

Monday 9th February 2026

Judy Hsu
 Senior Project Design Manager
 m. +61 448 561 454
 e. judy.tsu@mirvac.com
 a. Level 28, 200 George Street Sydney NSW 2000 Australia

Dear Judy,

Re: TfNSW Response to Submissions – Northern Precinct

It is understood that after submission of the planning documents for the Waterloo Metro Quarter Development, commentary has been provided on the submission. The comments received relating to public realm are noted below, with commentary in response discussed in this letter.

3	<p><i>Bicycle Parking</i></p> <p><i>TfNSW supports the provision of bicycle parking for visitors, staff and people residing in the Waterloo Metro Quarter. It is, however, unclear to TfNSW why the Northern Precinct development is proposing bicycle parking to service the development within the Botany Road road reserve (refer to Figure 20 in Appendix R). Any bicycle parking required for the use of this development should be provided external to the Botany Road road reserve and wholly within the property boundary.</i></p>	<i>TfNSW</i>
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Aspect Studios Response:

The proposed bicycle hoops and their locations were previously reviewed and approved by both DPHI and TfNSW as part of the approved Commercial SSDA and are considered an appropriate and endorsed outcome.

The bicycle parking is intended to serve visitors to the precinct and the broader public, rather than being restricted to site patrons. For this reason, bicycle parking has been planned at a precinct scale and integrated within the public domain, with locations informed by anticipated use, desire lines, visibility and passive surveillance.

Alternative bicycle parking locations within the Northern Precinct have been explored. Due to limited space within the property boundary, relocation would require the removal of seating, placement of more bicycle parking within permeable paving areas along Raglan Street, or consolidation adjacent to the building facade, each resulting in a poorer public domain outcome and reduced pedestrian amenity.

The existing bicycle parking locations provide a balanced outcome that supports accessibility and safety while maintaining the quality and functionality of the surrounding public realm.

Many thanks,

Tamara Donnellan
 Studio Director



Tamara.Donnellan@aspect-studios.com

Sydney

P +61 2 9699 7182
 E sydney@aspect-studios.com
 Level 1, 78-80 George Street
 Redfern NSW 2016
 Australia

Studios

Adelaide Melbourne
 Brisbane Perth
 Dubai Shanghai
 Guangzhou Sydney