

## WATERLOO

The area, named by Governor Macquarie, was first used for grazing and by industries dependent on water from adjacent swampland.

Sub-division of John Campbell's Mt. Lachlan Estate commenced in 1853 with residential development peaking in the early 1880's. Terraced houses and workers cottages were home to local small businessmen and skilled labourers who found work in the nearby developing industrial areas.

Changes to employment opportunities with industrial re-structuring and the deterioration of housing stock by the, 1950's made the area a target for the 'slum clearance' programs of the day.

Successive redevelopments of large precincts by the then Housing Commission in the 1950's, 60's and 70's has left Waterloo with a unique collection of public housing, ranging from two storey maisonettes to thirty storey tower blocks.

Objections by local residents to plans announced in 1973 to redevelop an 11 hectare site, centred on Elizabeth Street, led to the imposition of a 'green ban' by sympathetic unionists, effectively halting demolition and redevelopment.

Consultation with the community led to acceptance of a plan which emphasises the rehabilitation of existing dwellings and the construction of new sympathetically designed infill buildings. Urban consolidation objectives are fulfilled by increasing bedroom yield in existing dwellings and by new construction.

The Waterloo project saw the development by the Urban Renewal Group of new housing forms derived from the traditional terraced house. Rehabilitation of terraced housing was revolutionised by the addition of a two-storey "plug-on" component to the existing basic structure. The plug-on contains a new kitchen, laundry and family room on the ground floor plus a new bathroom and bedroom/s on the first floor. New infill construction pioneered a denser housing form that integrated terraced housing for families with apartments for single people and couples. In Walker Street, three storey, terraced houses occupy the ground floor plus half of the two levels above that overlook their private backyard. The other half of the two levels facing the street are occupied by one bedroom apartments.

All the architectural innovation was built around two planning issues; the terraced house subdivision and road pattern, and the social planning that recognises a community's aspirations, potential and concerns. The restrictions inherent in the peppered private/public ownership provided the linchpins for the incremental urban renewal.

The Department of Housing's urban renewal scheme has rehabilitated the best of the existing dwellings and provided a substantial number of new homes in public ownership, while retaining about 130 privately owned dwellings, community facilities and local business premises, to increase housing stock close to the city.

Development Statistics: The Department has established an Estate Advisory Board for the area similar to the Millers Point model to help guide the estate improvement program.