



Waterloo Renewal Project

June 2025

Purpose

The purpose of this deck is to provide an update on the Waterloo South Renewal and covers the following:

- 01 Project context and update
- 02 Summary of Waterloo community activity
- 03 Next steps

01



Project Context and Update



Waterloo South Stage 1



Project Context

The renewal of Waterloo South is the first stage of the Project and covers about 65% of the Waterloo Estate.

The renewal will deliver **more and better homes, community places and green spaces** which prioritise the health and wellbeing of social housing tenants and a sustainable mixed community.

Contracts were recently finalised between the **NSW Government** and the Waterloo Renewal Consortium which consists of **Stockland, Link Wentworth, City West Housing and Birribee Housing.**

Project Update

Homes NSW and the Consortium are working together to manage the planning, design, delivery and operations of the project.

The renewal of Waterloo South will:

- deliver more than 1,000 new social homes and more than 600 new affordable homes
- focus on cultural inclusion, housing outcomes and greater support for Aboriginal people, with 20% of all new social homes and 15% of all new affordable homes prioritised for Aboriginal tenants
- include community facilities, a new supermarket and retail precinct along George Street
- deliver dedicated green spaces and a 2-hectare urban park
- support tenants with community health and wellbeing programs, as well as skills training and employment opportunities.

Relocation process

Information for tenants

Waterloo South will be redeveloped over the next 10 to 15 years.

Tenants living in Waterloo South will be relocated in stages, which means not all tenants will be moving at the same time.

You will be supported throughout the process and every step of the way.



Relocations

To enable the renewal of Waterloo South, Stage 1 relocations commenced in February 2025 (145 tenants).

- *Housing Needs Assessment Interviews* with tenants are well underway.
- Some tenants have already moved both locally and to other areas of choice in NSW.
- Tenants are being supported by the Homes NSW Relocation team as well as additional support services in the community.
- We will know more about the next stage of relocations over the next 12 months.

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Summary of Waterloo community activity

Community Activities

Art classes

Tenants can express their creativity and connect with neighbours

Weekly community Lunch

Sit down lunch in the Waterloo Neighbourhood Centre for Waterloo tenants

Cultural activities

Sorry Day event and Chinese Social group and more

Decluttering workshops and Clean-up days

Supporting tenants with decluttering and rubbish removal

Community BBQs

Being present and available to connect with community and answer tenant queries

Social activities and afternoon teas

Social activities where tenants can connect, socialise and win prizes



03

Next steps

Consortium Commitment

We acknowledge that we are new to the community, and our role builds on years of community involvement and feedback to shape the Vision for Waterloo.

We are committed to:

- Building on the past, listening and honouring what has happened before our selection as delivery partner.
 - Drawing directly from what the community has already said is important – safety, connection, honouring culture, local services, and green space.
 - Establishing a long-term presence and partnership with the community, alongside our partner Homes NSW.
 - Engaging meaningfully, with integrity, and being accountable through every stage of the delivery process.
 - Creating a place that reflects the people who live here – one that values community, connection, and wellbeing – a place where everyone feels they belong.
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Consortium Activities

A focus for the Consortium over the last 1.5 months since contract signing has been establishing robust project governance, protocols and working arrangements with Homes NSW, to support the delivery of this project over the long term.

Key activities for the next 2-3 months:

- 01 Consortium members meeting and getting to know the community
- 02 Continuing to support Homes NSW relocations process – getting to know tenants and the service provider network, and preparing to welcome tenants into new properties from Q3-Q4 2025
- 03 Commencing planning, place and design processes

Waterloo Renewal Project Next Steps

Priority areas

01 Stakeholder engagement

- Meeting and listening to tenants, community members, service providers, and key stakeholders about what's important in this phase, and how they would like to continue to be engaged
- Commencing engagement with the community and broader stakeholders, including specific activities to support upcoming processes (e.g. ongoing Relocations, pre-lodgement consultation)

02 Supporting relocations

- Continuing to work with Homes NSW teams to support relocations to Metro Quarter and other properties
- Getting to know the service provider network

03 Planning, place and design

- Commencing work on the precinct design to support planning approvals