



a unique landscape



3.0 UNDERSTANDING WATERLOO

This chapter provides an understanding of the Waterloo SSP through placemaking. Placemaking is a lens to understand the richness that can be found in the Waterloo Precinct. It recognises the attributes that make Waterloo unique, its past and current strengths and defines the qualities and characteristics that make it distinctive, welcoming and authentic. These characteristics will help guide both the tangible and intangible, including future programs, activation, public art, landscaping, facilities and building design. Placemaking tells Waterloo's unique story, to help strengthen and build on the current and future communities' attachment to the area, for improved economic, health and well-being benefits.

Waterloo's people and place have been shaped by cycles of change and renewal, reflected in the diversity of both the community and built form that is still in place today. The place story for the Waterloo Precinct describes the key events that have shaped both the community and the place. The place character of Waterloo is outlined, describing the elements of Waterloo's past and present that make it special and gives it its inherent character. The place character is expanded to provide an understanding of how it has shaped various the social, economic, cultural and environmental aspects that define Waterloo Precinct as a place today. This understanding will provide place specific guidance to inform future development.

3.1 WATERLOO'S PLACE STORY

Waterloo has a strong history of change and renewal, creating a rich tapestry evolved over time

Waterloo's place story is grounded in a historic understanding of the Precinct and the surrounding area and how it has changed over time. The place story explores the people that lived in Waterloo, the uses, landscape and buildings and the events that have shaped its' character. The place story provides a contextual understanding of Waterloo that can be used to celebrate and acknowledge the narrative of the past as well as influence future development.

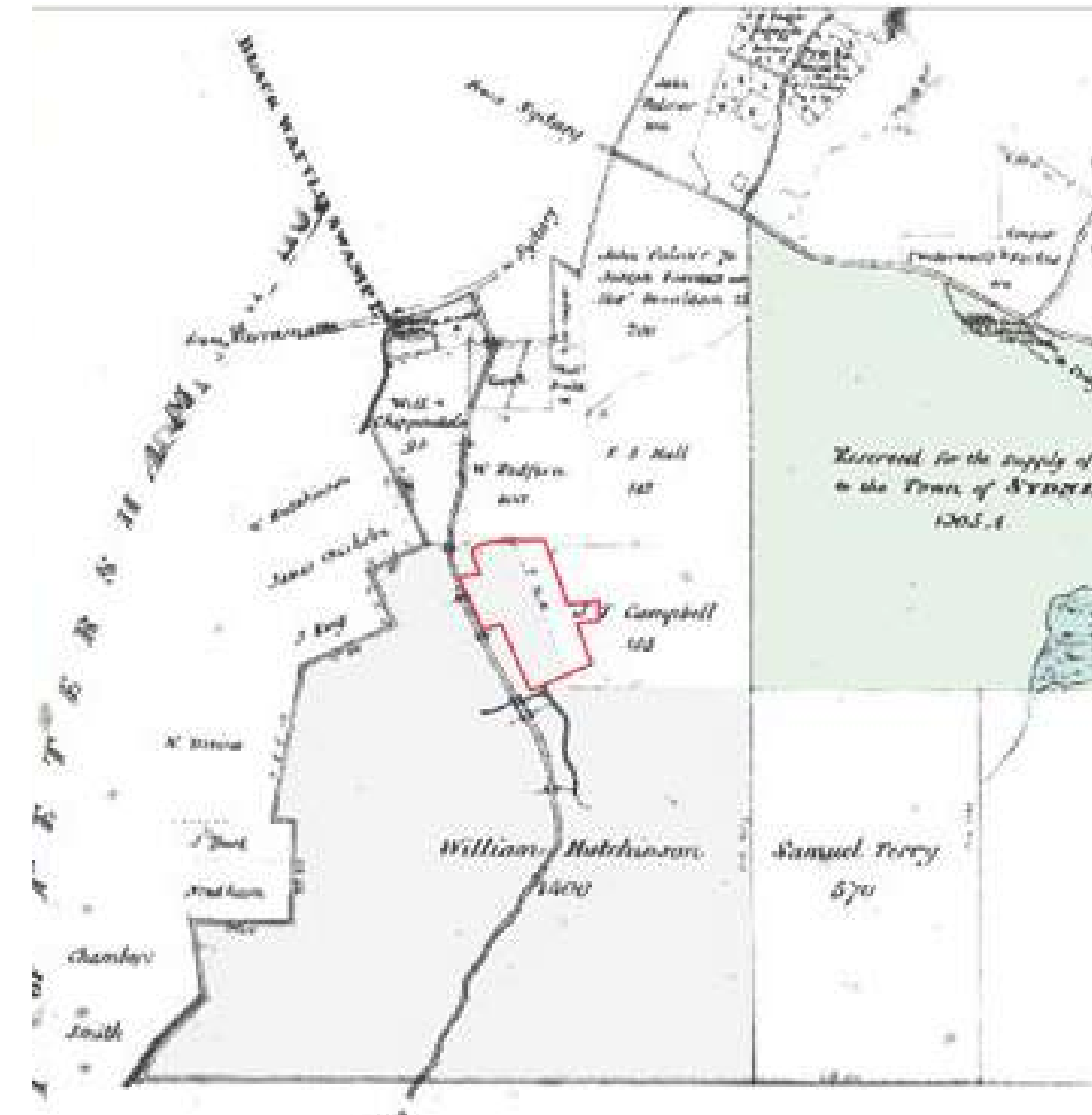
Fig. 3.1.1 **A THRIVING WETLAND**
Pre 1788 - Aboriginal habitation



A place for hunting and gathering.

Before settlement, Waterloo consisted of a network of dunes, swamps, pools and creeks. For the Gadigal people, Waterloo was a thriving marshland that provided food, medicinal remedies and the raw materials required for daily life, and was used as a cultural hub and place for hunting and gathering. The environment, in turn, was shaped by the Gadigal through pro-active and deliberate land management.

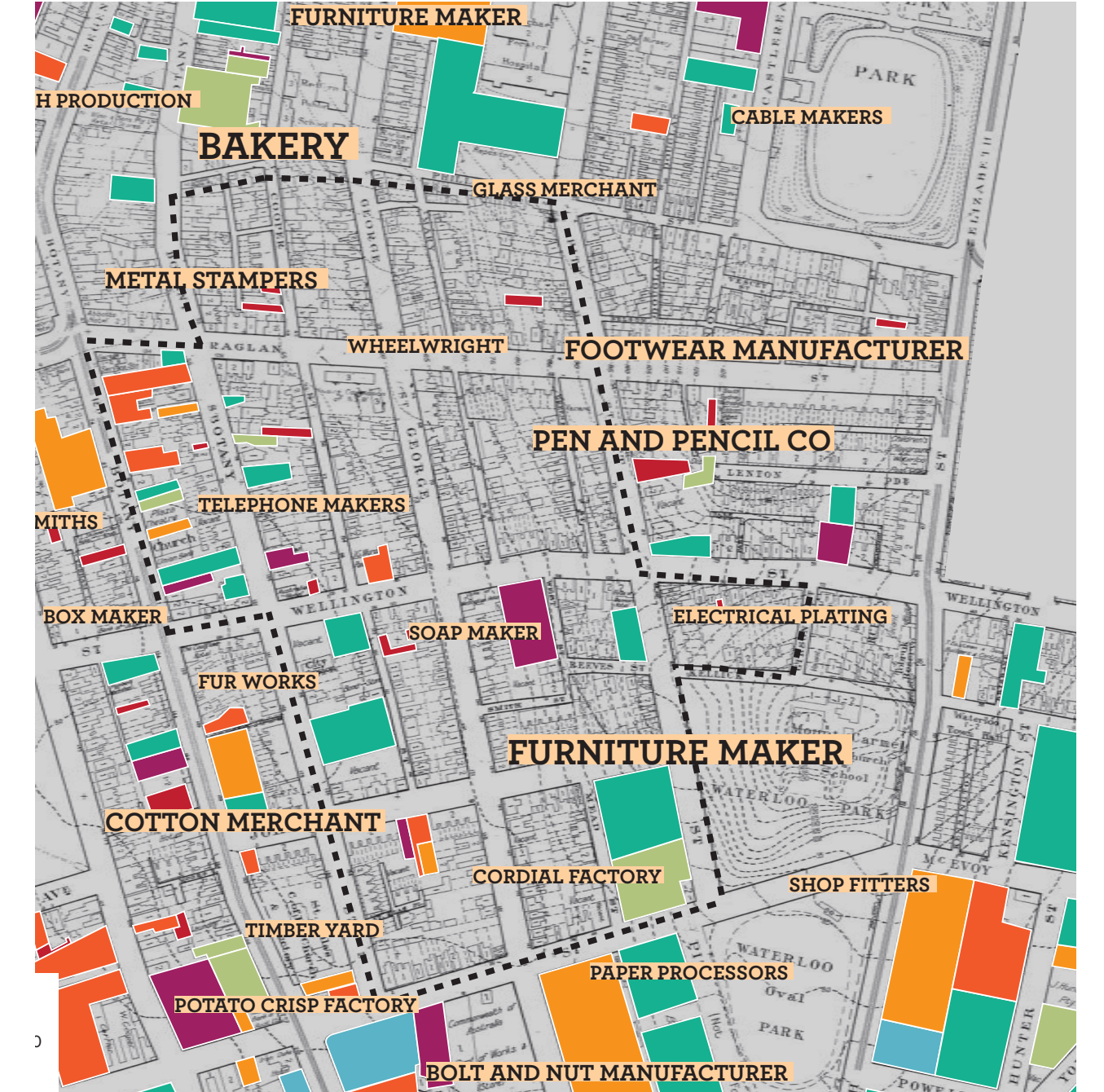
Fig. 3.1.2 **SETTLEMENT & EXPLORATION**
Early European Settlement



Waterloo Estate sees the start of mill based industry.

With European settlement from 1788, the marshlands of Waterloo became a refuge for the Gadigal, displaced from their traditional camping grounds along the harbour for the expansion of the colony. In 1823, 566 acres of land that included Waterloo was granted to William Hutchinson, a former convict. Botany Road, which followed the original tracks used by the Gadigal for trade and movement, ran through the centre of the land. Waterloo was later used to house water powered industrial operations such as local mills and the natural run-off from Waterloo Swamp was treated as the city's waste drain.

Fig. 3.1.3 **CULTURAL CLUSTERS**
1840 onwards



Ad hoc growth of clustered communities with residents living next to employment.

From the 1840s, Waterloo's context saw rapid change. Rural lands developed into strips of terraced housing for the working class and villas for the emerging professional and merchant classes. 1850 saw the construction of Australia's first railway in Redfern. Pubs became social gathering spaces and gave rise to a distinct 'pub culture'. Chinese immigrants working as market gardeners arrived from 1870 onwards. Clustered communities of dwellings emerged next to tanneries, glass works, wool washing establishments and soap and candle factories.

Fig. 3.1.4 **UNIFIED IN ADVERSITY**
Early 20th Century

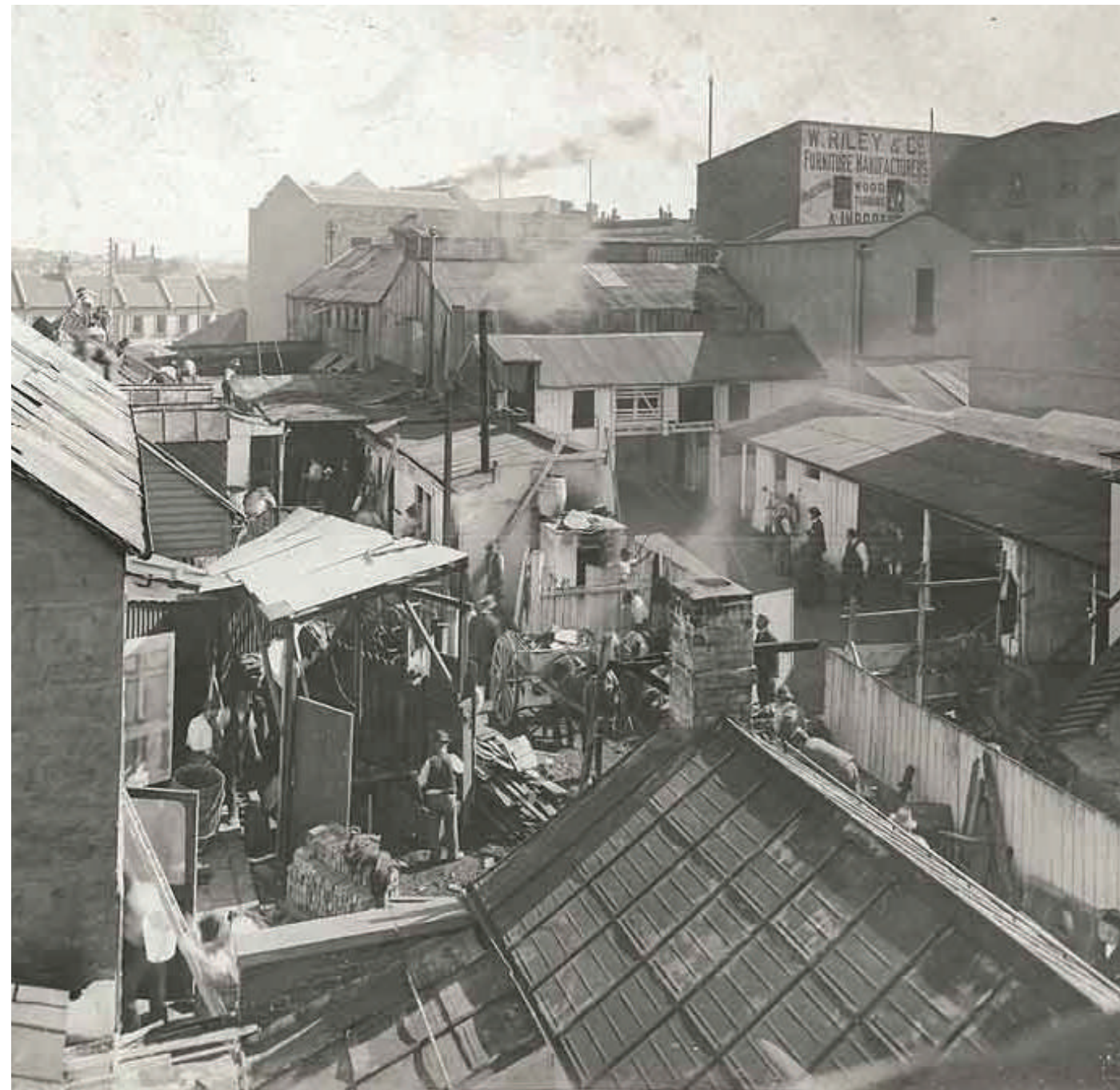


Fig. 3.1.5 **INDUSTRIAL BOOM AND RENEWAL**
1940s onwards



Fig. 3.1.6 **NEW LIVING APPROACHES**
1970s onwards



Fig. 3.1.7 **PROUD AND DIVERSE**
The last 20 years



Strength through community.

Waterloo's unplanned and chaotic development epitomised Sydney as the 'accidental city', with Waterloo labelled a slum. The influx of immigrants to the area gave rise to a range of ethnically diverse businesses such as Lebanese merchants, Greek cafes and Chinese grocers. The Aboriginal population also increased as work became scarce in rural areas and many sought refuge with relatives in Redfern. Despite this, strong communities were formed by the working class and Waterloo became fertile ground for the Aboriginal Civil Rights movement in the 20s and 30s.

Erosion of fine grain urban pattern with the start of urban renewal.

By the 1940s Waterloo was the largest centre for industry in Sydney with an immigrant workforce that continued to grow. The emergence of social housing as a social service saw terrace houses in Waterloo demolished to make way for construction of new low rise walk-up apartments. This pattern continued for the next 30 years. The fine grained urban pattern established earlier in the century began to be eroded as blocks were selected for slum clearance and flat development.

Shift in housing typology and scale to campus style with high rise building in open parklands.

By the 70s, the focus for social housing shifted to providing high density along with light and air through new high rise buildings set in open parklands such as the existing towers Matavai and Turanga. The new approach required reworking of the street pattern, with Phillip Street extended and widened and a series of older streets and lanes closed. The densely built nineteenth century suburb was transformed to a modern, high rise neighbourhood.

Respecting the past, building for the future, Waterloo Urban Village.

The last 20 years has seen the urban renewal and redevelopment of areas around Waterloo. This includes the establishment of community markets and development of ATP, the transformation of Redfern Public School into the National Centre for Indigenous Excellence and the urban renewal of Green Square to include new residential flat buildings housing up to 53,190 residents as well as office and retail areas for an estimated workforce of 22,000.

3.2 WATERLOO'S PLACE DRIVERS

The influences that have shaped Waterloo Precinct over time set the context for change going forward.

Waterloo's place drivers are the contextual influences that affect the Precinct across the past and present.

Fig. 3.2.1 A SUPPORTIVE & CO-OPERATIVE SOCIAL NETWORK



Re-cycle Bike Workshop, Waterloo

The infrastructure and relationships which support and serve the community

Influences:
Friendships and informal neighbourly bonds
Local centres and services (e.g. The Factory Community Centre, Re-cycling workshop)
Formal health and social facilities (e.g. FACS)
Community events (e.g. Pets Day)
Provision of social housing

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

Fig. 3.2.2 CYCLES OF RENEWAL



Protest over death of local resident T.J. Hickey

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

Influences:
Catalysed by a demand for safe and appropriate living conditions
Historically triggered public unrest
Waves of change - social composition and built form

Opportunities:
Understand and learn from the implications of the renewal process in the past. Be 'future forward' in considering the timely delivery of services and infrastructure associated with a growing population.

Fig. 3.2.3 DIVERSE & HANDS-ON PEOPLE



'Locally Made' markets at COMMUNE, Waterloo

Culturally diverse community bonded through adversity, resilience and active engagement

Influences:
Independent yet inclusive groups
Diverse in age and culture
Connected through stories
A legacy of grassroots activity

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

Fig. 3.2.4 **A CULTURE OF MAKING**



Market Day, Waterloo

Embedded in industry, craftsmanship, business and production

Influences:
The ‘original incubator’
Entrepreneurial spirit
Trade-based
Historic production of products
Resurgence of crafts, creative making and innovation

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

Fig. 3.2.5 **ABORIGINAL SIGNIFICANCE**



Counterpoint Community Services

Historic custodianship, contemporary practice, and an active population

Influences:
50,000 years of continuous association with land and country
Fluctuating population over time
Customs and living traditions

Opportunities:
Deeply embed Aboriginal culture and the needs of the Aboriginal population into the planning and design of the Precinct. Acknowledge and share the strong Aboriginal influence on the place’s identity.

Fig. 3.2.6 **A PRODUCTIVE & ADAPTIVE LANDSCAPE**



Community Garden, Waterloo

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

Influences:
Historic swampland
Tradition of growing and making
Distinct East West topography
Contemporary urban forest

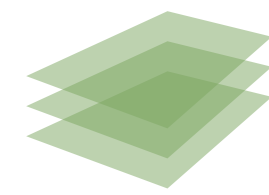
Opportunities:
Reinterpret the environmental qualities of the place over time
Enhance the identity of the existing 'greenscape' as productive and hyper functional open space

3.3 WATERLOO'S PLACE CHARACTER

Waterloo is layered, proud, distinct and resilient.

Waterloo's Place Character is defined by the specific, fundamental qualities that make it special. These qualities are drawn across the social, economic, cultural and environmental aspects that define the Precinct as a place today to relates them to the vision going forward. The place character will provide place specific guidance to inform future development.

Waterloo today is a diverse, inclusive and eclectic community. It is facing a major change with the renewal of the Metro Quarter and Estate that will bring more people, activity, facilities and experiences to the area. The Waterloo Precinct is a complex and layered place and understanding Waterloo's place character will influence the design of the future development to create an authentic and diverse environment that supports Waterloo's community.



LAYERED

A Rich Tapestry

Waterloo is the legacy of many hands and many stories.

Waterloo is made up of layers which are distinctly different but weave together to form a rich and layered tapestry. The Precinct has been shaped by layers of physical and environmental change (the juxtaposition of victorian terraces with warehouse buildings and 20th century social housing), of people over time (from Chinese market gardeners through to Soviet migrants) and of meaning embodied into Waterloo itself.

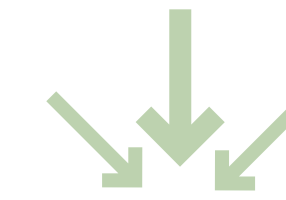


DISTINCT

An Unmistakable Place

Waterloo is different and that difference is worth celebrating.

Waterloo is shaped by the unique characters who left their mark and its distinct environmental features like the topography, fig trees and tall buildings. This is captured in anecdotes and historic sources that describe the Precinct by its distinct environmental and built features and in the naming of streets after people who lived there like as O'Riordan Street that is named after an Irish businessman.

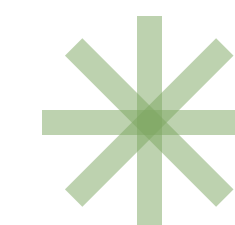


PROUD

A Place that is Home

Waterloo is a place deeply embedded in its locality.

Waterloo is a deeply embedded community that has civic and local pride across time, celebrated through festivals, gatherings and happenings. There is also pride in its diversity of cultures and communities that is celebrated by the community. The Precinct is characterised by the cluster of communities that are distinctively different from each other but share a common bond through shared experiences.



RESILIENT

An Enduring Place

Waterloo is grounded by its perseverance over time.

Waterloo has remained resilient through opportunity and united through change over time. This can be seen through its history, as a place where Aboriginal people found work in the construction of the first railway, a place for disadvantaged families to access shelter, a place of industrial innovation and of activism. The resilience of the natural landscape can also be seen in the trees that can be found throughout the Precinct.



3.4 WATERLOO'S PEOPLE

Waterloo's diverse community of cultural clusters has led to a deep and complex identity.

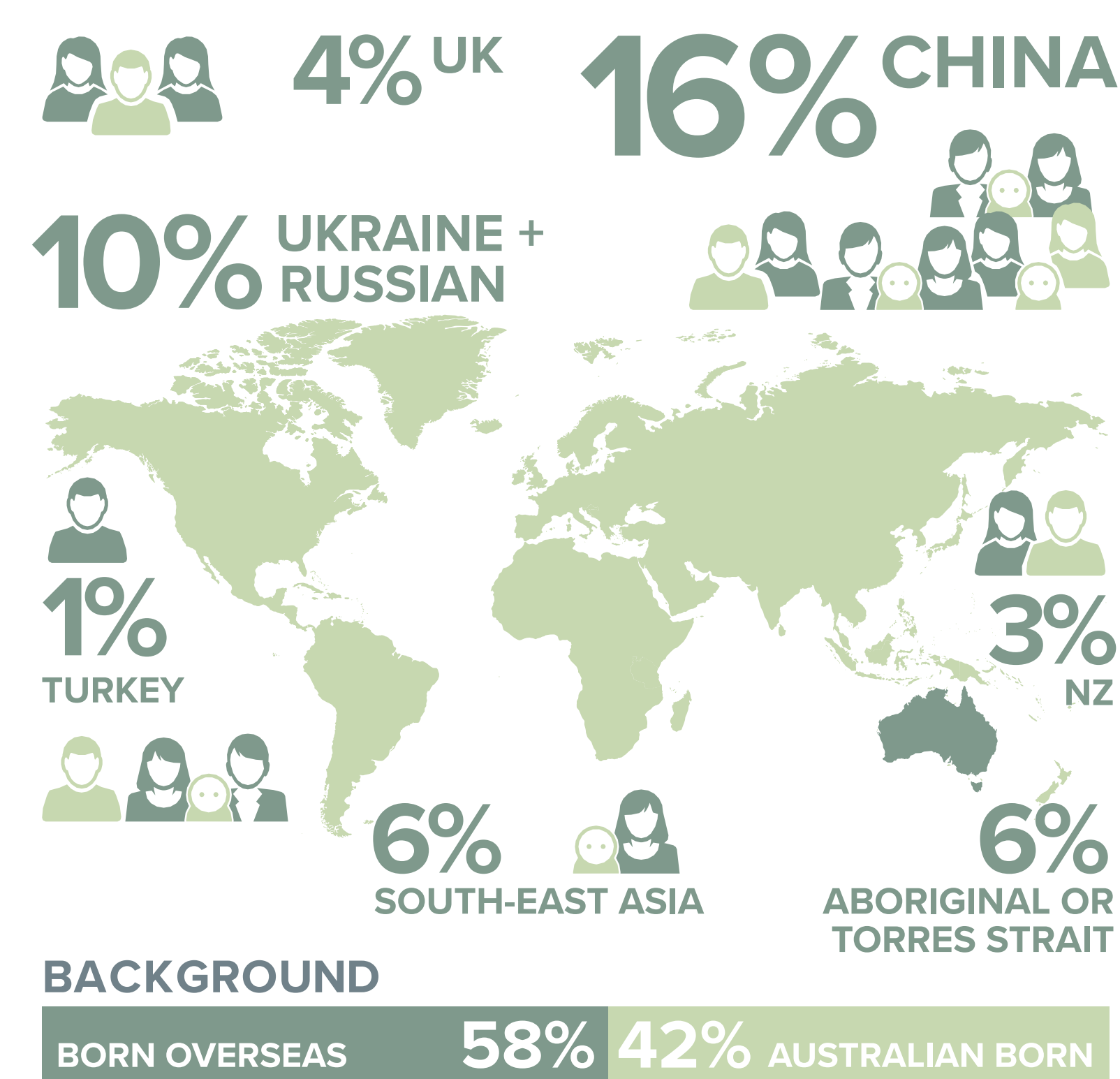
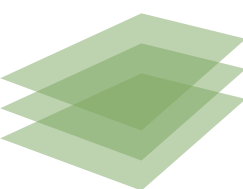


Fig. 3.4 Waterloo Precinct's Cultural Diversity

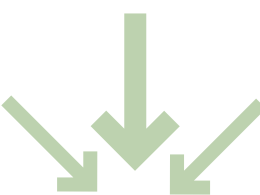
The complex character that defines the Waterloo Precinct today is shaped by many aspects. The social attributes that inform the place character of Waterloo based on the diverse population:



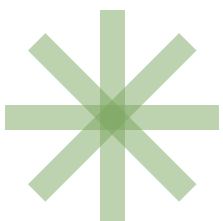
The layered character of the Precinct has been shaped by the convergence of diverse demographic backgrounds and 'waves' of people over time (Aboriginal peoples, British and Irish, Chinese, Lebanese, French Canadian, German, Italian, Russian, Ukrainian) and displaced people from other areas (e.g. Aboriginal peoples from rural NSW to inner city). These shared experiences have developed into complex social networks and longstanding bonds.



The distinct character is defined by the concentrations of specific demographic groups (such as 67% residents aged over 50, more than 50% under 18s in the Dobell building), the concentrations of high levels of social disadvantage and the multicultural and multilingual population (with 31% of the residents speaking a language other than English at home).



The proud character of the Precinct can be seen in the deeply embedded local community and the high portion of long-term residents (with 63% at the same address for 5+ years). There is a higher proportion of residents requiring assistance due to mobility (5.6% compared to 2.5% CoS), as well as more frequent access to medical treatment and the generally poor perception of safety.



The Precinct's resilient character has been built up from the brave migrants arriving to find work and a better life (e.g. migrant influx of the 80/90s after Soviet Union break up) and the clusters of demographic groups in residences and meeting places (e.g. elderly residents in high-rise towers, Russian women in playground, Aboriginal peoples in the Green).

Sources: Waterloo Population and Employment Profile 2017, id, 2017 & Waterloo Retail Vision & Strategy, Right Angle Studio, 2017

3.5 WATERLOO'S NEEDS

There is an existing and future demand for social services, community facilities, affordable retail and employment opportunities.

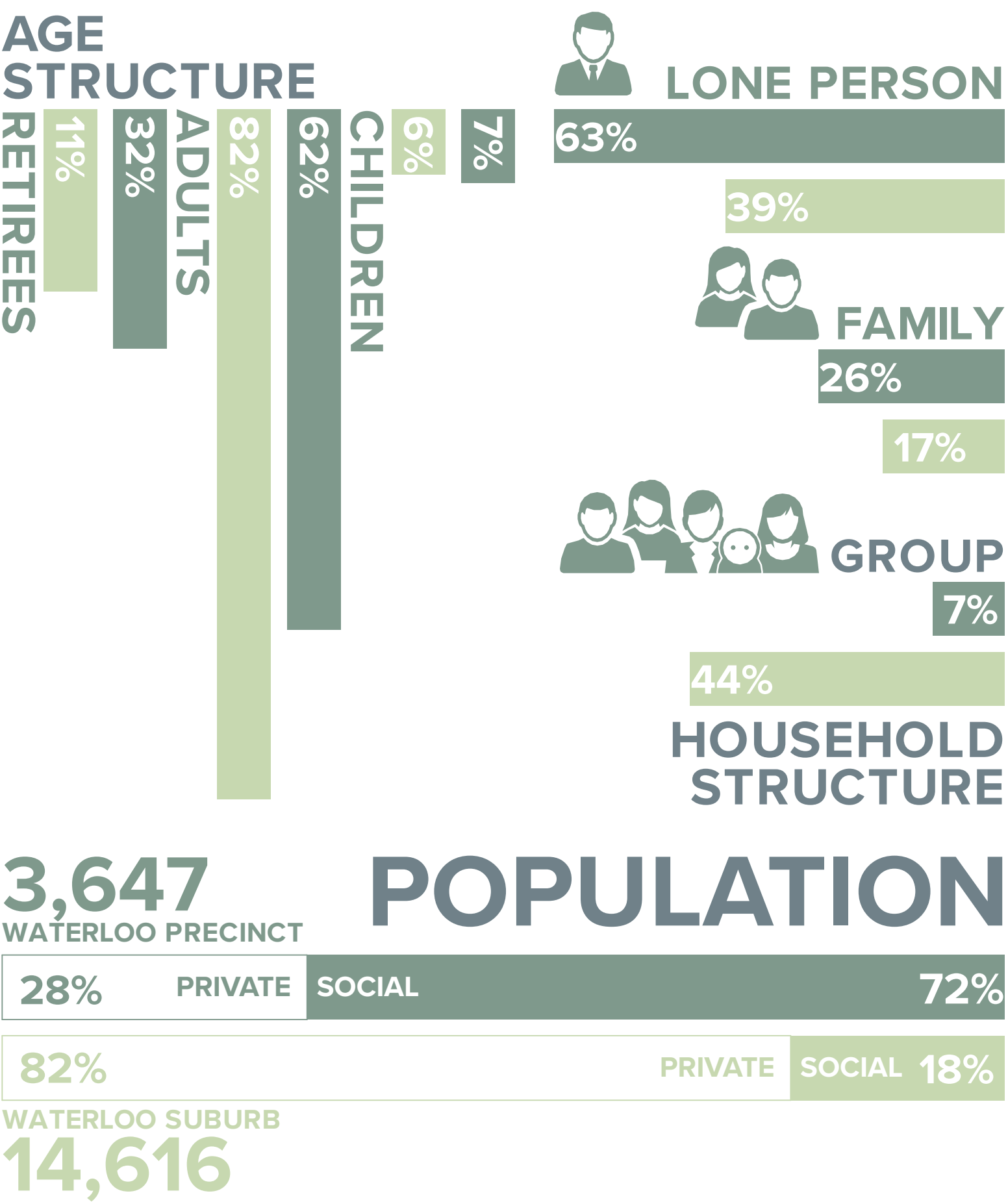
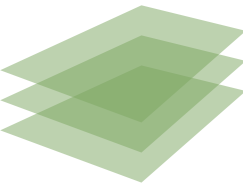


Fig. 3.5 Demographic Comparison Waterloo & Waterloo Precinct

Legend
Waterloo SSP
Waterloo Suburb
36

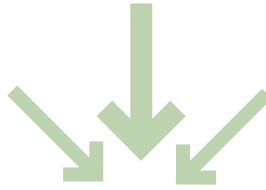
The complex character that defines Waterloo Precinct today is shaped by many aspects. The cultural attributes that inform the place character are:



There are many cultural layers that shape the Precinct such as the strong local creative and collaborative groups focus on the arts, Aboriginal culture, recycling, making and activism. The convergence of community groups, forums and events. The embedded Aboriginal significance of the place and the plurality of different cultures co-existing but retaining strong internal ties (Ukrainian, Russian, Chinese, Vietnamese).



The distinct character is shaped by the thriving cultures (e.g. longstanding community gardening groups - founded in 1990s), creative groups and talent (e.g. National Centre of Indigenous Excellence (NCIE), Creative night at Hillsong Church), the history of resistance (Resident Action Movement and Green Bans) and the distinct stories and characters (e.g. Father Sylvanos Mansour, the Zetland Monster, Michael O’Riordan).



The Precinct's proud character can be seen from demonstrations of civic and local pride across time (Rallying, Resident Action Groups, South Sydney Community Aid...), the range of events (Pets Day, Summer on the Green, Tai Chi, Recycling Markets...). The presence of the Gadigal people of the Eora Nation who are the traditional land owners and how the social housing residents have appropriated and embodied the space with meaning (e.g. planting banana trees).

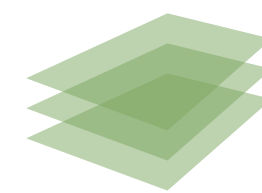


The resilient character is reflected in its role as a centre of politics, resistance and advocacy. The Aboriginal narratives of resilience such as the movement to the city from 1900 onwards, family reunions, finding work.... The rise of technology as a cultural disruptor, the car-free culture with 70% of residents not owning cars and how the area is woven into the wider cultural fabric of Central to Eveleigh and Redfern that are rich in resources such as Carriageworks, COMMUNE, aMBUSH gallery, etc.

3.6 WATERLOO'S ECONOMIC & CREATIVE INDUSTRIES

Waterloo has a diverse community of cultures, ages and financial means that make it unique.

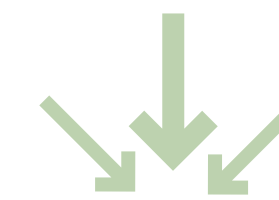
The complex character that defines Waterloo Precinct today is shaped by many aspects. The economic attributes that inform the place character of Waterloo are:



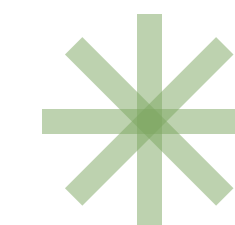
The layering of industrial employment opportunities over time - from mills, tanneries, glass works, wool washing, soap, jam and car factories, and warehouses. The localised industries of small shops and cafes, light industrial and automotive repair along Cope Street. Waterloo's role as part of an economic corridor and emerging cluster of centres (that includes Green Square, ATP, Mascot) and its' past role as the third largest centre for industry in the metropolis by mid 40s.



The proud character of the Precinct can be seen in how people still choose to live close to employment: workers predominantly traveling to Waterloo within 1-5km radius and to some of the nation's leading universities. It is also reflected in the local lifestyle - residents currently shop in inner west (e.g. Marrickville Metro by bus) and invest time in the place, the average household income is lower than Central Sydney at \$474/week.



The distinct character is seen in the different socio-economic status between the Waterloo Estate and surrounding areas. Other influences are the locally growing industries and specialisms (creative industries, tourism, cultural, leisure, education and research) and the sharing economy that is on the rise in Sydney (transport, services, products and education).

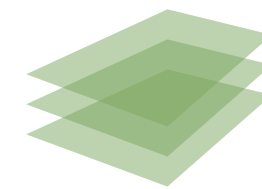


The resilient character is shaped by how closely linked economic prosperity was to advances in technology (e.g. rail construction in 1850s, mechanisation and overseas production in 1970s), the provision of affordable and social housing catered to traditional working classes and disadvantaged and geographic access to local and wider economic networks.

3.7 WATERLOO'S ENVIRONMENT

Waterloo today is defined by its distinct open spaces, topography, existing trees and mix of built form.

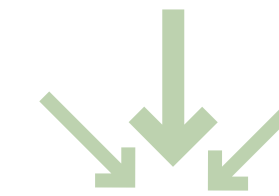
The complex character that defines Waterloo Precinct today is shaped by many aspects. The environmental attributes that inform the Precinct's place character are:



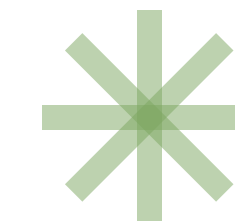
The Precinct has been shaped by the historic layers of development (1840s, Victorian era, 1940s slum clearance, 1970s tower blocks), the modified and changing landscape over time from a wetlands to an urban and industrial water source, then later an exposed grassy parkland and now established figs and eucalyptus trees. The public domain as a 'third place' that embodies collective meaning and has hosted historic and social events such as Waterloo Green, playgrounds and community gardens.



The distinct topographic variation as a result of the cycles of renewal has led to the current campus style with the strongly defined edges to the Waterloo estate and the existing towers within Waterloo Green as a contrast to the adjacent terraces in the heritage conservation areas. The Precinct is also characterised by the abundance of mature trees (Figs and Eucalypts) and trees in landmark positions. All these elements make Waterloo distinct within the Sydney skyline.



The Precinct's proud character is built upon being 'Local' to the heart of the city (with access to Central Station a 20 minute walk). The mix of building types including housing and working buildings: brick terraces, industrial sheds, warehouses and the concrete Brutalism of the existing towers. The unique topography provides views through and into the Precinct.



The Precinct's resilient character can be seen in the cultural and environmental value that the original wetlands which have been modified, exploited and polluted over time, now hold. The campus style parkland setting was designed for the improved health and wellbeing of residents. The local industrial buildings have been adaptively reused as cultural and commercial venues. The existing street pattern still reflects the historic grid.



3.8 LANDSCAPE, URBAN GRAIN & BUILT FORM

Waterloo's place character is reflected in the eclectic lot structure and built form that has evolved over time.

The urban fabric of Waterloo and surrounding areas comprises a network of open spaces and streets with a range of building types and sizes that is mixed and reflects its' history of ad hoc growth over time.

The existing open spaces and trees within the Waterloo Precinct were established as part of the Endeavour Estate. Vegetation within the estate has been cleared as part of the early subdivision of the late 19th century and the 'slum clearance' of the 1940s. The surrounding network of open spaces

The street network reflects the original street network established with the first systematic development of the area, circa 1880s. The major changes to the street network were undertaken with the 'slum clearance' program undertaken with the construction of the Endeavour Estate, north of Raglan Street. As part of the re-development, a number of the original streets were closed off.

The built form is a mix of building typologies. Low rise typologies define the pedestrian scale of the street. They comprise the terraces in the heritage conservation areas, victorian townhouses and warehouses. Medium rise typologies define the street wall edge. They comprise the new residential flat buildings and commercial / retail buildings of the adjacent urban renewal and employment hubs. High rise typologies mark the location of key activity centres. They comprise new residential flat buildings and commercial towers.

Fig. 3.8.1 1943 LOT STRUCTURE



Source: Arterra Consulting Arboriculture

1943 aerial clearly showing the trees in the nearby parks, there appears to be no significant trees within the study area

Fig. 3.8.2 1975 LOT STRUCTURE



Source: Arterra Consulting Arboriculture

1975 aerial showing the trees in the nearby parks. Note there appears to be very few trees within the study area. Some young trees are noted along George Street, John Street and the corner of Pitt Street and Philip Street

Fig. 3.8.3 2017 LOT STRUCTURE



Source: Arterra Consulting Arboriculture

2017 aerial of the site illustrating its relatively dense tree canopy, dominated primarily by Hill's Weeping Figs, Tallowoods and some other scattered Eucalyptus (Nearmap 11.02.2017)

Fig. 3.8.4 URBAN FABRIC ELEMENTS



LANDSCAPE, URBAN GRAIN & BUILT FORM

Surrounding neighbourhoods are composed of a layered urban fabric

REDFERN



Fig. 3.8.5 Redfern Street Village low density retail strip with towers at Redfern Station



Fig. 3.8.6 Low rise character strip next to Redfern Waterloo Commercial Zone towers, view from Raglan Street

ALEXANDRIA



Fig. 3.8.7 Heritage Conservation Area from Henderson Road, with Waterloo Estate beyond



Fig. 3.8.8 Medium density residential developments on Botany Road, with low scale building between

The area of Redfern is largely residential. The civic and commercial centre is Redfern Street, which cuts across the area and contains major civic, religious and commercial buildings.

The Redfern Estate heritage conservation area to the north of the Metro Quarter has single storey cottages, Victorian terraces and recent medium rise developments. Factories and warehouses are scattered throughout.

Alexandria is largely an industrial suburb with medium to high density residential areas. Distributed within this fabric are pockets of industrial buildings and terrace housing that are part of the HCA to the west of the Metro Quarter.

GREEN SQUARE



Fig. 3.8.9 Heritage Conservation Area in Green Square, directly adjacent to new high density residential development

One of Sydney's oldest industrial lands, Green Square is evolving into a new town centre, with a mix of low, mid and high rise buildings. This precinct is part of an overall masterplan that sets out the built form structure and grain that connects to, and integrates with, the surrounding residential heritage conservation areas.

WATERLOO



Fig. 3.8.10 Low density dwellings in Elizabeth Street adjacent to urban renewal residential development



Fig. 3.8.11 Heritage terrace houses adjacent to urban renewal precinct at the corner McEvoy and Elizabeth Street

Waterloo's urban fabric has been shaped by a history of growth and renewal, with the resulting diverse mix of housing typologies reflecting evolving models for living. This narrative is reflected in the environment and comprises of a diverse mix of built form, grain and use adapted over time to meet changing housing demands.



Fig. 3.8.12 Heritage Conservation Area near Redfern Oval with Waterloo Estate beyond; view from Phillip Street

RESPONDING TO THE EXISTING & FUTURE LOCAL CONTEXT

Height defined in response to local context and amenity

Waterloo's urban fabric has been shaped by a history of growth and renewal, with the resulting diverse mix of housing typologies reflecting evolving models for living. This narrative is reflected in the environment and comprises of a diverse mix of built form, fine grain and mix of uses adapted over time to meet changing housing demands.

The Metro Quarter straddles zones of differing density and height, with Alexandria Park and the Alexandria Park HCA to the west and the Waterloo Estate - future urban renewal - to the east.

The Alexandria Park and Redfern Estate HCAs are characterised by 1, 2 and 3 storey, low scale residential dwellings and similarly low scale industrial warehouse typologies with heights comparable to the surrounding residential scale.

In contrast, the Waterloo Estate currently houses medium to high rise buildings ranging from 4 to 29 storeys. The future character of the Estate is yet to be determined, however, urban renewal is anticipated with the arrival of the new metro station.

Tall buildings are clustered around the existing railway stations at Redfern and Green Square. The Estate also has a grouping of tall buildings to the northern portion, with the tall buildings forming a gateway at the bottom of George Street.

Likely future development along Botany Road - running between the Redfern and Green Square Station Precincts - serves as a "transition zone" between Waterloo Estate to the east and the Alexandria Park HCA to the west, beyond Wyndham Street.

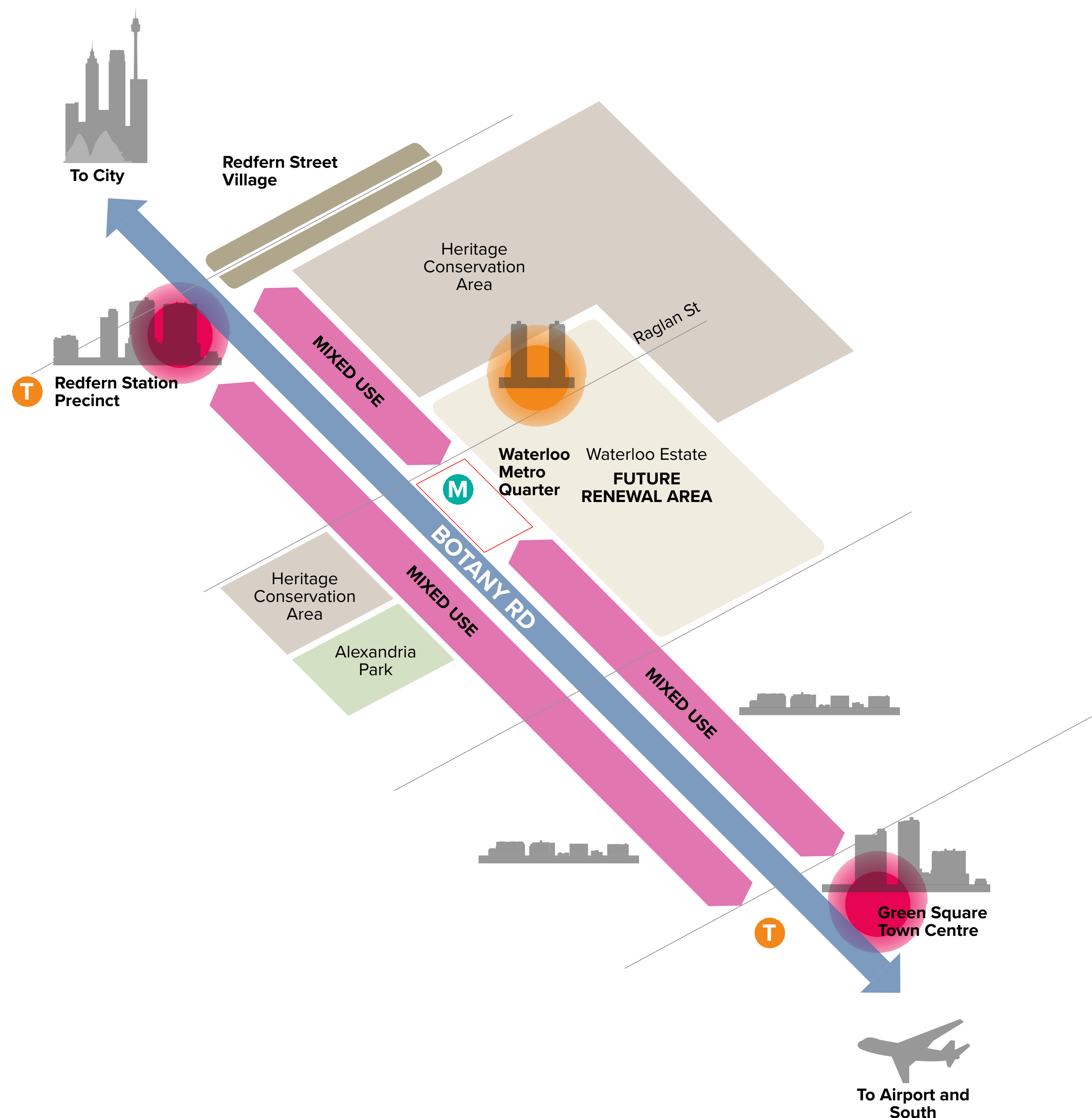


Fig. 3.9.1 Existing & future context

Waterloo's urban fabric has been shaped by a history of growth and renewal. We can learn from and incorporate this past while contributing a new layer that responds to existing and future needs and builds upon Waterloo's unique character.

The nearest centres of activity to the Metro Quarter have heights ranging from 18 storeys in Redfern (TNT building) and 29 storeys at Green Square (Ovo building). Although the surrounding context is a mix of built form typologies and densities, the pre-dominance of HCAs with low rise buildings and the PANS OPS modifies the height range. In response to these considerations, appropriate heights for the Metro Quarter are in the range of 25-32 storeys.



Fig 3.9.2 Botany Road buffer to Alexandria Park HCA

Fig. 3.9.3 **EXISTING CONDITION**

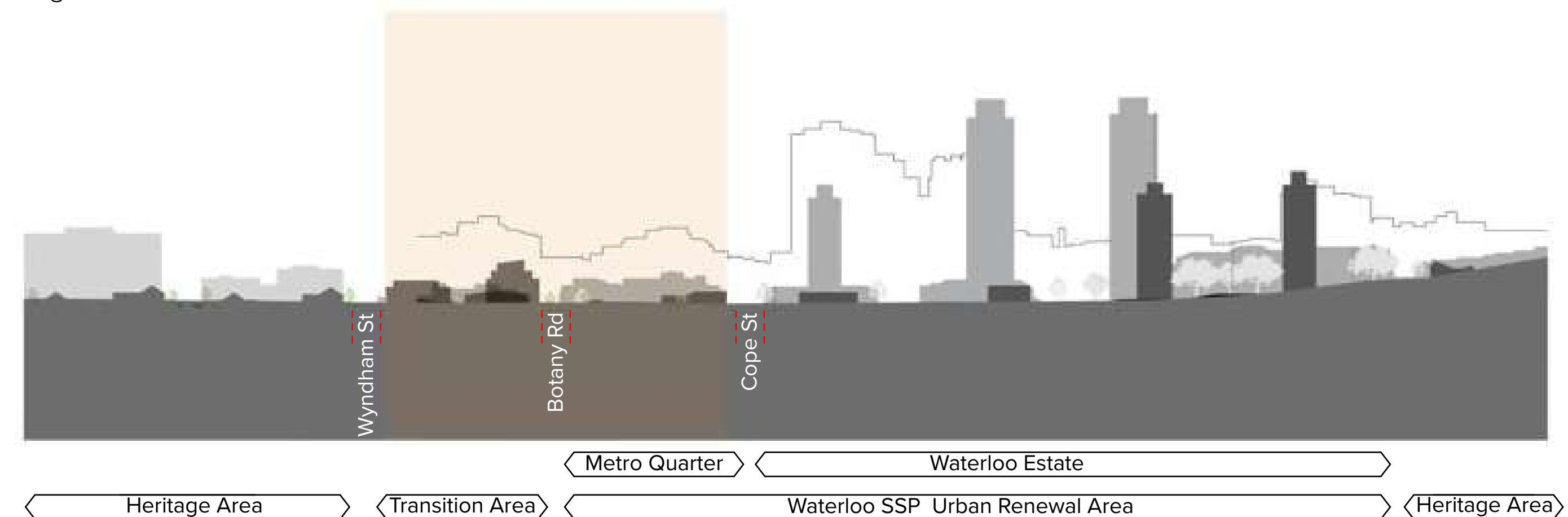


Fig. 3.9.4 **METRO QUARTER RENEWAL**

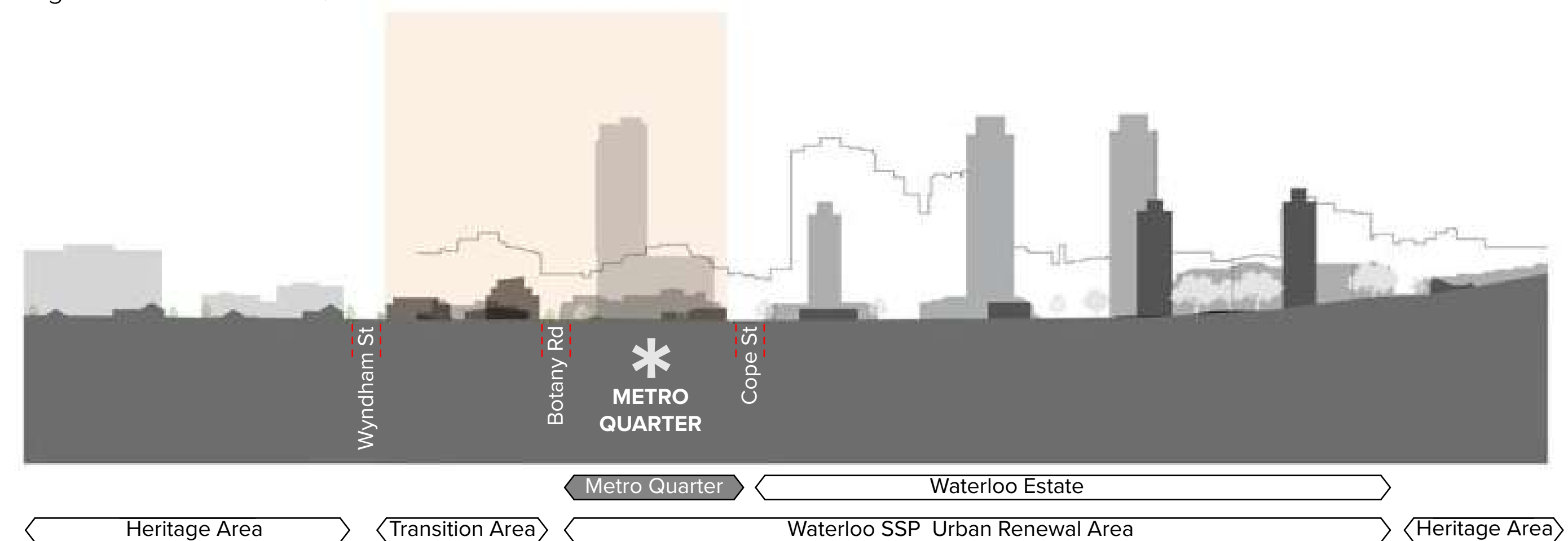
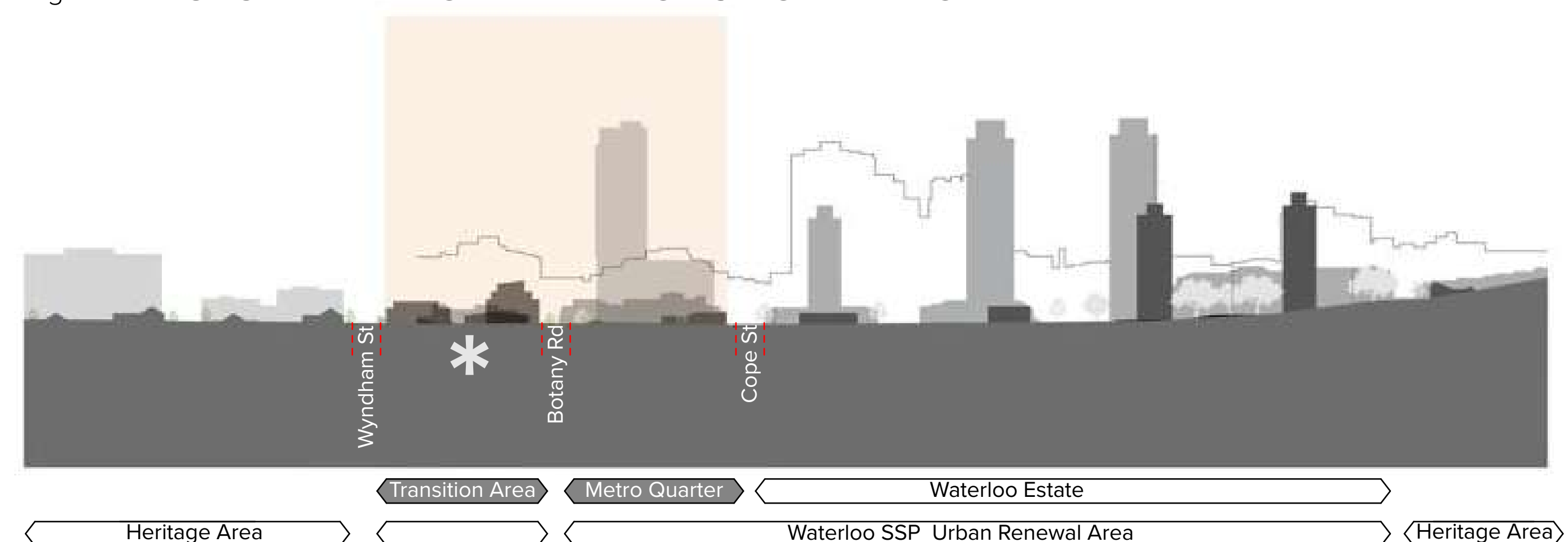


Fig. 3.9.5 **FUTURE DEVELOPMENT ALONG BOTANY ROAD**



old traditions, new beginnings

Source: Alexandria Park Heritage Conservation Area

3.10 OPPORTUNITIES AND CHALLENGES TO ENHANCE WATERLOO'S PLACE CHARACTER

Waterloo's place character will help create an authentic and diverse place that supports its' community

To deliver the Metro Quarter as a liveable and loveable place, it is important to understand the people who live there, how they engage with the place, their stories, needs and aspirations. Waterloo's place character provides the qualities that make it unique so that they can be celebrated and enhanced, and to allow for the evolution of Waterloo. Waterloo is layered, proud, diverse and resilient. This defined sense of identity for Waterloo will inform design, programming, partnership and governance decisions to ensure Waterloo is an authentic, special and hyper-local place.

KEY FINDINGS



Waterloo Estate

OPPORTUNITIES

To Enhance the Layered Character

The new metro station will bring in new layers of visitors and provide connections to new destinations. The 20 year development process will form new layers of built form and potentially reveal existing ones (such as the old street grid) and provide the opportunity to layer residential uses with commercial, educational, recreational and more.

To Enhance the Proud Character

The increased density will bring more residents who will form their own personal attachments to the place. The re-housing process will reveal hyper-local social bonds that can be supported, celebrated and considered in delivering future services. Delivering an inherently walkable place can support neighbourliness and a village 'vibe'.

To Enhance the Distinct Character

The 20 year development process will provide the opportunity to pioneer density done well, space for emerging and growing industries, innovation and

specialism (creative, tourism, research, digital sector). The retention or reinterpretation of distinct elements and the promotion and sharing of distinct place-based stories will help to retain the authenticity of the Precinct.

To Enhance the Resilient Character

Retelling the place story through events, public art and programming will ensure the Precinct's historic narrative endures. The introduction of younger generations will be essential for social sustainability. Providing a diverse housing mix will encourage interactions and mutual support between a mix of people. The development process will provide the opportunity for creation of jobs and economic self-sustainability, to offer community programs to support cohesive community integration between existing and new residents and to integrate education as a tool for social resilience. Future buildings and open spaces can be designed with the aim to improve physical and mental wellbeing. Integrated technology, environmentally sustainable and 'smart' features will future proof the urban fabric.

CHALLENGES

To the Layered Character

To address the impact of perceived gentrification within the community and to build in diversity of built form and uses.

To the Proud Character

To address the community's need for a safe, walkable place.
To create the new activity centre as a desired destination.

To the Distinct Character

To build in adaptability and flexibility within the public and private domain to avoid homogeneity.
To support day-night uses.

To the Resilient Character

To connect the activity centre to the community to ensure the development is integrated.





4.0 LOCAL CHARACTER

This chapter provides an analysis of the existing context to form an understanding of the existing site and to identify the key opportunities and challenges. The analysis covers the five thematic areas of investigation that affect the Waterloo Estate and the Waterloo Metro Quarter.

Environment and open space considers the key elements that define the existing urban fabric, these include the network of open space, the existing trees and HCAs and heritage items.

Transport, streets and connectivity considers pedestrian connectivity, public transport and cycle routes and the existing street hierarchy. These are the key elements for an active transport hub.

Housing diversity and liveability considers land ownership patterns and the existing housing typologies to understand the existing building mix across the Precinct.

Economics, retail, services, arts and culture considers the Metro Quarter's relationship to adjacent activity centres and maps location of existing non-residential uses in and around the Precinct. This will assist in providing a new activity centre that complements what is already existing.

Sustainability and infrastructure considers the environmental considerations that will need to be considered for the Metro Quarter. This includes topography, flooding, wind, air quality, noise and aeronautical constraints.

Ten key design insights are drawn from the analysis that inform the development of the Metro Quarter Concept Plan.

4.1 ENVIRONMENT & OPEN SPACE

The Metro Quarter has the opportunity to connect to the liveable green network

The Metro Quarter is well serviced by the existing network of open spaces (within 800m) that includes district, local and pocket parks. The opportunity to connect to the City of Sydney's liveable green network along Raglan and Wellington Street will allow the Metro Quarter to link into the wider green grid district network for enhanced health and well being.

The trees within the Waterloo SSP have been classified based on their retention value (very low, low, moderate and high), based on the quality of the tree. High and moderate trees comprise almost half of the trees on the Precinct.

The HCA's to the east and north of the Metro Quarter comprise largely of terrace houses. The Metro Quarter Concept Proposal considers solar access impacts as well as appropriate transitions to these areas.

Fig. 4.1.1 OPEN SPACE



The Metro Quarter provides the opportunity to add to the existing network of open spaces that includes district, local and pocket parks

Within an 800 metre walking radius there are three distinct parks, Alexandra Park, Waterloo Park (north and south) and Redfern Park that range in size between 2.2 to 4.8 ha. Alexandra Park is within 500m walking distance from the precinct and requires two signalised intersections to access. The liveable green network along Raglan and Wellington Street will connect the Metro Quarter with the surrounding network of open spaces.

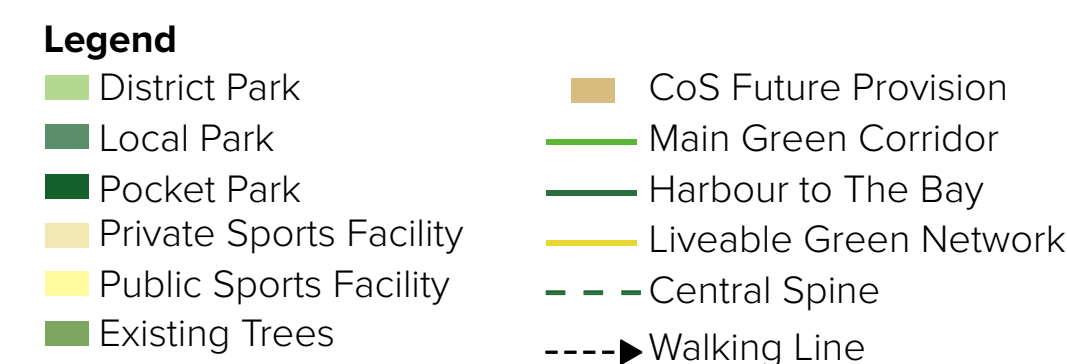


Fig. 4.1.2 TREES



The Metro Quarter provides the opportunity to add to the existing urban canopy

As the majority of the trees were planted as the Precinct was developed from the late 1950s to 1980, the existing large trees (such as Figs and Eucalyptus) within the Precinct today are less than 45 years old. The trees within the Precinct are comprised of 111 endemic, native exotic and invasive species that have been classified based on their retention value.

The City of Sydney's Street Tree Masterplan proposes a palette for the precinct and surroundings area that aims to respect the established street tree character and reinforce the existing character through a mix of deciduous and evergreen planting.

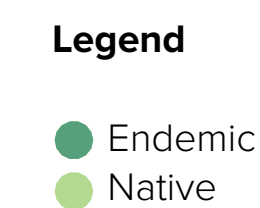
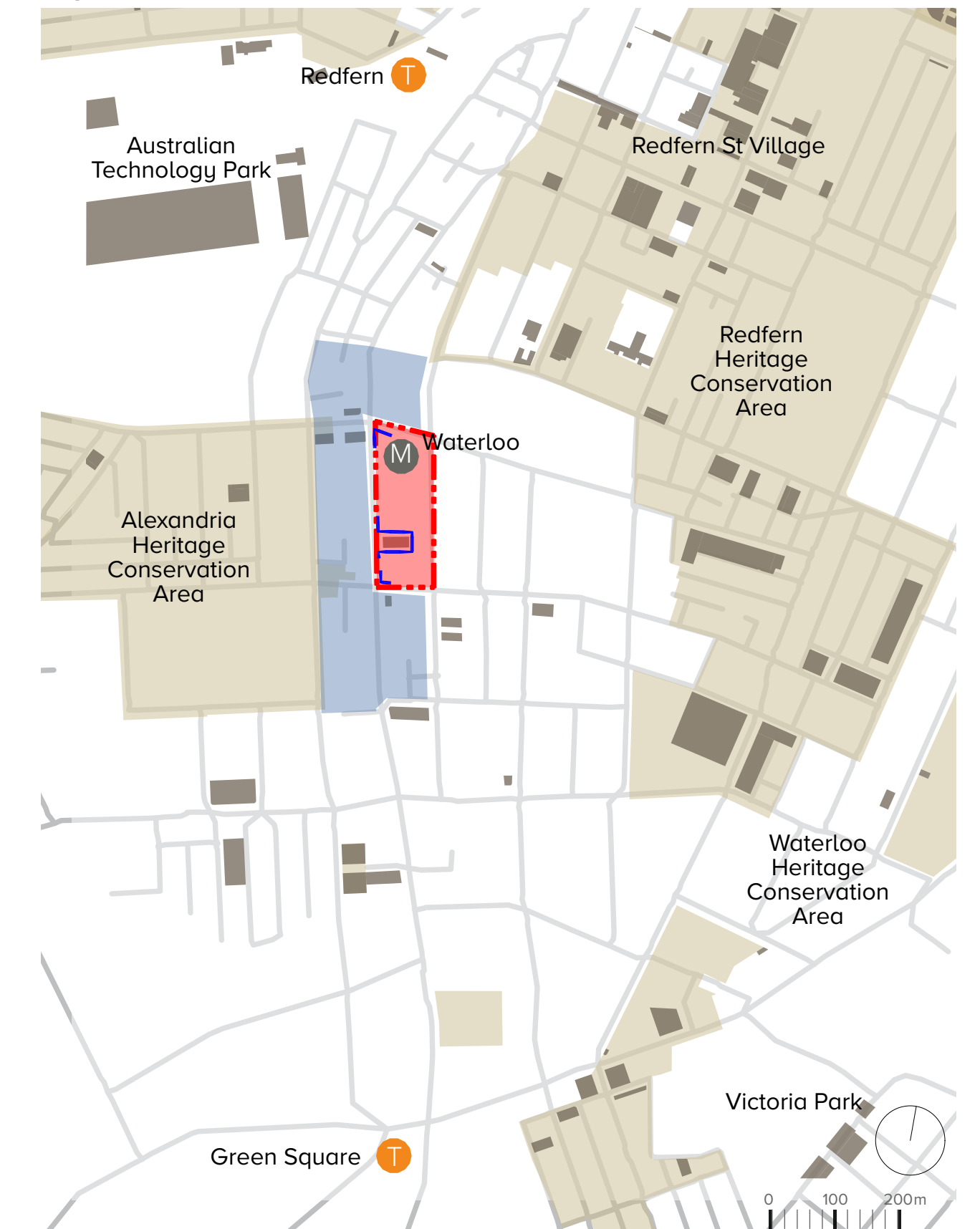
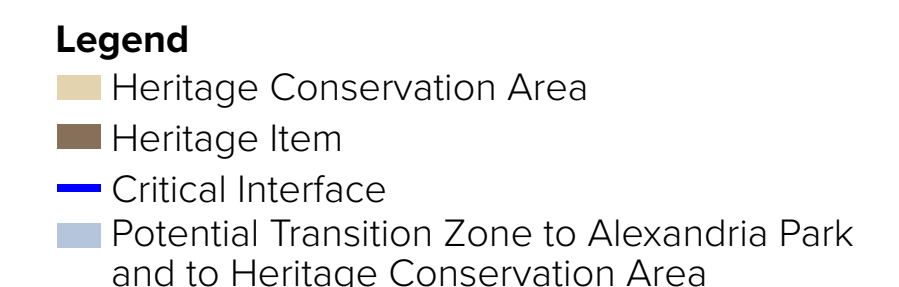


Fig. 4.1.3 HERITAGE



Potential future re-development along Botany Road provides the opportunity for transition between the Metro Quarter and the adjacent HCAs.

There are heritage areas to the north, east and west. The block between Botany Road and Wyndham Street provides a buffer between the Alexandra Park HCA and the Metro Quarter. Existing heritage items opposite the Metro Quarter define a critical street level interface at the threshold of the site. The Waterloo Congregational Church is located mid block along Botany Road. Future development will consider the scale and character of heritage buildings and consideration will be given to setback and street wall heights.



4 PARKS
WITHIN
400m

KEY FINDINGS

OPPORTUNITIES

Connectivity to the Regional Open Space Network

To build on the existing strategic green grid and open space network to create a new public domain that is the basis of a world class urban precinct.

New Open Space Assets

To build from the existing open space network which underpins the precinct in order to support the health and well being of residents as well as meet the active and passive needs of the future community.

Enhancement of Urban Ecology and Green Network Values

To improve ecological and social resilience through retaining and enhancing the urban forest where appropriate, providing character, diversity and abundance of plant and animal species, and climatic benefits to the public realm.

Traditional Stories

To work with the aboriginal history and stories that are embedded in the existing landscape and open space, including the importance of water to the area.

Provision of Green Infrastructure

The inclusion of future built forms that are green and adopt innovative means of achieving open space, e.g. green walls, trees on podiums, vertical forests etc.

Leverage existing Open Space

Reallocating land within the precinct to create connections with adjacent public open space, fostering increased accessibility for community members and more considered zoning of land uses.

Sustainability

Align with Greater Sydney Commission’s objectives for productive, liveable and sustainable precincts through smart and sustainable planning, which aims to protect cultural and Indigenous heritage, enhance and extend urban canopy and biodiversity and support initiatives for a low carbon future.



Waterloo Estate

CHALLENGES

Retail Assets and Open Space to Co-exist

Developing retail assets to create an active street frontage and ground level activation that promotes seamless integration with other community, ancillary non-retail facilities and public open space.

Open Space Program

To deliver the appropriate quality and quantity of open space within an inner city urban renewal context.

Flood Management

To leverage open space and green infrastructure to manage existing flood issues where possible while maintaining the quality and performance of public open space.

Effective Landscape Management

To deliver a high performing, quality public domain with increased infrastructure and programming requirements.

Urban Forest

To intensify the urban forest where appropriate within a constrained urban context to meet City of Sydney targets.

Enhancement of Urban Ecology and Green Network Values

To provide strong green connections to and from the wider open space network.

Community Engagement

To engage and educate the local community on maintenance and custodianship of local ecology.