

# Waterloo State Significant Precinct FAQs

## What is a State Significant Precinct (SSP)?

- State Significant Precincts (SSPs) are areas of state or regional planning significance, because of their social, economic or environmental characteristics.
- These areas are well located near existing or planned infrastructure and play an important role in achieving government policy objectives, including those relating to increasing supply of new homes and jobs in key locations, and improving housing choice and affordability.
- To assist in the redevelopment of these areas, detailed studies are carried out, which combined are known as an SSP Study. The SSP Study process also includes a master plan being developed for the area, and new planning requirements which need to be adhered to when the area is redeveloped.

## What is the Waterloo SSP?

- The Waterloo SSP is made up of the Waterloo social housing estate and the Waterloo Metro Quarter. The majority of the precinct is state government-owned, however there are a number of private landholdings within the precinct. A map of the nominated SSP is available here [http://www.planning.nsw.gov.au/Plans-for-your-area/State-significant-precincts/~/\\_media/E0173C3ACE1C4E5BA14D4F98EA72CF0A.ashx](http://www.planning.nsw.gov.au/Plans-for-your-area/State-significant-precincts/~/_media/E0173C3ACE1C4E5BA14D4F98EA72CF0A.ashx)
- The 20-hectare precinct is located just over 3km south of Sydney CBD.

## Waterloo Estate

- Future Directions for Social Housing in NSW sets out the government's vision for social housing over the next 10 years. A key program of Future Directions is Communities Plus, which includes a \$22 billion program to renew social housing to create sustainable mixed communities. The Waterloo Estate has been included in this redevelopment program to provide new social housing, mixed in with affordable and private housing.
- The NSW Department of Family and Community Services, Land and Housing Corporation (FACS) has engaged UrbanGrowth NSW Development Corporation to help prepare a comprehensive master plan for the Waterloo Estate. The master plan for the Waterloo Estate will be combined with the master plan for the Waterloo Metro Quarter to create one integrated community.

## Waterloo Metro Quarter

- A new station will be located at Waterloo as part of the new metro rail line from Chatswood, through Sydney's CBD to Sydenham. The Metro station is being built by Sydney Metro.
- The Waterloo Metro Quarter is the area above and around the new station bounded by Botany Road, Cope Street, Raglan Street and Wellington Street.
- UrbanGrowth NSW Development Corporation will develop a comprehensive master plan for the Waterloo Metro Quarter, which will be integrated with the metro station design and the master plan for Waterloo Estate.

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## What is the Department's role ?

- The Department of Planning and Environment is responsible for identifying technical studies that must be completed as part of the Waterloo SSP Study process (referred to as 'Study Requirements').
- The Department is responsible for managing the assessment of the proposed new planning requirements for the precinct and is working collaboratively with the City of Sydney on this.
- As outlined in the governance structure below, the City of Sydney is a member of the Project Working Group, where all aspects of the project are discussed and agreed.
- The Department will exhibit the proposal once the SSP Study is complete. All studies done as part of the SSP Study process will be on display during the public exhibition period.
- The Department will consider all community submissions received during the exhibition period and will make recommendations to the Minister for Planning.

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What is the governance structure for the Waterloo SSP?

## Minister for Planning

- Agrees to consider the site a State Significant Precinct
- Approves Draft Rezoning Proposal for exhibition
- Makes recommendation to the Governor to rezone Waterloo Estate & Botany Block (Station Site) using the SSP SEPP

## Deputy Secretary, Growth, Design and Programs, DPE

endorses exhibition and finalisation package, and consistency with objectives and principles of partnership

## Project Review Panel (PRP)

undertakes urban design review of proposal pre and post exhibition

Membership of PRP:

- City of Sydney, Director of Planning
- Government Architect, DPE
- Executive Director, Infrastructure, Housing and Employment, DPE
- Principal Manager Urban Renewal, TfNSW

## Project Working Group (PWG)

- **City of Sydney** – urban design, strategic planning and independent project assessment
- **Department of Planning & Environment** – strategic planning and assessment, including final recommendations
- **TfNSW** – transport advice, as required
- **Urban Growth NSW** – preparation of rezoning proposal, as required
- **Land and Housing Corporation** – preparation of rezoning proposal with UGNSW, as required
- **Others**, as required

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## SSP Study Process

### What has happened so far?

- FACS and UrbanGrowth have made a submission to the Department to investigate the rezoning of the Waterloo precinct through the SSP process.
- The Minister for Planning has determined that the proposal meets the criteria for SSPs. The precinct has now been declared a nominated SSP and Study Requirements have been issued.
- The Department has established a Project Review Panel with the City of Sydney, Office of Government Architect NSW and Transport for NSW (TfNSW). The Project Review Panel will meet at key milestones to review and provide advice on the project.

### What happens next?

- FACS and UrbanGrowth are working together to prepare the SSP Study for the Waterloo SSP, which will include a master plan and proposed new planning requirements for the area.
- A number of technical studies are being carried out, which will inform the final master plan and the proposed planning requirements.
- Upon completion of the technical studies, a master plan will be developed for the precinct which will guide future development and rezoning of the precinct.
- The master planning process is anticipated to take 12 – 18 months.
- The SSP Study will identify the impacts of potential rezoning on nearby areas including the need for new road upgrades, improved public transport and community facilities.
- The Department will place the SSP Study, master plan and proposed new planning controls on public exhibition and seek feedback.
- The Project Review Panel will act as a gatekeeper, providing advice on the vision for the precinct and the various options considered during the preparation of the masterplan.
- The advice of the PRP will incorporate a design excellence approach based on the advice of the NSW Government Architect, as well as local character considerations.

### How will the community be consulted?

- FACS is leading the community consultation process and communication and engagement activities have started to inform the master planning process. Information on community consultation activities can be found on the FACS website: <http://www.communitiesplus.com.au/major-sites/waterloo>
- Members of the community will also have the opportunity to make submissions to the Department during the formal exhibition period.

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## My property is within the SSP area. How will this process affect me?

- Several private properties within the Waterloo SSP will be considered as part of the rezoning investigation. Should rezoning take place, future development proposals would be assessed against new and amended planning requirements.
- The Department has written to property owners within the precinct to formally notify them of the rezoning investigation and explain the SSP process. The Department has also met with interested property owners within the SSP area, and is happy to meet with other property owners if requested.
- The Study Requirements ensure that there will be ongoing consultation with private land owners.
- The SSP process does not mandate or force private landowners to develop their land.

## How will affordable housing be addressed?

- The Greater Sydney Commission has set a target of 5% to 10% of new floor space to be allocated towards affordable housing in this area. The SSP Study will outline the proposed approach to affordable housing.
- All of the existing social housing in the Waterloo precinct will be renewed and replaced as part of the redevelopment.

## How will public transport be affected?

- A new station will be located in the Waterloo Metro Quarter as part of the new metro rail line from Chatswood through the CBD to Sydenham. For more information view the Sydney Metro website for Waterloo Station here: <https://www.sydneymetro.info/station/waterloo-station>
- Public transport will be a high priority and technical studies will be carried out to determine how the community will be best served by pedestrian, cycle and bus access at the Metro station and around the Waterloo SSP

## How will traffic and carparking be affected?

- The SSP Study will examine traffic impacts that may arise as a result of the proposed redevelopment.
- Traffic and transport studies, prepared in consultation with Roads and Maritime Services and TfNSW, will ensure that traffic issues are appropriately considered and addressed through identification of required upgrades.
- Traffic and transport studies will be available for public viewing during the exhibition period.
- While new development will result in more traffic, this can be managed by prioritising public and active transport – walking and cycling – over private vehicle use.

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## How will local schools, community facilities and parks be affected?

- The SSP Study will consider provision of open space, schools, and community facilities to support new homes as well as the existing community.
- Information from agencies like the Department of Education, Office of Environment and Heritage, and the City of Sydney will be considered to ensure that the SSP Study appropriately identifies the needs of the future community.

## How can I get updates on the progress of the SSP?

- The Department's website is updated regularly. We will provide project updates including notification of the formal exhibition of the proposal via email, social media, newsletters and advertisement.
- Information on community consultation activities will be provided on the FACS website: <https://www.communitiesplus.com.au/major-sites/waterloo>
- Please visit our website to register for project updates: <http://www.planning.nsw.gov.au/Plans-for-your-area/State-significant-precincts/Waterloo>

## How can I find out more?

- Call on 1300 305 695.
- If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to 1300 305 695.
- Email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)