

# Waterloo Metro Quarter OSD Central Precinct (Building 2)

SSD-79307746

SSDA Response to Submissions

**WATERLOO**  
**C**COLLECTIVE

**JOHN**  
**HOLLAND**

**mirvac**

Waterloo Developer

SSDA Response to Submissions

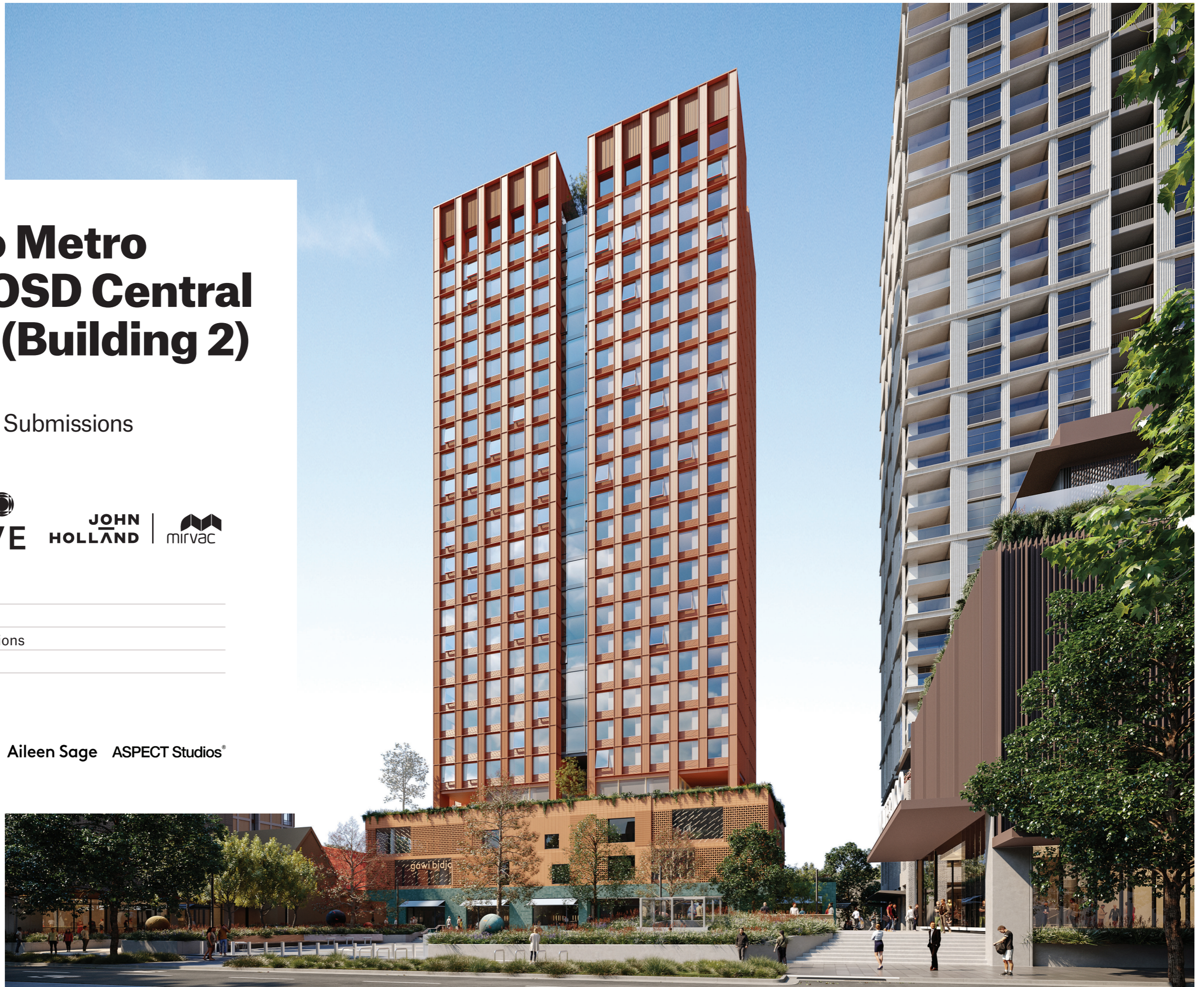
March 2026

BATESSMART™

**W-B**  
WOODS BAGOT

Aileen Sage

ASPECT Studios®



## 2.0 Residential Amenity

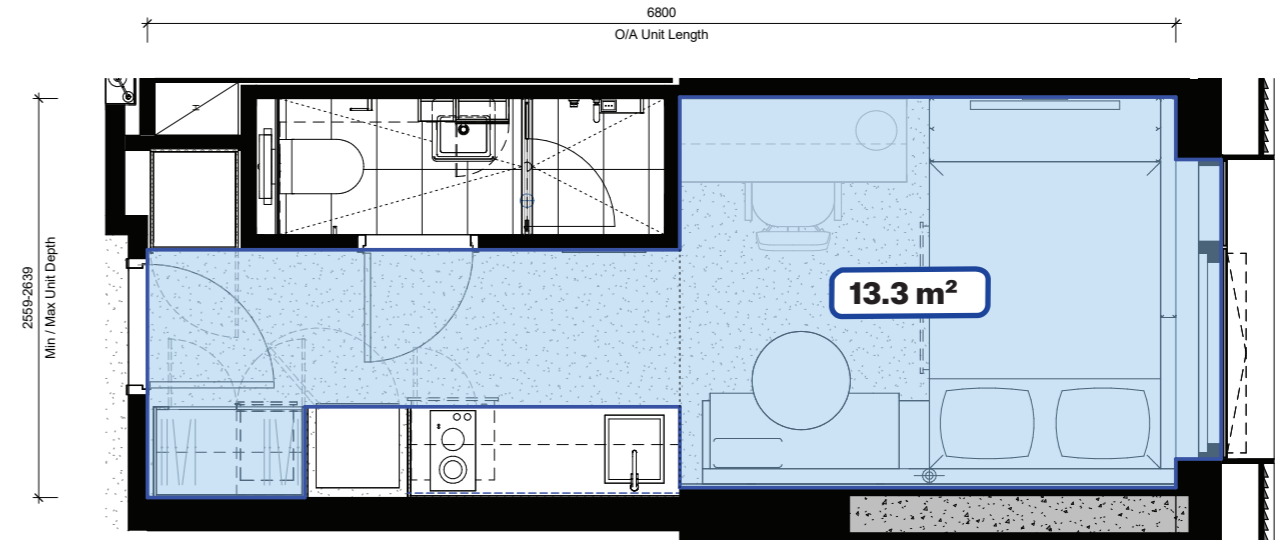
**Comment:**

Provide information on the sizes of the proposed co-living units and demonstrate that the proposed units will achieve acceptable residential amenity with reference to the standards contained in Part 3 of Chapter 3 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

**Typical Co-Living Unit Plan**

1:50 @ A3

Typical units for a single occupant have a floor area of 13.3m<sup>2</sup> which is within the Housing SEPP acceptable range.



**Premium Co-Living Unit Plan**

1:50 @ A3

Premium units for dual occupants have a floor area of 28.5<sup>2</sup> which exceeds the maximum unit size by approx. 3m<sup>2</sup>.

There are a limited number of these unit types (~3%) and although co-living design standards do not apply to the site, it has been used as a guide.



**Response:**

Clause 1.9 of the Sydney LEP states that:

*State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Divisions 1, 2, 3 and 5 and Chapter 3, Part 3 do not apply to—*

....

*(c) land at the Waterloo Metro Quarter*

Although co-living design standards under the Housing SEPP do not apply to the site, it has been used as a guide to inform design amenity. Majority of the units are compliant with the unit size requirements of 12m<sup>2</sup> - 25m<sup>2</sup>, excluding areas for the purpose of kitchen or bathroom.

There are a limited number of units (~3% total) which exceed the maximum unit size by approx. 3m<sup>2</sup>. Offering varied unit size supports diversity in housing choice, and it recognises that people who choose co-living are not all the same, and that their needs change over time.

## 2.0 Residential Amenity

**Comment:**

Provide information on the sizes of the proposed co-living units and demonstrate that the proposed units will achieve acceptable residential amenity with reference to the standards contained in Part 3 of Chapter 3 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

**Response:**

Clause 1.9 of the Sydney LEP states that:

*State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Divisions 1, 2, 3 and 5 and Chapter 3, Part 3 do not apply to—*

....

*(c) land at the Waterloo Metro Quarter*

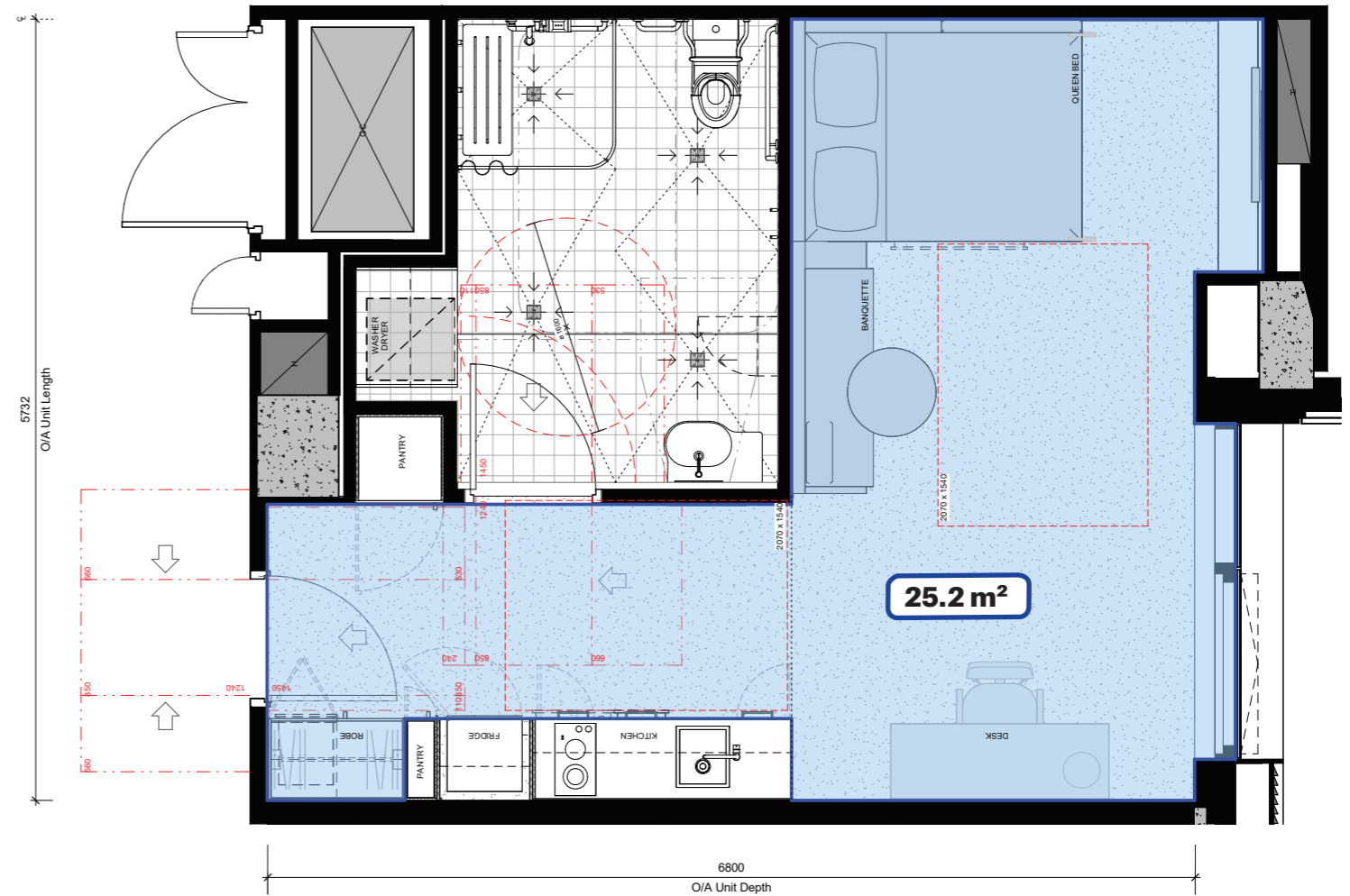
Although co-living design standards under the Housing SEPP do not apply to the site, it has been used as a guide to inform design amenity. Majority of the units are compliant with the unit size requirements of 12m<sup>2</sup> - 25m<sup>2</sup>, excluding areas for the purpose of kitchen or bathroom.

There are a limited number of units (~3% total) which exceed the maximum unit size by approx. 3m<sup>2</sup>. Offering varied unit size supports diversity in housing choice, and it recognises that people who choose co-living are not all the same, and that their needs change over time.

**Accessible Co-Living Unit Plan**  
1:50 @ A3

Accessible units have a floor area of 25.2m<sup>2</sup> which is at the upper limit of the Housing SEPP acceptable range.

The accessible unit size is informed by the requirements for equitable access and further contributes to the diversity of housing within the development.



## 5.A Design Integrity Reports

**Comment:**

Review the design of ground floor /retail layouts of the Northern and Central Precinct to achieve equitable access to shared amenities / back of house areas; and

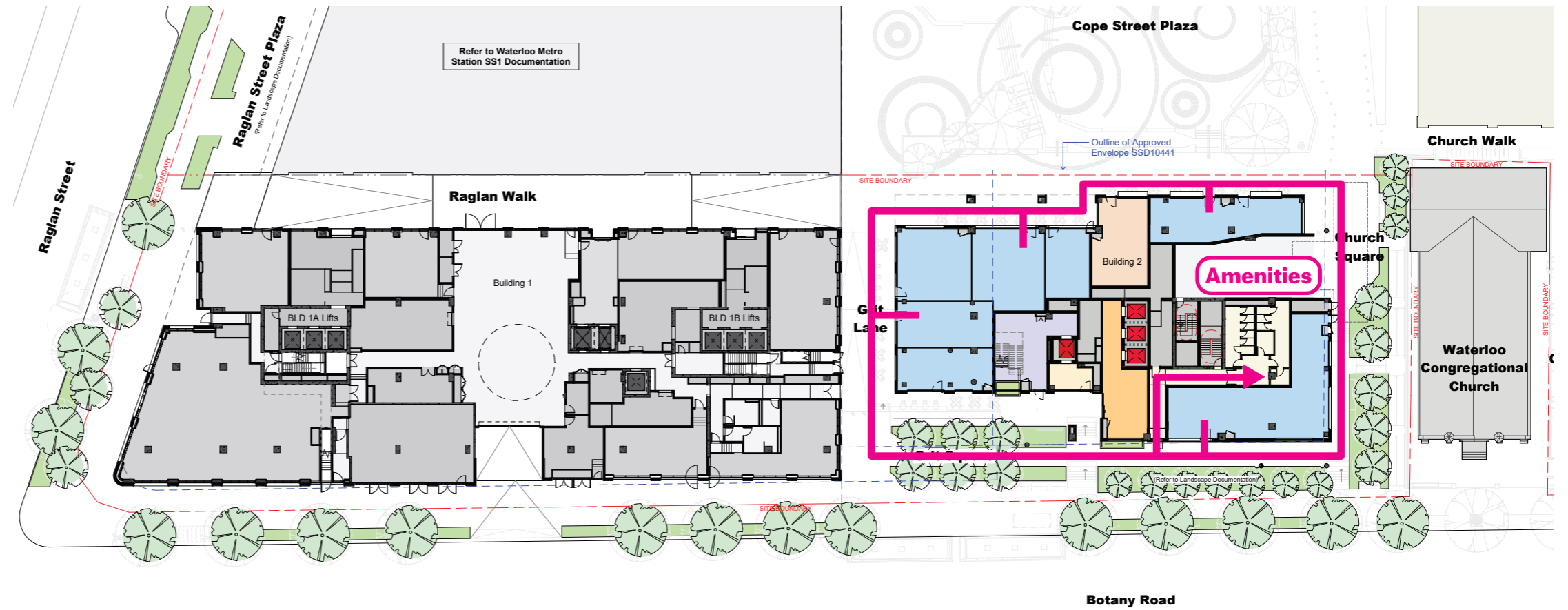
address SDRP advice on Site Strategy and Built Form Point 8: Ensure that the serviceability of the retail offerings is considered during design development. For example, access to shared amenities , ventilation requirements and kitchen exhausts.

**Response:**

Ground level shared amenities are centrally located to ensure convenient and equitable access for all retail tenancies.

The location is separated from vehicular paths to promote pedestrian safety and the entrance benefits from clear visibility from the public domain.

### Access to Shared Amenities



**Ground Level Site Plan**  
1:600 @ A3

Pedestrian Movement

- |                   |                              |             |
|-------------------|------------------------------|-------------|
| <b>Legend</b>     | Childcare                    | Circulation |
| Site Boundary     | Retail                       | Amenities   |
| Approved Envelope | Community                    | BOH         |
|                   | Co-Living Communal           |             |
|                   | Shared Basement Access Lobby |             |

## 5.A Design Integrity Reports

**Comment:**

Review the design of ground floor /retail layouts of the Northern and Central Precinct to achieve equitable access to shared amenities / back of house areas; and

address SDRP advice on Site Strategy and Built Form Point 8: Ensure that the serviceability of the retail offerings is considered during design development. For example, access to shared amenities , ventilation requirements and kitchen exhausts.

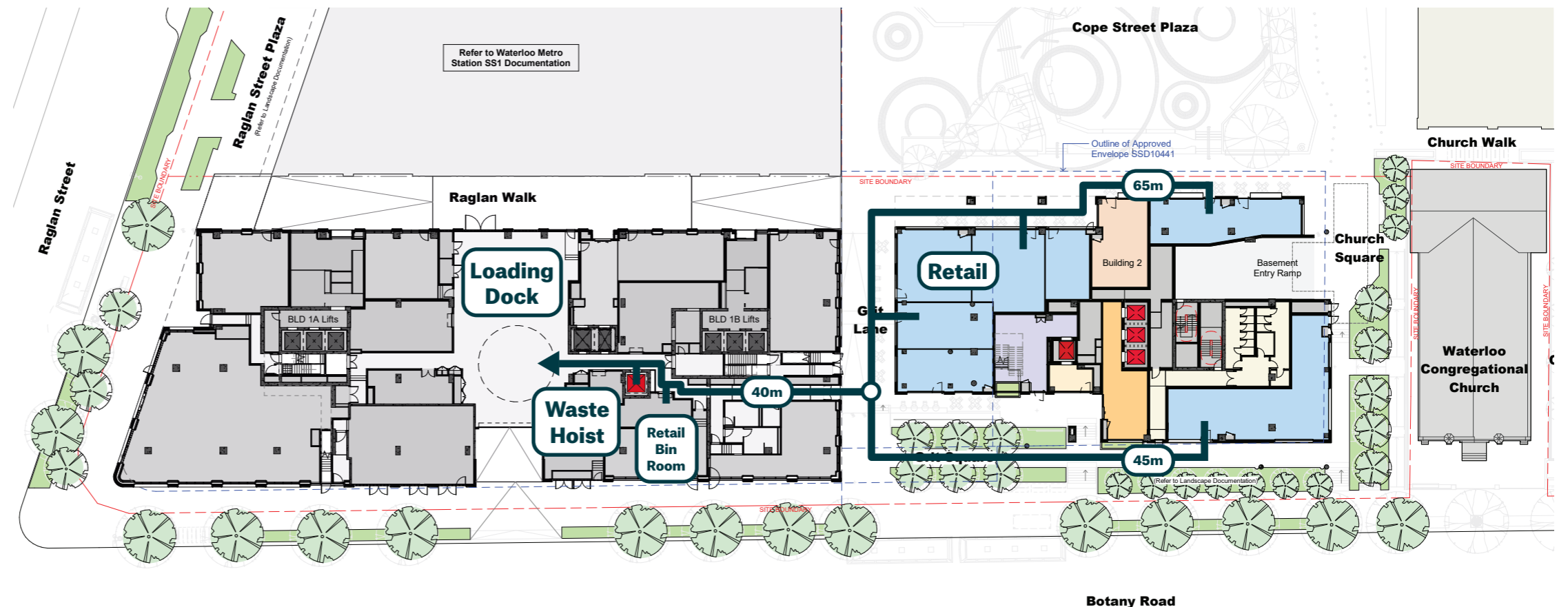
**Response:**

All waste collections will occur onsite from the shared loading dock at ground level.

Retail waste will be transferred at ground level between tenancies with a shared retail waste room located near the loading dock.

An allowance has been made for three (3) 3000 L/s exhaust risers serving the ground floor retail tenancies, providing capacity for future food and beverage uses.

**Waste Strategy**



**Ground Level Site Plan**

1:600 @ A3

➔ Waste Movement

- Legend**
- Site Boundary
  - - - Approved Envelope
  - Childcare
  - Retail
  - Community
  - Co-Living Communal
  - Shared Basement Access Lobby
  - Circulation
  - Amenities
  - BOH

## 5.A Design Integrity Reports

### Comment:

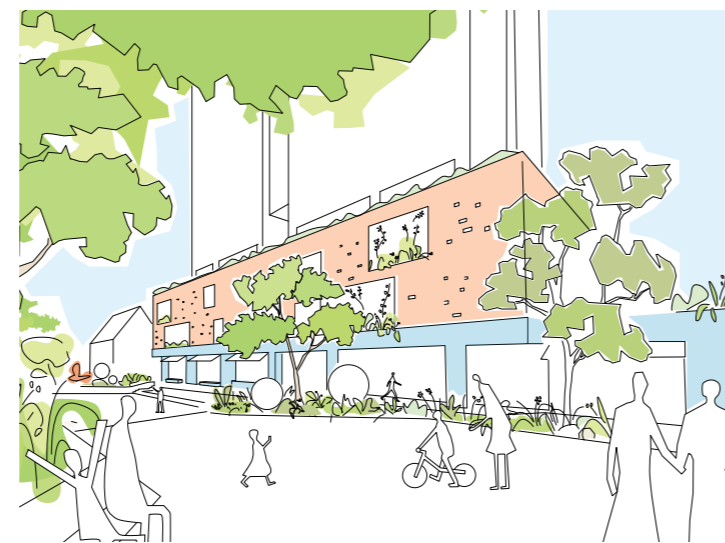
Provide a copy of the site-specific Connecting with Country Guidelines, as prepared by Murawin, including an assessment of the proposal's design response to each of the guiding principles; and

address SDRP's advice on Connecting with Council Point 1: Further exploration of community engagement and empowerment opportunities within the design and operation of the development is encouraged. A document outlining how indigenous business empowerment and co-design will guide the project's design and operation should be developed.

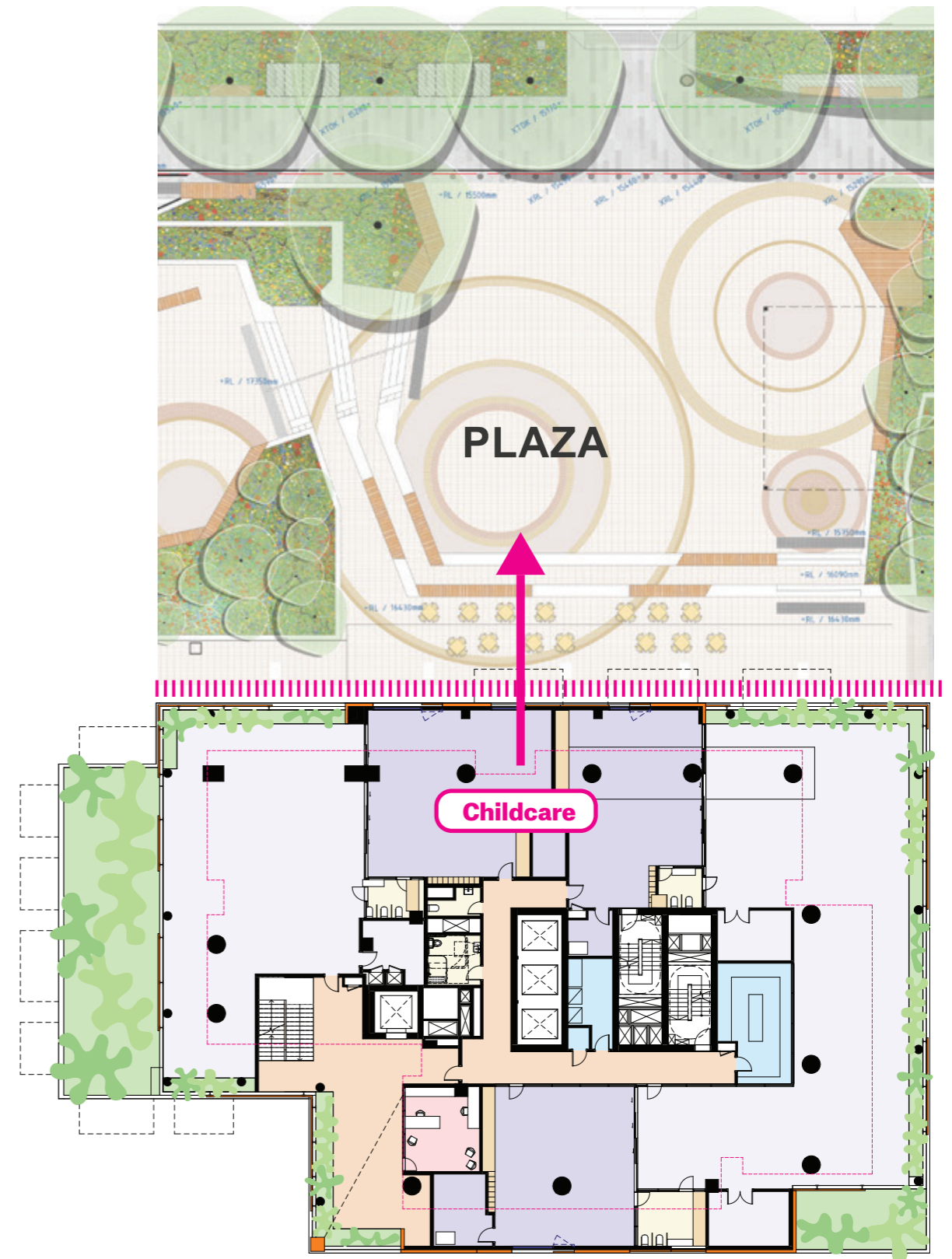
### Murawin Guiding Principle 2:

#### Design for Everyone

- Co-design an Aboriginal-led childcare facility with input from local families and ACCOs.
- Ensure universal access is embedded into all public domain and building designs.
- Include cultural design features (e.g. yarning circles, shade, signage in language) to support intergenerational use.



View across Cope Street Plaza



### Response:

Centrally located at the heart of the Waterloo Metro Quarter, the childcare facility engages the public domain and maintains direct visual connections to the Cope Street Plaza, where public art is integrated within the plaza.

## 5.A Design Integrity Reports

### Comment:

Provide a copy of the site-specific Connecting with Country Guidelines, as prepared by Murawin, including an assessment of the proposal's design response to each of the guiding principles; and

address SDRP's advice on Connecting with Country Point 1: Further exploration of community engagement and empowerment opportunities within the design and operation of the development is encouraged. A document outlining how indigenous business empowerment and co-design will guide the project's design and operation should be developed.

### Murawin Guiding Principle 2:

#### Design for Everyone

- Co-design an Aboriginal-led childcare facility with input from local families and ACCOs.
- Ensure universal access is embedded into all public domain and building designs.
- Include cultural design features (e.g. yarning circles, shade, signage in language) to support intergenerational use.

### Response:

The public art strategy celebrates Gadigal culture, using weaving metaphors, water references, and Indigenous language to inform a unified precinct reflecting Waterloo's history and identity.

The design of the Central Precinct allows for public art opportunities that are integrated or woven into the metal mesh inserts of the childcare facades. The public art is centred around phrases in the Gadigal language that will welcome people to this place. These words draw people in and invite them to feel at home here.

The artwork is highly visible from the public realm and the childcare. The artwork provides a distinctive character to this place, adds interest both up close as well as from a distance, tells stories of this place, provides an education and storytelling opportunity for the childcare facility and public domain experience.

**“gawi bidja”**

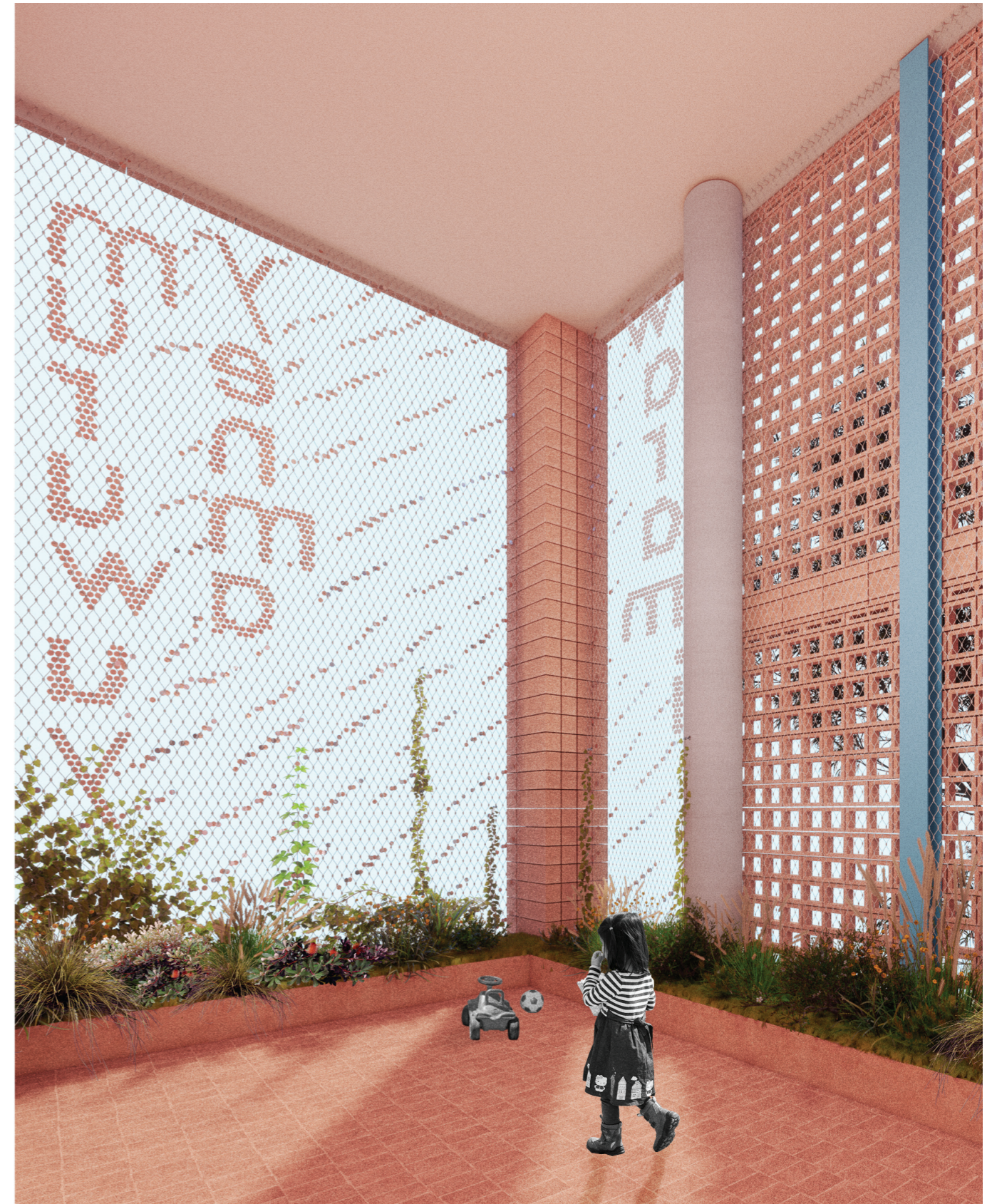
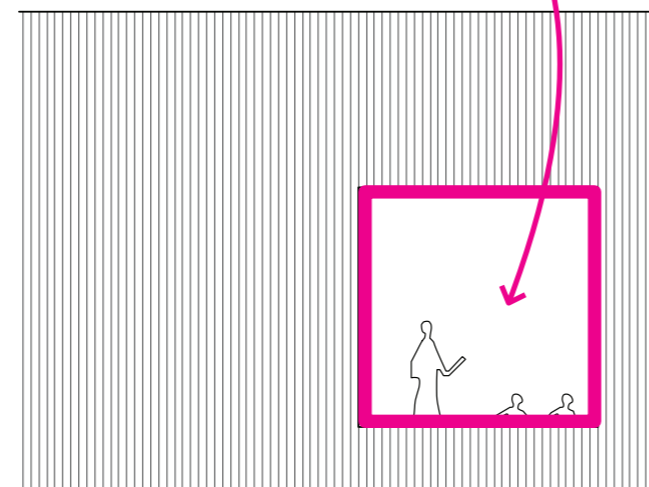
come over!

**“yenma muruwuy”**

travel the pathway

**“warami”**

welcome



## 5.A Design Integrity Reports

### Comment:

Provide a copy of the site-specific Connecting with Country Guidelines, as prepared by Murawin, including an assessment of the proposal’s design response to each of the guiding principles; and

address SDRP’s advice on Connecting with Council Point 1: Further exploration of community engagement and empowerment opportunities within the design and operation of the development is encouraged. A document outlining how indigenous business empowerment and co-design will guide the project’s design and operation should be developed.

### Murawin Guiding Principle 3:

#### Celebrate Local Culture with Pride

- Co-design public artworks and naming strategies with community, led by local artists and knowledge-holders.
- Embed interpretation elements that reflect both trauma and triumph.
- Incorporate visible cultural cues colours, symbols, signage across the site.

### Response:

Working with the principles outlined in Murawin Consulting’s Cultural Place Making Report for this project, the approach for the design of the central building podium is founded on the principles of respect, reciprocity, purpose, humility and understanding.

At early concept design stage, it was identified with precinct consultants, Tess Allas and Sebastian Goldspink (independent curators) and Carol Vale of Murawin Consultants, and supported through community consultation, that an appropriate narrative for the childcare building was for the facade to reference, conceptually, the idea of a kangaroo or possum skin cloak.

“Making the cloaks was both a physical and a spiritual experience. The women felt that by practising their culture through making possum skin cloaks, they opened themselves up to the teaching of their ancestors.”

Amanda Jane Reynolds



1

### Pictured

1. Amanda Jane Reynolds with possum skin cloak and woven basket 2018, Source: Jackie Cooper courtesy The Wired Lab
2. Warra Warra Fracking (Frack off Fracking) 2015. Detail of possum skin cloak by Amanda Jane Reynolds, Source: Jackie Cooper courtesy The Wired Lab



2

## 5.A Design Integrity Reports

**Comment:**

Provide a copy of the site-specific Connecting with Country Guidelines, as prepared by Murawin, including an assessment of the proposal's design response to each of the guiding principles; and

address SDRP's advice on Connecting with Council Point 1: Further exploration of community engagement and empowerment opportunities within the design and operation of the development is encouraged. A document outlining how indigenous business empowerment and co-design will guide the project's design and operation should be developed.

**Murawin Guiding Principle 3:**

**Celebrate Local Culture with Pride**

- Co-design public artworks and naming strategies with community, led by local artists and knowledge-holders.
- Embed interpretation elements that reflect both trauma and triumph.
- Incorporate visible cultural cues colours, symbols, signage across the site.

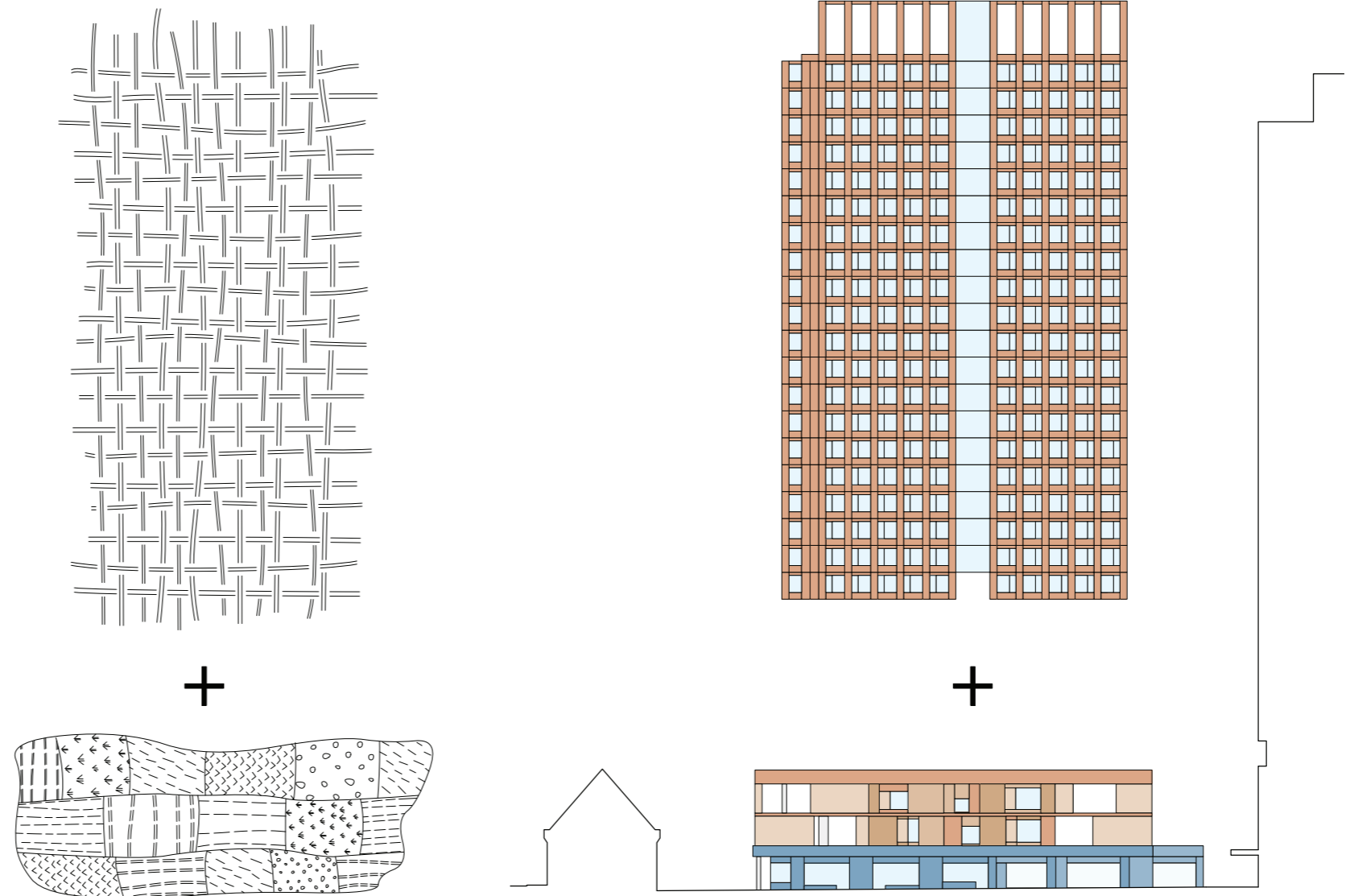


**Response:**

Consisting of three uses; retail at ground floor, childcare filling out the podium and co-living housing in the tower above, the building is given three distinct identities.

Conceptually the podium is wrapped in a possum skin cloak; a patch-work of facade types sewn together, which respond to the different climatic and functional requirements of the spaces within and reflect narratives of community.

The tower facade concept builds on this narrative; taking cues from weaving practices the horizontal and vertical elements of the facade are articulated with reference to a weft and warp.



## 5.A Design Integrity Reports

### Comment:

Provide a copy of the site-specific Connecting with Country Guidelines, as prepared by Murawin, including an assessment of the proposal's design response to each of the guiding principles; and

address SDRP's advice on Connecting with Country Point 1: Further exploration of community engagement and empowerment opportunities within the design and operation of the development is encouraged. A document outlining how indigenous business empowerment and co-design will guide the project's design and operation should be developed.

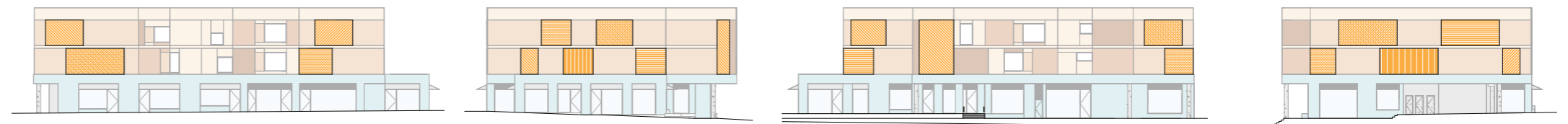
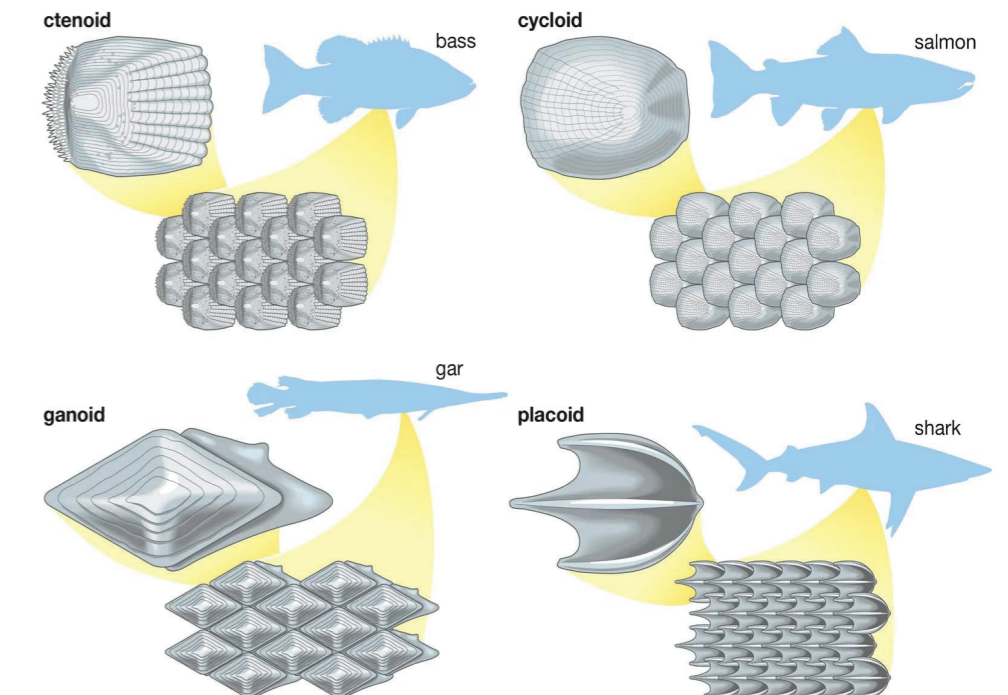
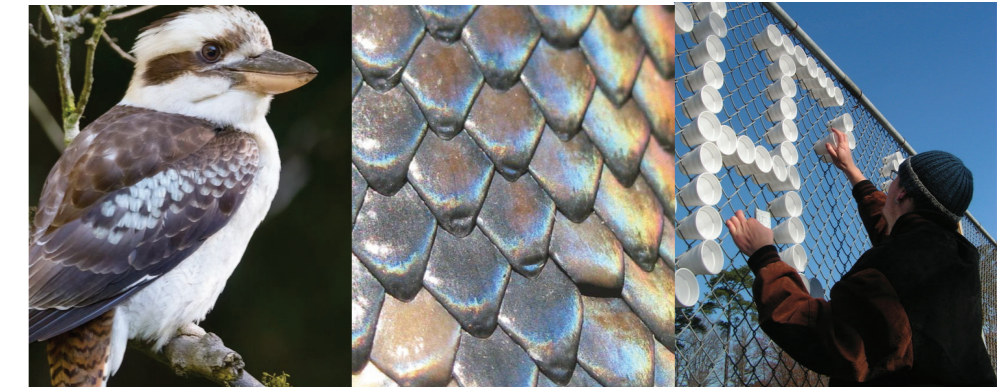
### Murawin Guiding Principle 3:

#### Celebrate Local Culture with Pride

- Co-design public artworks and naming strategies with community, led by local artists and knowledge-holders.
- Embed interpretation elements that reflect both trauma and triumph.
- Incorporate visible cultural cues colours, symbols, signage across the site.

### Pictured

1. Indicative artwork to be further developed with Selected Artist.
2. Artist's references from concept stage proposal.



### Response:

Building on the work outlined in the Detailed Public Art Plan, a public art work is proposed that is integrated or woven into the metal mesh inserts of the Childcare Podium building facades. This artwork will be a two-dimensional design that reflects the designated theme of *Celebrating Country*.

There is an opportunity for the public artwork to incorporate Community Co-design and making, engaging with existing community groups.

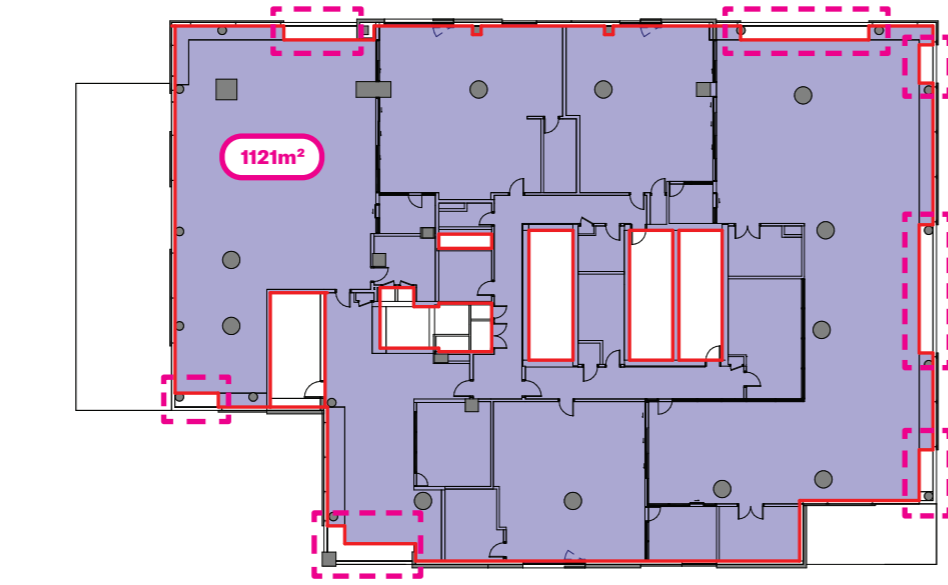
The full extent of the artwork and collaboration process is pending further development with the selected artist.

# 1.A Statutory Compliance

**Comment:**

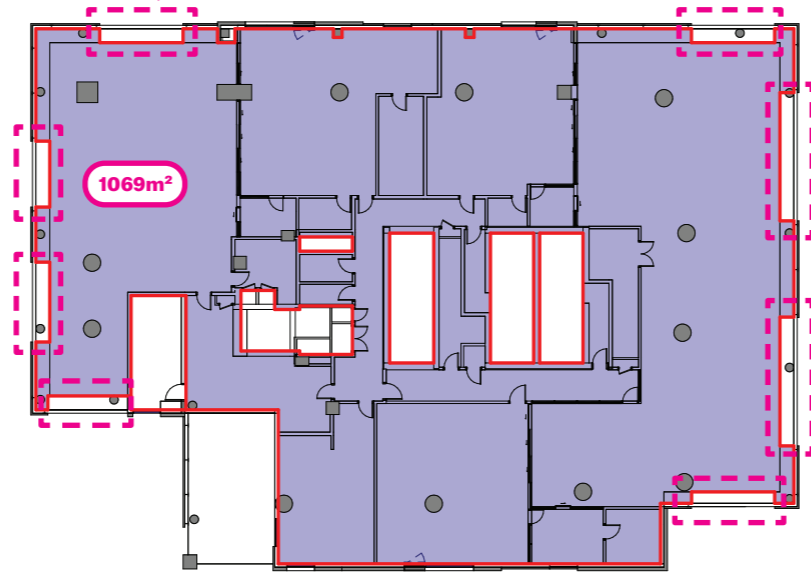
Provide further details, including supporting documentation and drawings to illustrate how the proposal achieves consistency with the maximum gross floor area (GFA) permitted under the Concept Approval .

This must include how the proposed exclusions (such as the Level 1 and 2 Childcare outdoor play areas, and the Level 3 communal areas ) in the Central Precinct meet the definition of GFA under the Sydney Local Environmental Plan 2012 (Sydney LEP).

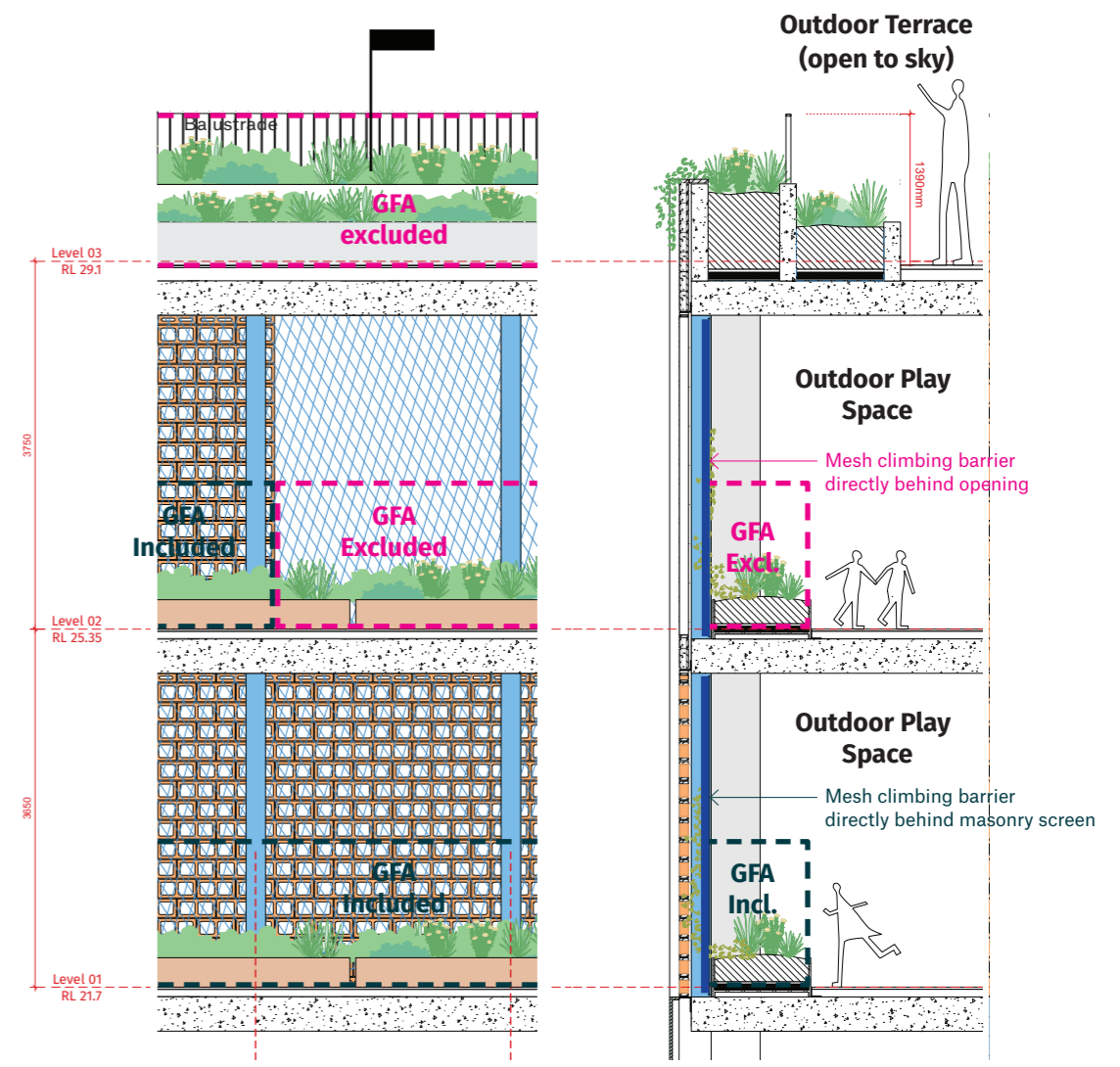


GFA - Level 01 Plan

GFA excludes the planters located directly behind the openings

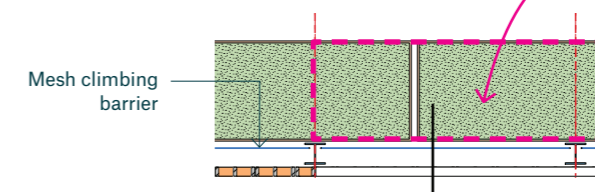


GFA - Level 02 Plan

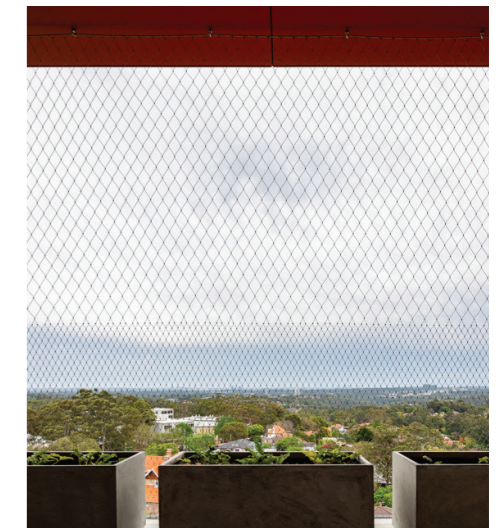


Internal Elevation

Facade Section



Plan



Pictured: Mesh climbing barrier



**Response:**

At levels 1 and 2, the childcare outdoor play area excludes from GFA the planters located directly at the openings. The mesh screen at these openings is largely porous and open to the elements and therefore is considered to be similar to a terrace or balcony condition which would be excluded from GFA calculations.

The mesh screen is provided for fall protection and safety compliance only. In practical terms, these areas remain open to the elements and are not considered the internal face of the external wall. Instead, the GFA measurement is taken from the edge of the non-trafficable planter as would be typical in a terrace or balcony condition.

## 1.A Statutory Compliance

Comment:

Provide further details, including supporting documentation and drawings to illustrate how the proposal achieves consistency with the maximum gross floor area (GFA) permitted under the Concept Approval .

This must include how the proposed exclusions (such as the Level 1 and 2 Childcare outdoor play areas, and the Level 3 communal areas ) in the Central Precinct meet the definition of GFA under the Sydney Local Environmental Plan 2012 (Sydney LEP).

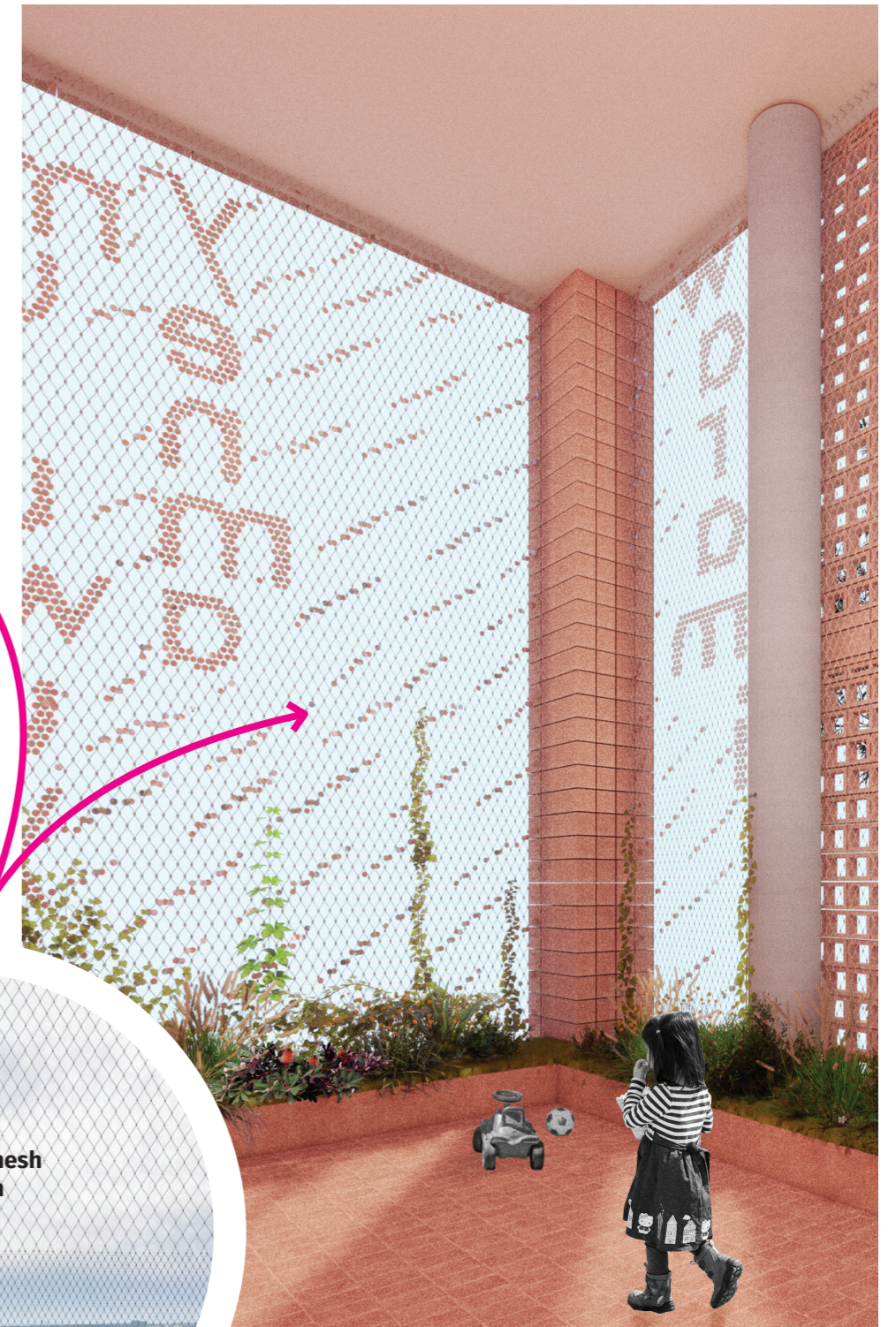
### Response:

At levels 1 and 2, the childcare outdoor play area excludes from GFA the planters located directly at the openings. The mesh screen at these openings is largely porous and open to the elements and therefore is considered to be similar to a terrace or balcony condition which would be excluded from GFA calculations.

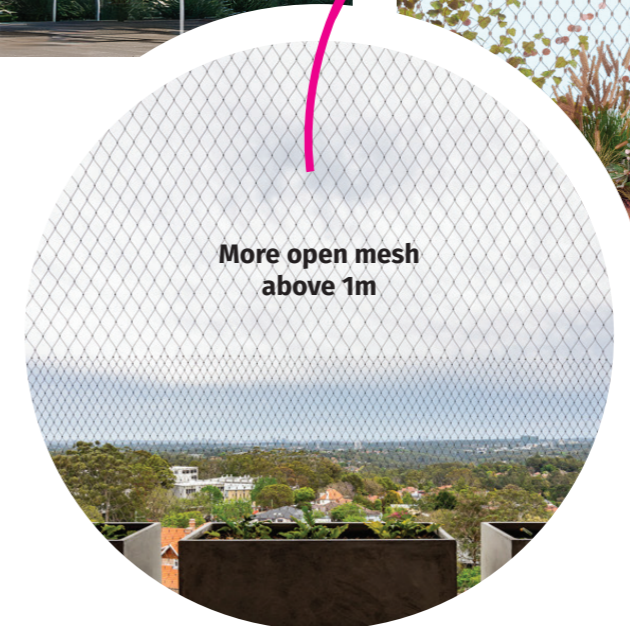
The mesh screen is provided for fall protection and safety compliance only. In practical terms, these areas remain open to the elements and are not considered the internal face of the external wall. Instead, the GFA measurement is taken from the edge of the non-trafficable planter as would be typical in a terrace or balcony condition.



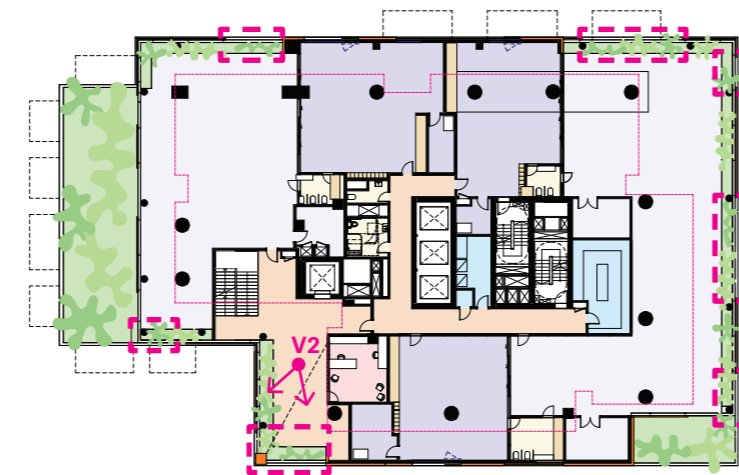
**View 1 - Street view of mesh screens at outdoor play space openings**



**View 2 - View of mesh screens at outdoor play space openings**



**Pictured:** Mesh climbing barrier



**Key Plan**



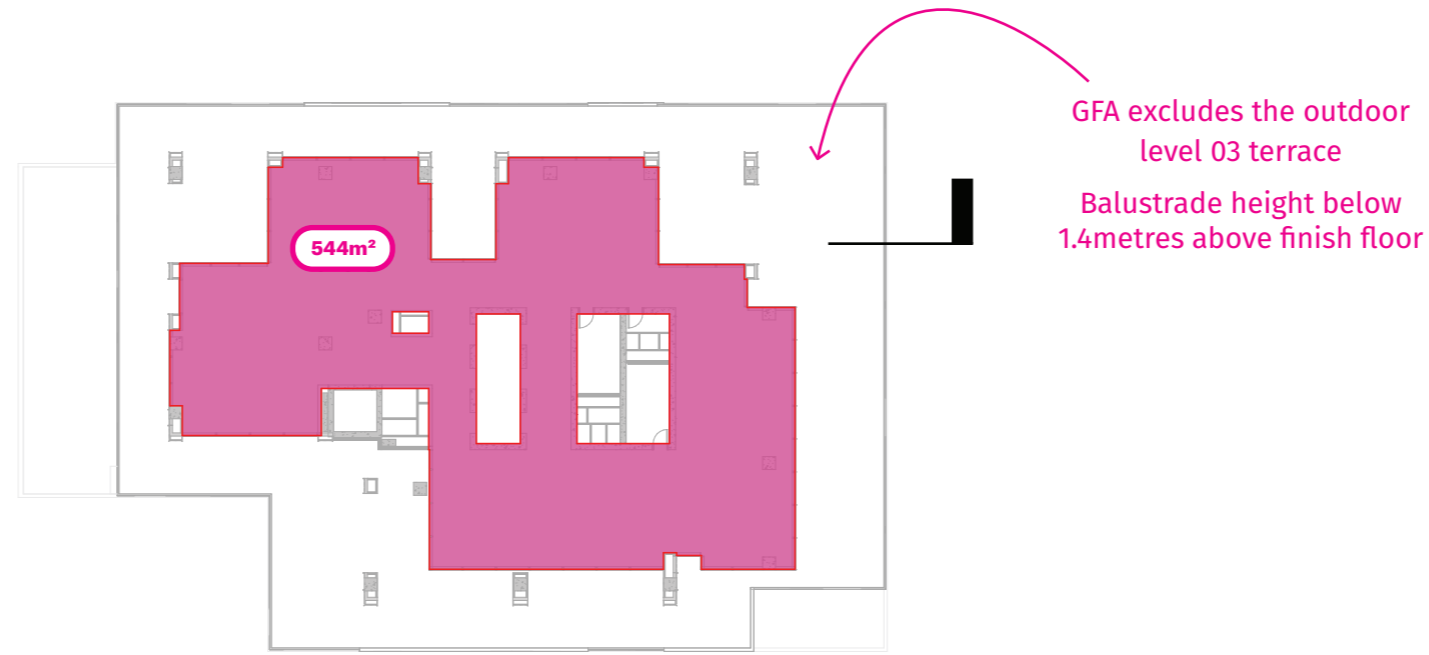
Planters located at mesh screen openings

## 1.A Statutory Compliance

### Comment:

Provide further details, including supporting documentation and drawings to illustrate how the proposal achieves consistency with the maximum gross floor area (GFA) permitted under the Concept Approval .

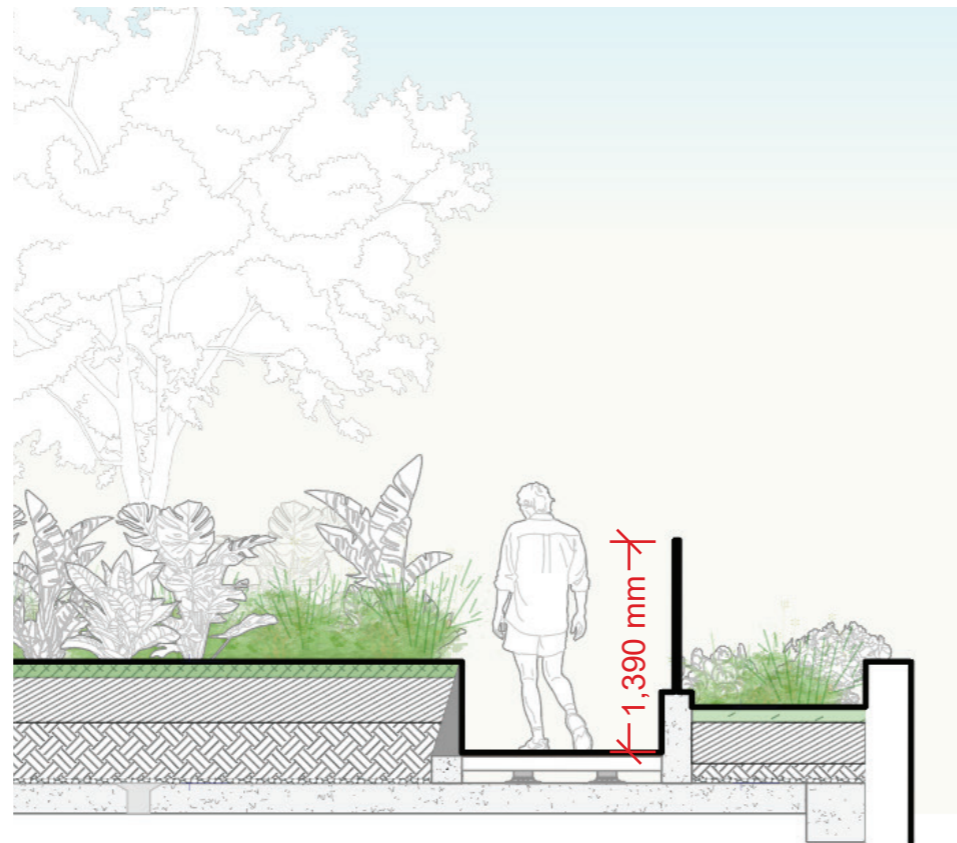
This must include how the proposed exclusions (such as the Level 1 and 2 Childcare outdoor play areas, and the Level 3 communal areas ) in the Central Precinct meet the definition of GFA under the Sydney Local Environmental Plan 2012 (Sydney LEP).



GFA - Level 03 Plan

### Response:

The level 3 outdoor terrace is excluded from GFA as the terrace is open to the sky and the balustrade height is below 1.4m from finish floor.

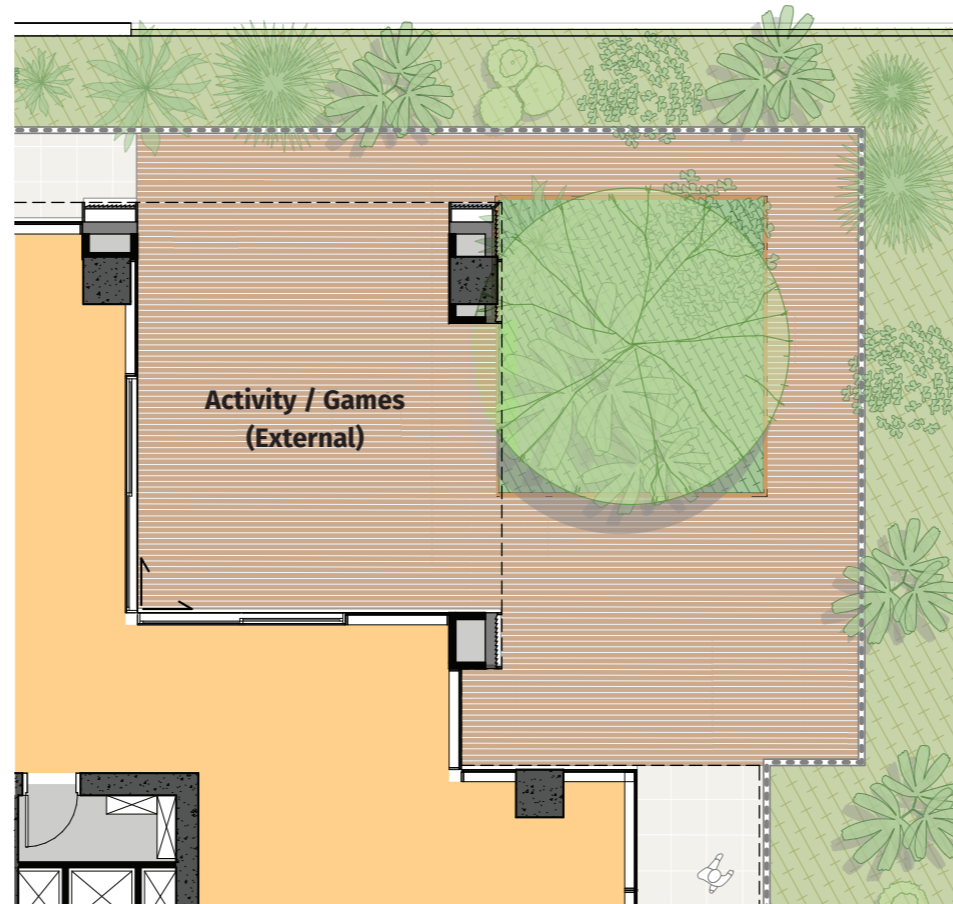


Level 3 Roof Terrace Section

## 6.A.D Wind Impacts

**Comment:**

A sitting criteria for podium and rooftop spaces where outdoor seating / dining and kitchen / study areas are proposed (Sensor locations 124, 125, 128, 129, 130 and 131).



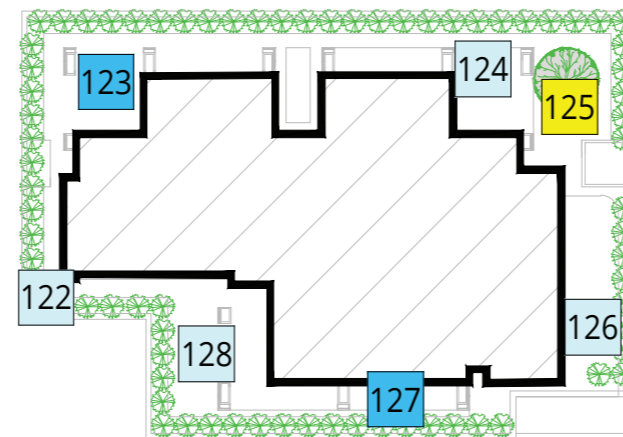
**Level 03 South East Terrace Plan**

**Response:**

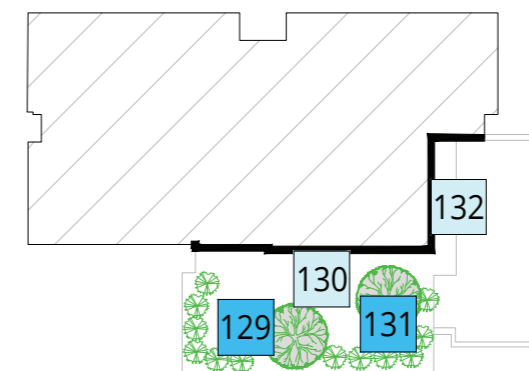
The proposed use at the south-east corner of the Level 03 terrace has been updated to an active games area. This change aligns with the standing and walking comfort levels recorded at sensors 124 and 125.

The terrace areas at sensors 128 and 130 are intended for standing activities and are consistent with the comfort conditions.

Sitting comfort levels are achieved at sensor locations 129 and 131.



**Pedestrian Wind Comfort Conditions at Level 03**



**Pedestrian Wind Comfort Conditions at Level 24**

**Pedestrian Wind Comfort Conditions**  
Mitigation Comfort Configuration - Screens + Landscaping (Grade)  
Annual (January to December, 0:00 to 23:00)

**LEGEND:**

- COMFORT CATEGORIES:
- Sitting ———— ● (Light Blue)
  - Standing ———— ● (Light Blue)
  - Strolling ———— ● (White)
  - Walking ———— ● (Yellow)
  - Uncomfortable ———— ● (Orange)

SENSOR LOCATION:

- Terraces
- ◇ Balconies
- ▨ Building Above Removed For Clarity

- Shrubs
- Trees 7m

# Connecting with Country Guidelines

Provided by Murawin