

Social Infrastructure Assessment Memo

Date:	4 September 2025
Project Name:	207 – 229 Young Street, Waterloo
Project No:	2240721
Re:	Social Infrastructure Assessment
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1.0 Introduction

This memo has been prepared to provide a Social Infrastructure Assessment on behalf of Waterloo Property Pty Ltd as trustees for the Waterloo Property Unit Trust (the Applicant) in support of a Housing Delivery Authority (HAD) nominated State Significant Development Application and concurrent rezoning application (SSD-80441462). The report is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI).

This application is preceded by a separate SSDA for Early Works that prepare the Site for the proposed development (SSD-80911502).

Specifically, consent is sought for the following Main Works for the Waterloo Mixed Use Development:

- Site establishment and enabling works (that were not included in the preceding Early Works SSDA);
- Construction of residential and mixed-use buildings across four development parcels, inclusive of;
 - build to rent apartments and associated amenities;
 - affordable apartments;
 - non residential floor space.
- Construction of a consolidated basement with below-ground links between development parcels, comprising car parking, plant and storage area;
- Landscaping and publicly accessible open space;
- Works to site frontages; and
- Extension and augmentation of infrastructure and services (that were not included in the preceding early Works SSDA) as required.

Development on the site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (Order) dated 17 February 2025. The Order declares development specified in EOI application 229420 dated 8 January 2025, including development for the purposes of mixed-use development (Build to Rent including affordable housing) with ground floor non-residential uses at 881-885 Bourke Street, as identified in Schedule 3, is SSD.

On 5 March 2025, the Department of Planning, Housing and Infrastructure (the Department) issued SEARs and concurrent rezoning requirements for the project.

The site is subject to an existing Voluntary Planning Agreement (VPA) that sets out dedication of public domain between four development parcels. The public domain includes a new east-west street, a through site link and public open space area (comprising future shared zones and park). The development parcels and public domain as set out in the VPA will be delivered notwithstanding the works proposed in this SSDA.

1.1 The site

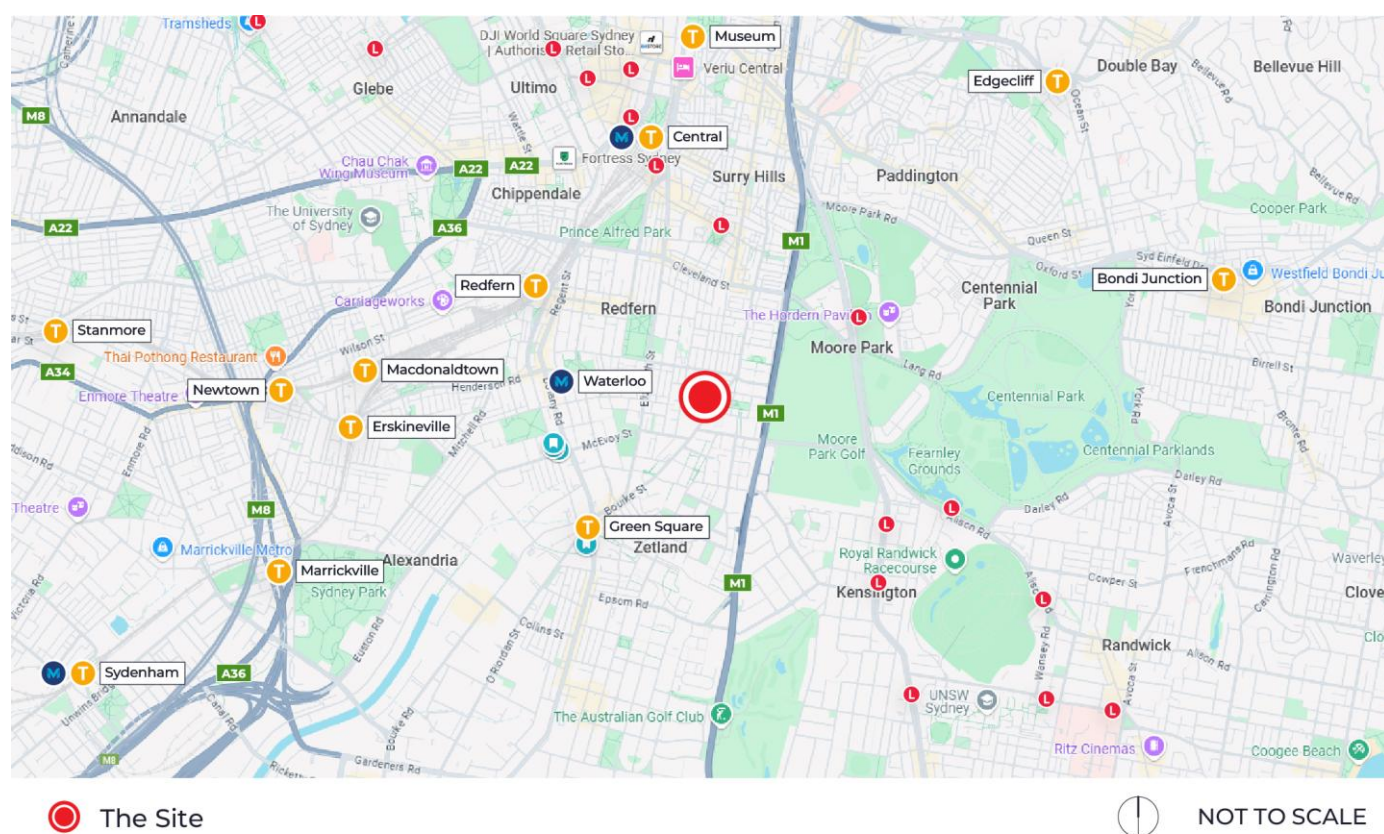
1.1.1 Local context

The site is located within the suburb of Waterloo, which is in the City of Sydney Local Government Area (LGA). It is approximately 3km south of the Sydney CBD.

Waterloo is an inner-city suburb that has and will continue to experience change and regeneration. It has varied character, with terrace and cottage housing, medium and high-rise residential towers including social housing, industrial and commercial uses which have been progressively transforming into a modern mixed-use and residential precinct.

The site is well connected by public transport. It is 1km or a 15-minute walk east of the new Waterloo Metro station. It is also just over 1km or a 15–20-minute walk north of Green Square Station. Local bus services are also located along Bourke Street providing access to surrounding suburbs, Sydney CBD, Central Station and Prince of Wales Hospital.

The site's locational context is shown at **Figure 1**.





 The Site

 NOT TO SCALE

Figure 2 *Site aerial*

Source: Nearmap/ Ethos Urban

2.0 Methodology

2.1 Purpose and background to this study

Ethos Urban prepared a Social Impact Assessment (SIA) Scoping Study to inform the HDA nominated SSDA and concurrent rezoning application for the site. One of the impacts identified in the Scoping Study was: *increased residential population that could increase demand on local infrastructure including local schools, parks and social infrastructure*. This is due to the uplift in apartments from the approved circa 390 apartments to 850 apartments proposed under the HDA pathway.

The potential impact identified in the Scoping Study was re-iterated by the community at webinar undertaken by Ethos Urban on behalf of Coronation Property to inform the SSDA and concurrent rezoning application. Residents raised concerns about increased density and the potential pressure on local infrastructure.

Therefore, the purpose of this memo is to undertake a high-level assessment of social infrastructure and open space needs in Waterloo and the surrounding area to confirm that the increased density will not place undue pressure on existing or planned social infrastructure and open space.

2.2 Scope

Social infrastructure considered in this assessment includes childcare (long day care, preschool and Outside of School Hours Care), primary and secondary schools, health facilities, community and cultural facilities, sport and recreation, parks and open space.

2.3 Approach

In social infrastructure planning, numerical standards have traditionally been used to provide an initial indication of requirements for a given population. They are usually expressed as the number of facilities, places, floor space or land area required for a population of a given size. However, the use of numerical standards alone are not able to provide the full picture of community need, as they don't account for more complex indicators, such as age, socio-economic status, household structure, health, and levels of disadvantage. They also don't factor in existing facilities and services.

Where standards are used in contemporary social infrastructure planning, they are used mostly as a reference or checking point, rather than the sole driver for the quantity of community infrastructure provision.

Leading practice social infrastructure planning now tends to favour a principle or performance-based approach, with a focus on accessibility, quality and equitable distribution, rather than a purely mathematical application of standards. This approach considers:

- The demographic characteristics of the current community and the likely characteristics of the future population to understand future needs and demands for community infrastructure
- Existing provision of community infrastructure surrounding the site and current capacity
- The context of the site including the unique features and characteristics of the area as well as any planned infrastructure in the surrounding area
- The quality of existing and proposed community infrastructure
- Accessibility and distribution of existing and proposed community infrastructure.

This assessment adopts a mixed methods approach based on established practice in social infrastructure planning. The report comprises three key components of analysis which leads to its recommendations and conclusions as outlined in **Table 1**.

Table 1 *Provision rates and benchmarking*

Stage	Description
1.Context analysis	Review of the proposed development, local and regional context, strategic policy directions, demographic data, and existing and planned community infrastructure.
2. Quantitative analysis	Best practice and appropriate benchmarks for community infrastructure provision (number/size per population) provide a quantitative understanding of the community infrastructure demand generated by the estimated future population.
3.Qualitative analysis	Provide a qualitative assessment of the community infrastructure needs based on stakeholder consultation and synthesis of research and data.

3.0 Strategic policy context

The following provides a summary of relevant local and state government strategic documents. Documents were reviewed to understand strategic policy directions relevant to the site and proposed development from a social infrastructure perspective.

Table 2 Strategic policy review

Document	Summary
Community Strategic Plan: Delivering Sustainable Sydney 2030-2050 (City of Sydney, 2025)	The <i>Community Strategic Plan</i> (CSP) identifies the community's main priorities and aspirations. It also includes the strategies the City of Sydney can take to achieve these. Relevant strategic objectives to this assessment outlined in the CSP include: • Welcoming, inclusive and connected streets and public spaces are created, upgraded and maintained. • Creativity and culture is embedded in the fabric of the city. • Equitable access to open green spaces, playgrounds, pools, recreational and sporting facilities supports social connection and wellbeing. • Communities are supported by the provision of infrastructure and assets that are aligned with growth • There is equitable access to education and learning opportunities, everyone can participate in a creative practice. • Everyone has equitable and affordable access to community and cultural facilities and programs, supporting social connection and wellbeing. • There is an increased supply of accessible creative space.
City Plan 2036: Local Strategic Planning Statement (City of Sydney, 2020)	The <i>City Plan 2036: Local Strategic Planning Statement</i> (LSPS) sets out a 20-year land use planning vision for the City. Within the LSPS there are five key planning priorities including, infrastructure, liveability, productivity, sustainability, governance and implementation. Key actions outlined in the LSPS relevant to this assessment include: • Align development and growth with supporting infrastructure – to use the necessary planning, funding and delivery mechanisms, provide local infrastructure, and collaborate with NSW Government on state infrastructure. • Supporting community wellbeing with social infrastructure – to plan, collaborate and partner with others to deliver local infrastructure, such as open space and community and cultural facilities, and state infrastructure, such as health, education and emergency services for the wellbeing of our changing community. • A creative and socially connected city – to take a people-focused approach to planning and place making, create inclusive and accessible places and improve planning to support cultural activity and spaces. • Protecting and enhancing the natural environment for a resilient city – to improve the city's waterways, biodiversity corridors, green spaces and tree canopy to support the environment and a healthy community.
Open Space, Sports and Recreation Needs Study 2016 (City of Sydney, 2016)	The City of Sydney <i>Open Space, Sports and Recreation Needs Study</i> provides a series of directions and recommendations for the future planning, provision, development and management of public open space and recreation facilities located within the City of Sydney. While the Study is nearly ten years old, it highlights some key opportunities and challenges for open space within the City including: • Almost 80% of the City will live in high density accommodation and therefore open space provision is critical to support community wellbeing, physical activity and social interaction. • More open space is required through planned dedications and an open space acquisition strategy in order to meet the growing demand. • Just over 70% of parks in the City are less than 3,000m² in area which limits the range and diversity of facilities able to be accommodated. • Undersupply of larger open space has resulted in heavy use pressures on existing fields and parks to cater for active recreation and sport. • Generally most residents in the City live within 400m walk to a local neighbourhood park. No gaps were found at the time of the Study for Waterloo. • At the time of the Study it was estimated that around 36ha of new open space provided by other agencies could be added to the open space network. This included new sporting fields in Green Square and Alexandria, new indoor and outdoor courts in Alexandria, neq

4.0 Existing context

4.1 Existing demographic profile

This section provides a summary of the existing demographic characteristics of Waterloo Suburb and Locality (SAL), based on ABS 2021 Census data compared with City of Sydney Local Government Areas (LGA) as well as Greater Sydney where relevant.

Table 3 Current community profile

Category	Key findings
 Population and age structure	Young adult population - There are 16,379 people living in Waterloo. This represents around 7.7% of the City of Sydney LGA population. - The median age of Waterloo is 33 which is similar to City of Sydney, however younger than Greater Sydney (37). - The age profile breakdown of Waterloo shows that most residents are aged between 25-34 years. This is reflective of the younger median age. - Waterloo has a higher Aboriginal and/or Torres Strait Islander population (2.8%) compared with City of Sydney LGA (1.4%) and Greater Sydney (1.7%).
 Household and family characteristics	Couples without children and single person households - Waterloo and City of Sydney have smaller households than Greater Sydney. The average number of people per household is 1.8 in Waterloo and 1.9 in City of Sydney LGA. Both are lower than Greater Sydney (2.7). - Both Waterloo and City of Sydney LGA have a much higher proportion of couple families without children (65.3% and 63.9%) when compared with Greater Sydney (34.8%). - Waterloo and City of Sydney LGA also have a much higher proportion of single (or lone) person households (40.5% and 41.1%) respectively when compared with Greater Sydney (23.2%).
 Cultural and linguistic diversity	Higher levels of cultural and linguistic diversity - Waterloo is culturally diverse as almost 63% of the population were born overseas. This is higher than City of Sydney LGA (55.4%) and much higher than Greater Sydney (43.2%). The top countries of birth in Waterloo are China, England and New Zealand. - Approximately half of the Waterloo population speak a non-English language at home, which is slightly higher than City of Sydney LGA. The top languages spoken at home in Waterloo are Mandarin, Spanish and Cantonese.
 Income and employment	Higher levels of unemployment - Waterloo is a mixed socio-economic area. It has higher unemployment (6.2%) when compared with City of Sydney (5.6%) and Greater Sydney (5.1%). - The median weekly household income in Waterloo is \$2,028. This is very similar to the Greater Sydney weekly household income of \$2,077 however lower than City of Sydney LGA (\$2,212). - The top occupation of employed people living in Waterloo is Professionals, followed by Managers and Clerical/Administrative workers. This is the same as the City of Sydney LGA. - The top industries of employment in Waterloo are Computer System Design and Related Services, Hospitals and Banking. Computer System Design and Related System is also the top industry of employment in City of Sydney, followed by Cafes and Restaurants and Hospitals.
 Education	Higher levels of post education attainment compared to Greater Sydney - Waterloo had a lower level of people who had completed Year 12 or equivalent (75.4%) compared to City of Sydney LGA (80.8%), however, it was higher than Greater Sydney (66.9%). - Similar proportion of people had attained a bachelor's degree in Waterloo (46.6%) as City of Sydney LGA (47.4%) which was higher than Greater Sydney (37.3%).
 Dwellings and tenure	Most residents live in apartments - Almost all residents in Waterloo live in an apartment (91%). This is higher than City of Sydney LGA (78.5%). - A very high proportion of residents rent (72.7%) in Waterloo. This is higher than City of Sydney LGA (64.1%) and much higher than Greater Sydney (35.9%). - Almost one third (29.6%) of residents are experiencing rental stress and 21.5% of households are experiencing mortgage stress. A similar proportion of households in Greater Sydney are experiencing rental and mortgage stress (33% and 20% respectively).

Category	Key findings
 Health/ need for assistance	Higher rate of people living with a long-term health condition(s) - Waterloo had a higher proportion of people who require assistance (2.2%) compared to City of Sydney LGA (1.3%). - There were higher rates of people living with long-term health conditions in Waterloo compared to the City of Sydney LGA. The top three long term health conditions reported in Waterloo and City of Sydney LGA included mental health conditions, other long term health conditions and asthma.
 Socio-economic advantage/ disadvantage	High levels of relative socio-economic advantage - Waterloo has high socio-economic status and is in the top 10% of all Australian suburbs for Relative Socio-economic Advantage and Disadvantage. - City of Sydney LGA also a high socio-economic LGA as it is in the top 10% of all LGAs for Relative Socio-economic Advantage and Disadvantage. - Whilst SEIFA data indicates high socio-economic advantage in Waterloo, 12.5% of all households rent social housing.

Source: (ABS, 2022a)

4.2 Existing social infrastructure and open space

The following section provides a summary of existing social infrastructure and open space. These spaces and facilities have also been mapped to demonstrate the geographic spread of the surrounding community infrastructure and open space (see **Figure 3** and **Figure 4**).

Childcare

There are 15 childcare facilities located within 800m of the proposed site. Of this 12 were long day care, two were preschools and one was an Outside of School Hours Care (OOSH) facility. Of all childcare facilities, there were 724 long day care places, 138 preschool places and an unknown number of OOSH places as of July 2025.

Of the childcare facilities located within 800m all except one long day care centre had vacancies as of July 2025.¹

Education

There are two Government primary schools and one government secondary school within the school catchment areas that intersect the proposed site.

- Gardeners Road Public School had 450 students enrolled in 2024.
- Green Square Public School officially opened in Term 1 2025 for Kindergarten to Year 2 students. By 2027 the school is expected to be taking enrolments for children from Kindergarten to Year 6. The school will have capacity for 600 students once fully operational.
- Alexandria Park Community School² had 1,243 students enrolled in 2024.

There is also one school for special purposes (SSP) located near the site. Yudi Gunyi School provides medium to long term specialist programs primarily for students experiencing challenges with their behaviour in a mainstream setting.

Additionally, there is one non-government primary school, Our Lady of Mount Carmel Catholic School, located within 2km of the proposed site.

Health

There are two public hospitals located near the site which include St Vincent's Hospital Sydney which is located approximately 3km (10-minute drive) and Prince of Wales Hospital which is located approximately 5km (15-minute drive).

There are approximately 15 private General Practice (GP) facilities which offer a range of health services located within 2km of the site.

¹ Note: vacancy information is based on desktop research, which only indicates whether a centre has vacancies, not the number of available places or age groups where there are vacancies. Therefore, the scale of vacancies at each centre is unknown.

² Note: Alexandria Park Community School is a K-12 Government school however, only the secondary school catchment area encompasses the subject site.

Community and cultural facilities

There are three community centres and one community hall located within 2km of the subject site. This includes:

- **Ron Williams Community Centre** – which is located approximately 600m north from the subject site and features a medium sized room with capacity of up to 100 people. It has a kitchen, tables and chairs and air-conditioning and can be hired for meetings, training programs, fitness classes, and functions.
- **Redfern Town Hall** – which is located approximately 1km northwest from the subject site and features two halls: a large hall with capacity of up to 150 people and a small hall with capacity of up to 70 people. It has a kitchen with commercial oven, tables and chairs and air-conditioning and can be hired for functions, community meetings, rehearsals and performances.
- **119 Redfern Street** – which is located approximately 1.2km northwest from the subject site and features several hireable indoor spaces. It is used as a space for the local Aboriginal and Torres Strait Islander community to gather, participate in activities and events, access services, and share knowledge and culture.
- **Cliff Noble Community Centre** – which is located approximately 2km west from the subject site and features medium sized room with capacity of up to 120 people. It has a kitchen, audiovisual equipment and tables and chairs and can be hired for meetings, exercise groups, rehearsals and small functions.

The closest library to the subject site is Green Square Library. It is located approximately 1.2km southwest from the subject site and is open to the public seven days a week (public holidays excluded). It features a large book collection, music, games and toys, music room, meeting rooms, self-service computers and printers, free Wi-Fi, children's area and Justice of the Peace services.

Sport and recreation

There are number of sport and recreation facilities located within 2km of the subject site including:

- **Two aquatic centres** – Gunyama Park Aquatic and Recreation Centre and Prince Alfred Park Pool.
- **One indoor recreation centre** – Perry Park Recreation Centre with four multi-purpose courts.
- **Five sports fields** – Alexandria Park, Waterloo Oval, Redfern Park, Gunyama Park, and Erskineville Oval (which also features grassed athletics track and long jump pit).
- **12 sports courts** – City Community Tennis (with five tennis courts), Prince Alfred Park Basketball Courts (with two basketball courts, two tennis courts and one multi-purpose court at Alexandria Park, two basketball courts at Redfern Park
- **Four skate parks** – Eddie Ward Park, Russell Crowe Skatepark, Fernside Skatepark, and South Eveleigh Skatepark.

Moore Park which is located 1.5km east of the subject site include approximately 115ha of open space and offers a range of sport and recreation facilities including:

- E S Marks Athletics Field
- Moore Park West field
- Bat & Ball Field
- Kippax Lake Field
- Tramway Oval
- Robertson Road Fields
- Upper Kippax field
- Moore Park Tennis Courts (with four courts)
- Moore Park Golf Course (18-hole championship level golf course)
- Centennial Parklands Sports Centre (with 15 tennis courts, 8 state-of-the-art 5-a-side FIFA approved all-weather fields for soccer, rugby, AFL and rugby league and 10 hard courts for netball and basketball).

Open space

There is approximately 5.51ha of existing public open space within 400m of the subject site. Outside of this there is an additional 436.66ha of existing public open space and 62.42ha of existing private open space within 2km of the subject site.

The closest public open space to the subject site include:

- Crown Park (approx. 4,500sqm)– which is located around a 200m walking distance (3-minutes) from the subject site and features grassed areas, seating and an off-leash dog area
- Edmund Resch Reserve (approx. 3,800sqm) – which is located around a 450m walking distance (6-minutes) from the subject site and features grassed areas, seating and an off-leash dog area.
- Redfern Park and Oval (together approx. 3.4ha) – which is located around a 450m walking distance (6-minutes) from the subject site and features grassed areas, two basketball courts, skate park, public toilets, playground, BBQ and picnic facilities.
- Waterloo Park (approx. 1ha)– which is located around a 650m walking distance (10-minutes) from the subject site and features a playground, half basketball court, seating and shaded areas.

Beyond this are the regional parklands of Moore Park and Centennial Park which provide around 360 hectares of diverse open space and are located approximately 1.5-2km (or a 20-30 minute walk) from the site.

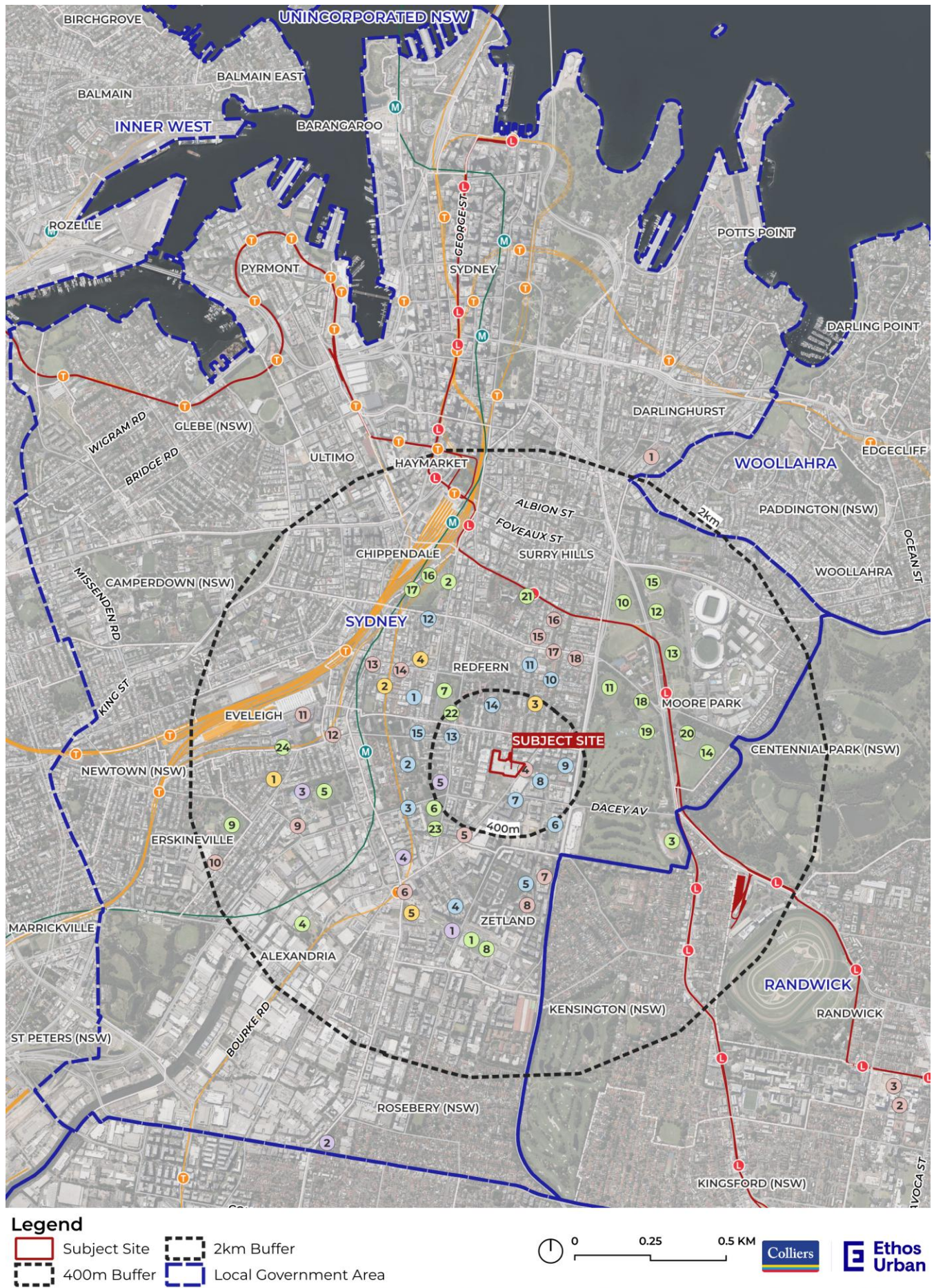


Figure 3 Existing social infrastructure audit

Source: Ethos Urban

Legend

Childcare

- 1 - Sdn Redfern Children'S Education And Care Centre
- 2 - SDN Lois Barker, Waterloo Long Day Care and Preschool
- 3 - The Green Elephant Early Learning Centre - Waterloo
- 4 - The Montessori Preschool of Sydney Zetland
- 5 - Victoria Park Zetland Montessori Academy Childcare & Preschool
- 6 - Little Lion Early Learning Zetland
- 7 - Thrive Early Learning Centre - Waterloo
- 8 - Little Sprouts Early Education Moore Park
- 9 - Little Lion Early Learning Waterloo
- 10 - Surry Hills Montessori Childcare & Preschool
- 11 - Forever Green Montessori
- 12 - Only About Children Redfern
- 13 - KU James Cahill Preschool
- 14 - Poet's Corner Kindergarten
- 15 - Barnardos Australia - Yurungai Learning Centre (ASC)

Community and Cultural

- 1 -Cliff Noble Community Centre
- 2 -119 Redfern Street
- 3 -Ron Williams Community Centre
- 4 -Redfern Town Hall
- 5 -Green Square Library

Education

- 1 - Green Square Public School
- 2 - Gardeners Road Public School
- 3 - Alexandria Park Community School
- 4 - Yudi Gunyi School
- 5 - Our Lady of Mount Carmel Catholic Primary School

Health

- 1 - St Vincent's Hospital Sydney
- 2 - Prince of Wales Hospital
- 3 - Prince of Wales Community Health Services
- 4 - Life Medical Clinic - Waterloo
- 5 - Green Square Health
- 6 - Infinity Health Medical Centre Green Square
- 7 - Myhealth Zetland
- 8 - Green Square Medical Practice
- 9 - Fountain Street General Practice
- 10 - Park Sydney Medical Practice
- 11 - Myhealth South Eveleigh
- 12 - Waterloo Medical Centre
- 13 - Redfern Station Medical Centre
- 14 - Aboriginal Medical Service
- 15 - Surry Hills Medical Centre
- 16 - Surry Hills Village Medical Centre
- 17 - Dr Krishnan Surgery
- 18 - Dr Kumaradeva Surgery

Sports and Recreation

- 1 - Gunyama Park Aquatic and Recreation Centre
- 2 - Prince Alfred Park Pool
- 3 - E S Marks Athletics Field
- 4 - Perry Park Recreation Centre
- 5 - Alexandria Park
- 6 - Waterloo Oval
- 7 - Redfern Park
- 8 - Gunyama Park
- 9 - Erskineville Oval
- 10 - Moore Park West
- 11 - Bat & Ball Field
- 12 - Kippax Lake Field
- 13 - Tramway Oval
- 14 - Robertson Road Fields
- 15 - Upper Kippax
- 16 - Prince Alfred Park Basketball Courts
- 17 - City Community Tennis
- 18 - Moore Park Tennis Courts
- 19 - Moore Park Golf Course
- 20 - Centennial Parklands Sports Centre
- 21 - Eddie Ward Park
- 22 - Russell Crowe Skatepark
- 23 - Fernside Skatepark
- 24 - South Eveleigh Skatepark

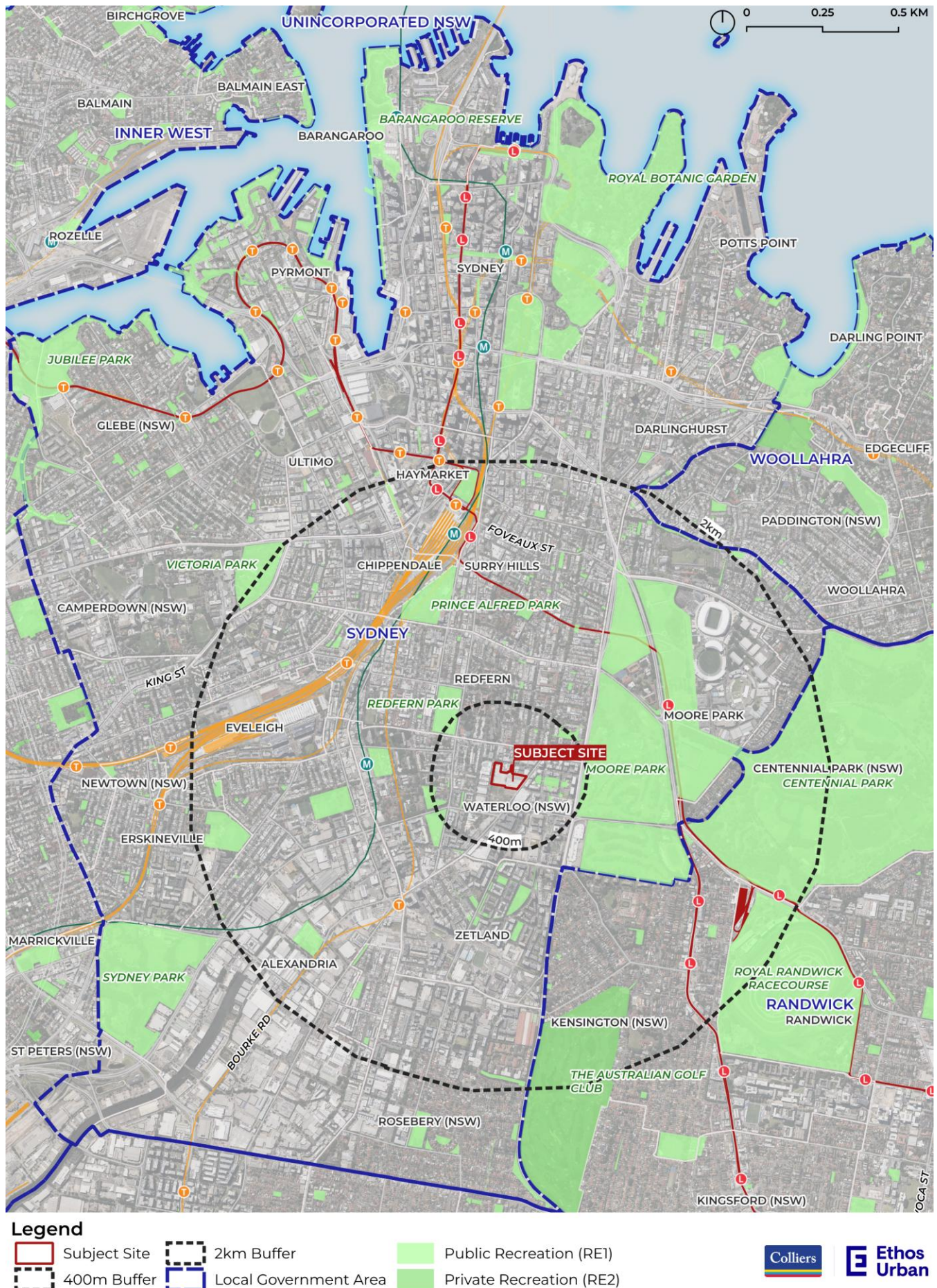


Figure 4 Existing open space audit

Source: Ethos Urban

4.3 Planned and proposed social infrastructure

There are several new and upgraded social infrastructure facilities and open space areas planned and proposed in close proximity to the proposed site. A review of the City of Sydney website was undertaken in July 2025.

Table 4 provides an overview of planned infrastructure relevant to this assessment.

Table 4 *Planned and proposed social infrastructure*

Name	Address/ suburb	Distance from site	Description	Source
Sport and recreation				
Huntley Street Recreation Centre	6-8 Huntley St, Alexandria	2.5km	City of Sydney are converting an industrial building into a sporting complex to meet the changing needs of this busy neighbourhood. The new centre will include: • 4 indoor multipurpose courts for basketball, netball, futsal, volleyball, gymnastics and badminton • seating for spectators, reception and administration areas, a kiosk and change rooms • outdoor flexible courts for practice sessions • a fitness space and a landscaped public area with bike parking.	City of Sydney Website (City of Sydney, 2025)
Open space				
Eddie Ward Park upgrade	9/57 Marlborough St, Surry Hills	1.5km	The Eddie Ward Park (commonly referred to as Ward Park) upgrade includes new playgrounds, improved turf and irrigation, refurbished furniture and signage, upgraded lighting, and enhanced pathways to create a more welcoming and inclusive space.	City of Sydney Website (City of Sydney, 2025)
The Bakery Park concept design	62B Raglan St, Waterloo	1km	The proposed concept design includes: • new brick paved pathway • new raised boardwalk • upgraded turf area and landscaping • new seating circle and informal seating on sandstone blocks • new adventure trail and ground level lighting.	City of Sydney Website (City of Sydney, 2025)

5.0 Potential future population

This section provides an analysis of the potential future population of the proposed development, as well as consideration of population growth more broadly for the area.

5.1.1 Population forecasting for Green Square – City South and City of Sydney LGA

While this assessment is focused on the social infrastructure needs of future residents of the proposed development, population change in the area provides important context to the analysis.

Population projections show that Green Square- City South and City of Sydney LGA are expected to experience higher rates of population growth compared to Greater Sydney between 2021 and 2041.

Approximately 20,000 additional people are expected to reside in Green Square – City South and 75,014 additional people are expected to reside in City of Sydney LGA by 2041.

Table 5 shows the estimated resident population projections between 2021 and 2041.

Table 5 Estimated resident population projections

Area		2021	2026	2031	2036	2041
Green Square – City South	Population no.	40,751	47,961	54,154	57,234	60,763
	Average annual change	-	+3.5%	+2.6%	+1.1%	+1.2%
City of Sydney LGA	Population no.	214,782	237,241	258,403	274,818	289,796
	Average annual change	-	+2.1%	+1.8%	+1.3%	+1.1%
Greater Sydney	Population no.	5,231,147	5,742,105	6,203,637	6,579,525	6,933,820
	Average annual change	-	+1.78%	+1.49%	+1.14%	+1.02%

Source: (forecast.id, 2025) and (ABS, 2022b)

5.1.2 Future community profile of the Site

The following provides a summary of the anticipated characteristics of the potential future community for the proposed development.

Dwelling capacity and mix

There are **777 BTR apartments** proposed for the subject site. This will comprise the following mix:

- 230 x studios of less than 35sqm
- 57 x studio apartments
- 269 x 1 bedroom apartments
- 186 x 2 bedroom apartments
- 35 x 3+ bedroom apartments.

There are also an **additional 73 affordable housing apartments** proposed. This will comprise the following mix:

- 39 x 1 bedroom
- 32 x 2 bedroom
- 2 x 3+ bedroom.

Together (BTR and affordable), the dwelling mix will comprise:

- 230 x studios of less than 35sqm
- 57 x studio apartments
- 308 x 1 bedroom apartments
- 218 x 2 bedroom
- 37 x 3+ bedroom.

Potential future population

Based on the average persons per dwelling in Green Square – City South (2.03 persons), it has been assumed that the development scenario of **850 dwellings would likely see approximately 1,725 persons residing at the Site at full completion.**

It is assumed that no children will live in the studio apartments and unlikely that students will live in the 1-bedroom apartments, particularly those of primary or secondary school ages. It is assumed that a higher proportion of young adults will live in the studios and one bedroom apartments. Because of this nuance, two separate age profiles have been provided below to understand the likely implications for key social infrastructure provision such as childcare and education.

Table 6 Table 7 presents an indicative age breakdown of the potential future population of the studios and one bedroom apartments. **Table 7** provides an indicative age breakdown of the potential future population of the two- and three-bedroom apartments. Both age profiles are based on the 2036 projected age breakdown for Green Square – City South which has been obtained through Forecast.id. However, for the studios and one bedroom apartment age profile breakdown the following assumptions have been made:

- A lower percentage of babies and pre-schoolers than the Green Square – City South average has been adopted. 2.5% instead of 4.9% as it is highly unlikely babies will be living in the studio apartments.
- No primary schoolers or secondary schoolers. The Green Square – City South average is low already for these service age groups (3.7% and 2.4% respectively). This total percentage (6.1%) has been added to the young workforce (25 to 34 years) potential % age breakdown which is the target market for the studios and one bedroom apartments. It is also already the dominant age group in Green Square – City South (33.7%).

Table 6 *Potential future population by service age group for the studios and one bedroom apartments*

Service age group	Potential % (2036)	Potential number (2036)
Babies and pre-schoolers (0-4)	2.5%	30
Tertiary education and young workforce (18 to 24)	12.8%	154
Young workforce (25 to 34)	39.8%	480
Career and home building (35 to 49)	24.9%	300
Senior workforce (50 to 64)	8.2%	99
Retirees (65 to 74)	4.5%	54
Seniors (75 to 84)	3.9%	47
Elderly (85+)	1.1%	13
Total	100%	1,207

Table 7 *Potential future population by service age group for the two and three bedroom apartments*

Service age group	Potential % (2036)	Potential number (2036)
Babies and pre-schoolers (0-4)	4.9%	25
Primary schoolers (5 to 11)	3.7%	19
Secondary schoolers (12 to 17)	2.4%	12
Tertiary education and young workforce (18 to 24)	12.8%	66
Young workforce (25 to 34)	33.7%	175
Career and home building (35 to 49)	24.9%	129
Senior workforce (50 to 64)	8.2%	42
Retirees (65 to 74)	4.5%	23
Seniors (75 to 84)	3.9%	20
Elderly (85+)	1.1%	6
Total	100%	518

6.0 Stakeholder engagement

The following section provides an overview of the stakeholder consultation undertaken to inform this assessment.

Department of Education (DoE)

A meeting was held with the DoE on 20th of August 2025 to discuss the proposal and any potential impact on schools. Key findings from the meeting are as follows:

- As a BTR development with predominately studio, one- and two-bedroom apartments it is unlikely that many families with young school aged children will be living in the apartments.
- DoE experience with other areas like Green Square indicate a lower than expected proportion of school aged children are living in apartments.
- The proposal is likely to have a small number of school aged children being a BTR development with a high proportion of studio and one bedroom apartments.
- The proposal falls within the school community groups (SCGs) of Green Square Primary and Sydney Secondary. As noted above in **Section 4.2** Green Square Public School officially opened this year and was planned to meet expected population growth in the area. By 2027 the school will take full enrolments for children from Kindergarten to Year 6.
- DoE also noted that another nearby school, Alexandria Park Community School, has capacity for 1,000 primary school students and 800 secondary school students, with an expansion plan to increase this to 1,200. There is reported capacity at the school, particularly at the primary school.

Further, an email advice letter from DoE is provided at **Appendix A**.

Sydney Local Health District (SLHD)

An email request for a meeting was requested to the SLHD on the 30th of July 2025 and a subsequent follow up on the 11th of August 2025. At time of writing this memo, SLHD have not responded to a meeting request.

7.0 Social infrastructure demand and gap analysis

This section provides an analysis of the potential social infrastructure and open space needs for the future population as generated by the forecasted population for the proposed development using the approach set out in **Section 2.0** and the provision rates and benchmarks set out below in **Section 7.1**.

7.1 Provision rates and benchmarks

Table 8 provides an overview of provision rates and benchmarks used in this assessment to inform the quantitative analysis component of this assessment.

Table 8 Provision rates and benchmarking

Infrastructure type	Provision rate/ benchmark	Source
Childcare	- Assumption that approximately 50% of children aged 0 to 5 in NSW used approved care. - Assumption that approximately 30% of primary aged children (5-11 years) are enrolled in OOSH	<i>Child Care Subsidy data report – March quarter 2024</i> (Australian Department of Education, 2024)
Education	- Government Primary Schools can indicatively accommodate up to 1,000 students and Government High Schools can indicatively accommodate up to 2,000 students. - Assumption that approximately 62% of all children may enrol in a government school in NSW. - Determined by School Infrastructure NSW (SINSW) and the Department of Education (DoE) internal modelling.	<i>Guidelines for School Site Selection and Master Planning</i> (School Infrastructure NSW, 2020) <i>Data on government and non-government students, staff and schools</i> (ABS, 2025)
Health	- One GP for every 1,000 people - One Community Health Facility for every 30,000 people - Provision of public hospitals and community health facilities is determined by NSW Health and Local Health Districts	<i>Integrated Primary and Community Care Development Plans for the SWGC</i> (SWSLHD, 2012) <i>General Practice Health of the Nation 2024 report</i> (RACGP, 2024) <i>Community Infrastructure Guidelines, Parks and Leisure WA, 2020</i>
Community and cultural facilities	80m² of community floorspace per 1,000 people - One district multi-functional community facility per 20,000 – 50,000 people. The size of a district facility (with library is typically 1,500 – 2,500sqm). - One district library facility per 20,000-50,000 people (approximately 37-39sqm/1,000 people). - One district Community and Performing Arts Centre per 50,000 -150,000 people - One theatre/museum per 250,000 people.	Industry Standard community facility sqm floorspace <i>Community Infrastructure Guidelines, Parks and Leisure WA, 2020</i> <i>Library building calculator</i> (State Library of NSW, 2025)

Infrastructure type	Provision rate/ benchmark	Source
Sport and recreation	• One regional aquatic facility per 150,000 people • One district aquatic facility per 75,000 people • One district indoor sport and recreation centre per 50,000 – 100,000 people • One regional level skate park per 25,000 – 50,000 people • One regional BMX facility per 50,000 – 200,000 • One regional playspace per 50,000 people • Two senior ovals for district catchment (approximately 20,000 – 30,000 people of 5km catchment) • Four rectangular pitches for district catchment (approximately 20,000 – 30,000 people or 5km catchment) • Eight tennis courts for district catchment (approximately 20,000 – 30,000 people) • 16 tennis courts for regional catchment (approximately 30,000 – 60,000 people) • 7-10 dedicated netball courts for district-regional catchment (approximately 20,000 – 50,000 people or 5km catchment) • 8 dedicated indoor basketball courts for district-regional catchment (approximately 20,000 – 50,000 people or 5km catchment) • One neighbourhood playspace per 2,000 people • One district playspace per 8,000 to 10,000 people	<i>Recreation and Open Space Planning Guidelines for Local Government</i> (NSW Department of Planning, 2010)
Parks and open space	Greener Places • 0.5-1ha local open space to be located within 400m of most homes • District parks to be 2-5ha in size and be located within 2km walking distance of most homes. • Regional parks typically more than 5ha in size. City of Sydney • All residents to be within a 3km walk (250m) of continuous green links that connect Harbour foreshore Harbour parklands, Moore and Centennial or Sydney Parks. 0.3-2ha local open space to be located within 400m of residents. • Urban renewal areas to provide a range of between 9%-15% for local-district open space. • Linear parks or trails within 1km of all dwellings. • District parks to be minimum of 5ha in size and be located 2km from most residents. • Regional parks unlimited size and unlimited access requirements.	<i>Draft Greener Places Design Guide</i> (GANSW, 2020) <i>Open space, sport and recreation needs study</i> (City of Sydney, 2016)

7.2 Needs assessment

Childcare

Based on the potential age profile (see **Section 5.1.2**) the subject site is expected to include approximately 55 children aged 0-4 years and 19 children aged 5-11 years by 2036. Using the provision rates/benchmarks outlined in **Table 8**, the subject site is likely to generate demand for approximately 28 childcare places and 6 OOSH places.

As identified in **Section 4.0**, there are currently 15 childcare facilities located within 800m of the proposed site including 12 long day care, two preschools and one OOSH facility. Across these there was a total of 724 long day care places, 138 preschool places and an unknown number of OOSH places as of July 2025. Of these all except one long day care centre had vacancies as of July 2025.

The small number of childcare places and OOSH places needed to support the future population is highly likely to be met by existing provision.

Education

Based on the potential age profile (see **Section 5.1.2**) the subject site is expected to include approximately 19 primary school aged children (5-11 years) and 12 secondary school aged children (12-17 years) by 2036. Based on the assumption that 62% of children attend government schools it can be assumed that approximately 12 primary school aged children and 7 secondary school aged children may attend a government school.

Currently the site falls within the school catchment area of two Government primary schools and one government secondary school. Gardeners Road Public School had 450 students enrolled in 2024. Green Square Public School officially opened in Term 1 2025 for Kindergarten to Year 2 students. By 2027 the school is expected to be taking enrolments for children from Kindergarten to Year 6. The school will have a capacity of 600 students once fully operational.

Stakeholder feedback from DoE (see **Section 6.0**) indicated that the other nearby school, Alexandria Park Community School has capacity for 1,000 primary school students and 800 secondary school students, with an expansion plan to increase this to 1,200. DoE indicated that there is capacity at the school, particularly at the primary school. Further, DoE advised that due to the small apartments proposed, and the existing community characteristics of this area, that the future development is unlikely to be home to a significant number of primary and secondary aged school students.

Therefore, existing schools in the catchment are expected to accommodate primary and secondary school needs of the proposal.

Health

There are two public hospitals (St Vincint's Hospital Sydney and Price Alfred Hospital) located within 5km from the subject site. There are also approximately 15 private General Practice (GP) facilities which offer a range of health services located within 2km of the site.

Using the adopted benchmark outlined in **Table 8** of one General Practitioner (GP) for every 1,000 people, the future population is likely to generate demand for 1-2 GPs. This demand is likely to be met by the 15 existing GP facilities near the site.

Community and cultural

As outlined in **Section 4.2**, there are three community centres and one community hall located within 2km of the subject site that provide a range of spaces for community and cultural events. Green Square Library is also located approximately 1.2km from the subject site.

Using the adopted provision rates/benchmarks outlined in **Table 8**, the future population will generate demand for around 136m² of community facility space and 66sqm of library space. This demand can be met by the existing community and library facilities. As outlined in **Table 8**, typically a district community facility and library is planned to meet a population size of approximately 20,000 – 60,000 people. The expected 2041 future population of Green Square – City South is 60,763. Therefore, the three existing community centres and Green Square Library is expected to meet the future population of Green Square – City South.

It is also acknowledged that as a BTR development, several residential amenity spaces are provided on site. This includes co-working spaces, podcast and music rooms, a cinema and communal lounges. These spaces will

alleviate some pressure on community infrastructure such as hireable work, podcast and music spaces provided at libraries and community facilities.

Sport and recreation

As highlighted in **Section 4.2**, there are several sport and recreation facilities located within 2km of the site. Waterloo Oval is the closest sportsground to the subject site. It is located approximately 650m walking distance and features a sports oval which is used for rugby, cricket and touch football. It also includes public amenities, a grandstand and is located adjacent to Waterloo Park which features play and exercise equipment, a half-basketball court, and a skate park. As highlighted in **Section 4.3**, City of Sydney is converting an industrial building at Huntley Street, Alexandria, into a sporting complex with indoor and outdoor courts, a fitness space and other ancillary spaces.

Based on the provision rates/benchmarks outlined in **Table 8**, the future population is unlikely to generate demand for new sport and recreation facilities. It is also noted that a pickleball court and two gym spaces will be provided as part of the proposal which will provide residents with some additional sport and recreation facilities outside of existing provision.

Open space

The surrounding area is well provided for in terms of quality public open space. There is a total of 436.66ha of public open space within 2km of the site. There is approximately 5.5ha of existing public open space within 400m of the site boundary.

The subject site is located approximately 450m from Redfern Park which features grassed areas, two basketball courts, skate park, public toilets, playground, BBQ and picnic facilities. The subject site is also located approximately 600m west from the edge of Moore Park which provides 115ha of open space, playing fields and other recreation areas. And beyond this, approximately 1.5-2km is Centennial Park. Together, Moore Park and Centennial Park provide around 360 hectares of open space, sport and recreation.

As part of the previous Concept DA/2020/45 the development is required by a Voluntary Planning Agreement (VPA) to dedicate 6,918.4sqm of land for new roads, a park and a through-site link. Two parks will be provided, totalling 4,330sqm in size. Central Park is proposed to be around 2,800sqm and Young Street Park proposed to be 1,500sqm. In addition to the parks there will be several other communal open space areas at ground floor and rooftop.

As per the VPA Open Space Design Requirements the parks should provide informal active spaces such as fitness stations and support passive recreation opportunities such as potential for a community garden.

8.0 Conclusion

Based on the analysis undertaken in this memo, the proposed future population of the BTR development at 207 – 229 Young Street, Waterloo is unlikely to generate demand for any additional community infrastructure or open space. As presented in this memo, this is due to several reasons:

- The BTR development type (with high proportion of studio and one-bedroom apartments) which will predominately attract young couples and singles and a low proportion of family households. This influences the low demand on infrastructure like childcare and schools.
- Relatively small on-site population when considering future population for Green Square City South and the established location of Waterloo. This means that existing community facilities and open space can absorb demand (if any) of the future population on-site.
- On-site provision of open space and communal facilities including two public parks and other on-site residential amenities like co-working spaces, a pickle ball court, lounge areas, music and podcast studios and a cinema.

9.0 References

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Attachment A DoE letter advise regarding school needs

Date: Wed, 27 Aug 2025 12:36:20 AM (UTC)
Sent: Wed, 27 Aug 2025 12:35:50 AM (UTC)
Subject: Young Street, Waterloo - HDA Application - Preliminary Advice
From: Katie Weaver (Katie Weaver) <Katie.Weaver@det.nsw.edu.au >
To: Isabelle Best <ibest@ethosurban.com >;
CC: Lisa Jansen <Lisa.Jansen@det.nsw.edu.au >; Kiran Chalise (Kiran) <Kiran.CHALISE@det.nsw.edu.au >;
BCC:

Hi Isabelle,

Thank you for the briefing on Young Street, Waterloo last week. The department understand that this proposal is being progressed under the Housing Development Authority Pathway and that the proposal seeks to deliver approximately 400 additional apartments.

As discussed, the proposal falls within the school community groups (SCGs) of Green Square Primary and Sydney Secondary.

The department has reviewed existing assets, current projects, planning actions and demand projections, as well as analysed the anticipated students associated with potential dwelling yields. The department can advise that the projected growth could result in additional demand at existing schools, however subject to future due diligence and exploration of capacity within existing assets, this may be accommodated at the schools within the SCGs noted above.

The department is committed to working with stakeholders to ensure schools are supporting community needs and continue to be appropriately resourced to respond to student population changes, so please feel free to reach out if you have any further questions on school service need.

We also request that you forward any draft text relating to education prior to exhibition, this way we can ensure that the reporting has reflected the above feedback.

Kind Regards,

Katie Weaver

Manager of Strategic Planning – Service Planning Directorate

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Education

I acknowledge the homelands of all Aboriginal people and pay my respect to Country.

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