

NOVEMBER 2023



# WATERLOO

## PLACE FRAMEWORK

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## Acknowledgement of Country

**We acknowledge and pay respect to the Gadigal people as the Traditional Owners and First Peoples of the land and waters on which Waterloo is situated and connected to via a broader cultural landscape.**

**We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.**

**We acknowledge all the Aboriginal people who have and will continue to build their stories on the lands of Waterloo and their connection to this place.**

**We acknowledge the continuous connection that First Peoples have had across what now forms New South Wales, and more broadly around Australia.**

**'We've made our home here.'**

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# Introduction

## What is it to build a liveable community where people thrive?

The answer isn't simple. It's as complex as the people who live in the community itself.

The role of place is to create an understanding of the desires, needs and wants both now and into the future, and help a range of practitioners — architects, landscape, developers, builders and government — to help deliver this.

Hatch RobertsDay (HRD) has been engaged by the NSW Land and Housing Corporation (LAHC) to provide place advisory services for the Waterloo Renewal Project. HRD commenced work in Waterloo in 2017, and following extensive consultation with the community produced the 2018 Place Strategy and Framework.

We have used a range of tactics to help us build this layered understanding for the Waterloo Renewal Project — primarily from talking to people in the community, and historic records, as well as demographic and economic analysis and work in similar and surrounding communities.

Waterloo already has an intricate and layered community with long-standing social fabric, bonds that tie the community together.

Waterloo residents also enjoy well-established, shady gardens. The landscape connects Waterloo to its neighbours and provides a beautiful entry point to open green areas. These elements are worth preserving and celebrating.

Over the coming decades the existing aging housing needs to be replaced, and through the Waterloo Renewal Project it will be renewed providing opportunities for a diverse community. The NSW Government announced the Waterloo Redevelopment Precinct in 2015 including the delivery of a new Waterloo Metro Quarter, due to open in 2024 and renewal of the Waterloo social housing estate. LAHC is working across government and with the community to renew Waterloo's essential social housing infrastructure, and to deliver housing supply in a vibrant place to live, work and visit that is close to jobs and transport.

This 2022 Place Framework refreshes previous work, re-testing key elements with community members. We are grateful for the time, inputs and energy that individuals contributed.

This framework will guide the future Renewal Partner in the delivery of place outcomes.

It is part of a suite of reports for People and Place including the Connecting with Country Framework by Murawin.

It draws on Waterloo's place history, outlining a vision for the Renewal, as well as the Renewal principles that will guide all streams of work across the project.

It then looks to the future outlining what this may look like and the drivers that are impacting it.

The framework then established place principles and the place outcomes — including its built form, landscaping, amenity and

# History

**Waterloo is made special by its rich tapestry of stories and layered history. Capitalising on these layers, describing the set of 'ingredients' which define the past and present, whilst informing the future.**

Waterloo has a long history, from its geological formation around 200 million years ago, to First People living here and through to modern times. This is a short summary of its place story so far:

### Early history

- The Eora lived inseparably from country (hunting, fishing, foraging, socialising) with coastal peoples living within a sea-based economy.
- Gadigal people played their part in shaping the environment through proactive and deliberate land management.
- Pre-colonial ecosystem prioritised sustainability, providing food — edible roots, fruits, flowers, fish & shellfish, water birds. Natural environment also a source of medical remedies and daily materials.
- Spritual stories explaining the origin and meaning of the place — stories of the creator spirit Baiame and his son Daramulan<sup>1</sup>.
- 1788 early settlement, with Europeans viewing the landscape as uninviting, inaccessible, and 'useless'.

### 1800s

- Ongoing industrial exploitation as a water source for the growing city.
- Botany Road follows original tracks used for trade and movement by Aboriginal people.
- Rural lands developed into strips of terraced housing for the working class and villas for the emerging professional and merchant classes. The Waterloo Retreat on Retreat Street first pub of nine in Waterloo/Alexandria by 1853.
- Early Irish presence saw the Mount Carmel Catholic Church established in 1859, and Chinese occupation from 1870s, with people working as market gardeners.
- 'Worker's Paradise' with clustered communities of dwellings near employment — in tanneries, glass works, wool-washing establishments and soap and candle factories, and low-cost housing.

### 1900s

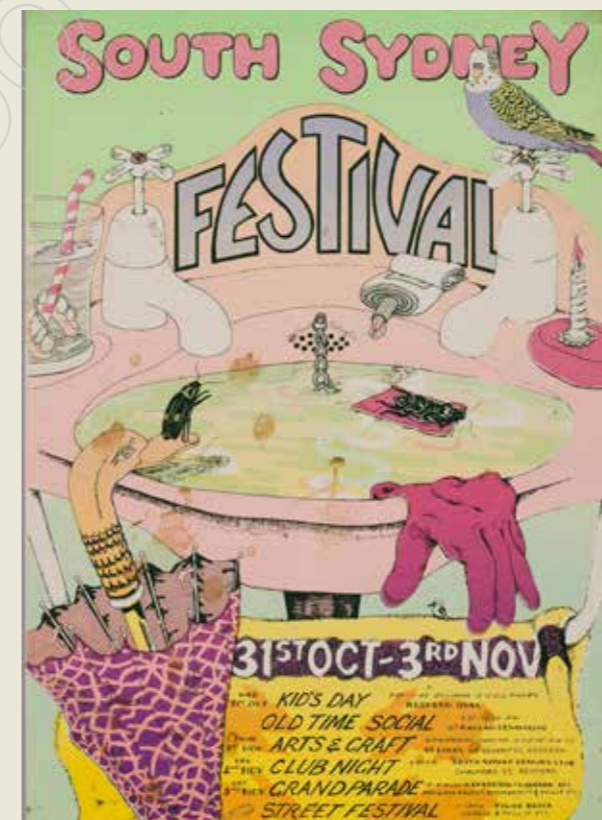
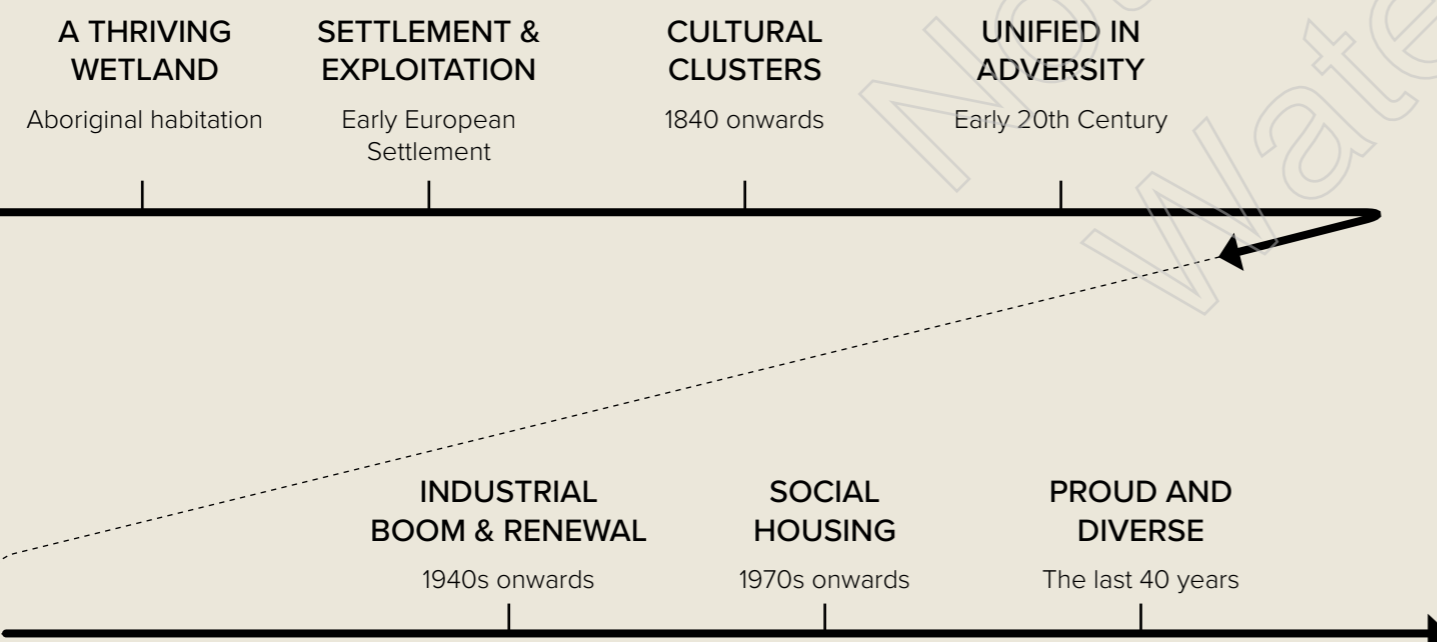
- Emergence of inner city gangs (such as the 'Waterloo Push'), dissolute youth, and brutal attacks trigger moral questions about colonial society and 'larrikinism'.
- 6 O'clock closing introduced in pubs in 1918 reinforced a new high intensity drinking culture.
- New migrants settled around Redfern, Waterloo and Surry Hills.
- The impact of war and depression: many Aboriginal people sought refuge with relatives in Redfern as work in rural areas became scarce.
- Fertile ground for the Aboriginal civil rights movements of the 1920s and 1930s.
- 1930 depression hit residents with high levels of unemployment and homelessness, with working people forming strong communities
- Waterloo third largest centre for industry in the metropolis by mid 1940s.
- Post WWII public housing effort had three purposes: reward deserving families, alleviate poverty, and overcome housing shortages.



Wetlands in Rockdale provide an imagining of the historic landscape of the Waterloo Precinct

### 1950 to today

- Low rise walk-up apartments constructed at the estate between 1949 and the 1960s.
- South Sydney Community Aid: innovative projects including the South Sydney Festival established in 1972.
- By the early 1970s the Aboriginal population of Redfern had swelled to more than 35,000
- 'Building up rather than out' — priority for high density along with provision of light and air
- Increasing social infrastructure such as community language classes at Waterloo Public School, and Orientation Days for newcomers to the area.
- Community gardens project at Waterloo Estate started in 1996, a 'common ground for diverse people', with fifteen nationalities represented in its membership (45% Ukrainian).
- A 94% increase in Russian speakers was seen between 1991 and 1996.
- Stories of companionship, advocacy and local pride spread through events and media, despite high levels of disadvantage and low income and education in the estate population.
- Waterloo Green as an arena for mixed public life including Tai Chi, and yearly festivals.
- The estate and wider suburb has come to be known for its spirit of grassroots activism.



The South Sydney Festival was a popular event in from the 1970s onwards, with events held across the area, including Raglan Street in Waterloo.

# Vision

The Waterloo Renewal Project will enhance the strength and diversity of Waterloo, a unique urban village on Gadigal Land. The renewal will deliver new homes, community places and green spaces which prioritise the health and wellbeing of social housing residents and more sustainable mixed communities.

## Renewal Objectives



### New and better social housing

Deliver more and better social housing in mixed communities, to meet the needs of residents now and in the future.



### Positive outcomes for residents

Create a place that supports residents' health and wellbeing and sensitively manages change over time.



### Outcomes for Aboriginal people

Prioritise outcomes for the Redfern - Waterloo Aboriginal and Torres Strait Islander community through planning, delivery and operations.



### Authentic sense of place

Building on Waterloo's past and current strengths to create an authentic, distinctive and welcoming place.



### Environmental sustainability

Support a community that is resilient to climate change and carbon positive.



### Strong collaboration

Collaborate with the community, not-for-profit and private sector to deliver enduring social and housing outcomes.

# Renewal Principles

These influence and guide all development at Waterloo and carry across place, human services and connecting with Country.

## 1 Welcoming

Waterloo South will go beyond inclusion, in ways that dissolve any difficulties of difference, and promote an environment where shared culture, stories and diversity give strength.

## 2 Proud

Waterloo will be a place of pride for its community, who will see themselves represented and celebrated throughout the precinct.

## 3 Caring

Waterloo South will give back to its people, respond to their needs and support wellbeing in individuals and the community as a whole, through convenience and considerate programming.

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## 4 Honest

Waterloo South will promote learning, truth and healing, woven throughout the precinct to discover, reflect back to, and be empowered by.

## 5 Uplifting

Waterloo South will lift its community, supporting individuals who call this place home to reach their full potential in the precinct and beyond.

## 6 Resilient

Waterloo South will grow with its community, to ensure this is a place of ongoing legacy, a place to return to and a place to always call home.

# Future

**Waterloo will continue to be a place where those from every walk of life will come together to form a diverse community.**

**Waterloo renewal**

The Waterloo Renewal Project will enhance the strength and diversity of Waterloo. It will celebrate this unique urban village on Gadigal Land.

**Homes** — the renewal will provide new social, affordable and private housing with modern and well-designed homes, meeting accessibility and sustainability standards.

**Aboriginal outcomes** — the renewal will embed Aboriginal people's past, present and future.

**Transition** — social housing residents who have lived in Waterloo will have an opportunity to return here. There will also be private residents living here. Through an inclusive and equitable approach Waterloo will become a welcoming, diverse and open place.

**Social wellbeing** — Waterloo will support health and wellbeing through its environment, social network and human services.

**Services & amenities** — the renewal will provide services and amenities within a short walk or ride. Impacts on existing residents will be minimised.

**Community activities** — a range of community activities will be provided to nurture and strengthen social networks.

**Make, create, earn and learn** — the renewal will provide local opportunities to make, create, learn and earn now and into the future, including flexible spaces to encourage growth and incubation, and require strong partnerships across the community, not-for-profit and private sector.

# Drivers of Change

**These are the external factors that will need to be responded to respond to with agility over the renewal lifecycle.**

**ABORIGINAL SIGNIFICANCE**



Physical, mental and social wellbeing supported through the environment.

**Opportunities to respond:** Deeply embed Aboriginal culture and the needs of this population into the planning and design of the Precinct. Build 'bridges of respect' to acknowledge and share the strong Aboriginal influence place identity.

**SAFE & WELCOMING**



A place people feel welcome to be in, regardless of their background or relationship to Waterloo.

**Opportunities to respond:** Integrated spaces that allow community safety, connection, permeability and safe passage. Soft and quality landscaping with accessible transit by any mode.

**DIVERSE & HANDS-ON PEOPLE**



Culturally diverse community bonded through adversity, resilience and active engagement.

**Opportunities to respond:** Celebrate the people-driven community and the unique stories of people at Waterloo. Provide tangible and intangible opportunities to maintain expression, authenticity and pride as the place changes.

**HEALTHY & WELL**



Physical, mental and social wellbeing supported through the environment.

**Opportunities to respond:** Create infrastructure and environments that encourage activity, connection and learning about wellbeing. Consider health services, nutrition and food, as well as social wrap-around amenities.

**A SUPPORTIVE & COOPERATIVE SOCIAL NETWORK**



The infrastructure and relationships that support and serve.

**Opportunities to respond:** Ensure that the social infrastructure and networks are supported and celebrated as a driver of Waterloo's future identity. Sustain the strong connections and strengthen them with inclusive and accessible spaces.

**A CULTURE OF MAKING**



Embedded in industry, craftsmanship, business and production.

**Opportunities to respond:** Capitalise on Waterloo's culture of making as a guiding theme for the provision of employment, education and cultural expression.

**CYCLES OF RENEWAL**



Provision of rail, electricity improved housing and amenity over time.

**Opportunities to respond:** Understand and learn from each stage of Renewal. Be 'future forward' in considering the timely delivery of human services and infrastructure associated with a growing and increasing population.

**PRODUCTIVE AND ADAPTIVE LANDSCAPE**



Layered elements of water, greenery, topography and productive land uses.

**Opportunities to respond:** Reinterpret the landscape qualities of the place across time as opportunities in the delivery of a vibrant public realm. Enhance the identity of the existing 'greenscape' as productive and highly functional open space.

# Place Principles

These differ to the Renewal principles. They guide the Renewal Partner on the future look and feel, to build a strong sense of place at Waterloo. They were informed by community consultation in 2018 and 2022.



**EMBEDDED ABORIGINAL CULTURE**



**HIGH QUALITY HOUSING**



**AN ENGAGING & PRODUCTIVE LANDSCAPE**



**EASY & EQUITABLE**



**FLEXIBLE PLACES FOR MAKING & CREATING, GROWTH & INCUBATION**



**NURTURED SOCIAL NETWORKS**



**A PLACE OF FIRSTS**



**A WELCOMING CENTRE OF ACTIVITY**



**VISIBLE & VIBRANT PUBLIC LIFE**



**A LINKED AND DIVERSE NETWORK OF SPACES**

# New and better social housing



# Positive outcomes for residents



<b>Objective</b>	Deliver more and better social housing in mixed communities, to meets the needs of residents now and in the future.			
<b>Drivers of Change</b>	<b>Healthy &amp; well</b> Physical, mental and social wellbeing supported through the environment	<b>Cycles of renewal</b> Provision of rail, electricity improved housing and amenity over time	<b>Safe &amp; welcoming</b> A place people feel welcome to be in, regardless of their background or relationship to Waterloo	<b>Diverse &amp; hands-on people</b> Culturally diverse community bonded through adversity, resilience and active engagement
<b>Renewal Principles</b>	Welcoming Caring Uplifting			
<b>Place Principles</b>	<ul style="list-style-type: none"> <li>High quality housing</li> <li>A linked and diverse network of spaces</li> <li>An engaging and productive landscape</li> <li>Nurtured social networks</li> <li>Easy and equitable</li> </ul>			
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>Provide a digitally connected, diverse and high-quality housing mix with adequate access to clean air, sunlight and outdoor spaces (consistent with the planning proposal).</li> <li>Deliver a fine grain and permeable urban grid that supports safe walkability, sense of place, and connects to the broader Waterloo precinct and surrounding destinations including the Waterloo Metro Quarter, Redfern and existing community amenities.</li> <li>Deliver a welcoming, safe, accessible and digitally connected public realm and areas for residents and visitors.</li> </ul>			



<b>Objective</b>	Create a place that supports residents' health and wellbeing and sensitively manages change over time.			
<b>Drivers of Change</b>	<b>Diverse &amp; hands-on people</b> Culturally diverse community bonded through adversity, resilience and active engagement	<b>A supportive &amp; cooperative social network</b> The infrastructure and relationships that support and serve	<b>Aboriginal significance</b> Historic custodianship, contemporary practice, and an active population	<b>Safe &amp; welcoming</b> A place people feel welcome to be in, regardless of their background or relationship to Waterloo
<b>Renewal Principles</b>	Welcoming Caring Resilient			
<b>Place Principles</b>	<ul style="list-style-type: none"> <li>A welcoming centre of activity</li> <li>Visible and vibrant public life</li> <li>Nurtured social networks</li> <li>A place of firsts</li> <li>Easy and equitable</li> </ul>			
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>Embed programs for health, education, arts, recreation and production into the public domain. Programs should be site-specific, tailored to community, ongoing and funded.</li> <li>Provide inclusive and flexible spaces to gather, host events, access services, find help and support during the Renewal.</li> </ul>			






# Outcomes for Aboriginal people



# Authentic sense of place



<b>Objective</b>	Prioritise outcomes for the Redfern - Waterloo Aboriginal and Torres Strait Islander community through planning, delivery and operations.			
<b>Drivers of Change</b>	<b>Aboriginal significance</b> Historic custodianship, contemporary practice, and an active population	<b>Safe &amp; welcoming</b> A place people feel welcome to be in, regardless of their background or relationship to Waterloo.	<b>A culture of making</b> Embedded in industry, craftsmanship, business and production	<b>Healthy &amp; well</b> Physical, mental and social wellbeing supported through the environment
<b>Renewal principles</b>				
<b>Place Principles</b>	<ul style="list-style-type: none"> <li>• A linked and diverse network of spaces</li> <li>• An engaging and productive landscape</li> <li>• Nurtured social networks</li> <li>• Flexible places for making and creating, growth and incubation</li> <li>• Easy and equitable</li> <li>• Embedded Aboriginal culture</li> <li>• High quality housing</li> </ul>			
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>• Incorporate spaces that recognise and foster the continuation of Aboriginal culture including opportunities to celebrate, share culture and connect with Country.</li> <li>• Develop a landscape that celebrates and encourages native flora and fauna while encouraging curiosity and learning.</li> <li>• Deliver culturally appropriate and flexible housing and public domain for Aboriginal residents.</li> </ul>			

<b>Objective</b>	Building on Waterloos past and current strengths to create an authentic, distinctive and welcoming place.			
<b>Drivers of Change</b>	<b>Diverse &amp; hands-on people</b> Culturally diverse community bonded through adversity, resilience and active engagement	<b>A supportive &amp; cooperative social network</b> The infrastructure and relationships that support and serve	<b>A culture of making</b> Embedded in industry, craftsmanship, business and production	<b>Safe &amp; welcoming</b> A place people feel welcome to be in, regardless of their background or relationship to Waterloo
<b>Renewal Principles</b>				
<b>Place Principles</b>	<ul style="list-style-type: none"> <li>• A welcoming centre of activity</li> <li>• Flexible places for making and creating, growth and incubation</li> <li>• Visible and vibrant public life</li> <li>• Nurtured social networks</li> </ul>			
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>• Create an engaging ground floor with flexible, activation-ready spaces suitable for retail, making and creating industries, as well as community use.</li> <li>• Develop and maintain Waterloo as a destination place with distinct qualities, while celebrating its history, and encouraging curiosity and learning.</li> <li>• Embed an engaging arts and events program which helps to foster a sense of community and celebrates Waterloo's history.</li> </ul>			

# Environmental sustainability



# Strong collaboration



<b>Objective</b>	Support a community that is resilient to climate change and carbon positive
<b>Drivers of Change</b>	<p><b>Productive and adaptive landscape</b> Layered elements of water, greenery, topography and productive land uses</p> <p><b>Healthy &amp; well</b> Physical, mental and social wellbeing supported through the environment</p>
<b>Renewal Principles</b>	<p>Caring</p> <p>Honest</p> <p>Resilient</p>
<b>Place Principles</b>	<ul style="list-style-type: none"> <li>• A linked and diverse network of spaces</li> <li>• An engaging and productive landscape</li> <li>• Embedded Aboriginal culture</li> <li>• Easy &amp; equitable</li> </ul>
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>• Build on the existing landscape features at Waterloo.</li> <li>• Create productive and recreational spaces within the landscape, while encouraging health, wellbeing, curiosity and learning.</li> <li>• Push beyond minimum sustainability, water and energy requirements, while connecting into Sydney's existing blue and green infrastructure.</li> </ul>



<b>Objective</b>	Collaborate with the community, not-for-profit and private sector to deliver enduring social and housing outcomes.
<b>Drivers of Change</b>	<p><b>Diverse &amp; hands-on people</b> Culturally diverse community bonded through adversity, resilience and active engagement</p> <p><b>A culture of making</b> Embedded in industry, craftsmanship, business and production</p> <p><b>Safe &amp; welcoming</b> A place people feel welcome to be in, regardless of their background or relationship to Waterloo.</p> <p><b>A supportive &amp; cooperative social network</b> The infrastructure and relationships that support and serve</p>
<b>Renewal Principles</b>	<p>Caring</p> <p>Proud</p> <p>Uplifting</p>
<b>Place Principles</b>	<ul style="list-style-type: none"> <li>• Nurtured social networks</li> <li>• A place of firsts</li> <li>• Flexible places for making and creating, growth and incubation</li> <li>• Visible and vibrant public life</li> </ul>
<b>Outcomes</b>	<ul style="list-style-type: none"> <li>• Provide spaces for and encourage a 'sharing economy' through which residents collaborate, connect and share.</li> <li>• Incubate day and night activity with a programmed mix of complementary uses, affordable convenience, retail and hospitality as well as entertainment and cultural venues.</li> <li>• Support artists, makers and creators, incorporating their works and providing them spaces for their practice.</li> </ul>





Waterloo  
Place Framework

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