

Resolution of Council

21 September 2026

Item 13.4

Climate Resilient Housing in the Waterloo (South) Redevelopment

Moved by Councillor Miller, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) summer air temperatures are becoming increasingly hotter due to global warming. Energy efficient heating and cooling is especially important in social housing because of the medical needs of residents, many of whom are at higher risk of health impacts from extreme heat
- (ii) the City of Sydney's 2025 [microclimate mapping](#) found that areas with a high concentration of social housing were among the hottest areas in the City, specifically Surry Hills, Waterloo, Redfern, and Glebe
- (iii) the [Homes NSW Heating and Cooling Policy](#) states air conditioners are an important climate change adaptation measure to minimise tenant heat stress. It further states that Homes NSW will provide energy efficient reverse cycle air conditioning units and solar photovoltaic (PV) systems to all new properties in all National Construction Code climate zones where possible
- (iv) however, in August 2026, REDWatch was advised by Stockland that new social housing in Waterloo South will not have reverse cycle air-conditioning, as it was not included in the scope of the redevelopment when issued by Homes NSW. Stockland say they will design the homes so that reverse cycle air-conditioning can be retrofitted

- (v) to assist with passive environmental and energy design as set out in the NSW Apartment Design Guide, all apartments at Waterloo South must be treated equally. Reverse cycle air-conditioning must be provided in social housing as one of several measures that help to achieve climate resilience. Compared to other devices, reverse cycle air conditioning offers the safest and most affordable method for residents to heat their homes, and most effective method to cool their homes
 - (vi) without reverse cycle air conditioning as standard, residents in social housing many of whom are on low or very low incomes will be left to rely on cheap space heaters that use relatively higher amounts of energy, are costly to operate and can create significant fire risk when placed near flammable materials or left unattended
 - (vii) in the City's submission to the Waterloo People and Place Plan, at Action 7.11, we recommended the plan ensures social housing dwellings have access to both mechanical cooling and heating devices such as ceiling fans or reverse air conditioning and heating, not just natural ventilation
- (B) Council further note that the Lord Mayor wrote to the NSW Minister for Housing asking her to prioritise the health and safety of residents and ensure new social housing at Waterloo South is climate resilient and achieves thermal comfort including by installing reverse cycle air conditioning.

Carried unanimously.

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