

Waterloo Metro Quarter OSD Northern Precinct

Detailed State Significant Development
Application
SSD-79307758

Supplementary Design Report
Response to Submissions

Mar. 2026

WMQ-BD1-WBG-AR-RPT-002

Rev 01

WATERL 
COLLECTIVE

JOHN HOLLAND |  **mirvac**





Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community. We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

01

Response to Submissions

01.1 Ground Retail Access Strategy

01.2 Connecting with Country Guideline

01.3 Relocation of Habitable Space from Basement

01.4 GFA Adjustment

01.1 Ground Retail Access Strategy

DPHI Comment

5. Design Integrity Reports

a) Provide further response to the State Design Review Panel's (SDRP) advice, in particularly :

o 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

The Northern Precinct enhances the public domain by introducing new pedestrian links, landscaped areas, and a diverse mix of retail offerings. The ground plane is designed with active frontages on all sides, reducing non active edges and improving amenity and safety through increased passive surveillance.

Ground level retail tenancies are supported by a centrally located shared loading dock accessed from Botany Road. Most tenancies connect directly to the loading area via a back of house corridors. Three smaller tenancies on Raglan Walk will access the loading area via the laneway; given their scale, delivery volumes are expected to be low and will be managed outside peak public hours.

Access to shared amenities is via Grit Lane, where food and beverage tenancies are located in close proximity, providing convenient access for the northern precinct. (The central precinct has its own dedicated retail amenities)

Six of the seven retail units are planned as food and beverage (F&B) tenancies. Each tenancy is designed to accommodate a kitchen exhaust system with a capacity of 2,250 to 3,000 L/s depending on the size, discharged at roof level.

Adequate make-up air intake louvres are integrated into the façade, incorporated within the shopfront window system to ensure proper ventilation balance.

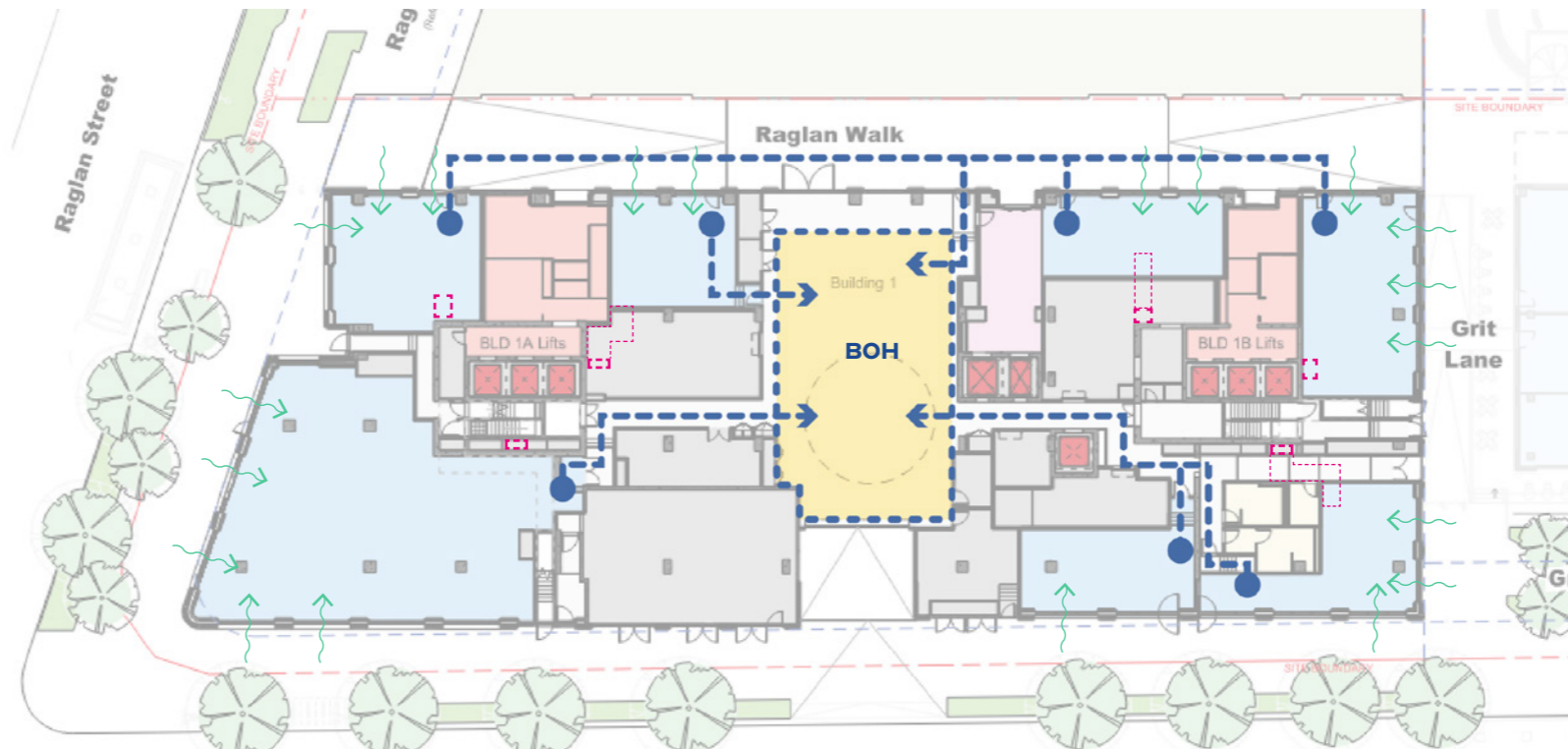


Figure 1 Back of House Access from Retail Units

- RETAIL UNITS
- BOH
- - - KITCHEN EXHAUST ABOVE
- AIR INTAKE

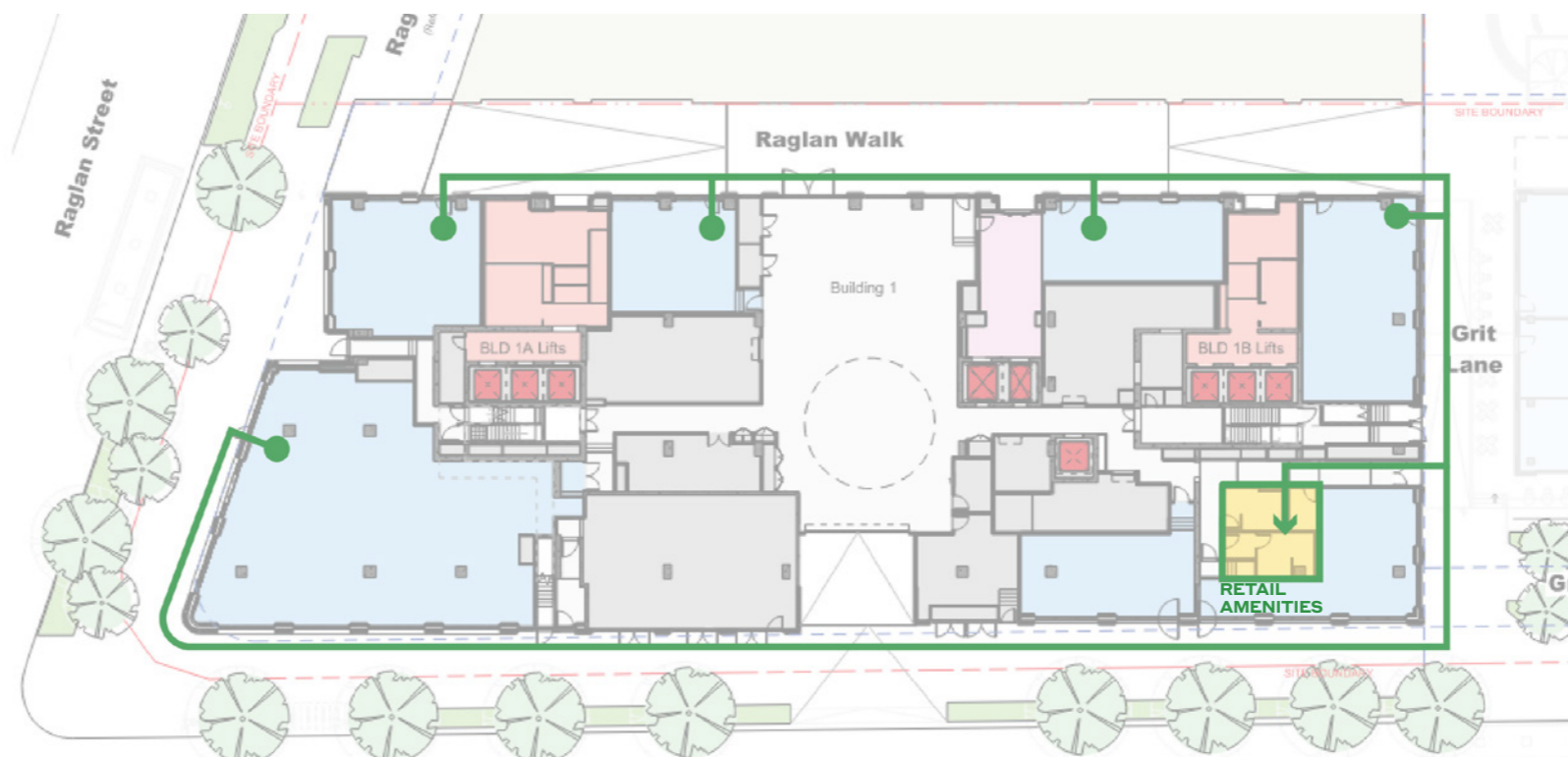


Figure 2 Access to Amenities from Retail Units

- RETAIL UNITS
- RETAIL AMENITIES

01.2 Connecting with Country Guideline

DPHI Comment

5. Design Integrity Reports

a) Provide further response to the State Design Review Panel's (SDRP) advice, in particularly :

o 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.

Response

Response to Connection to Country Guiding Principles

The Northern Precinct of the Waterloo Metro Quarter (WMQ) has been intentionally designed to embed the guiding principles of the Connecting with Country framework developed by Murawin, the Indigenous consultants working closely across the broader WMQ project. The Barri Marruma Framework, a Country centred methodology established by Murawin, ensures that Aboriginal and Torres Strait Islander knowledge, values, and cultural practices are meaningfully integrated. The Northern Precinct design directly responds to this framework, recognising and honouring Country through its planning, architecture, and landscape strategies

Murawin Guiding Principle 2:

2. Design for Everyone

- 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.

As part of the wider Waterloo Metro Quarter, the Northern Precinct plays a key role in strengthening the precinct's commitment to inclusivity, accessibility, and community diversity.

Housing Diversity

The Northern Precinct delivers 39 affordable housing units within its residential towers, directly responding to the community's need for stable and inclusive housing options. With liveability as a core design principle, the apartments are planned to support a range of age groups and household types, offering flexibility to adapt as residents' needs evolve over time.

Safe and Active Public Domain & Gathering Spaces

Centred around the Metro Station and Cope Street Plaza, the Waterloo Metro Quarter offers a generous, safe, and welcoming public environment that supports gathering, movement, and social interaction. Within this network, the Northern Precinct introduces Raglan Walk, a key pedestrian link connecting Cope Street Plaza to Raglan Street. This open-to-sky laneway is framed by active frontages that enhance visibility, safety, and vibrancy, with all residential and commercial entrances oriented toward the lane to ensure convenient access from the station and to maximise passive surveillance. Although Raglan Walk functions primarily as a movement corridor, its fine-grain character, human-scaled shopfronts, and open-sky condition encourage slow, comfortable pedestrian flow.

On Raglan Street frontage, a generous varied setbacks that create opportunities for people to gather, pause, or socialise are provided among the soft green edges and integrated public seating contributing to a sense of comfort, safety, and welcome.



Figure 3 Raglan walk- fine-grain character, human-scaled shopfronts, and open-sky condition encourage slow, safe, and comfortable pedestrian flow.

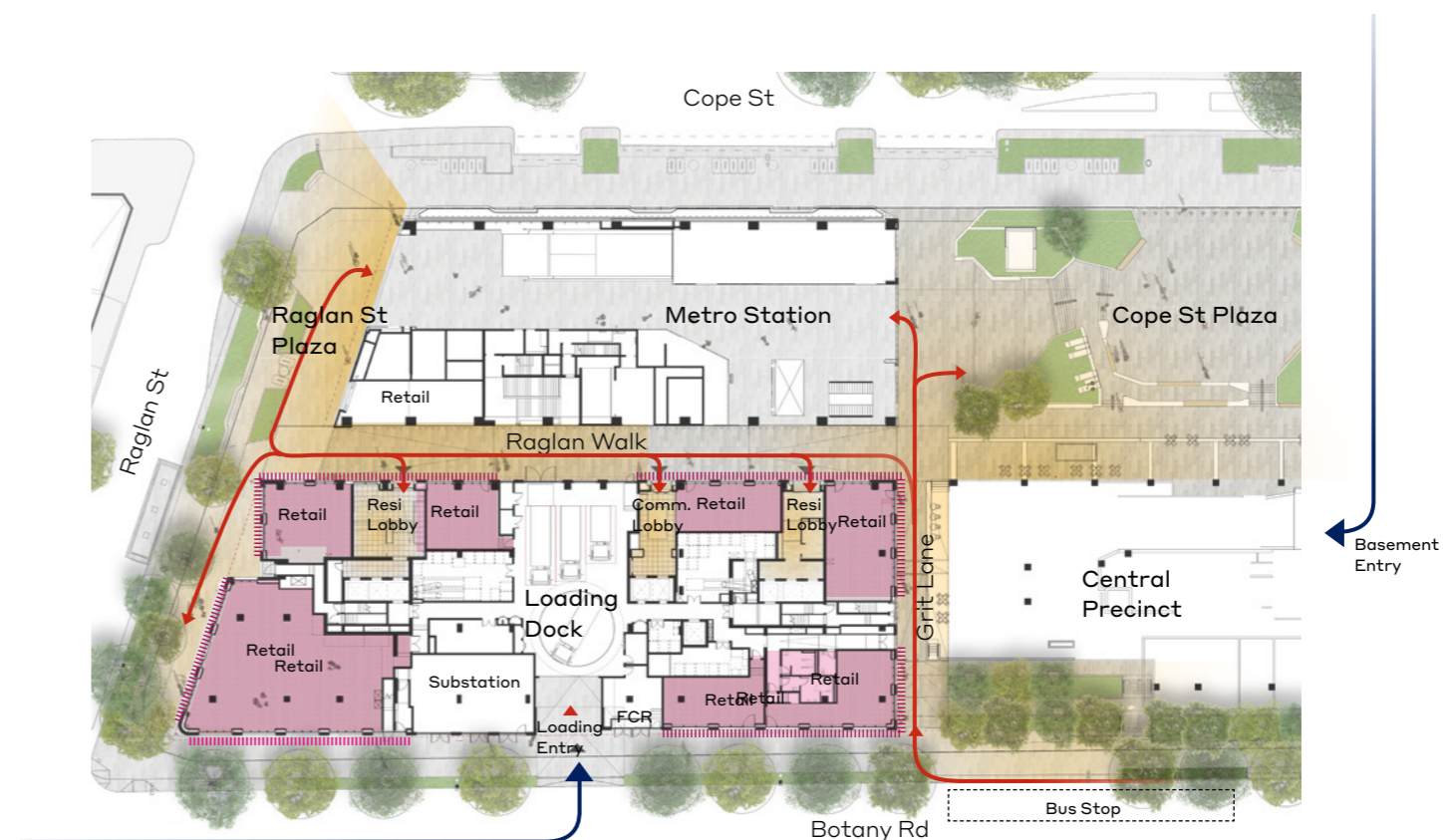


Figure 4 Ground Plane - Create comfortable, safe and inclusive public domain environment

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DPHI Comment

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Murawin Guiding Principle 3:

3. Celebrate Local Culture and 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.

Public Art

Waterloo Metro Quarter will serve as a homeground for First Nations stories. In collaboration with Murawin and Aileen Sage Architects, the Northern Precinct contributes to a precinct wide strategy for co designed and integrated public art. Within the Northern Precinct, Raglan Walk will provide an opportunity for public artwork by local artists (in accordance with the approved Waterloo Metro Quarter public art strategy), enriching the site's storytelling overlay and embedding cultural narratives within the public domain.

Architectural Expression

The architectural expression of the Northern Precinct reflects the rich and resilient history of Waterloo and its community. Designed with the area's diverse and vibrant character in mind, the precinct introduces varied architectural forms that contribute meaningfully to the wider urban fabric.

The podium is anchored by robust brickwork, evoking the industrial heritage of the area while referencing earthy, grounded materiality. Subtle colour variations, earthy tones, and raw, honest materials allow the built form to connect with its environment. The scale and detailing of the façade are crafted to remain sympathetic to the existing neighbourhood context. Above, the residential towers transition to a lighter architectural expression of metal grid and glass—capturing reflections of the sky while maintaining a connection to the precinct's industrial aesthetic.

Landscape

The landscape design draws on the pre-colonial character of the Waterloo site, where rolling sand dunes, freshwater wetlands and a Turpentine-Ironbark forest to the north provided food sources for the Gadigal community. The planting palette is predominantly Eastern Suburbs Banksia scrub species, reconnecting the site to its local landscape character. Water sensitive urban design is expressed through the rain garden on Raglan Street, connecting to the wider chain of raingardens that link to Cope Street and Wellington Street. Native planting continues through the building at the Level 3 and Level 4 communal roof terraces, extending this connection to Country beyond the ground plane. At Level 3, a stroll garden planted with lush native species offers a quiet, reflective experience, while the Level 4 socialising terrace provides a more active communal setting, both framed by planting that reflects the local landscape character.

WOODS BAGOT



Figure 5 Re-greening of urban environment through Integrated landscape at both ground level and roof spaces

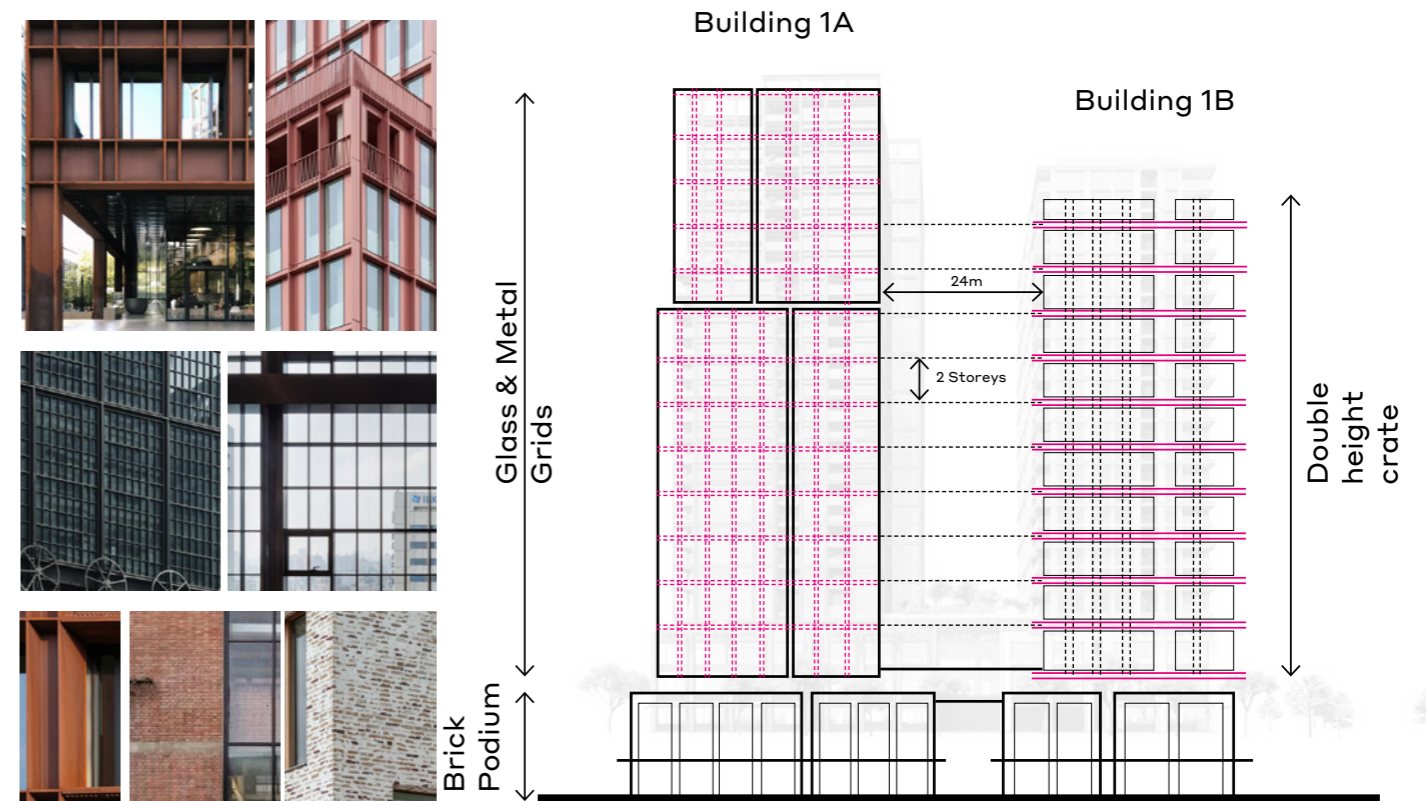


Figure 6 Material & Character - the area's diverse and vibrant character in mind, the design introduces varied architectural forms that contribute meaningfully to the wider urban fabric

01.3 Relocation of Habitable Space in Basement

DPHI Comment

7. Flood Impacts

b) relocate the habitable use (building management office) from the basement

Response

The diagrams on this page illustrate the proposed relocation of the building management office from the basement to Level 1.

Moving the office above ground level removes it from the identified flood-risk zone, ensuring all habitable areas remain protected. The relocation also improves overall amenity by providing access to natural light and a more functional working environment.

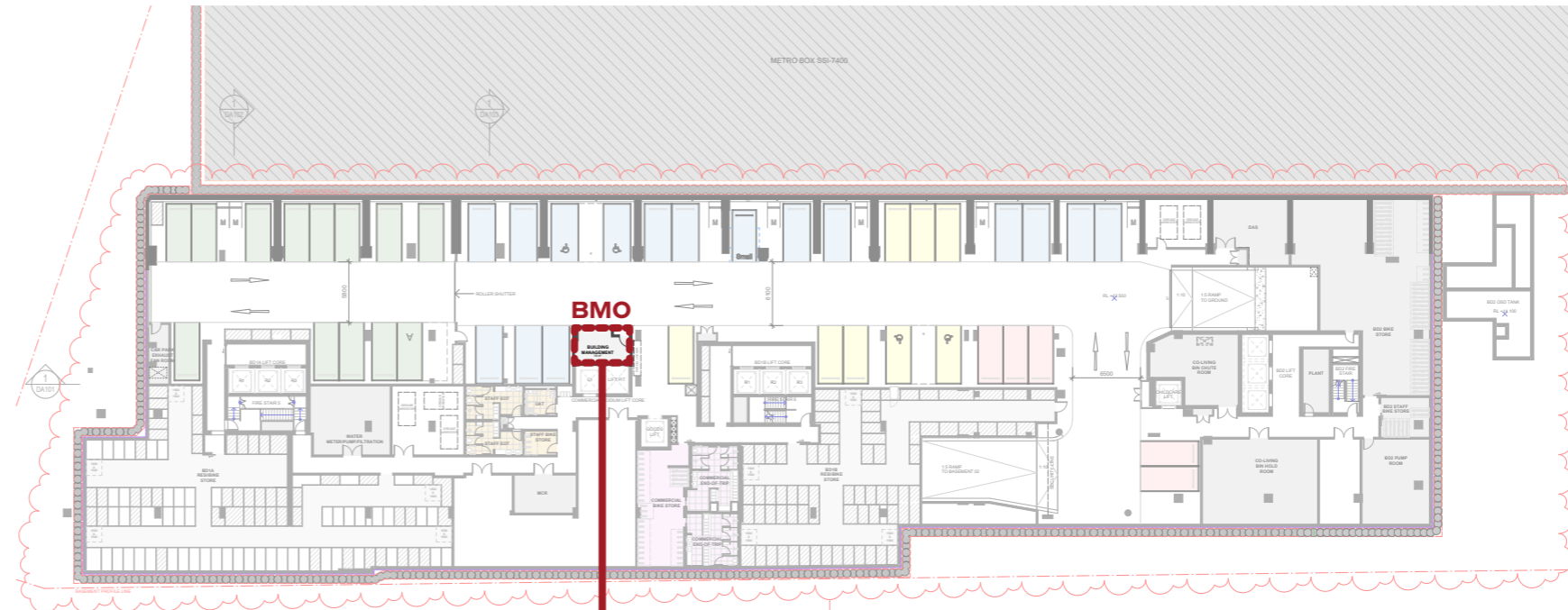


Figure 7 Basement 1 - Submitted Plan

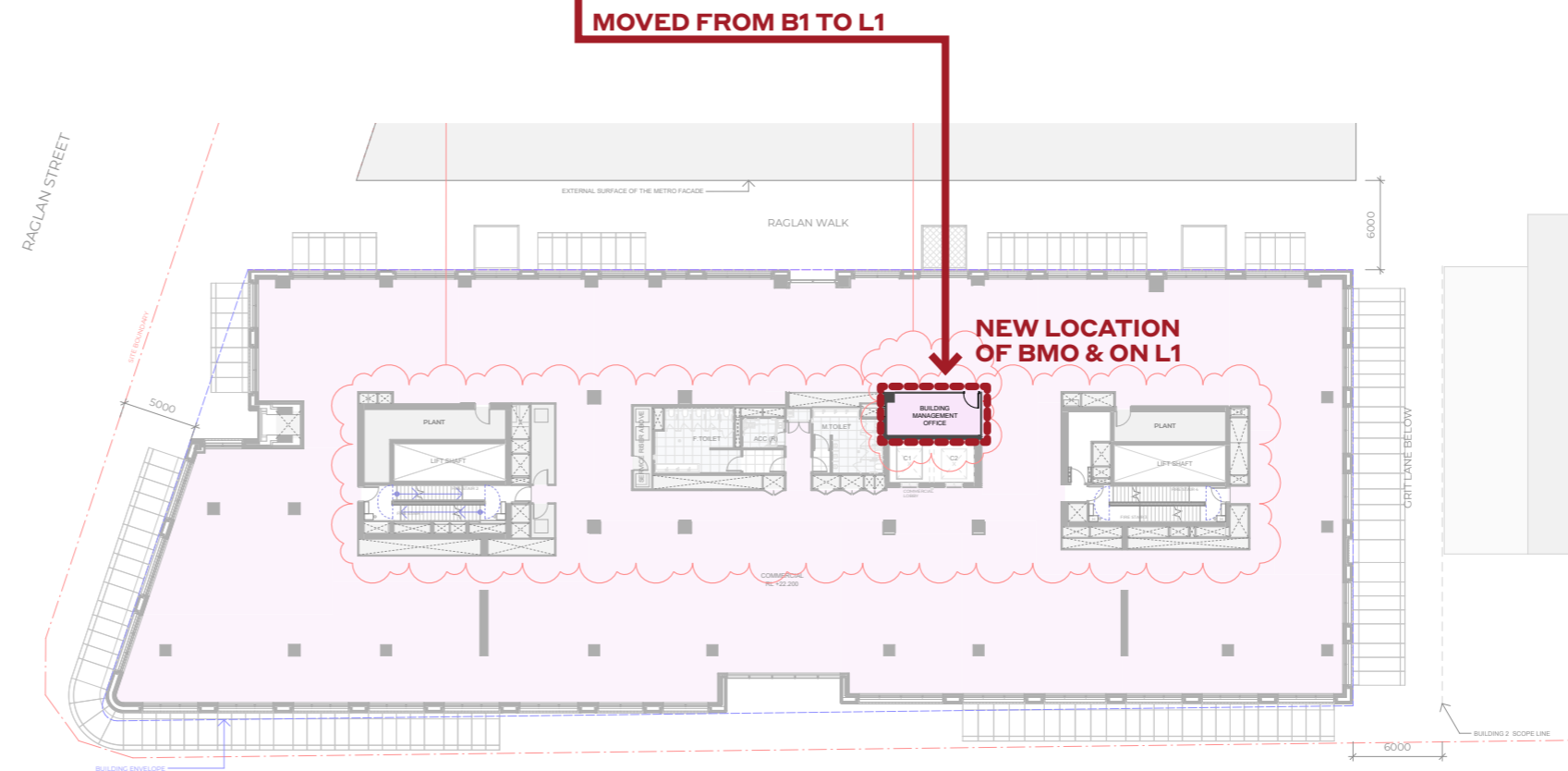


Figure 8 Level 1 - Proposed Plan showing relocation of the habitable spaces

01.4 GFA Adjustment

DPHI Comment

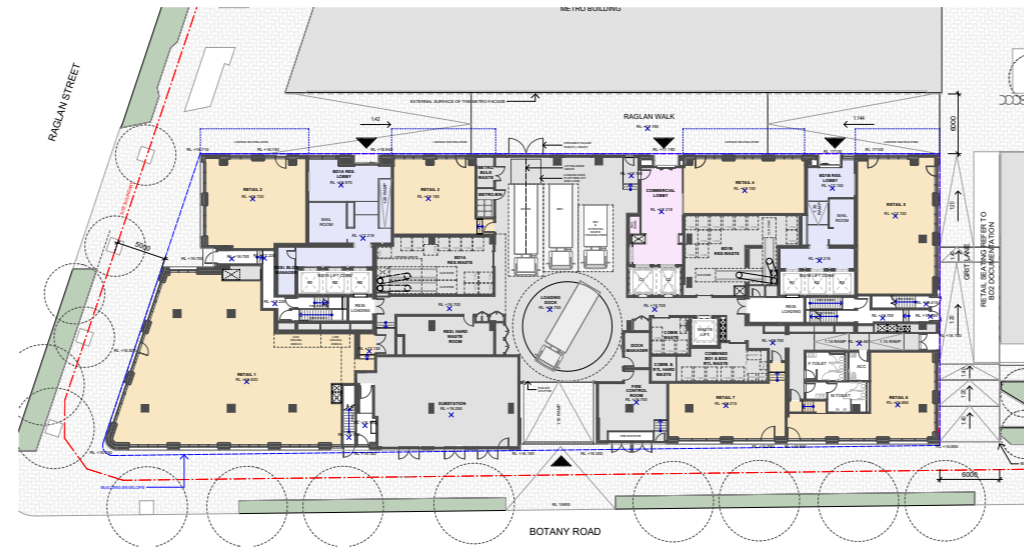
1. Statutory Compliance

b) Provide a revised Clause 4.6 Statement addressing the objective of Sydney LEP section 6.45(1)(a) in respect to the variation of the minimum non-residential floorspace standard.

Response

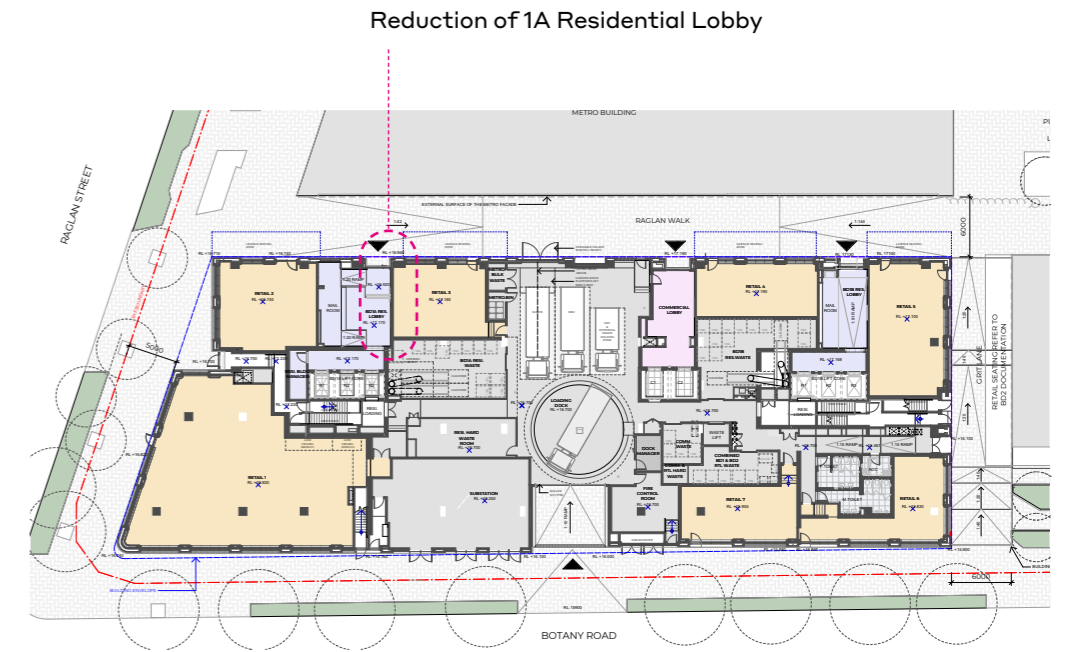
The change to the **non-residential** GFA is a result of ongoing design development, which includes the additional plant and riser spaces now required.

This also includes reduction to the Tower 1A residential lobby at Ground level, resulting from the integration of the level changes within the circulation pathway in lieu of dedicated ramp. The displaced GFA has been reallocated to the adjacent retail unit.



Ground Floor

Level 1



Ground Floor

Level 1

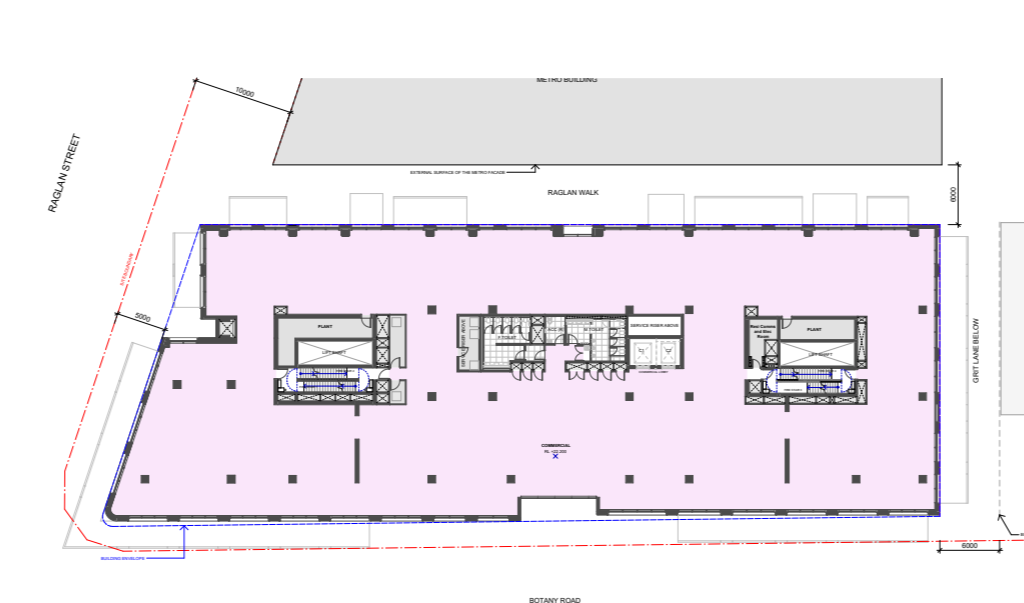


Figure 11 Submitted GFA Measurement Diagrams

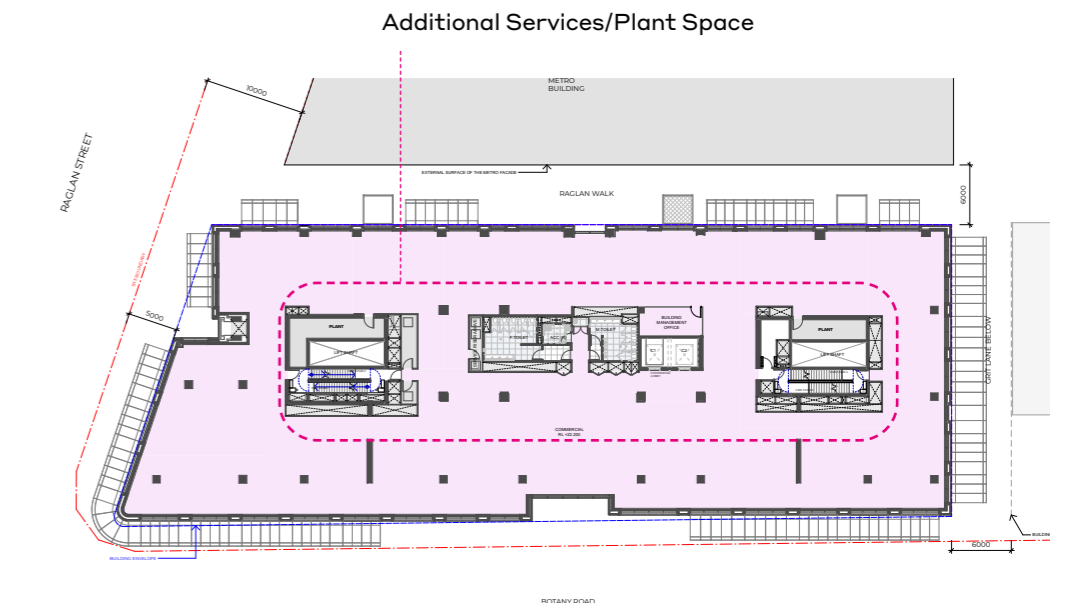


Figure 10 Revised GFA Measurement Diagrams

01.4 GFA Adjustment

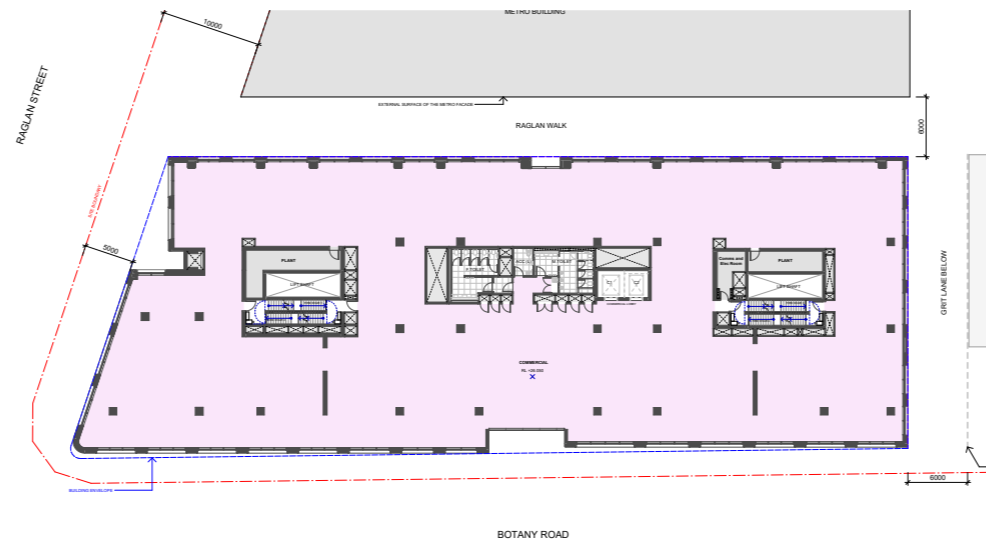
DPHI Comment

1. Statutory Compliance

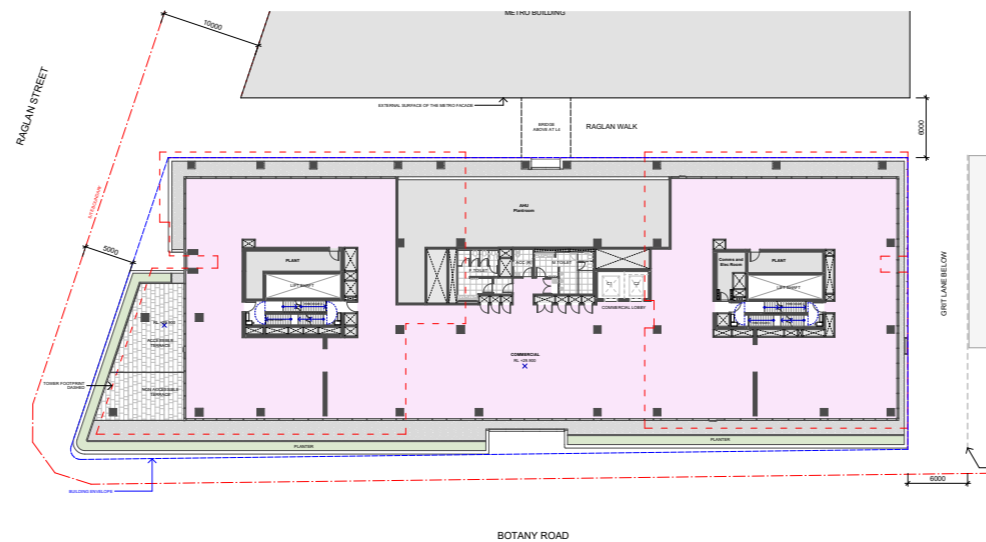
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Response

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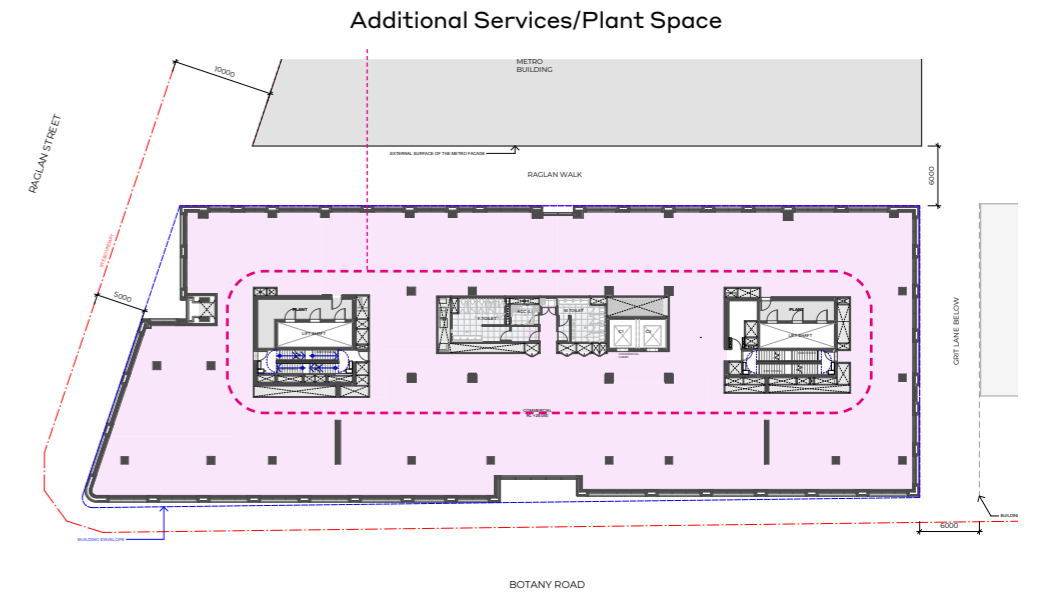


Level 2

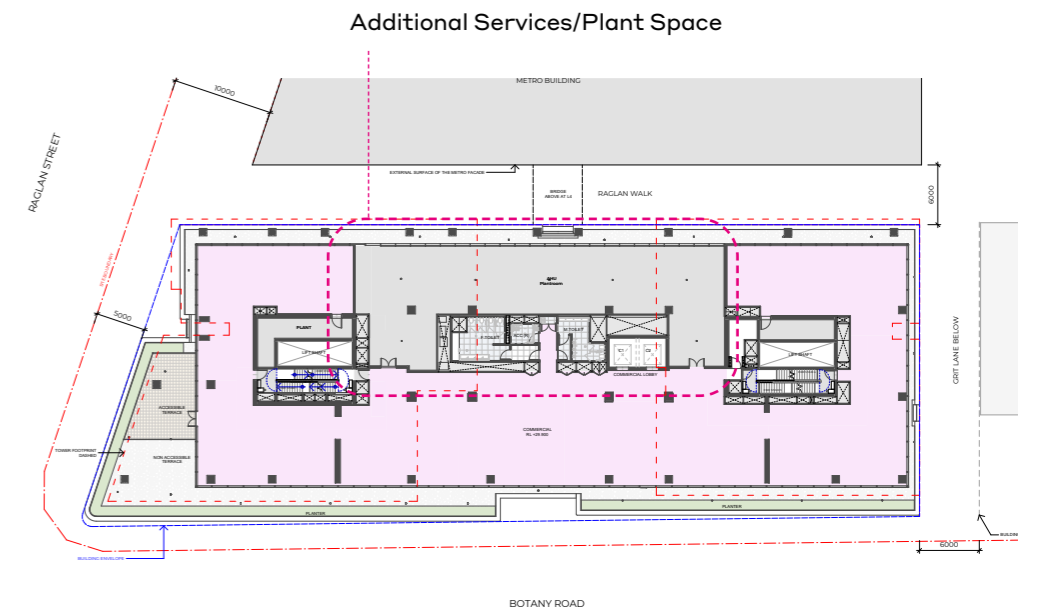


Level 3

Figure 13 Submitted GFA Measurement Diagrams



Level 2



Level 3

Figure 12 Revised GFA Measurement Diagrams

01.4 GFA Adjustment

DPHI Comment

1. Statutory Compliance

b) Provide a revised Clause 4.6 Statement addressing the objective of Sydney LEP section 6.45(1)(a) in respect to the variation of the minimum non-residential floorspace standard.

Response

For the submitted plans, both the service risers and the structural columns and walls adjoining the risers were excluded from GFA. This was reviewed by the surveyor whom confirmed that the riser can be excluded, but the structural columns and walls adjoining the risers need to be included from GFA. Accordingly, the residential GFA is increased slightly to include the structural columns and walls adjoining the risers within the GFA calculation

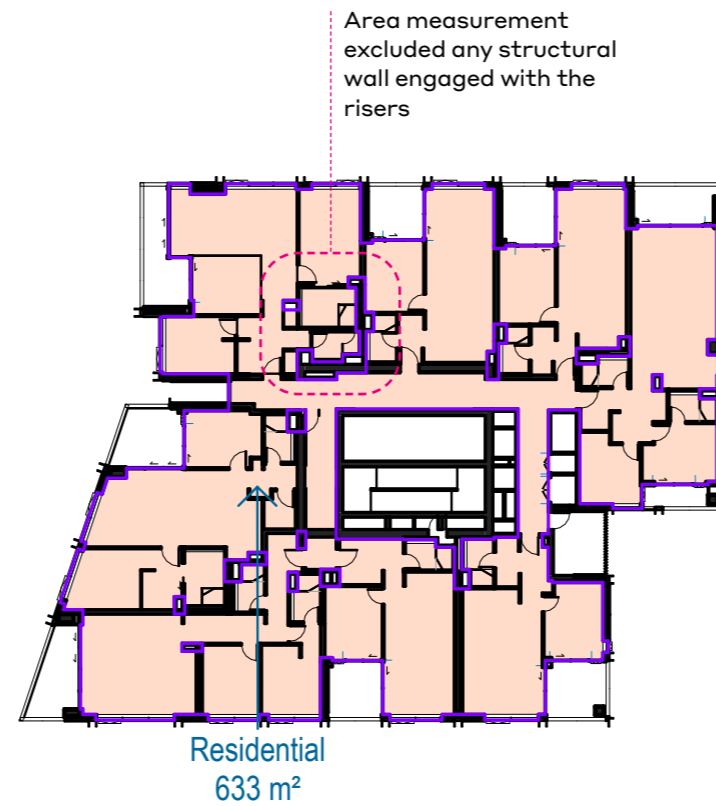


Figure 14 Submitted GFA measurement diagram of a typical residential level

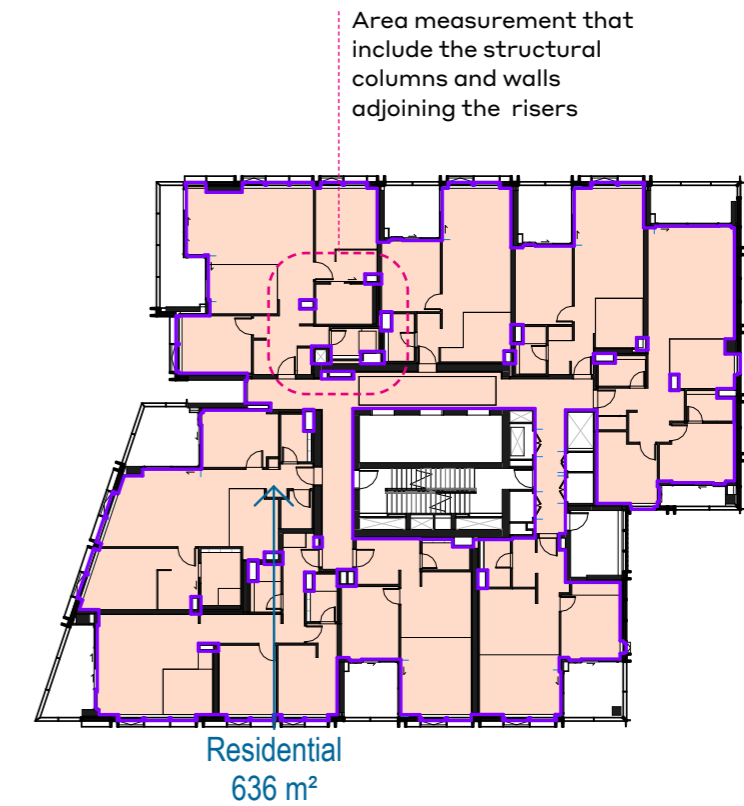


Figure 15 Revised GFA measurement diagram of a typical residential level

W People Architecture

is a celebration of diversity across cultures, propelled by a shared sense of empathy, where the values of end users and the values of design are one and the same.

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