

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION WATERLOO METRO QUARTER OSD - SOUTHERN PRECINCT DETAILED DESIGN SSDA

Application No	SSD-10437
Location	59-101 Botany Road, 107-121 Botany Road, 136 Raglan Street, 124-144 Cope Street, 156-160 Cope Street, and 170-174 Cope Street, Waterloo
Applicant	WL Developer Pty Ltd
Council Area	City of Sydney
Consent Authority	Minister for Planning and Public Spaces or Independent Planning Commission

Description of proposal

The Waterloo Metro Quarter Southern Precinct detailed design SSD application seeks approval for the construction and operation of two residential buildings, including:

- a student housing building of 25 storeys on the corner of Botany Road and Wellington Street for approximately 474 students;
- a social housing building of 9 storeys on the corner of Wellington Street and Cope Street, above a southern Metro Station structure, with 70 social housing dwellings;
- ground floor and podium uses on the corner of Botany Road and Wellington Street for retail premises, a community space, a gym, communal space for student housing, lobbies and loading facilities;
- gross floor area of approximately 18,839sqm, comprising 12,129sqm for the student housing building, 5,437sqm for the social housing building and 1,273sqm for non-residential uses;
- publicly accessible open space including a 1,341sqm plaza along Cope Street, a shared zone from Cope Street into the site and expanded footpaths along Botany Road and Wellington Street;
- private open space, including at podium and rooftop levels for the proposed uses;
- signage zones;
- removal of 5 street trees and replacement with 25 trees along Botany Road and the existing Church;
- vehicle loading and service facilities accessed from Wellington Street; and
- staged stratum subdivision.

This proposal is being exhibited in conjunction with the following proposals:

Amending Concept SSD – SSD-10441

The Waterloo Amending Concept application seeks approval to modify the Concept Approval for the Northern and Central buildings on the site, including:

- replacing multiple building envelopes at the northern end of the site with one consolidated building envelope for an office building;
- change of use of the northern building envelope from predominantly residential use to office use;
- a reduction of building envelope height at the northern end of the site from 29 storeys to 17 storeys; and
- a minor increase in the building envelope at the podium of the central building, allowing for increased community facility space adjacent to proposed Cope Street Plaza.

Northern Precinct – SSD-10440

The Waterloo Metro Quarter Northern Precinct detailed design SSD application seeks approval for the construction and operation of an office building, including:

- a building height of 9 to 17 storeys;
- a gross floor area of approximately 34,681sqm, comprising retail premises at the base and office premises above;
- a pedestrian through-site link from Raglan Street through to Cope Street Plaza (“Raglan Walk”);
- vehicle loading and service facilities accessed from Botany Road, shared with loading and service facilities for the Waterloo Metro station;
- signage zones; and
- staged stratum subdivision.

Central Precinct – SSD-10439

The Waterloo Metro Quarter Central Precinct detailed design SSD application seeks approval for the construction and operation of a predominantly residential flat building, including:

- a building height of 22 to 24 storeys;
- a gross floor area of approximately 14,924sqm, comprising ground floor retail tenancies, a community hub, use of Levels 1 and 2 for a 2,200sqm childcare centre and residential uses above;
- approximately 24 affordable housing apartments and 126 market apartments;
- publicly accessible open space, including a pedestrian through-site link from Botany Road to Cope Street Plaza (“Grit Lane”), a shared zone from Cope Street Plaza to Botany Road (“Church Square”) and expanded footpaths along Botany Road;
- private open space, including Level 1 planting and a rooftop residential terrace;
- signage zones; and
- staged stratum subdivision.

Basement – SSD-10438

The Waterloo Metro Quarter Basement Car Park detailed design SSD application seeks approval for the excavation, construction and operation of basement car parking for the future aboveground development, including:

- two shared basement levels containing:
 - (i) a maximum of 155 car parking spaces, including for an office building in the Northern Precinct (65 spaces), a residential building in the Central Precinct (55 spaces), a social housing building in the Southern Precinct (8 spaces), the existing Waterloo Congregation Church (2 spaces), Sydney Metro staff (2 spaces) and 5 shared servicing spaces. No parking is proposed for a student housing building in the Southern Precinct;
 - (ii) 13 motorcycle spaces for the proposed office and residential buildings;
 - (iii) residential and office bicycle storage; and
 - (iv) residential storage.
- construction of a ground floor slab on which all future buildings will be built;
- end of trip facilities for office and retail uses; and
- plant and services.

Exhibition Details

The application for State significant development (SSD), Environmental Impact Statement (EIS) and accompanying documents will be exhibited from **Thursday 5 November 2020** until **Wednesday 2 December 2020** and are accessible electronically on the Department’s website (www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition).

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

Anyone can make a submission about the development application during the exhibition period.

Web submissions: To make an online submission, please go to the Department’s Major Projects website at www.planningportal.nsw.gov.au/major-projects. Search for this project under www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition. On the project’s webpage, click ‘Make a Submission’. You will be required to log in or create a user account. Follow the online instructions.

If you cannot lodge online, you can post your submission to the address below. If you want the Department to withhold your personal information before publication, please make this clear at the top of your cover letter and do not include personal details in your attached submission. If you post your submission, it needs to be received by the Department before the close of the exhibition period.

Your submission must include the following:



- your name and address, at the top of the letter only;
- the name of the application and the application number;
- a statement on whether you 'support', 'object' to the proposal or are only making a comment;
- the reasons why you support or object to the proposal; and
- a declaration of any reportable political donations you made in the previous two years.

Privacy statement: Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or call the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To find out what is reportable, and to access a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. The disclosure requirements apply to both postal and online submissions.

For more information: Contact (02) 8275 1313 or 1300 305 695

Address: Director – Key Sites Assessments, Planning and Assessment, Department of Planning, Industry and Environment, Locked Bag 5022, PARRAMATTA NSW 2124.
