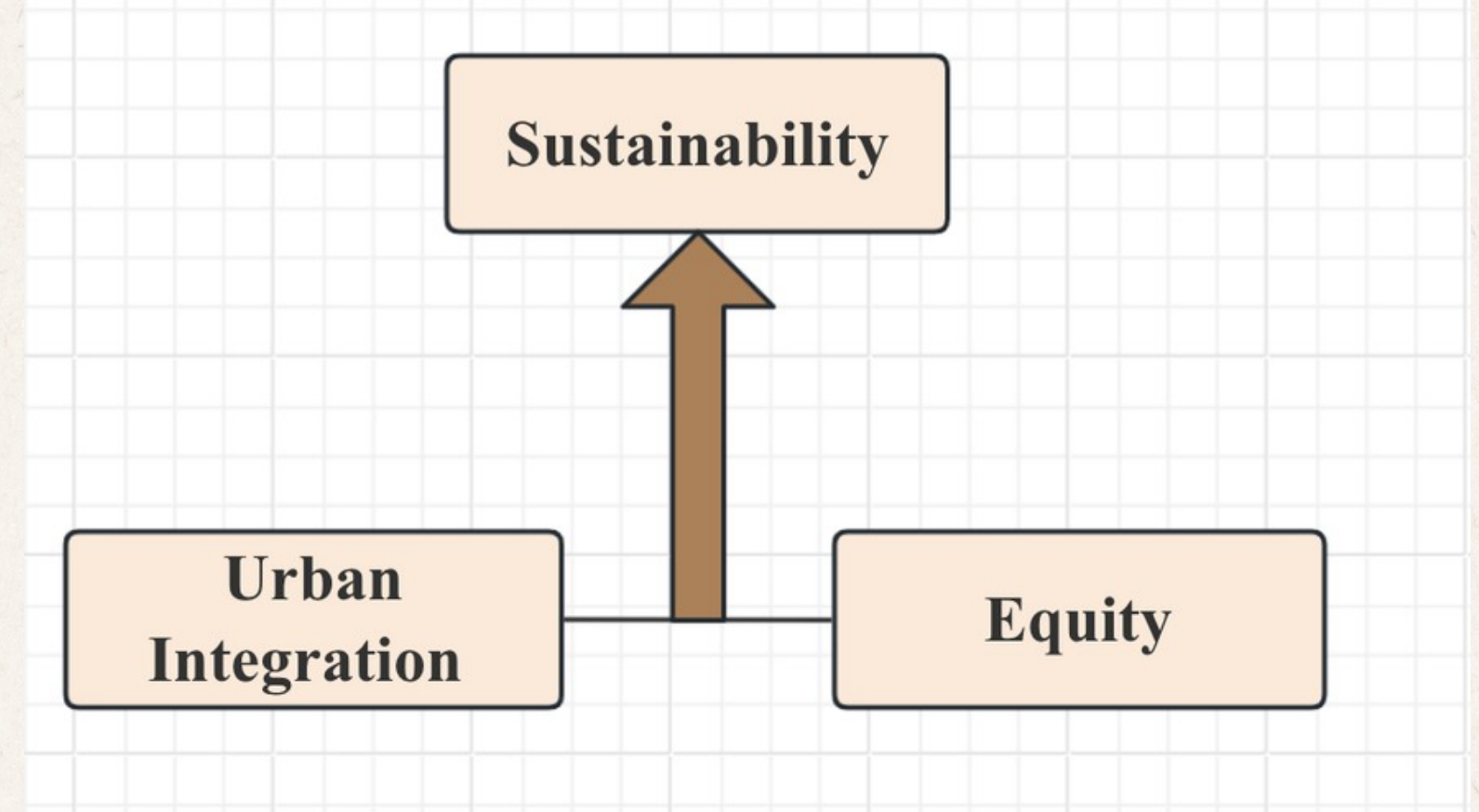
Evaluation Framework

- DOES URBAN RENEWAL MAINTAIN SOCIAL INCLUSIVENESS?
- DOES THE PROJECT SUPPORT SUSTAINABLE DEVELOPMENT?
- DOES THE PROJECT ENHANCE URBAN FUNCTIONALITY?

Key Dimensions	Core Issue
Equity	• housing rights of low-income groups • proportion of social housing • relocation of original residents
Sustainability	• Land use efficiency • Housing supply • Transit-oriented development
 Urban Integration	• Integrate with the urban transportation system • New public spaces • Quality of urban environment

Project Outcomes

The Waterloo South update project has achieved notable results, but it also faces certain challenges.



Urban Integration

- The project has a good connection with Waterloo Metro Station.
- Provide new public spaces and pedestrian-friendly environments .
- Improve the quality of regional urban design.



Sustainability

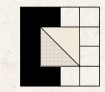
- Higher-density development enhances land utilization efficiency.
-
- Closer to public transportation.
- Reduce reliance on private cars.



Equity

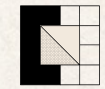
- Some existing buildings still meet basic living standards.
 - Good natural lighting and ventilation.
- Controversies
- Residential relocation.
 - Breakdown of community relations.
 - Social housing has decreased.

Future Potential



Improvement #1

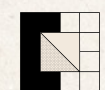
Retain and upgrade the existing housing.



Improvement #2

Strengthen residents' participation.

- Increase community participation
- Provide a more transparent decision-making process.



Improvement #3

Achieve a more equitable housing structure .

- Increase the proportion of social housing
- Provide more affordable housing



Conclusion

- Large-scale urban renewal transforming ageing public housing estates
 - Influenced by historical development, governance challenges, planning policies, and site conditions
 - Aims to improve housing quality, housing supply, and mixed-income communities
 - Supported by transit-oriented development and enhanced public spaces
 - Key challenge: balancing urban growth, social equity, and community stability
 - Long-term success depends on inclusive governance, community participation, and liveable urban environments

Source: Zanardo, M., Sisson, A., Logan, C., & McLaughlan, R. (2024). Wilful ignorance at Waterloo: public housing quality and political stigma in Sydney's largest estate renewal. *Planning Perspectives*, 39(6), 1207-1239.



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Thank you
