

# Waterloo over station development

Waterloo Metro Quarter development application overview



# Acknowledgement of country

I would like to acknowledge Aboriginal peoples as the traditional owners and custodians of the land on which we meet today.

I would also like to pay my respects to Elders past, present and future, extending this respect to all Aboriginal people here today, no matter where you come from.

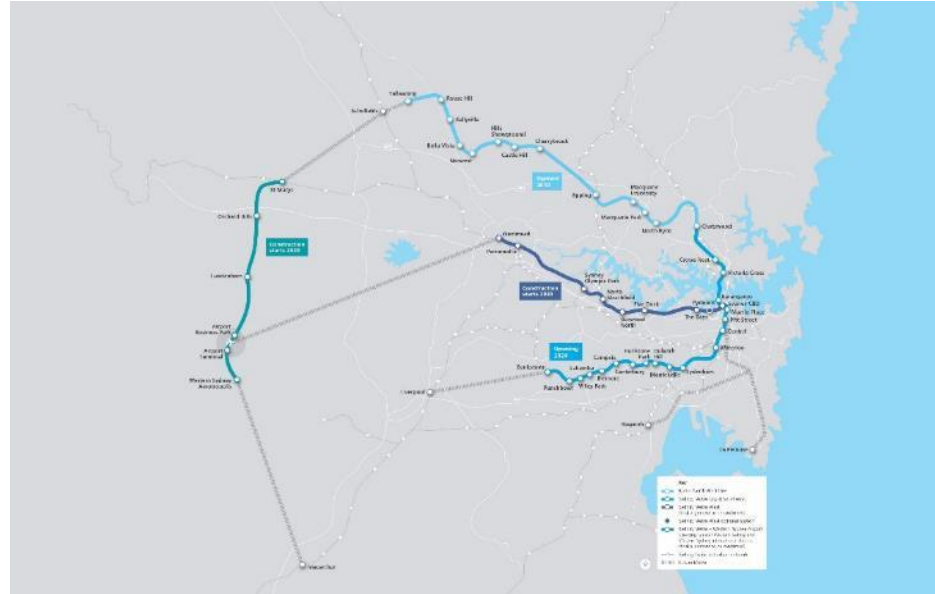
# Introduction

- Webinar orientation and etiquette
- Joint venture development partners
- Purpose and format of the session
- Presenters:
  - Paul Yousseph, Waterloo integrated station development, Executive Project Director
  - Tim Manning, Waterloo Metro Quarter over station Development, Project Director
- Project team members as observers:
  - Joint venture design, construction, environment and community teams
  - Sydney Metro representatives.

# Sydney Metro network

A world class metro system revitalising communities and transforming places

- Waterloo Station has been identified as a location for an integrated station development to strengthen the Waterloo precinct as a strategic centre for jobs and homes in Sydney's inner west.
- The integrated station development will be on the doorstep of a world-class metro system.
- The metro station will provide easy access to employment hubs in the CBD, North Sydney, Barangaroo and Macquarie Park and convenient travel to Sydney's key destinations just minutes away.

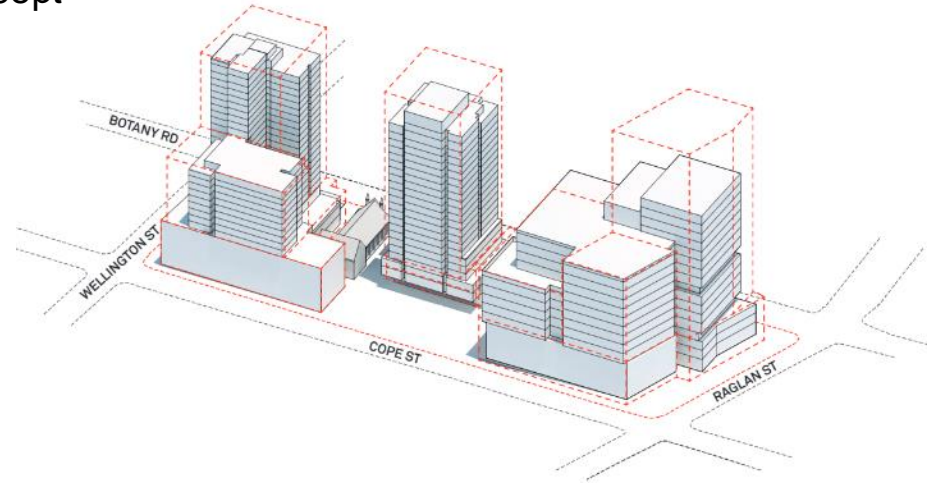


# Modification to concept design

The State Significant Development Application concept plan for the metro station and over station developments was approved in 2019.

## What are the main changes?

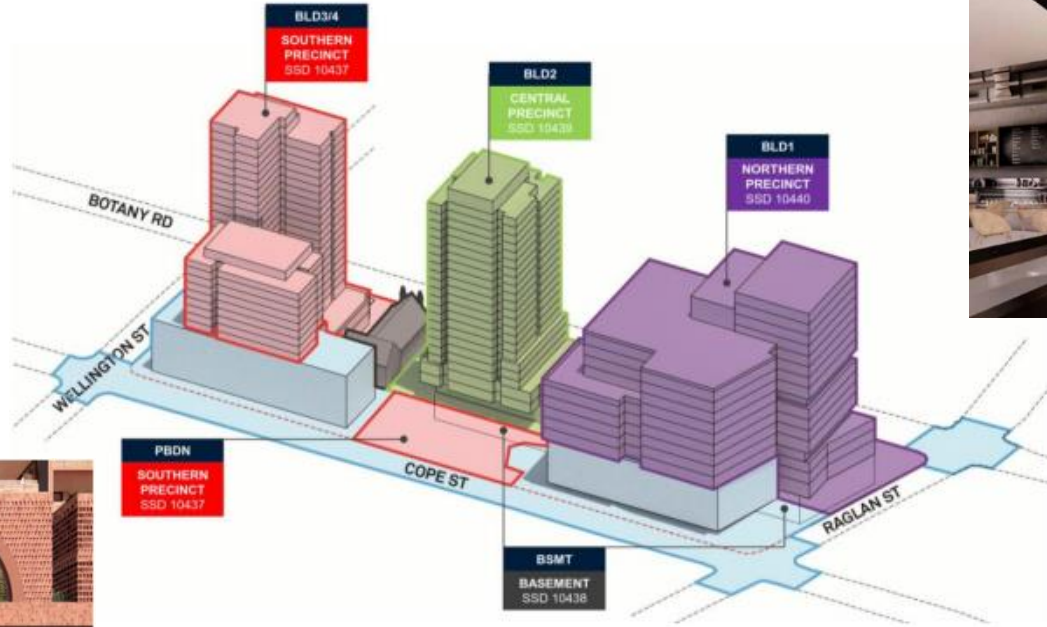
- Broader mix of uses to activate the precinct throughout the day and night
- Northern Precinct building shape altered and lowered by 10 floors
- Reduced overshadowing on nearby homes and Alexandria Park Heritage Conservation Area
- Meet demand for modern office space in the area.



 Concept Approval envelope

	Apartments for sale	Affordable housing	Social housing	Retail	Office	Car parking
Approved concept DA	Up to 400	5%	70	~3,900 sqm	~6,650 sqm	427
Waterloo Metro Quarter development proposal	126	>5 %	70	~4,765 sqm	~30,000 sqm	155

# Waterloo over station development



An artist's impression of Grit Lane looking west towards Botany Road.



An artist's impression of the residential building in the Central Precinct looking across the plaza from Cope Street.



# Waterloo over station development applications

## Building development applications on public exhibition

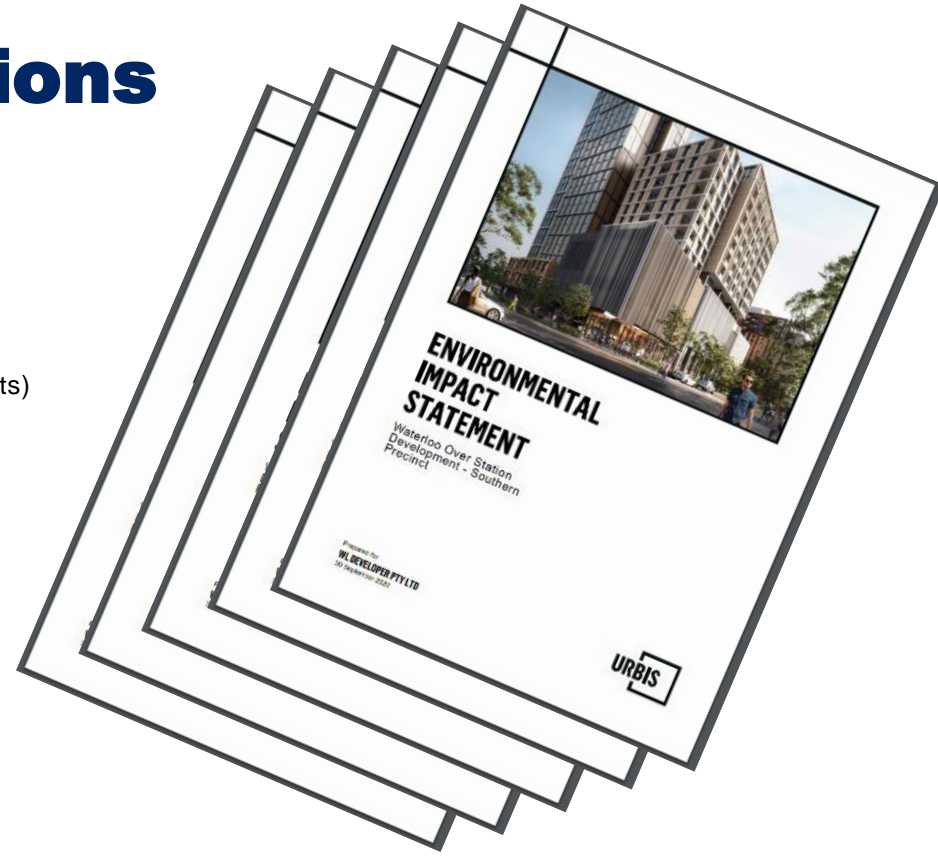
**Building 1** – Northern Precinct

**Building 2** – Central Precinct

**Building 3 and 4** – Southern Precinct (including public domain)

**Basement** – Underground basement (beneath Northern and Central precincts)

**Modification** – Changes to the concept development approval



\* Planning approval for the Waterloo metro station was received in January 2017.

# Technical reports within each application

Each development application will include a range of technical papers and reports, including:

- Urban design, landscape and public domain reports
- Visual and View Impact Analysis
- Construction Environmental Management Plan
- Operational Waste Management Plan
- Fire and Safety Strategy Report
- Solar Access Report
- Natural Cross Ventilation Assessment
- Architectural and civil engineering plans and drawings.

Same reports across all the DAs

Appendix A	Secretary's Environmental Assessment Requirements
Appendix B	Quantity Surveyor's Report
Appendix C	Site Title Diagrams and Survey Plans
Appendix D	Architectural Drawings
Appendix E	Urban Design Report
Appendix F	Architectural Design Report
Appendix G	Endorsed Design Excellence Strategy
Appendix H	Heritage Impact Statement
Appendix I	Transport, Traffic and Parking Impact Assessment
Appendix J	Draft Construction Traffic and Pedestrian Management Plan
Appendix K	Noise and Vibration Impact Assessment (Operational and Construction)
Appendix L	Operational Waste Management Plan
Appendix M	Ecologically Sustainable Development Report and Sustainability Strategy
Appendix N	Crime Prevention Through Environmental Design Assessment
Appendix O	Stormwater Management Strategy and Flood Impact Assessment
Appendix P	Structural Report
Appendix Q	Construction Environmental Management Plan
Appendix R	BCA Assessment
Appendix S	DDA Assessment
Appendix T	Services and Utilities Infrastructure Report
Appendix U	Pre-submission Consultation Report
Appendix V	Biodiversity Development Assessment Viewer
Appendix W	Transportation Air Quality Management Plan
Appendix X	Waterloo Metro Design and Amenity Guidelines
Appendix Y	Design Integrity Report
Appendix Z	Subdivision Plans
Appendix AA	Social and Economic Analysis
Appendix BB	Civil Engineering Report and Plans
Appendix CC	Heritage Interpretation Strategy
Appendix DD	Airspace Approval
Appendix EE	Fire Safety Strategy Report
Appendix FF	Security Risk Assessment
Appendix GG	Reflectivity Statement
Appendix HH	Visual and View Impact Analysis
Appendix II	Landscape and Public Domain Plans
Appendix JJ	Landscape and Public Domain Report
Appendix KK	Wind Impact Assessment
Appendix LL	Overshadowing Analysis
Appendix MM	Public Art Strategy
Appendix NN	Solar Access Report
Appendix OO	BASIX Statement
Appendix PP	Natural Cross Ventilation Assessment
Appendix QQ	Preliminary Operational Management Plan
Appendix RR	Childcare Centre Preliminary Compliance Report



# Waterloo Metro Quarter



An artist's impression of the view along Raglan Walk and commercial building lobby area.

# Community benefits



## Opportunities for the local community

- Estimated 1800 to 3500 jobs from commercial, retail and community facilities floor spaces.



## Reduced commute time and travel times

- Commute times reduced through opportunities to work closer to home within the precinct.
- Commercial and retail opportunities at your doorstep.



## Injections to the local economy

- Increased commercial space will meet local demand for more office space.
- Spending by workers within the precinct could inject \$1.2 to \$3.2 million per year into the Waterloo economy.



## Placemaking benefits

- Increased attractiveness as a destination for both work and non-work purposes, as well as greater liveability and vibrancy arising from multiple integrated land uses.
- Mixed-use development will contribute to vibrancy, introduce a 24/7 economy through retail activity, and the large boost in jobs will particularly activate the daytime economy.

# Urban renewal brings benefits

The Waterloo Metro Quarter will deliver modern office spaces and new homes, including affordable and social housing, and student accommodation. It will provide access to a range of job opportunities, shops, cafes, community facilities and a welcoming and engaging plaza.

## Northern Precinct

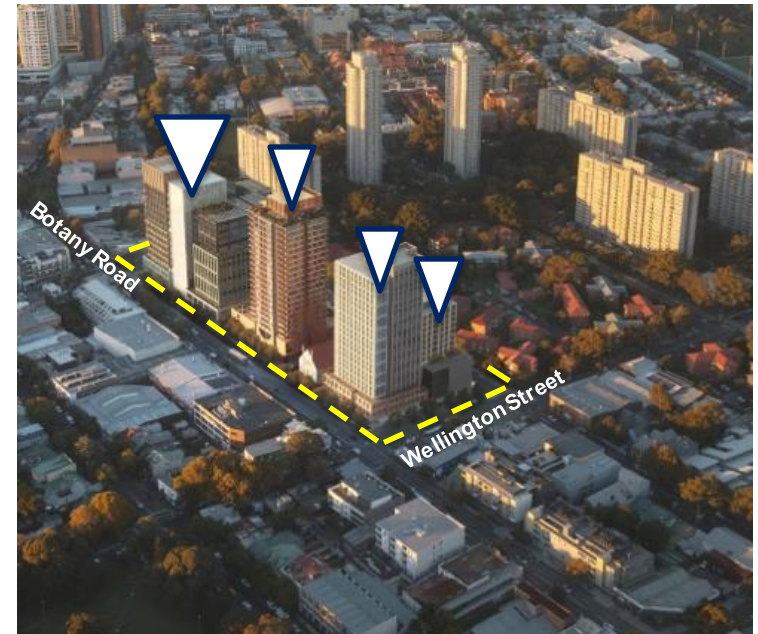
- Office workplace and retail with public spaces and activated laneways.
- Basement spans beneath northern and central buildings.

## Central Precinct

- Residential building with affordable housing and apartments for sale over a podium.
- Community facilities and retail, with Church Square to the south.
- Basement spans beneath central and northern buildings.

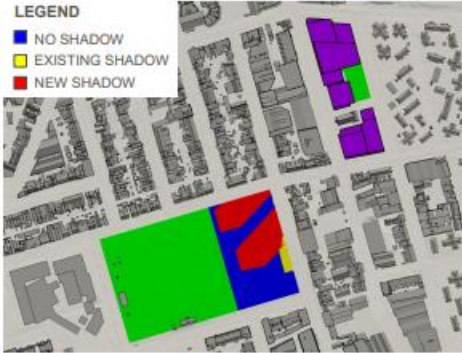
## Southern Precinct

- Student and social housing in two connected buildings, with a retail and community use podium and a plaza off Cope Street.



An artist's impression of the Waterloo Metro Quarter showing the four buildings in the three precincts.

# Overshading improvements



41.50%  
shading



29.94%  
shading



Proposed Scheme  
29.94% Overshadowing of Alexandria Park at 9:00 AM on 21 June

No overshading over the park by 10am AEST





# Retail, community facilities and place making

## Retail spaces:

- retail, café/s and community uses will activate the precinct during and outside business hours:
  - each business will submit their own development application for operating hours and specific use
- retail spaces along various internal laneways, plazas and street frontages
- Cope Street plaza connects to multi-use spaces for passive recreation and social interaction
- retail strategy will provide a foundation for variety and specialised retail for the precinct.

## Community facilities:

- community facilities include a makerspace, community hub and proposed childcare centre over two levels
- proposed centre operation is expected to be Monday to Saturday with extended hours.



An artist's impression of a makerspace next to Church Yard.

# Questions



An artist's impression of Botany Road looking north towards the city.



# The three precincts

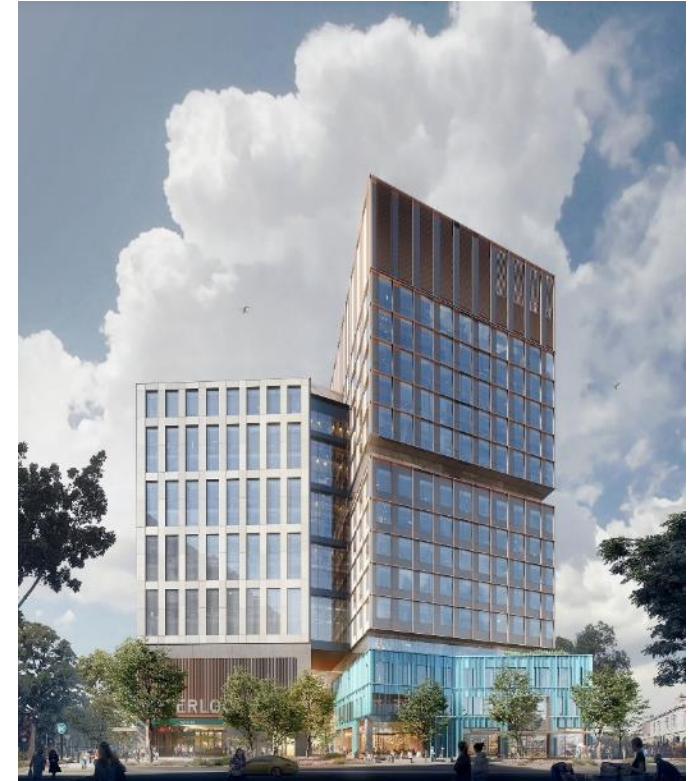


An artist's impression of Cope Street plaza area looking towards the station southern building and Waterloo Congregational Church.

# Northern Precinct – workplace of the future

## Northern Precinct at a glance:

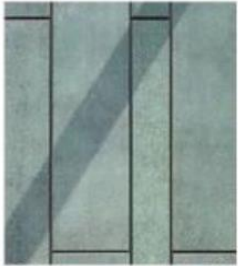
- provides new modern workplace with office spaces
- 10-storeys lower than concept plan
- retail shopfronts along the various internal laneways, plazas and street frontages to activate the precinct
- creates up to 3500 jobs
- office lobby located on Raglan Street
- retail laneways
- 17-storeys (including two levels for building plant and equipment)
- entrance to metro station via Raglan Street
- extensive landscaping along Raglan Street
- integrated with metro station building.



An artist's impression of the office building and metro station entrance from Raglan Street.

Approved Concept SSDA building envelope – western (left) and eastern (right) elevations

External materials and finishes



Oxidised copper coloured metal



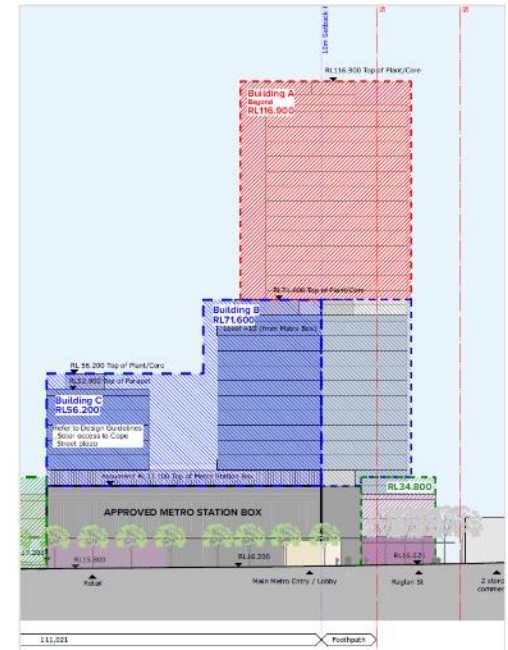
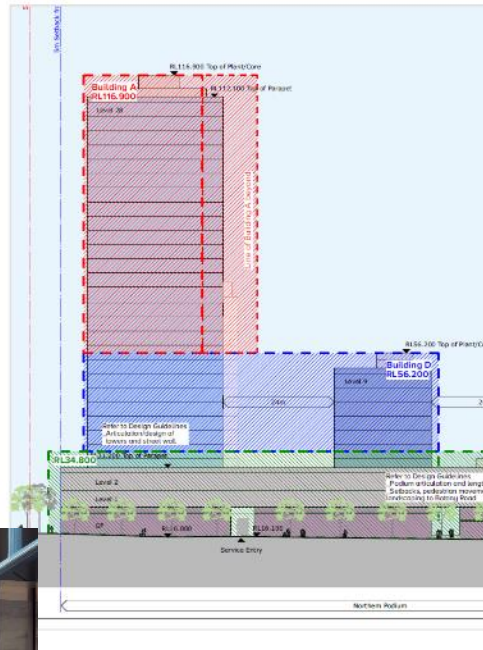
Performance Glazing



Black coloured metal



Brick appearance cladding

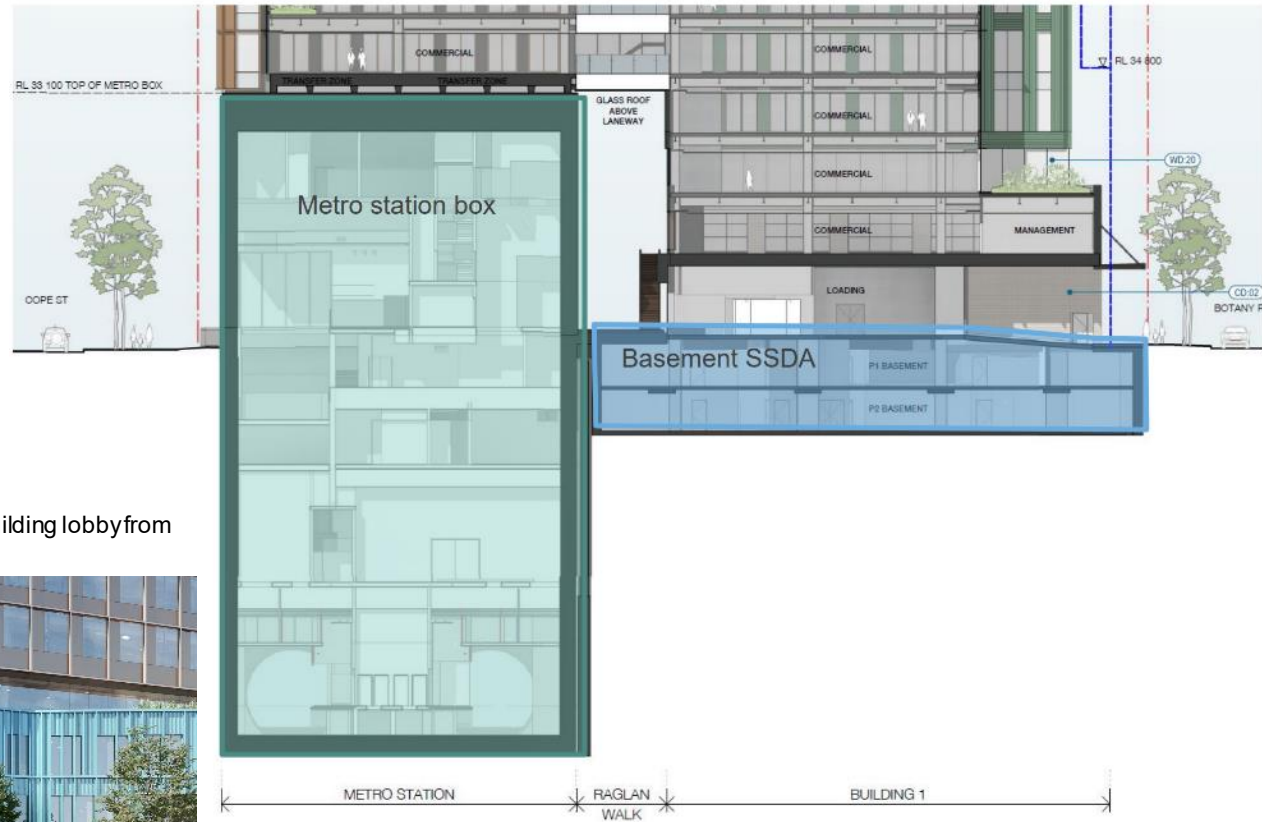


An artist's impression of Raglan Walk from Raglan Street.



# Relationship between the Northern Precinct and metro station

Artist's impression of metro station and commercial building lobby from Raglan Street.



# Central Precinct – lifestyle choices

## Central Precinct at a glance:

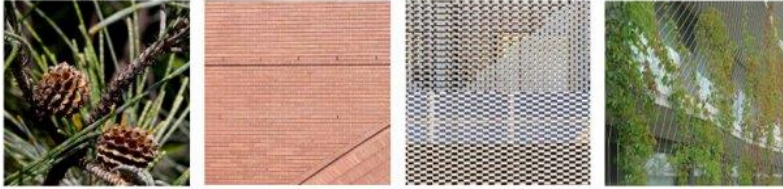
- combination of 'for sale' and affordable housing
- affordable housing will be owned and managed by community housing provider
- community facilities on two of the three lower levels
- public thoroughfares either side with easy connections to bus services and metro
- active open-air laneways with plans for retail and licenced premises
- residential lobby faces Cope Street
- 24-storeys (with 20-storeys of residential living space)
- maintenance and equipment rooms on two top floors.

An artist's impression of the residential building with Cope Street plaza in the foreground with metro station entrance on the right.



# Residential building structure will be concrete with various façade materials and a largely masonry podium.

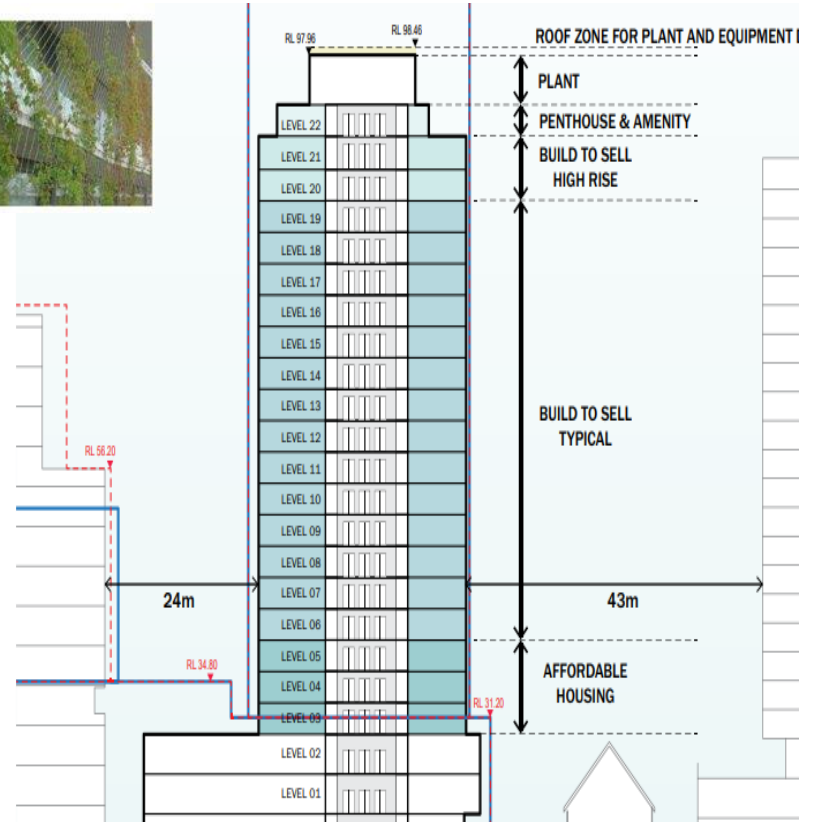
## Materials and finishes



**Balcony**  
Acoustically absorbent soffit



An artist's impression of retail spaces on ground level.





# Southern Precinct – social housing

## Social housing building at a glance:

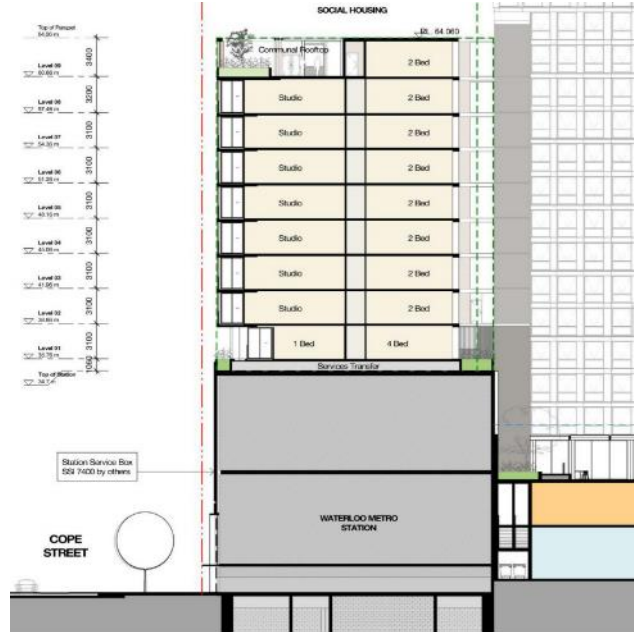
- entrance to building via Wellington Street
- aspect to the east across the future Waterloo Estate park
- nine-storey social housing building above the southern metro station building
- retail space beneath southern metro station
- building will be owned by Land and Housing Cooperation
- communal terrace and community garden on level 9
- Wellington Street facing balconies set back to minimise noise
- integrated with metro station southern building.

An artist's impression of the social housing building above the metro station building at the intersection of Wellington and Cope streets. The student accommodation building is shown to the left on Wellington Street.

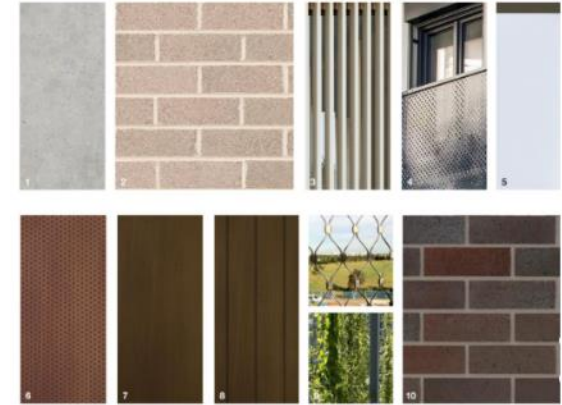




An artist's impression of the social housing building from Cope Street plaza.



## External materials and finishes



# Southern Precinct – student housing

## Student housing building at a glance:

- student building entrance from Botany Road
- student communal facilities included
- retail gymnasium (open to general public)
- 25-storey building located at intersection of Botany Road and Wellington Street
- makerspace at ground level will provide the community with art studio/workshop space
- loading dock to service this building is via Wellington Street.

An artist's impression of the student accommodation building at the intersection of Botany Road and Wellington Street.

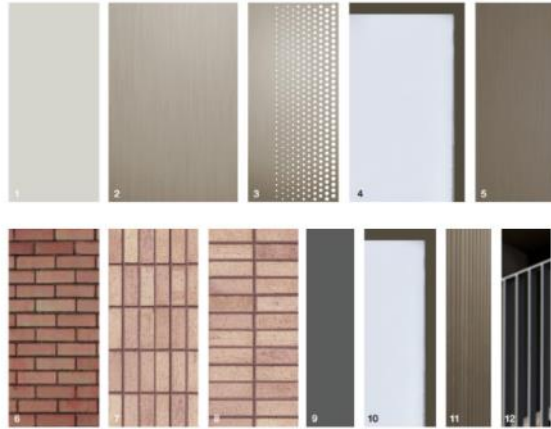






View of social and student housing from Botany Road.

External materials and finishes



# Questions



An artist's impression of the Church Yard laneway between the Waterloo Congregational Church and the ground floor of the student accommodation building in the Southern Precinct.



# Waterloo Metro Quarter plaza and open spaces



An artist's impression of the view of metro station from the Cope Street plaza.



# Cope Street plaza



An artist's impression of Cope Street plaza looking towards the southern metro station entrance.

# Precinct open spaces and laneways

The Waterloo Metro Quarter's open spaces and laneways will feature:

- extensive tree planting around the precinct
- wider footpaths
- public art opportunities
- increased seating within and around the precinct
- street furniture, including bike racks
- shade canopies and awnings
- lighting.

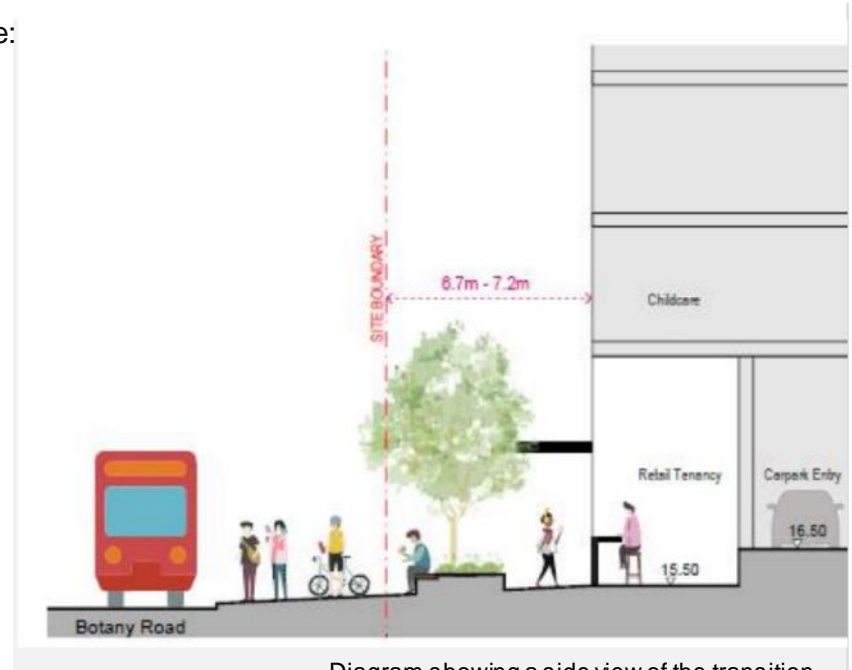
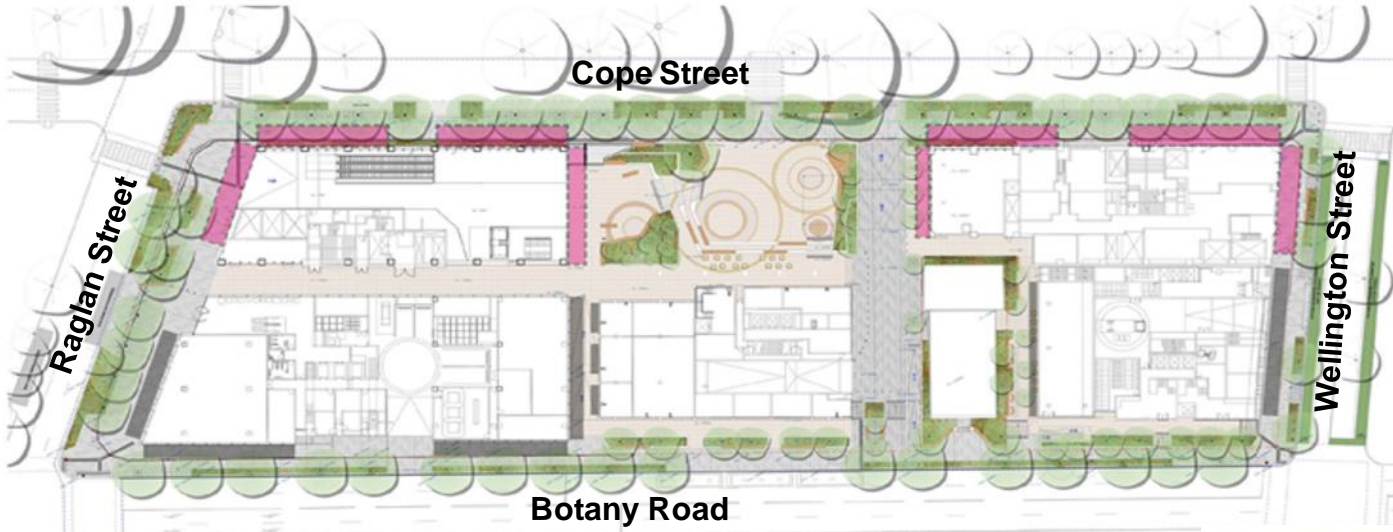


Diagram showing a side view of the transition between Botany Road and the Central building.

An artist's impression of the residential building and Church Square from Botany Road.



# Landscape ground plane



Refer to planting palette within Landscape Design Reports.



# Public domain material, finishes and street furniture

## Paving and Surface Finishes



Warm Brick Paving Pedestrian Grade



Feature Brick Paving



Interlocking concrete unit paver (vehicular grade)



Eco Tri Hex Permeable Paver



CoS Concrete Unit Paver

## Furniture



Concrete terraces



Seating including backrests and handrails



Seating including backrests and handrails



City of Sydney Tree Surround



City of Sydney Bike Rack



Stainless steel rated bollard

# Pedestrian, vehicle and dock access



An artist's impression of the view of Cope Street looking towards Raglan Street.



# Traffic and pedestrian impact snapshot

## Traffic impact:

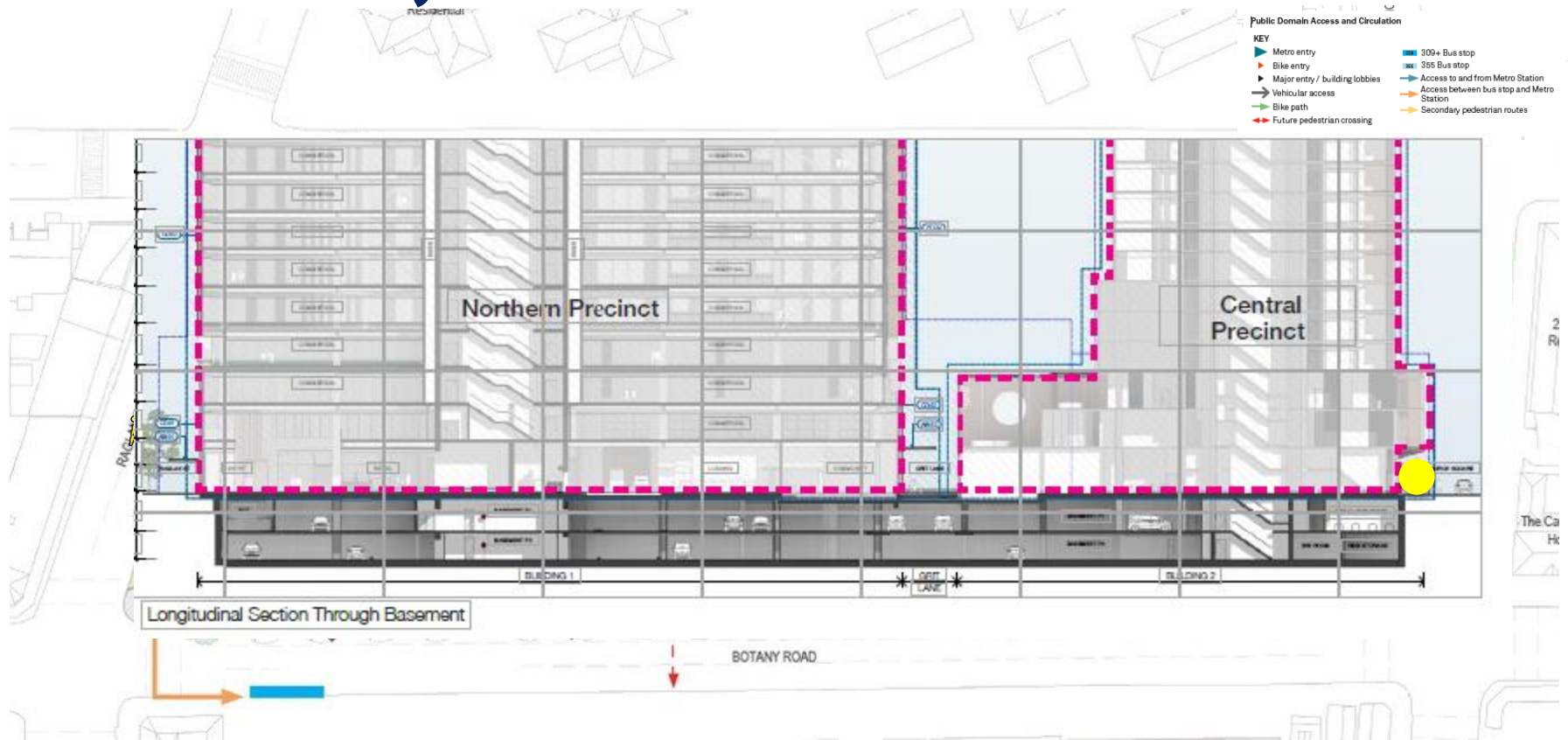
- estimated traffic generation with the amended development is about 57 trips in the peak hour
- a reduction of 41 trips from changes to the yield and proposed parking provision compared to Concept Approval
- traffic modelling undertaken, including growth to 2036, indicates external road network will operate at acceptable levels of service or perform better than the Concept Approval.

## Pedestrian impact assessment:

- clear pedestrian access has been considered throughout the site to maintain a safe and accessible journey for pedestrians
- care has been taken to provide safe travel paths for people with a disability, especially where pedestrian paths intersect with station entries
- A detailed pedestrian assessment confirms the design of the precinct and publicly accessible areas are appropriate for the pedestrian demand from the start of station and precinct operations and well into the future to allow for long-term patronage growth.



# Pedestrian, vehicle and dock access



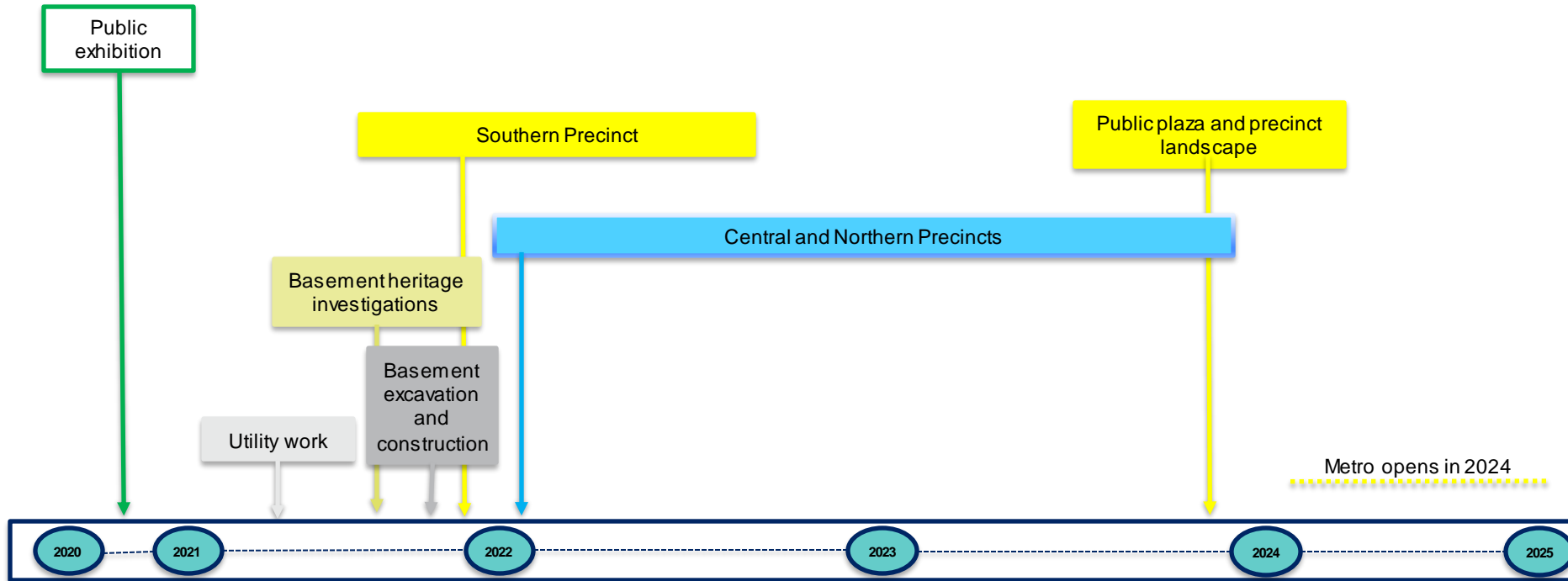
# Construction at a glance

## What to expect during construction:

- proposed construction hours:
  - Monday to Friday 7am to 6pm
  - Saturday 7.30am to 3.30pm.
- work zones and changes to on-street parking throughout construction
- heritage investigations will start before the basement excavation work
- staged construction across the site
- up to 66 trucks a day during peak for deliveries and material movement
- construction will support up to 600 jobs
- high voltage and other utility work planned (under separate approval process)
- ecologically sustainable development, including recycling and reuse.



# Indicative timeline





# Do you have any other questions?



# How to provide feedback on the WMQ

## Public exhibition

- Modification and four development applications, including EIS reports, are on public exhibition until 2 December 2020.
- Documents are available on Department of Planning, Industry and Environment (DPIE's) website at [www.planning.nsw.gov.au/WaterlooOSD](http://www.planning.nsw.gov.au/WaterlooOSD).

## Formal submission

- Must lodge your comments directly with DPIE by 2 December 2020:
  - upload to [www.planning.nsw.gov.au/WaterlooOSD](http://www.planning.nsw.gov.au/WaterlooOSD)
  - email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)
  - post to: Att: Director – Key Sites Assessments  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

## Planning questions

Call DPIE on **1300 305 695** or email [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au).

### Contact us

-  **1800 171 386** Community information line open 24 hours
-  **[waterloometro@transport.nsw.gov.au](mailto:waterloometro@transport.nsw.gov.au)**
-  Sydney Metro City & Southwest, PO Box K659, Haymarket NSW 1240
-  If you need an interpreter, contact TIS National on **131 450** and ask them to call **1800 171 386**