Hassell

WATERLOO METRO QUARTER – URBAN DESIGN REPORT

Urban Design Report
014901 Waterloo Metro Quarter

Prepared for
Waterloo Developer Pty. Ltd.

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October, 2020

Reference	SEARs Requirement	Addressed In
1.	Environmental Planning Instruments, Policies and Guidelines	Section 1, 7, 8
2.	Amending Concept Proposal	Section 1, 6, 7, 8
3.	Integration with Sydney Metro Station infrastructure	Section 2, 8
4.	Design Excellence and Built Form	Section 7, 8
5.	Visual and Amenity Impacts	Section 7, 8

The SSD 9393 UDPD Report responds to the Secretary's Environmental Assessment Requirements (SEARs) issued 29 June 2018 for the concept SSD Application. The SSD 9393 UDPD Report is divided into 8 sections required to address items 1, 2, 3, 4, and 5 of the SEARs. This report follows the same structure.

Amending SSDA

Reference	Description
Applicable SSD Applications	SSD-10441 Amending Concept DA
Author	Hassell David Tickle
Reviewed	Waterloo Developer Pty Ltd Nick Owen
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Acknowledgment of Country

Our Sydney studio is located on Gadigal country. We acknowledge and respect the Gadigal people as the original custodians of the land and water upon which we work. We honour their Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.

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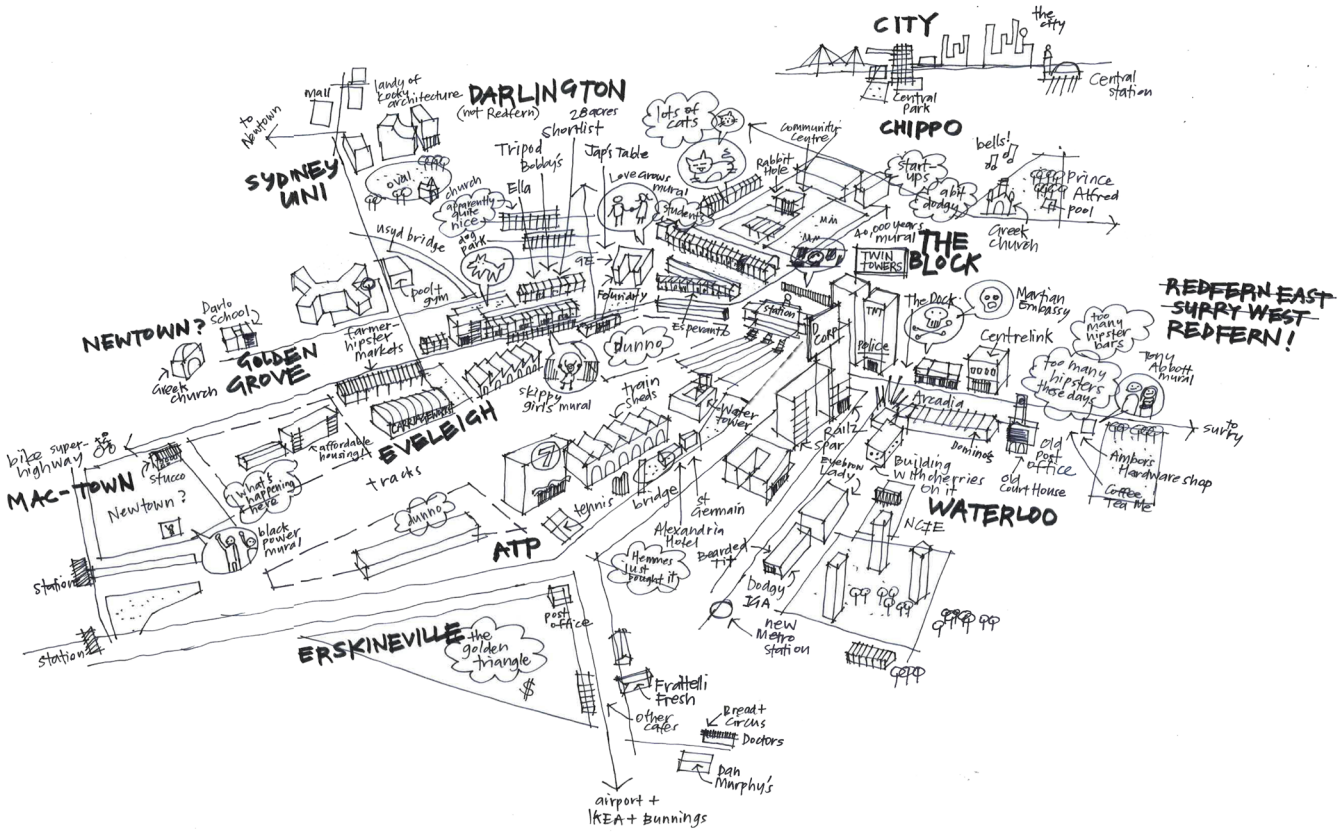
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CITY
the city
Central station
Central Park
CHIPPO
DARLINGTON
(not Redfern)
28 acres
Shortlist
SYDNEY UNI
mall
to Newtown
oval
church
Ella
Tripod Bobby's
Jap's Table
Lovecraws mural
lots of cats
community centre
Rabbit Hole
start-ups
abit dodgy
bells!
Prince Alfred pool
Greek church
THE BLOCK
TWIN TOWERS
Foundry
Experimntz
Station
Police
The Dack
Martian Embassy
Centrelink
too many hipsters these days
Tony Abbott mural
REDFERN EAST
SURRY WEST
REDFERN!
NEWTOWN?
Darlo School
GOLDEN GROVE
farmer-hipster markets
pool + gym
skippy girls mural
train sheds
Water tower
Arcadia
Railz
Spar
Dominos
Building with cherries on it
old Post office
old Court House
Ampion's Hardware shop
Coffee Tea Me
to surry
bike super-highway
MAC-TOWN
stucco
Newtown?
what's happening there
affordable housing
EVELEIGH
tracks
black power mural
station
ATP
tennis
bridge
St Germain
Alexandria Hotel
Hemmes lust brought it
Bearded Tit
Dodgy IGA
new Metro station
NCIE
WATERLOO
ERSKINEVILLE
the golden triangle
post office
Fratelli Fresh
other cafes
Bread + Circus
Doctors
Dan Murphy's
airport + IKEA + Bunnings

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Image: Inner-Sydney Neighbourhoods, David Tickle

EXECUTIVE SUMMARY

The Waterloo Metro Quarter will deliver significant benefit for the city and the community. This report outlines proposed amendments to the planning envelope for the site – and the opportunity to deliver even greater benefit from its transformation.

Under SSD 9393, a planning envelope for the site was approved, along with Design and Amenity Guidelines. The proposed envelope amendments build upon the principles of the approval to deliver enhanced community and urban outcomes.

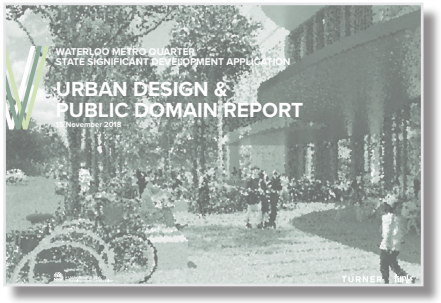
Within the amended envelope, and with the application of the Guidelines, a clear framework for achieving design excellence is created.

WATERLOO METRO QUARTER ENVELOPE (APPROVED UNDER SSD 9393)

The approved envelope allows for the delivery of significant development opportunity, along with new open spaces and connections, while protecting the amenity of surrounding parks and residential buildings.

The envelope was developed from and informed by an Urban Design and Public Domain Report, prepared by Turner and Turf as part of the SSD 9393 submission.

The approved envelope describes 3 towers on the Botany Road frontage of the site, over street-scale podium buildings as well as new public spaces and connections.



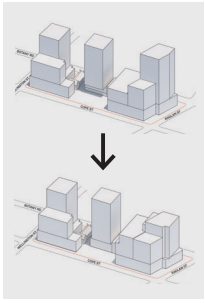
PROPOSED AMENDMENTS TO THE APPROVED ENVELOPE

This report outlines proposed amendments to the approved envelope. These have been developed to provide greater floorspace diversity and flexibility, integration between buildings and reduced amenity impacts on surrounding areas.

Key changes to this envelope

- → The northern building is reconfigured to accommodate a commercial building, with a lower overall height;
- → Podium levels of the central tower are extended further east to improve integration between the building and main plaza.





APPLICATION OF DESIGN AND AMENITY GUIDELINES (APPROVED UNDER SSD 9393)

DESIGN EXCELLENCE DEMONSTRATED THROUGH CONCEPT DESIGN PROPOSAL

Within the SSD 93939 approval, any development is required to align with project-specific Design and Amenity Guidelines.

These guidelines outline "the desired design and place outcomes for the Metro Quarter and includes objectives and design criteria for the built form, public domain, amenity, movement, connectivity and interfaces between the station and over station development".

The guidelines are a key mechanism for ensuring design excellence at a site-wide scale, within buildings and the public domain.

Waterloo Metro Quarter will become a place that is engaging and meaningful to its users and the community - and contributes positively to the broader city. Design excellence outcomes will be achieved through

- → The amended envelope;
- → The application of the Design and Amenity Guidelines;
- → Design review processes.

Together, these have informed the reference design (in Section 8 of this report) and subsequent Development Applications for the project.





WELCOME TO WATERLOO

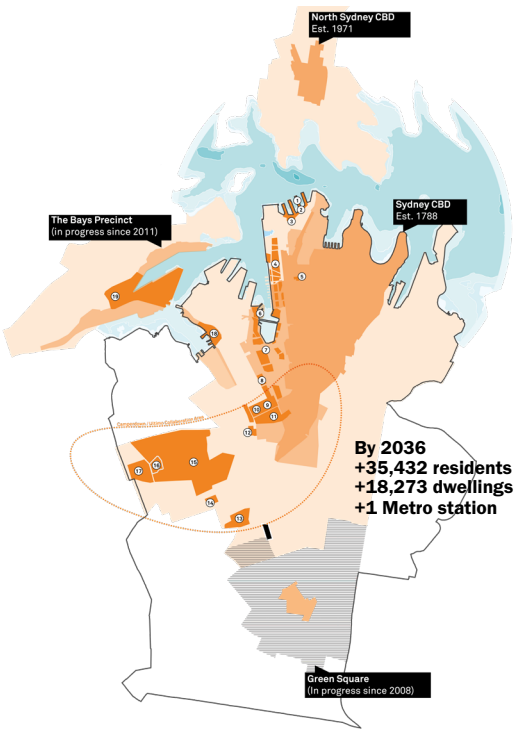



Lawson Street, Redfern NSW


Community Bike Workshop, Waterloo NSW

A place of rich layers

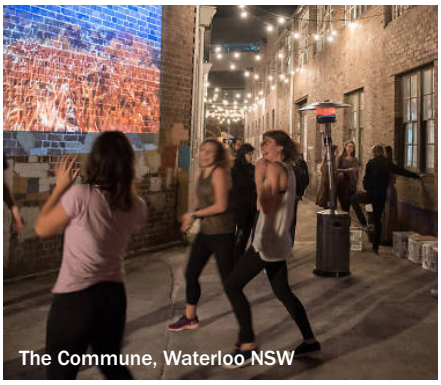
Waterloo is a place of rich layers. It is Eora Land. A place with a deep history and a brilliant future. Of warehouse and terraces houses, big businesses and small enterprises, creatives and rabble-rousers and local heroes. This is a community of both cohesion and conflict.




Waterloo NSW, c. 1910


Carriageworks, Eveleigh NSW


Matarvai, Public Housing, Waterloo NSW


The Commune, Waterloo NSW

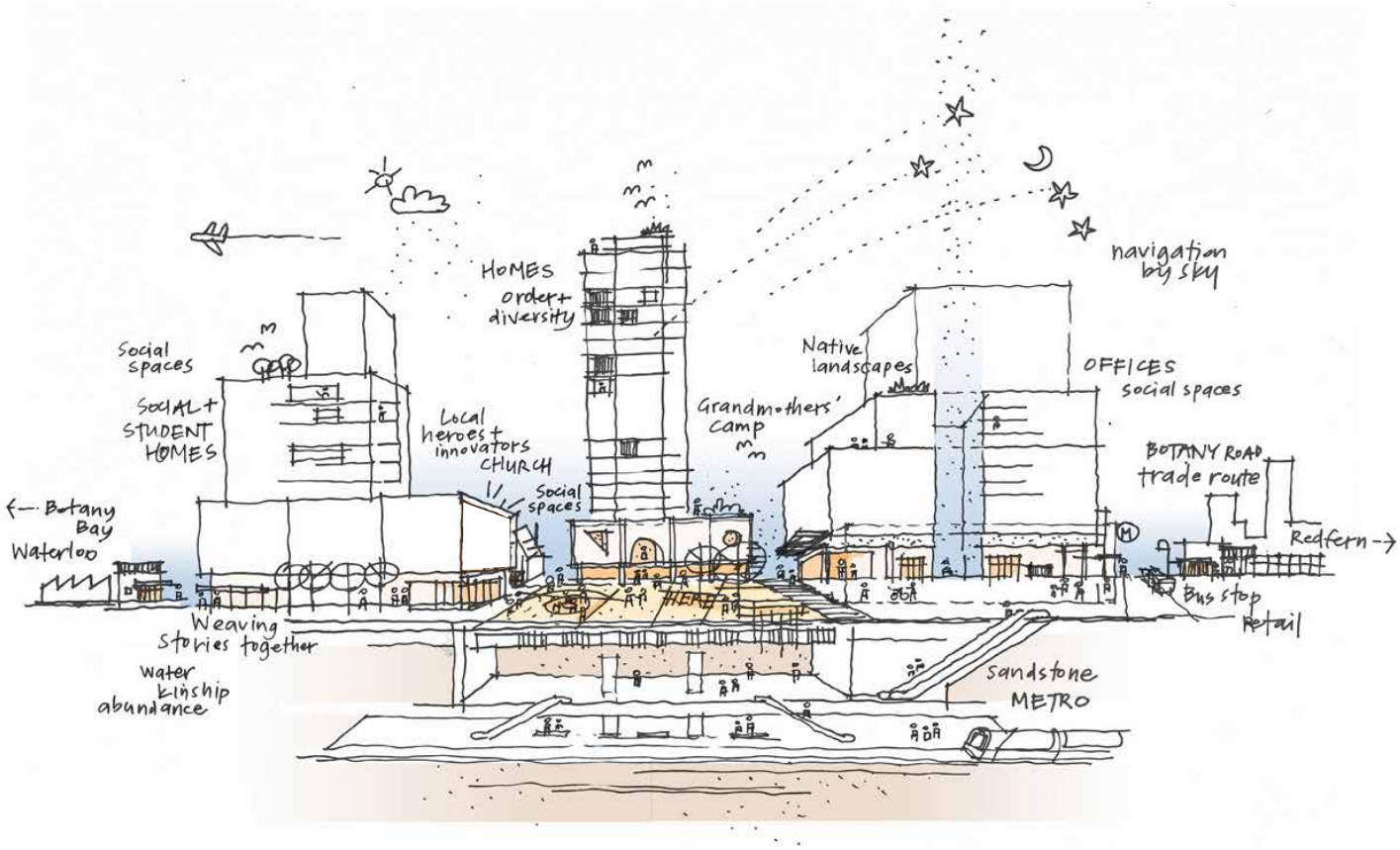
A strategically located neighbourhood

Waterloo is located within a strategic corridor - between the Sydney city centre and airport, close to major employment and educational precincts. It is undergoing significant transformation, with new public transport infrastructure, urban regeneration programs and major development projects.

Waterloo Metro Quarter

Waterloo Metro Quarter will build upon this richly layered place. A journey through layers of geology, of landscape, of first peoples and their relationship with nature.

A place where countless stories of this place are expressed and shared. A place of collaboration, expression and enterprise that supports a resilient and connected community.

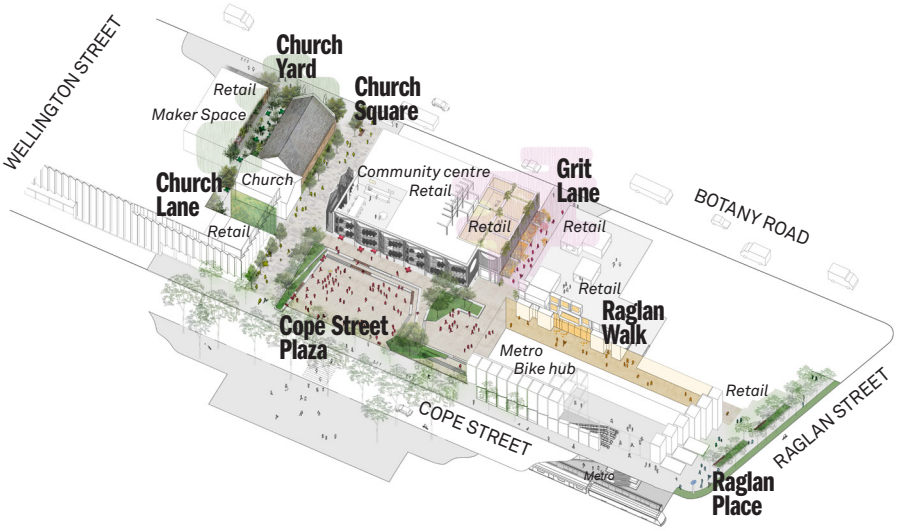


Community at the heart

The Waterloo Metro Quarter will be a place for all – open, welcoming, connected. It brings together a diverse community through its public spaces and buildings, its community programs and outreach.

It will deliver:

- → A sunny public plaza on Cope Street;
- → A carefully crafted community building including child care and social spaces;
- → Community engagement and employment programs during design, construction and beyond; and
- → A place-inspired public art and public events commitment.













A vibrant public domain

The Waterloo Metro Quarter will have a network of public spaces – from a large central plaza to gritty laneways and green yards; places of community interaction, expression and enterprise. This public domain will integrate with surrounding streets, bike paths and footpaths as well as the future renewal of Waterloo Estate.

It will deliver:

- → More than 2500sqm of new open space;
- → A north-south connection (Raglan Walk) to improve permeability and Metro access; and
- → More spaces to sit, dwell, interact and learn.

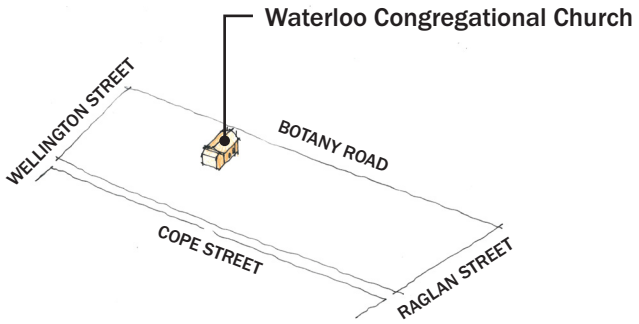
Authentic and diverse

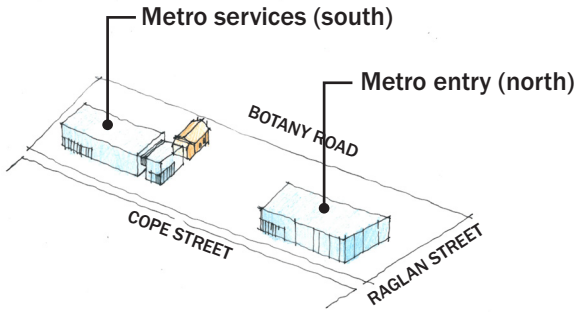
The Waterloo Metro Quarter will have workplaces, homes, shops and community spaces – as well as a new Metro Station. This diversity of uses will draw people to the site throughout the day and evening, on weekdays and weekends – making it a safe, lively, engaging place round-the-clock.

It will deliver:

- → New workplaces that support local and broader economies;
- → High-quality student, social, affordable and market housing; and
- → An eclectic, locally-derived design language for this unique location.

Waterloo Metro Quarter





Existing site

The Waterloo Metro Quarter site fronts Botany Road, one of Sydney's oldest movement and trading corridors. The heritage-listed Waterloo Congregational Church is the only remaining building, with all other structures removed for the site's regeneration.

Metro connectivity

A new Metro line will connect Waterloo with the Sydney city centre, as well as major employment, residential and community hubs. The new Metro Station will front Cope Street and provide future integration with bus services, cycle and walking routes.

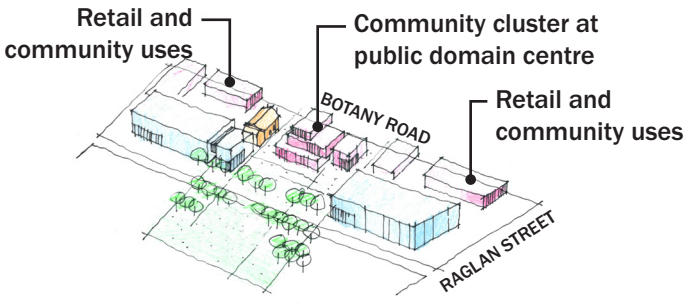


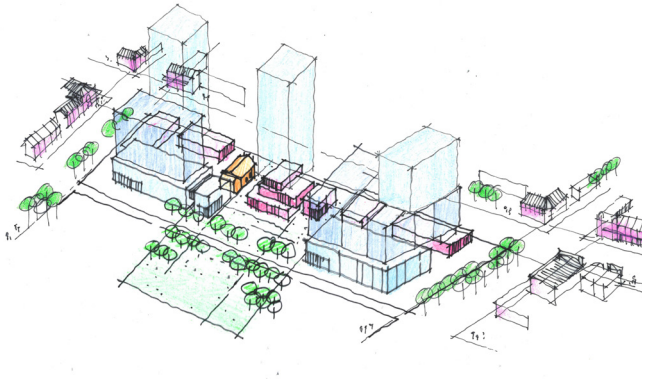
Leigh Street, Adelaide SA


Redfern Park, Redfern NSW



Paley Park, New York City NY





Activated, engaging ground plane

New buildings will define, enliven and activate footpaths, lanes and public spaces. Community uses are clustered at the centre of the site. The scale, materiality and personality of buildings relate to the surrounding context.

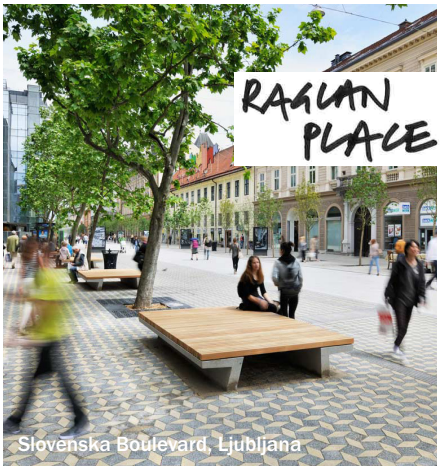
Diverse, characterful architecture

The buildings above will house a diversity of homes (including student, social, affordable and market house), offices and community spaces. Buildings are designed to optimise the quality of internal and external spaces – especially the amenity, comfort and safety of public spaces.


Peel Street, Adelaide SA



Weasley Quarter, Perth WA



Slovenska Boulevard, Ljubljana

Waterloo Metro Quarter

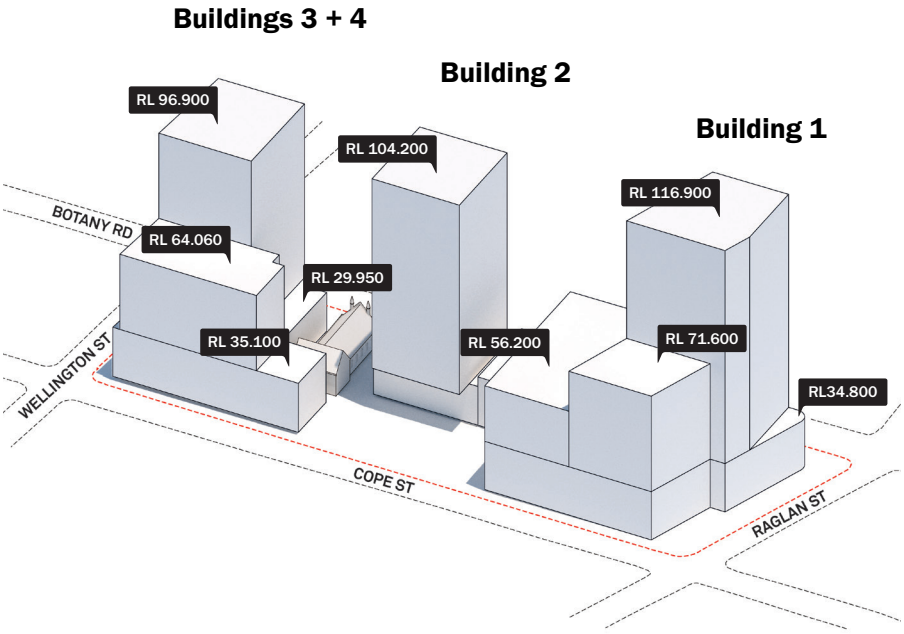
The approved SSD 9393 envelope for the site has been developed from the Urban Design and Public Domain Report (SSD 9393 UDPD Report) prepared by Turner and Turf. The Report contains:

- A review of the existing strategic and spatial context;
- An understanding of Waterloo, its character and community;
- Urban design principles and strategies; and
- An assessment of a number of different massing options for the site.

The approved envelope includes:

- 3 towers on the Botany Road frontage of the site (to a height range of RL96.90 - RL16.90);
- Street-scale buildings (ranging in height from RL29.50 - RL 56.20); and
- Setbacks to minimise overshadowing and wind impact on open spaces, break down building mass and articulate tower and podium levels.

This envelope allows for the delivery of significant development opportunity, along with new open spaces and connections, while protecting the amenity of surrounding parks and residential buildings.

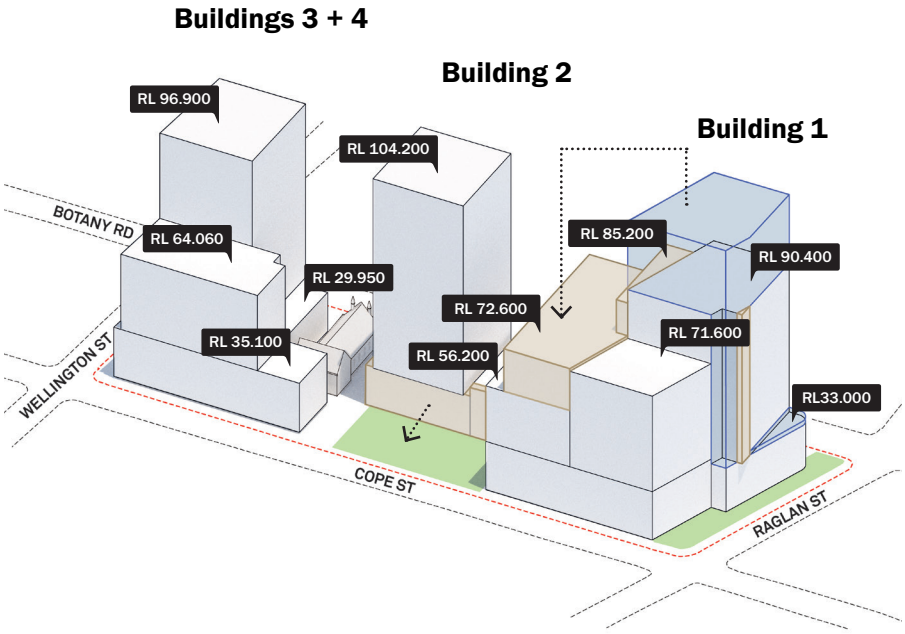


Approved SSD 9393 massing, view from north-east

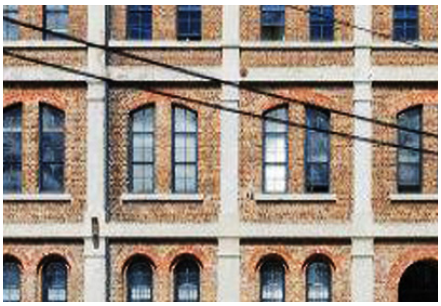




The Waterloo Metro Quarter will deliver significant benefit for the city and the community. This report outlines proposed amendments to the planning envelope for the site and the opportunity to deliver even greater benefit from its transformation.



Amended SSD 9393 massing, view from north-east





This report outlines proposed amendments to the approved envelope. These have been developed to provide greater floorspace diversity and flexibility, integration between buildings and reduced amenity impacts on surrounding areas. There are two amendments proposed, described further in Section 7.

Building 1

The concept DA seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- → Increasing the maximum building height for the southern portion of the building envelope from RL56.2 to RL72.60.
- → Removing the 'tower component' of the northern precinct, reducing the overall height of the tower envelope, to enable the redistribution of floor space to commercial office floor plates.
- → Amending the description of development to refer to a mid-rise (approximately 16 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

The amended envelope can accommodate a flexible office floorplate, improving diversity and activation on the site, as well as supporting broader government objectives for the Sydney Innovation Corridor. The lower form of this building reduces overshadowing to the adjacent heritage conservation zone and protects solar access to the proposed Cope Street plaza.

Building 2

The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:

Modifying the eastern extent of the podium envelope.

This creates an improved, more human-scale relationship between the building and the plaza, and alignment with the proposed Raglan Walk through Building 1.

There are no proposed amendments to the approved envelope for Buildings 3 and 4.

INTRODUCTION

The Waterloo Metro Quarter is a significant urban transformation project being delivered as part of Sydney Metro – Australia's biggest public transport project. This report outlines proposed changes to the Metro Quarter design concept, which improves upon the Concept Approval (SSD 9393).

Waterloo Metro Quarter (WMQ) is a City Fringe area within the Harbour CBD outside of Central Sydney. The site is located on the Botany Road Corridor within the Redfern Street Village. The site is part of an Innovation Corridor spanning from Walsh Bay in the north to Waterloo in the south.

The Innovation Corridor features knowledge-intensive business clusters vital to the Eastern City District's economic success and global competitiveness including the Camperdown-Ultimo Health and Education Precinct and the Sydney Innovation and Technology Precinct. With employment growth in knowledge-intensive industries expected to grow across the Innovation Corridor, greater emphasis on creating connected, vibrant and high amenity precincts will be a focus for Waterloo and other renewal areas to improve global competitiveness and attract workforce talent.

WMQ is part of the Waterloo State Significant Precinct and has been identified as a State Significant Development (SSD). The precinct and other urban renewal areas have been designated to accommodate notable residential growth within the City.

The site consists of a new mixed use development, public spaces and community facilities over a new metro station (OSD) that is being delivered through Sydney Metro. Waterloo station is a new CBD station part of the Sydney Metro City & Southwest – Chatswood to Sydenham project, which has been identified as a Critical State Significant Infrastructure project (CSSI). The project capitalises upon an increase in jobs within the City from investment in public transport and provides a truly mixed use neighbourhood with great public places and expanded community services and facilities to support apartment living.

The original Concept Approval (SSD 9393) for the Waterloo Metro Quarter OSD was supported by an Urban Design and Public Domain Report by Turner. This report, referred to in this Urban Design Report as the SSD 9393 UDPD Report, provides the planning and development framework and strategies to inform the future detailed design of the OSD.

The Turner Report sought approval for:

- → Maximum building envelopes;
- → Maximum gross floor area of residential, retail and entertainment, commercial and community uses;
- → Three storey podium and three towers for residential uses;
- → Free standing building within a public plaza for non-residential uses;
- → Public domain works;
- → Car and bicycle parking; and
- → Various strategies including a public art strategy.

An increasing focus on the intensification of economic and employment activity and uses for the Waterloo Metro Quarter site—consistent with the strategic purpose of the Innovation Corridor—has necessitated a review of selected analysis and outcomes identified in the SSD 939 UDPD Report. In addition, a place based approach which recognises and celebrates the rich and complex community and character of Waterloo has been strengthened to reflect the identity and heritage of the Redfern Street Village and specifically the Waterloo area.

Key strategies / plans have been included in this report to provide the strategic rationale and narrative underpinning the proposed amendments for:

- → A change in land use for part of the site from residential to commercial to support employment uses and productivity;
- → Diversification of building typologies to support the change in land use which has resulted in amendments to selected built-form within the approved building envelope;
- → Improvements to interfaces between buildings at the lower levels and public realm to provide more fine grain and human scaled articulation;
- → Enhanced public space and amenity;
- → Better connectivity for pedestrians and cyclists;
- → Central and highly accessible location for community facilities; and
- → Active frontages to support day and night uses.

This Urban Design Report has been prepared to support the Amending Concept DA (SSD 10441) for the project, by outlining how the proposed amendments are a response to the strategic context and design excellence process, and improve upon, the urban design outcomes of the original Concept Approval (SSD 9393).

Comprised of two parts, **Part One** outlines the current "baseline" status of the proposal, based on the SSD 9393 UDPD Report and identifies the case for the proposed amendments.

Part Two describes the revised objectives and strategies, built form and reference design for the Waterloo Quarter Metro site, building on those outlined in the SSD 9393 UDPD Report.

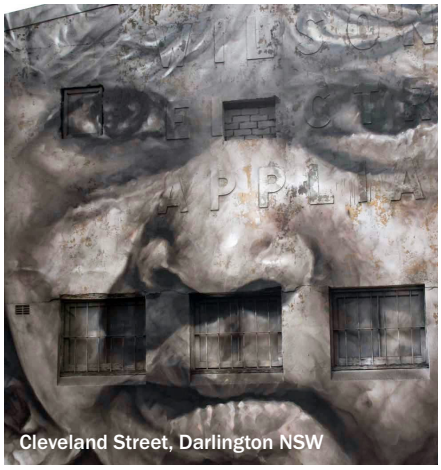
A brief overview of the project background and planning approval process is provided for context, however the focus of this report is to demonstrate how Waterloo Metro Quarter can become a stronger mixed use neighbourhood to support the key objectives of the Innovation Corridor to deliver jobs for knowledge-intensive services and industries, and to strengthen the connection to the unique place character of Waterloo.

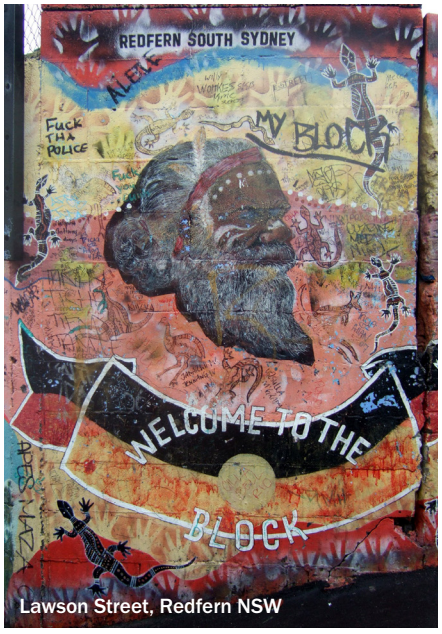

Yellowmundee Park, Redfern NSW



Redfern Street, Redfern NSW


Carriageworks, Eveleigh NSW


Cleveland Street, Darlington NSW



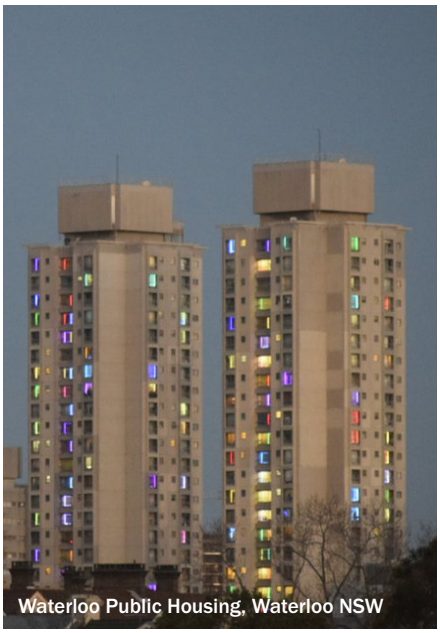
Lawson Street, Redfern NSW


Community garden, Redfern NSW



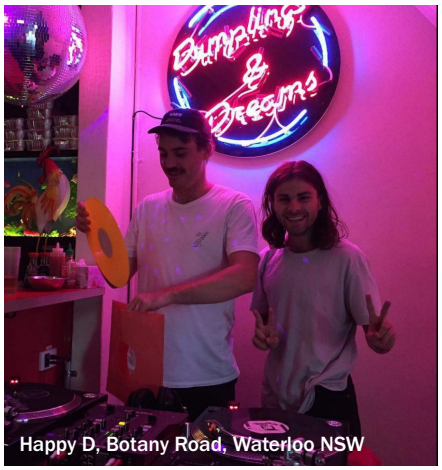
Waterloo Congregational Church, Waterloo


Community Centre, Redfern


Waterloo Public Housing, Waterloo NSW



Botany Road, Waterloo NSW



Happy D, Botany Road, Waterloo NSW


Carriageworks Markets, Eveleigh NSW

1.1
Site Location and Context

Sydney Metro City & Southwest

Sydney Metro City & Southwest is one of four core components of Sydney Metro. The new 30km metro line extends from Chatswood through the CBD to Bankstown including a new station at Waterloo and is scheduled to open in 2024.

Waterloo State Significant Precinct

The Waterloo State Significant Precinct is comprised of Waterloo Metro Quarter (WMQ) and the Waterloo Estate (the Estate). As the WMQ development is located within a rail corridor and includes residential and commercial uses with a value exceeding $30m, the project is identified as State Significant Development (SSD).

The Estate is owned by NSW Government and managed by Land and Housing Corporation (LAHC). It consists of 2,012 social housing dwellings and a small number of private dwellings of medium and high density.

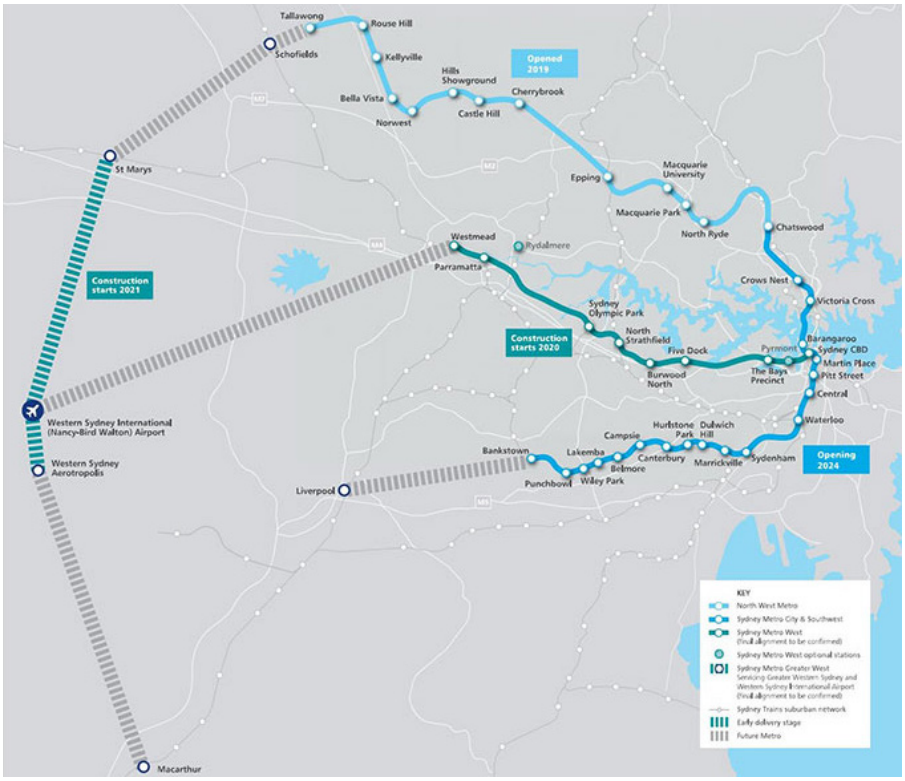
Waterloo Metro Quarter

WMQ is part of Redfern Street Village within the City of Sydney local government area (LGA). Located 3.3km south-west of the Sydney CBD, the site is bound by Raglan Street to the north, Cope Street to the east, Wellington Street to the south and Botany Road to the west. Measuring approximately 220m x 70m, the gross site area is 1.287 hectares.

The proposed Waterloo Metro Quarter development consists of a new metro station, mixed use development and public spaces. The heritage listed Congregational Church located at 103-105 Botany Road is within the block but not part of the site.

Metro Rail Infrastructure

The proposed Waterloo metro station will be constructed within the eastern side of the site. A majority of the station will be underground with two entry/plant structures above ground approximately 5 storeys / 20m high located at the northern and southern ends of Cope Street.



Sydney Metro alignment map
Source: Figure 15 SSD 9393 UDPD Report, November 2018



Waterloo Metro Quarter location plan
Source: Figure 15 SSD 9393 UDPD Report, November 2018

KEY

Waterloo Estate

Waterloo Metro Quarter

1.2 Project Background

Planning Approvals

CSSI Approval Sydney Metro City And Southwest (SSI 7400)

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest – Chatswood to Sydenham project as a Critical State Significant Infrastructure project (CSSI approval).

The terms of the CSSI approval includes all works required to construct the Waterloo metro station, including the demolition of existing buildings and structures; construction of below and above ground structures associated with the station including public domain works and station entry; and structures required to facilitate the construction of OSD.

Concept Approval (SSC 9393)

Following the gazettal of revised planning controls for the site under the Sydney Local Environmental Plan (SLEP 2012), a concept SSD DA was determined by the Minister for Planning on 10 December 2019 for the concept SSD DA (SSD 9393) for the Waterloo Metro Quarter OSD. This included a maximum building envelope and gross floor area; residential and non-residential land uses; minimum 12,000 sqm gross floor area for non-residential land uses including 2,000sqm of community facilities; minimum 5% gross floor area for affordable dwellings; 70 social housing dwellings; vehicle (private and services) and bicycle parking.

The approval included the following key documents that control buildings and public domain within the Waterloo Metro Quarter site.

→ Stamp drawings + drawing numbers; and
→ WMQ Design Quality Guidelines.

The CSSI approval included Indicative Interface Drawings for the below and above ground works at Waterloo metro station, noting that the integration of the OSD elements and the metro station elements would be subject to the design resolution process and that the detailed design may vary from the reference design assessed within the planning approval.

The detailed SSD DA seeks development consent for the construction and operation of a commercial office building in accordance with the terms and conditions of the concept approval as sought to be amended by SSD 10441.

Building envelopes for the northern precinct were approved by SSD 9393 with separate detailed SSD DA's to be prepared concurrently for southern precinct (Bldgs 3 & 4 and Cope Street Plaza), central precinct (Bldg 2), and the basement.

Amending Concept DA (SSD 10441)

Following Sydney Metro's appointment of WL Developer Pty Ltd as the preferred partner to deliver WMQ OSD, and ongoing design development, minor modifications to the concept approval are now required to accommodate the detailed design.

This report has been prepared to accompany a concept SSD DA for the OSD at the WMQ site. The concept DA seeks consent for an amended building envelope and description of development for the northern precinct and central building of the Waterloo Quarter site approved under SSD 9393. For clarity, this concept DA (formerly referred to as a 'Stage 1' DA) is made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The concept DA seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

→ Increasing the maximum building height for the southern portion of the building envelope from RL56.2 to RL72.60.
→ Removing the 'tower component' of the northern precinct, reducing the overall height of the tower envelope from RL 116.9 to RL 90.40 to enable the redistribution of floor space to commercial office floor plates.
→ Amending the description of development to refer to a mid-rise (approximately 16 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.
→ Minor amendment to the eastern façade podium of Building 2 in the central precinct.

This Amending DA is consistent with the concept SSD DA, as proposed to be modified by SSD 10441.

Urban Design and Public Domain Report

Sydney Metro engaged Turner and Turf to prepare an Urban Design and Public Domain Report (SSD 9393 UDPD Report) for the SSD Application to secure concept approval for over station development above and adjacent to Waterloo station.

SEARs

The SSD 9393 UDPD Report responds to the Secretary's Environmental Assessment Requirements (SEARs) issued 29 June 2018 for the concept SSD Application. A table outlining what the Environmental Impact Statement (EIS) is to address is included in the SSD 9393 UDPD Report.

The SSD 9393 UDPD Report is divided into 8 sections required to address items 1, 2, 3, 4, and 5 of the SEARs. This report follows the same structure.

1. Introduction
2. Strategic Context
3. Understanding Waterloo
4. Local Character
5. Site Character
6. Urban Design Principles and Strategies
7. Built Form Amendments
8. Reference Design Proposal

Documents demonstrating specific compliance with various statutory codes and guidelines are contained with the appendices as follows:

A – Amended Stage 1 Building Envelope Drawings

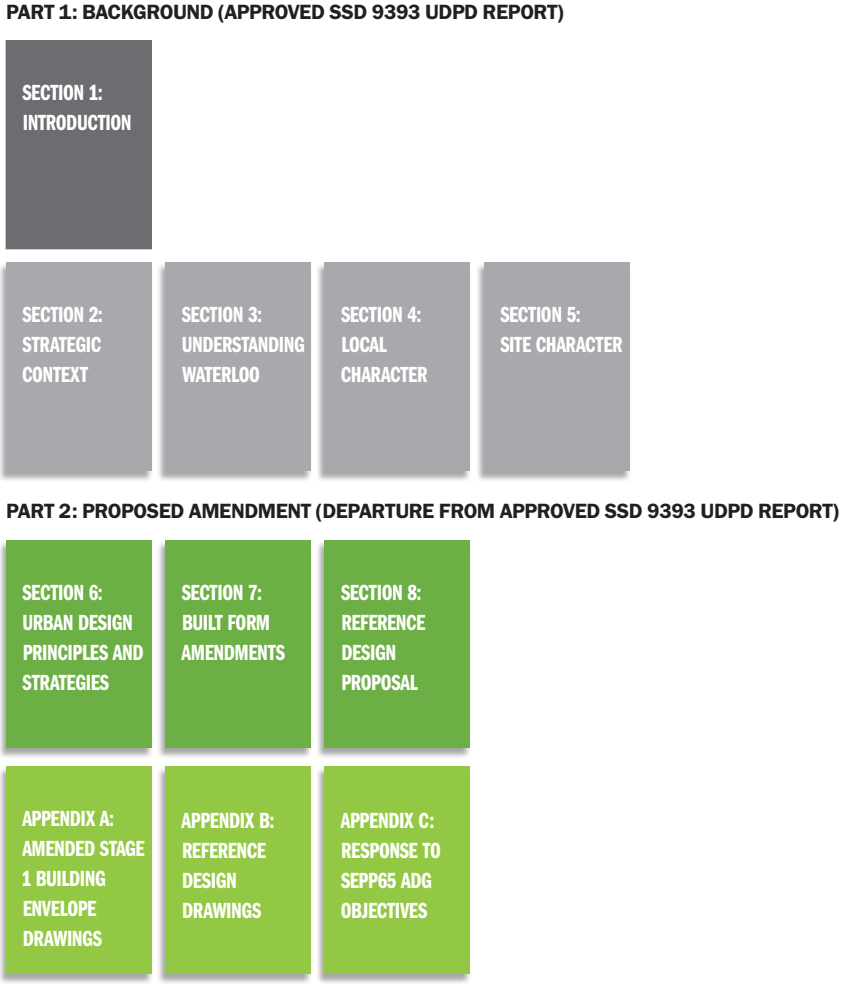
1.3 Purpose and Structure of this Report

The purpose of this report

This Urban Design Report has been prepared to support the Amending SSDA submission for the project, by assessing how the proposal has aligned with, and improved upon, the urban design outcomes of the original approval.

The approach of this report is to:

- → Summarise relevant sections of the SSD 9393 UDPD Report to establish general principles, objectives, strategies and key moves identified (the project "baseline");
- → Identify and describe any studies, strategies or projects undertaken since the completion of the SSD 9393 UDPD Report (including work undertaken during the Competitive Bid Process) - and potential changes that may result;
- → Describe how the amended development proposal aligns with the SSD 9393 UDPD Report; and
- → Identify and illustrate the proposed amendments to land use, building envelope and community use to demonstrate the rationale for the amendments and improved outcomes to the Waterloo Quarter Metro Precinct.



The structure of this report

This report is comprised of two parts. **Part One** outlines the current "baseline" status of the proposal, based on the SSD 9393 UDPD Report and identifies the case for the proposed amendments.

Section 1: a background to the project and the purpose and structure of this report.

Section 2: the strategic context of the project.

Section 3: an understanding of the unique qualities and community of Waterloo.

Section 4: an overview of the area that sits around the site.

Section 5: an overview of the site itself, its opportunities and constraints.

Part Two describes the revised objectives and strategies, built form and reference design proposal for the Waterloo Quarter Metro Precinct, building on those outlined in the SSD.9393 UDPD Report.

Section 6: the revised urban design principles developed for the project, based on the analysis and findings of the Competitive Bid process.

Section 7: the proposed built form envelope for the site, revised to respond to the principles developed and tested against the envelope described in the SSD 9393 UDPD Report.

Section 8: an outline of the reference design proposal for the site, including public domain and building concepts, as well as precinct wide assessment of solar access, overshadowing and wind conditions.

Appendices included are:

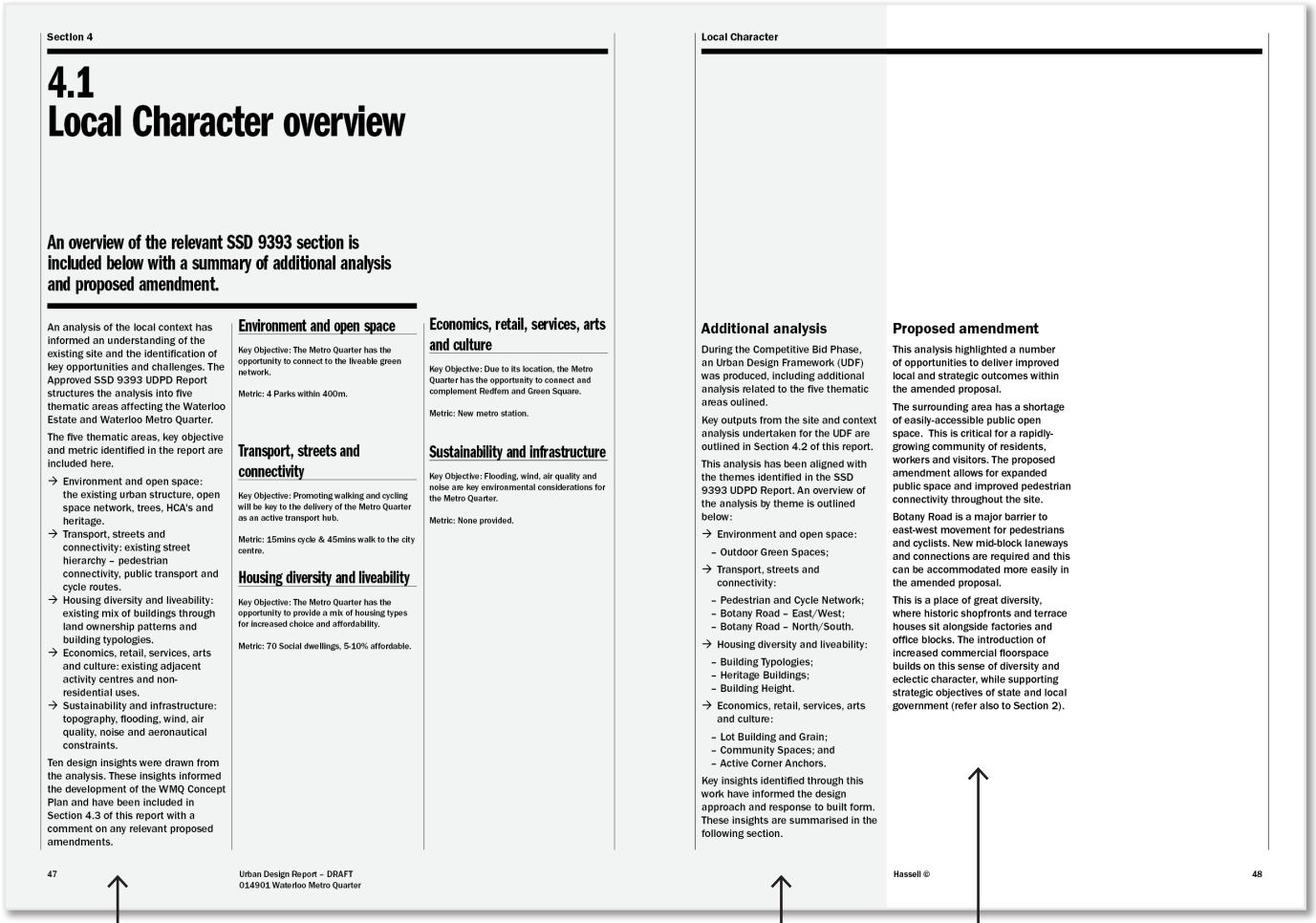
Appendix A: building envelope drawings.

Appendix B: reference design drawings.

Appendix C: response to SEPP65 ADG objectives.

Section 2-5 structure

For Sections 2-5 (where the proposal development is measured against the SSD 9393 approval), the typical arrangement of pages is shown below.



Section 4

4.1 Local Character overview

An overview of the relevant SSD 9393 section is included below with a summary of additional analysis and proposed amendment.

An analysis of the local context has informed an understanding of the existing site and the identification of key opportunities and challenges. The Approved SSD 9393 UDPD Report structures the analysis into five thematic areas affecting the Waterloo Estate and Waterloo Metro Quarter.

The five thematic areas, key objective and metric identified in the report are included here.

- → Environment and open space: the existing urban structure, open space network, trees, HCA's and heritage.
- → Transport, streets and connectivity: existing street hierarchy – pedestrian connectivity, public transport and cycle routes.
- → Housing diversity and liveability: existing mix of buildings through land ownership patterns and building typologies.
- → Economics, retail, services, arts and culture: existing adjacent activity centres and non-residential uses.
- → Sustainability and infrastructure: topography, flooding, wind, air quality, noise and aeronautical constraints.

Ten design insights were drawn from the analysis. These insights informed the development of the WMQ Concept Plan and have been included in Section 4.3 of this report with a comment on any relevant proposed amendments.

Environment and open space

Key Objective: The Metro Quarter has the opportunity to connect to the liveable green network.

Metric: 4 Parks within 400m.

Transport, streets and connectivity

Key Objective: Promoting walking and cycling will be key to the delivery of the Metro Quarter as an active transport hub.

Metric: 15mins cycle & 45mins walk to the city centre.

Housing diversity and liveability

Key Objective: The Metro Quarter has the opportunity to provide a mix of housing types for increased choice and affordability.

Metric: 70 Social dwellings, 5-10% affordable.

Economics, retail, services, arts and culture

Key Objective: Due to its location, the Metro Quarter has the opportunity to connect and complement Redfern and Green Square.

Metric: New metro station.

Sustainability and infrastructure

Key Objective: Flooding, wind, air quality and noise are key environmental considerations for the Metro Quarter.

Metric: None provided.

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Urban Design Report – DRAFT
014901 Waterloo Metro Quarter

Local Character

Additional analysis

During the Competitive Bid Phase, an Urban Design Framework (UDF) was produced, including additional analysis related to the five thematic areas oulined.

Key outputs from the site and context analysis undertaken for the UDF are outlined in Section 4.2 of this report.

This analysis has been aligned with the themes identified in the SSD 9393 UDPD Report. An overview of the analysis by theme is outlined below:

- → Environment and open space:
  - – Outdoor Green Spaces;
- → Transport, streets and connectivity:
  - – Pedestrian and Cycle Network;
  - – Botany Road – East/West;
  - – Botany Road – North/South.
- → Housing diversity and liveability:
  - – Building Typologies;
  - – Heritage Buildings;
  - – Building Height.
- → Economics, retail, services, arts and culture:
  - – Lot Building and Grain;
  - – Community Spaces; and
  - – Active Corner Anchors.

Key insights identified through this work have informed the design approach and response to built form. These insights are summarised in the following section.

Proposed amendment

This analysis highlighted a number of opportunities to deliver improved local and strategic outcomes within the amended proposal.

The surrounding area has a shortage of easily-accessible public open space. This is critical for a rapidly-growing community of residents, workers and visitors. The proposed amendment allows for expanded public space and improved pedestrian connectivity throughout the site.

Botany Road is a major barrier to east-west movement for pedestrians and cyclists. New mid-block laneways and connections are required and this can be accommodated more easily in the amended proposal.

This is a place of great diversity, where historic shopfronts and terrace houses sit alongside factories and office blocks. The introduction of increased commercial floorspace builds on this sense of diversity and eclectic character, while supporting strategic objectives of state and local government (refer also to Section 2).

Hassell ©

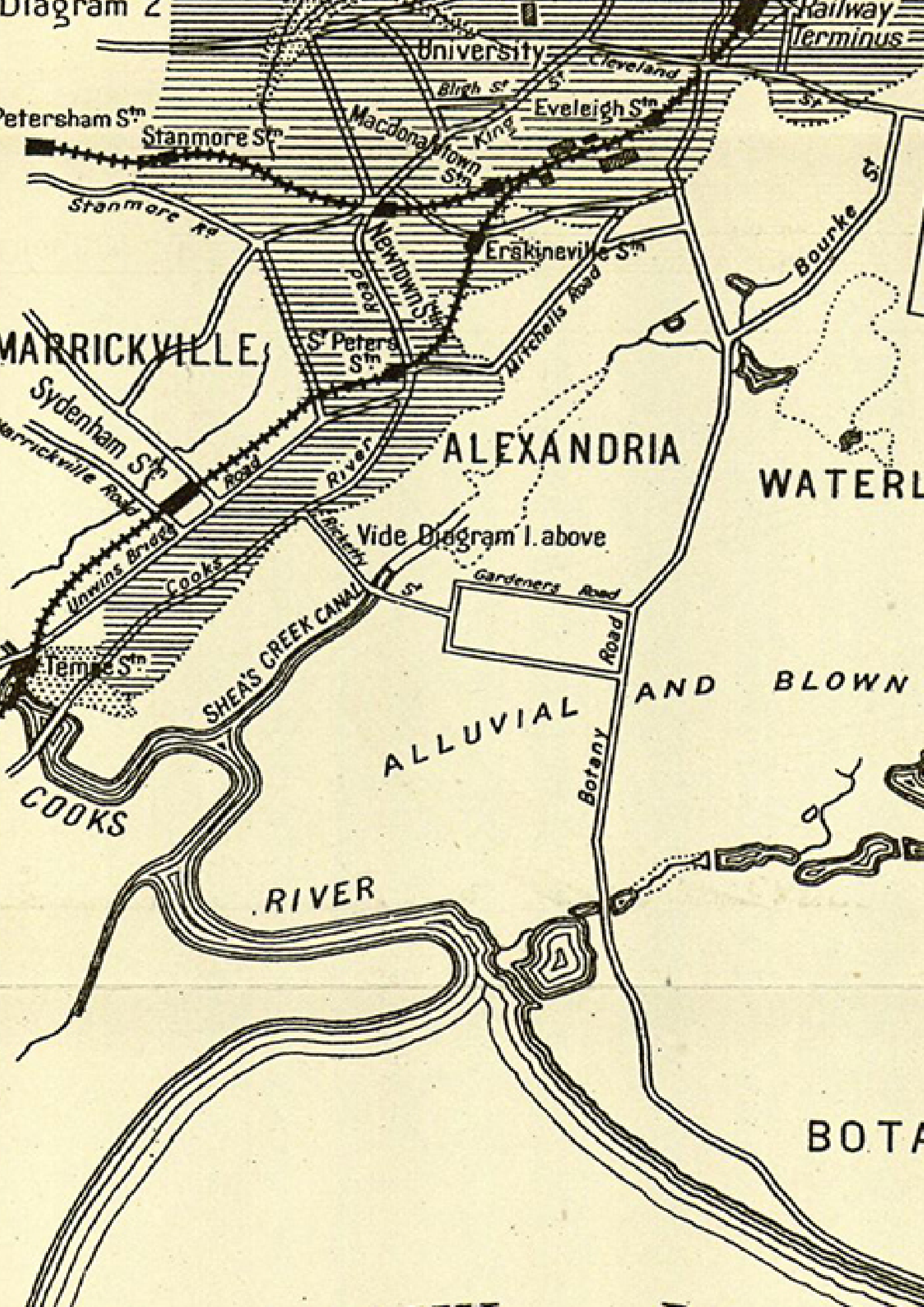
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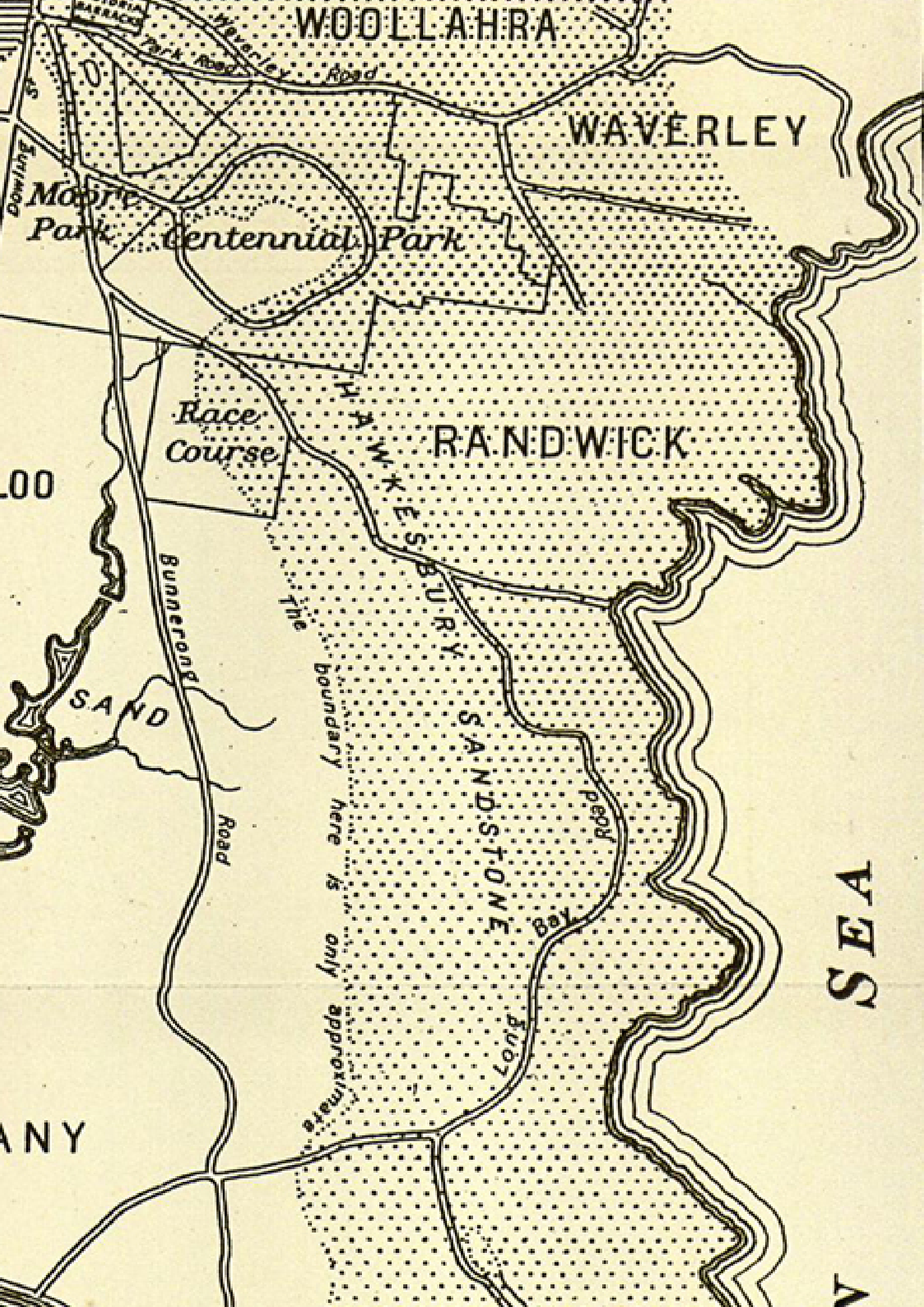
Summary of analysis and observations from the SSD 9393 UDPD Report.

A description of key strategic positioning / developments or analysis undertaken by the project team that has led to a proposed amendment.

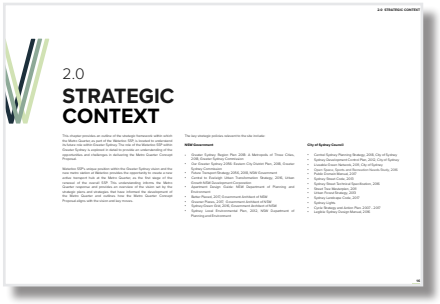
Description of how the proposed amendment:

- – Aligns with and supports the SSD 9393 UDPD Report;
- – Seeks to enhance the proposed renewal of Waterloo Metro Quarter where relevant additional analysis and observations are provided to support the proposed amendment.


Diagram 2
University
Railway Terminus
Cleveland St
Eveleigh Stn
Petersham Stn
Stanmore Stn
Macdonaldtown Stn
King St
Stanmore Rd
Newtown Stn
Erskineville Stn
Bourke St
Mitchells Road
MARRICKVILLE
St Peters Stn
Sydenham Stn
ALEXANDRIA
Marrickville Road
Cooks River
Vide Diagram I. above
Gardeners Road
Unwins Bridge
Tempe Stn
SHEAS CREEK CANAL
ALLUVIAL AND BLOWN
Botany Road
COOKS
RIVER
WATERL
BOTA


WOOLLAHRA
Victoria Barracks
Oxford St
Queen Victoria Building
Park Road
Waverley Road
WAVERLEY
Moore Park
Centennial Park
Race Course
RANDWICK
HAWKESBURY SANDSTONE
The boundary here is only approximate
Bunnerong Road
SAND
Point Boy Bay
SEA

STRATEGIC CONTEXT


2.0
STRATEGIC CONTEXT

This section describes how the proposal aligns with and builds upon the findings of Chapter 2 of the SSD 9393 UDPD Report.

Waterloo SSP's unique position within the Greater Sydney vision and the new metro station at Waterloo provides the opportunity to create a new active transport hub at the Metro Quarter, as the first stage of the renewal of the overall SSP.

Urban Design and Public Domain Report, 2018.

This section briefly outlines the strategic framework detailed in the SSD 9393 Urban Design and Public Domain Report and establishes the rationale for a proposed change in land use to the approved plan. This proposed amendment is consistent with and maintains the direction and argument in the SSD 9393 UDPD Report, but is updated to reflect an increasing focus by both state and local government policy on employment land uses to support the Innovation Corridor and broader objectives to ensure vibrant connected neighbourhoods are delivered through these projects.

Place based objectives to improve pedestrian and cycling connectivity, public space, amenity, activation and integration with the character of the local area seek to attract growth sectors and jobs while providing for a diversity of uses to support the projected growth for visitors, workers and residents to the broader area. The social dimension is a significant part of the narrative, with the amendments seeking to embed the reference design more strongly in place. The objectives also work to balance a mix of land uses that enable people to live, work, play and visit the area, while accommodating growth and density.

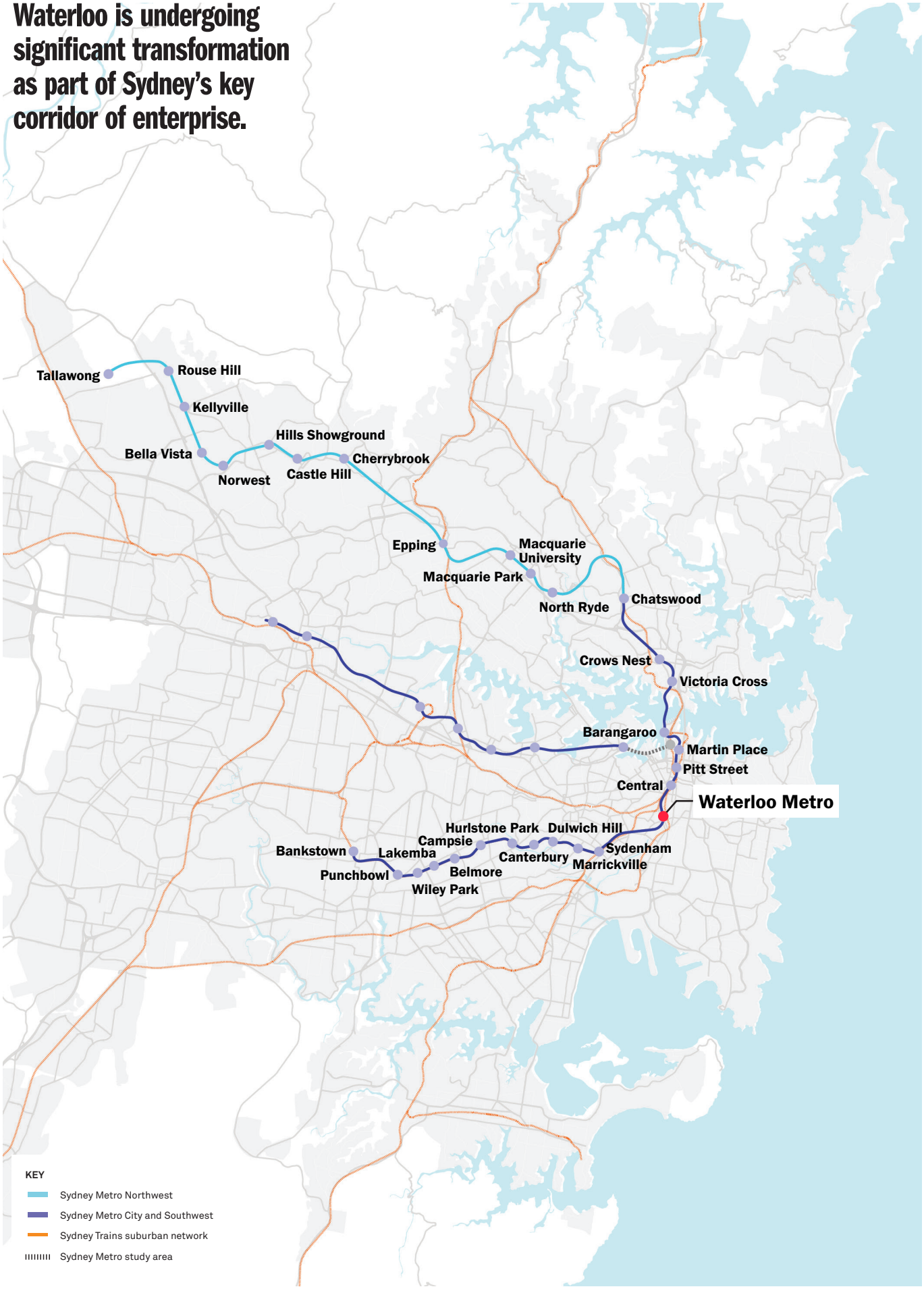
Of key consideration is the Camperdown-Ultimo Collaboration Area to the north west of Waterloo Metro Quarter, home to an innovation eco-system supported by health and education institutions. WMQ is part of the Everleigh activity node, one of three activity nodes within the Collaboration Area. Identified in A Metropolis of Three Cities, the Collaboration Areas are a place-based, multi-stakeholder approach to solving complex urban issues. The Camperdown-Ultimo Collaboration Area Place Strategy documents a pathway to realising the area's metropolitan role. This recognises the significance of health and education precincts in driving economic development, growing sustainable employment and promoting equity and social sustainability.

In addition, the Botany Road Corridor has been identified in the City of Sydney's City Plan 2036 as a key area to support the Sydney Technology and Innovation Precinct. The draft Local Strategic Planning Statement sets out key moves to prioritise land uses that deliver commercial, knowledge-intensive and other activies such as creative to support the Innovation Corridor.

These strategic directions have necessitated a review of the outcomes in the SSD 9393 UDPD Report.

An overview of identified issues and opportunities ends the section, with a comment on how these are addressed in the proposed amendment.

Waterloo is undergoing significant transformation as part of Sydney's key corridor of enterprise.



2.1 Metropolitan Strategic Context Overview

An overview of the SSD 9393 Section 2.0 Strategic Context is included below with a summary of additional analysis and proposed amendment.

The strategic framework is informed by the following key state and local policies.

- → Greater Sydney Regional Plan: A Metropolis of Three Cities, 2018, Greater Sydney Commission
- → Our Greater Sydney 2056: Eastern City District Plan, 2018, Greater Sydney Commission
- → Future Transport Strategy 2056, 2018, Transport for NSW
- → Central to Everleigh Urban Transformation Strategy, 2016, Urban Growth NSW
- → Apartment Design Guide NSW, NSW Department of Planning, Industry and Environment
- → Liveable Green Network, 2011, City of Sydney
- → Better Placed, 2017, Government Architect NSW
- → Greener Places, 2017, Government Architect NSW
- → Sydney Green Grid, 2016, Government Architect NSW
- → Draft Central Sydney Planning Strategy 2016-2036, City of Sydney
- → Sydney Local Environment Plan, 2012 (SLEP 2012)
- → Sydney Development Control Plan, 2012, City of Sydney (SDCP 2012)
- → Open Space, Sports and Recreation Needs Study, 2016, City of Sydney
- → Public Domain Manual, 2017, City of Sydney
- → Sydney Streets Code, 2013, City of Sydney
- → Sydney Streets Technical Specifications, 2016, City of Sydney
- → Street Tree Master Plan, 2011, City of Sydney
- → Urban Forrest Strategy, 2013, City of Sydney
- → Sydney Landscape Code, City of Sydney
- → Digital Strategy, 2017, City of Sydney
- → Sydney Lights Design Code, City of Sydney
- → Cycle Strategy and Action Plan, 2007-2017, City of Sydney
- → Legible Sydney Wayfinding Strategy, 2016, City of Sydney

The following six themes were identified as important drivers for the WMQ site.

Drivers for renewal

Waterloo is well positioned to deliver the Government's vision for more housing, employment and increased connectivity.

Strategic response

The height for transit corridors outside of Central Sydney and Parramatta ranges from 25 to 60 storeys to support the growth strategy and increased densities.

A new activity centre for Waterloo

Encouraging growth in inner city areas like Waterloo provides retail, jobs and educational opportunities close to home.

Complementary urban renewal

Waterloo is well placed to deliver a vibrant urban village, complementary to surrounding precincts.

A new transport hub

Serving four diverse catchment areas, Waterloo is well placed to realise the area's local and strategic value.

Connecting a growing population

The new Sydney metro station at Waterloo will connect the growing resident and worker population and bring new visitors to the area.

Additional Analysis

The strategic context of the Concept Approval SSC 9393 which includes a comprehensive list of state and local government strategies and policies remains relevant to the proposed amendment.

Additional strategic analysis has focused upon the City Plan 2036 and the Local Strategic Planning Statement for the Botany Road Corridor, and the work that has been developed around the Camperdown-Ultimo Collaboration Area which seeks a place based approach to complex issues through better coordination and collaboration.

The draft Central Sydney Planning Strategy framework recognises the need to propose controls to enable economically productive uses including commercial, retail and cultural to deliver genuine mixed use developments.

The Camperdown-Ultimo Collaboration Area Place Strategy builds upon the unique attributes of the Collaboration Area to meet its potential as a renowned innovation district.

This push for employment uses within the City Fringe has in-part informed the proposed amendments to the reference design and specifically the land use for the northern precinct and central building of the WMQ site.

Proposed amendment

The Amending concept DA seeks consent for an amended building envelope and description of development for the northern precinct and central building of the Waterloo Quarter site approved under SSD 9393.

Specifically, the concept DA seeks to modify the approved building envelope for the northern precinct through amending the description of development to refer to a mid-rise (approximately 16 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

This proposed amendment provides a diversification of land use to support the objectives and targets outlined in the state and local government strategies ensuring delivery of employment space for the Botany Road Corridor.

Section 2.3 outlines the opportunities and challenges identified in the Approved SSD 9393 UDPD Report and comments on how the opportunities and challenges are addressed in the proposed reference design across three key areas:

1. A greater mix of uses to deliver improved diversity and activation of the site.
2. A better integration of community and connectivity systems.
3. A stronger expression of the culture, community and character of Waterloo.

2.2
Metropolitan Strategic Context

The Camperdown–Ultimo Collaboration Area has evolved into a mix of activities, creating an innovation eco-system supported by health and education institutions.

Camperdown-Ultimo Collaboration Area Place Strategy

The Camperdown–Ultimo Collaboration Area has been recognised as the most significant innovation precinct in NSW with world-class health, education and research institutions. It is an important source of knowledge job creation and home for emerging industries. The precinct is identified as a strategic priority for the Greater Sydney Commission and the City of Sydney.

The Area covers Camperdown to Ultimo, Darlington and Eveleigh; most of Haymarket, Ultimo and Camperdown; and parts of Glebe, Forest Lodge, Newtown, Redfern and Surry Hills.

Key institutions include the Royal Prince Alfred Hospital, TAFE NSW, University of Notre Dame, University of Sydney, University of Technology Sydney and a wide variety of smaller businesses in tech start-up and creative industries.

The Area is comprised of three activity nodes, each with it's own character, connected by three axes: Haymarket, Camperdown and Eveleigh – with a focus on increasing connectivity and collaboration between nodes. Waterloo Metro Quarter is located at the southern boundary of the Eveleigh node and has been identified as one of the key urban renewal areas to support expected growth in the Central Station Precinct.

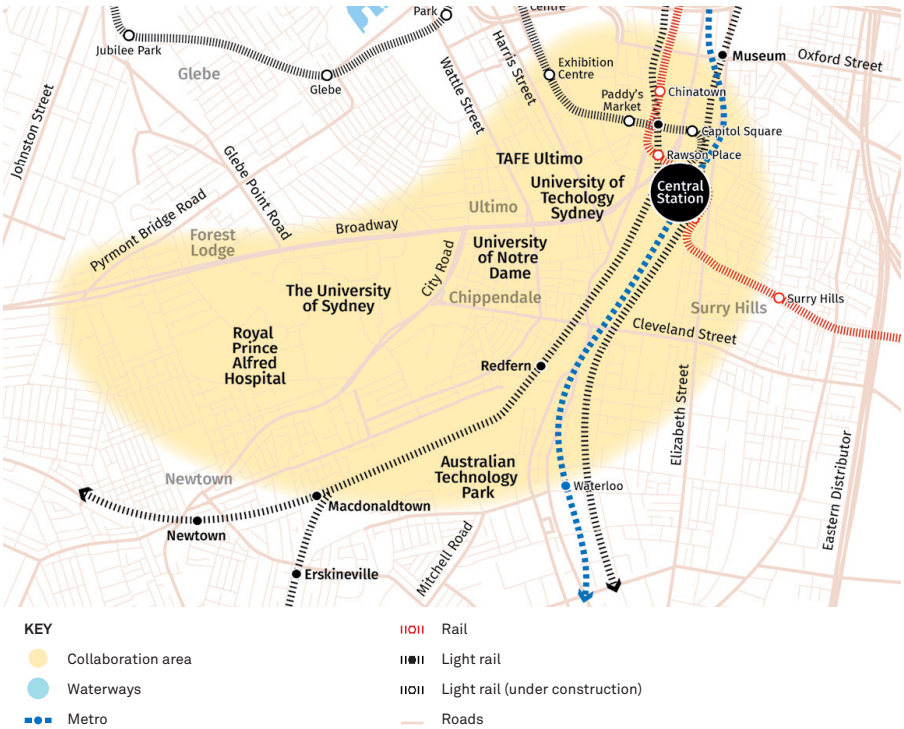
Eveleigh activity node is located in the City of Sydney's Redfern Street Village, which supports culturally, ethnically and economically diverse communities, influenced by creative and small businesses. The activity node is home to ATP, CSIRO Data61, Cicada Innovations and Carriageworks. Urban renewal is planned to revitalise the area, enhance existing open space, improve accessibility and walkability, and provide community facilities and services. Recognising and celebrating Aboriginal and Torres Strait Islander culture is a focus across the Collaboration Area, particularly for this activity node.

Sydney Innovation and Technology Precinct

In 2018, the NSW Government announced its commitment to create an innovation and technology precinct providing affordability for startups and scale-up companies and a goal to create 25,000 additional innovation jobs. Recommendations for the precinct include creating a vibrant and connected place which includes new public spaces, safe and efficient walking and cycling connections, station upgrades, amenity and urban renewal.

More recent research has identified four activity nodes within the Camperdown–Ultimo Collaboration Area. The WMQ site is located within the South Eveleigh Business & Technology Node – the former Australian Technology Park (ATP) – with a commitment by CBA to foster and financial support innovation in the Park.

Key issues to emerge from the Innovation & Collaboration Study for the Camperdown–Ultimo Collaboration Precinct, suggest greater connectivity between existing nodes providing amenity and ATP is required; and that ATP would benefit from better integration with stations and improvements to local amenity with shops, cafes, restaurants and outdoor green spaces.



Camperdown-Ultim Collaboration Area Map
Source: Greater Sydney Commission website, www.greater.sydney/project/collaboration-areas

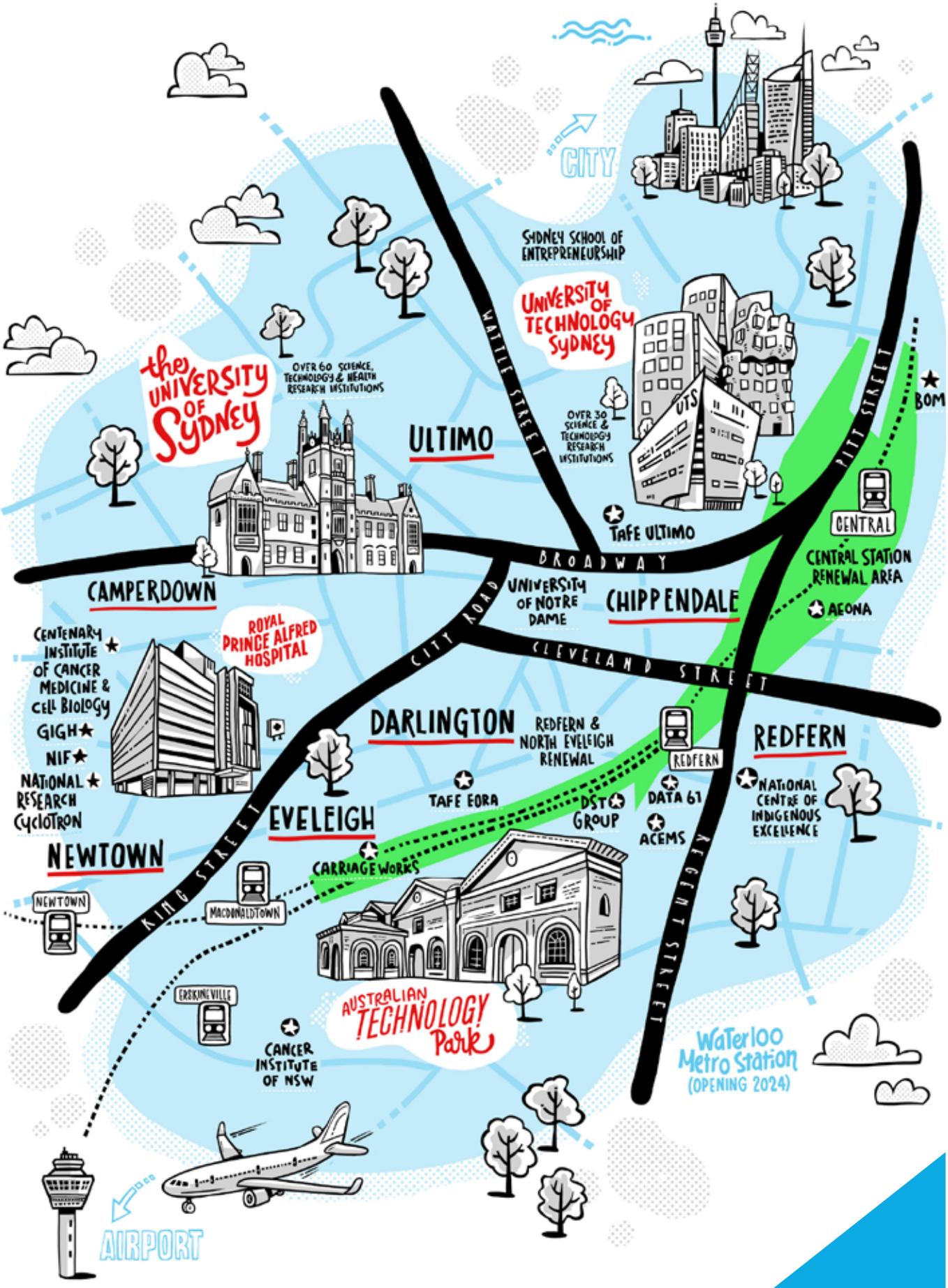


Illustration of the Sydney Innovation Technology Precinct in south Sydney
Source: The Sydney Innovation and Technology Precinct Panel Report, 2018, p.12, NSW Government

2.3
Local Strategic Context

The City of Sydney's City Plan 2036 supports the Innovation Corridor strategy through its ambition for "internationally competitive and knowledge-intensive business clusters" across the inner west of the city.

City Plan 2036

The draft Local Strategic Planning Statement is a 20 year land use planning vision with 13 priorities and actions. A key priority for the WMQ site is "developing innovative and diverse business clusters in the City Fringe". The draft Statement is guided by A Metropolis of Three Cities – the Greater Sydney Region Plan and Eastern City District Plan which manage growth and change across the themes of infrastructure, liveability, productivity and sustainability for Greater Sydney.

The District Plan's key priorities for the city include strengthening international competitiveness, retaining industrial and urban services land, nurturing quality lifestyles and sustaining communities through built form and public domain, aligning growth with infrastructure, and building effective responses to climate change and natural and urban hazards.

The WMQ site is part of the Innovation Corridor within The Harbour CBD which also includes the Central Sydney and City Fringe, Camperdown-Ultimo Health and Education Precinct and Eastern Creative Precinct. The Harbour CBD is home to important clusters of financial services, professional services, information media, heath, education and creative industries.

Forecasted population growth is planned to be accommodated in NSW Government urban renewal sites including Redfern-Waterloo in medium-high density apartment buildings. Increasing demand for public spaces, retail centres and community services and facilities will need to be provided.

Employment growth around knowledge-intensive industry clusters in sectors such as professional services, creative industries, health, education and information media sectors is also expected in Waterloo, Redfern, as well as Surry Hills, East Sydney, Ultimo and Pyrmont.

Knowledge-intensive industries in connected, vibrant, high-amenity precincts will be the focus for the competitiveness of the city's economies and attracting workforce talent.

Build internationally competitive and knowledge-intensive business clusters in the Innovation Corridor

A key move within the City Plan identifies the Innovation Corridor as being vital to the Eastern City Districts economic success and global competitiveness. The Innovation Corridor is comprised of a number of knowledge intensive business clusters including Camperdown-Ultimo Health and Education precinct, areas within Pyrmont through to Central including the Sydney Innovation and Technology Precinct, Redfern and Waterloo, including the Redfern and Waterloo Botany Road Corridor.

These areas can leverage investment in public transport, economic activity and urban amenity in order to attract talent. As part of the City Fringe area, the Innovation Corridor is expected to contribute a significant number of additional jobs. Collaborations between government, institutions and industry, as per the Camperdown–Ultimo Collaboration Area, are developing long term strategies to realise this potential.

The economic role of the Innovation Corridor will be strengthened:

"*by prioritising space for specialised and knowledgebased clusters, plan for a genuine mixed-use precinct with high amenity and investigate opportunities to increase capacity for enterprise uses, including in the Botany Road corridor." City Plan 2016, p.56*

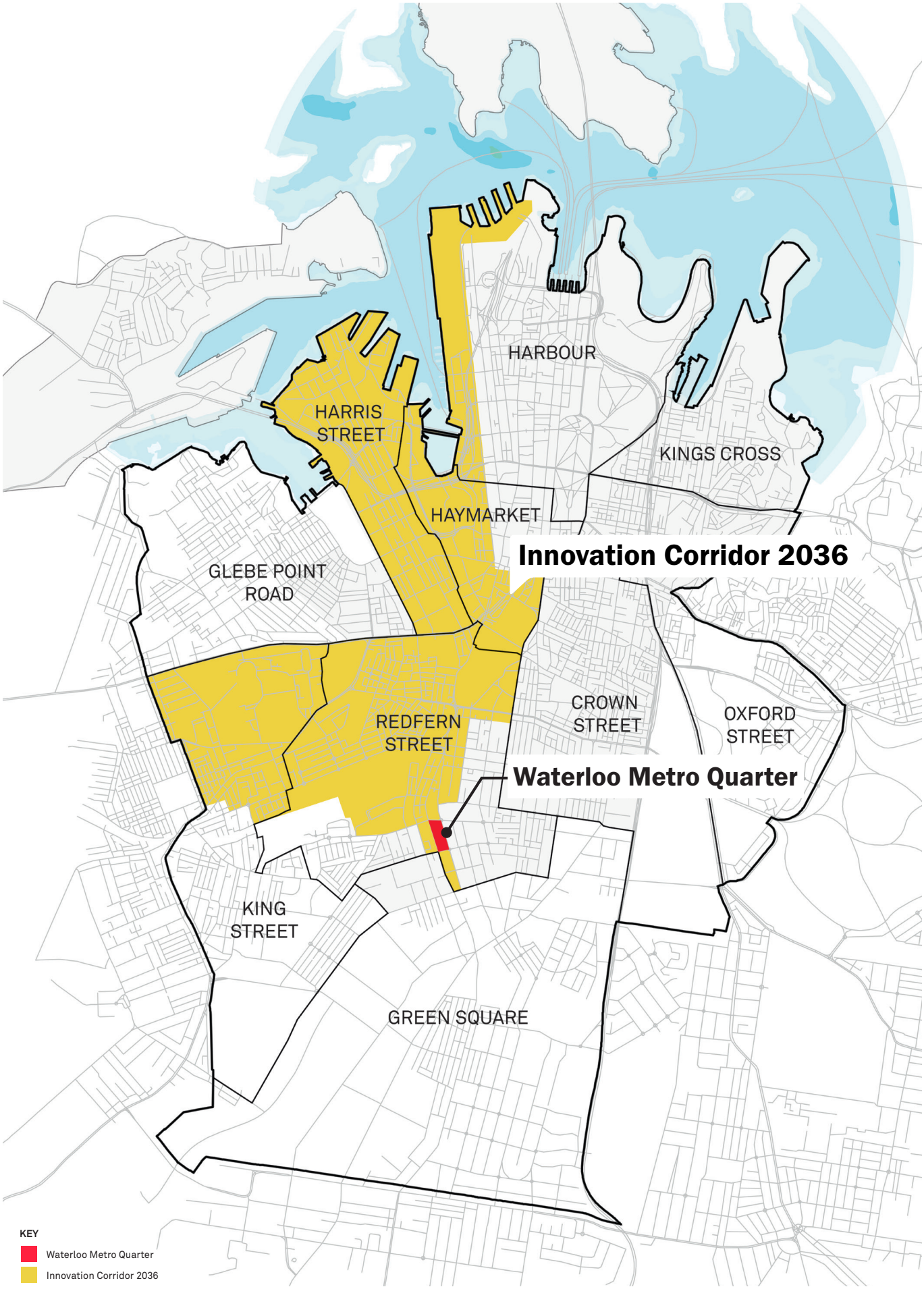
Botany Road Corridor

The Botany Road Corridor is one of the key strategic areas identified to increase capacity in business and other enterprise activity to reach the jobs target required to support productivity. This goal is supported by the prioritisation of non-residential floor space in the Harbour CBD and potential increases in current non-residential densities in the Botany Road corridor.

Business, knowledge-intensive, creative and other enterprise activities in mixed use areas will be prioritised to ensure the economic role of key places in the City Fringe is safeguarded.

"The City will also investigate opportunities to increase non-residential capacity in the Botany Road Corridor. The Botany Corridor is an opportunity to grow the Eveleigh node of the Camperdown-Ultimo Health and Education precinct to support the NSW Government's Sydney Technology and Innovation precinct and link to the future Waterloo Metro station. The corridor has the potential for private sector business and investment to leverage off and support the offering of Australian Technology Park." City Plan 2036, p.158

WMQ plays a significant role in delivering the City's objectives to ensure productivity and jobs targets are met. The WMQ site provides for commercial land use to support employment floorspace identified as appropriate for the economic role of the Precinct.


HARBOUR
HARRIS STREET
KINGS CROSS
HAYMARKET
Innovation Corridor 2036
GLEBE POINT ROAD
CROWN STREET
OXFORD STREET
REDFERN STREET
Waterloo Metro Quarter
KING STREET
GREEN SQUARE
KEY
Waterloo Metro Quarter
Innovation Corridor 2036

2.4 Waterloo Estate

Waterloo Estate SSP Redevelopment Proposal

Waterloo South

The redevelopment of the Waterloo estate has been in discussion since 2011 and more recently since 2018.

The NSW Land and Housing Corporation has submitted a planning proposal request to redevelop the public and private lands in the southern part of the Waterloo estate (south) by changing the planning controls that apply.

Waterloo south includes land bounded by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets, and has an approximate site area of 12.32 hectares (approximately 65% of the total estate).

It currently comprises 749 social housing dwellings owned by the corporation, 125 privately owned dwellings, and some commercial properties on the south-east corner of Cope and Wellington streets.

Source: https://www.communitiesplus.com.au/major-sites/waterloo, May 2020



Waterloo Metro, Waterloo Estate, Waterloo South SSP and surrounding context
Source: https://www.communitiesplus.com.au/major-sites/waterloo, May 2020

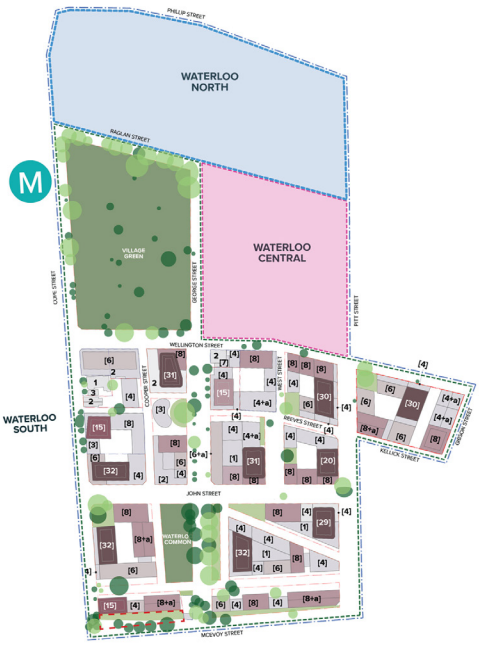
KEY

- The Estate
- Private properties
- Waterloo Metro Quarter
- Waterloo Metro Station
- Sydney Metro alignment
- Waterloo South (subject to this planning proposal)
- Waterloo North (subject to future planning and planning proposal)
- Waterloo Central (subject to future planning and planning proposal)

The planning proposal request from the NSW Land and Housing Corporation is for the southern portion of the Waterloo estate only. It seeks to enable the development of:

- → Approximately 3,000 dwellings on the land owned by the corporation;
- → A park adjoining Waterloo metro station of more than 2 hectares and another smaller park in the south;
- → About 250,000 square metres of floor space (gross floor area) including retail and community spaces;
- → 9 tower buildings between 20 and 32 storeys;
- → 3 buildings of 15 storeys;
- → Other buildings up to 8 storeys;
- → 30% social, 65% market and 5% affordable housing.

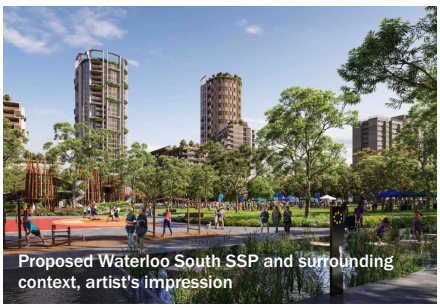
Source: https://www.cityofsydney.nsw.gov.au/development/strategic-plans-planning-controls/plans-policies-places-under-review/planning-proposal-request-waterloo-estate-south



Waterloo Estate, Waterloo South SSP and surrounding context



Proposed Waterloo South SSP and surrounding context, artist's impression



Proposed Waterloo South SSP and surrounding context, artist's impression



Waterloo Public Housing, Matavai and Turunga towers, Waterloo NSW

2.5 Summary of Opportunities and Challenges

The SSD 9393 UDPD Report identified a number of key opportunities and challenges for the Waterloo Metro Quarter.

DESIGN LED AND PLACE FOCUSED SSP

Opportunity: To deliver the state and local policy for the renewal of Waterloo SSP.

CULTURAL HERITAGE AND DIVERSITY

Opportunity: To respect the precinct's special Aboriginal and European heritage and the design process.

RENEWAL CONTEXT

Opportunity: To grow Waterloo as an emerging centre that is connected to and complements the surrounding special-use districts, including the global economic corridor.

INTEGRATED GRID STRATEGIES

Opportunity: To embed the strategic Ochre and Green Grid principles within the design process.

COMPLEMENTARY USES

Challenge: To define a new centre that does not compete with but complements surrounding centres.

URBAN RENEWAL

Challenge: To address uncertainty within the community through the design and engagement process.

ACTIVE TRANSPORT HUB

Opportunity: To leverage major public transport capacity in support of the renewal of the precinct.

COMMUNITY CONNECTION AND COHESION

Opportunity: To build on the strengths of the Waterloo community and its neighbouring context.

SOCIAL AND COMMUNITY SUPPORT FACILITIES

Challenge: To ensure the needs of the current community are met alongside those of the future residents of Waterloo.

BALANCED DEVELOPMENT

Challenge: To ensure the right balance between density, liveability and financial feasibility.

The proposed amendment remains generally consistent with the approved plan; however, provides the potential to deliver improved outcomes in three ways.

1
A GREATER MIX OF USES TO DELIVER IMPROVED DIVERSITY AND ACTIVATION OF THE SITE

The amendment of the Building 1 envelope allows for a greater proportion of commercial floorspace for the WMQ site. This aligns with state and local policies through supporting the emerging Innovation Corridor and creating a precinct that has greater visitation, diversity and round-the-clock activation.

Public transport investment is optimised through increased commercial floorspace, with greater numbers of people using the Metro and counter-flow movements throughout the day. Access to and interchange between Metro and buses is enhanced through new connections (such as Raglan Walk) and more open and legible circulation routes (such as Church Lane and Grit Lane).

A greater diversity of uses, along with new public spaces and a significant community building, will make this place a hub for surrounding neighbourhoods and precincts.

Key Opportunities and Constraints addressed by this amendment

- → Grow Waterloo as an emerging centre that is connected to and complements the surrounding special-use districts, including the global economic corridor.
- → Define a new centre that does not compete with but complements surrounding centres.
- → Leverage major public transport capacity in support of the renewal of the precinct.
- → Ensure the right balance between density, liveability and financial feasibility.

2
A BETTER INTEGRATION OF COMMUNITY AND CONNECTIVITY SYSTEMS

The amendment of the Building 2 envelope allows for a better integration of the Community Building with the tower above, the Cope Street plaza and surrounding pedestrian connections. The extension of podium levels creates a welcoming and human-scale interface for this important community building.

Compared to the previous reference design, public space provision across the WMQ has been increased, with solar access to the Cope Street improved. Existing community needs (including child care, health and learning, collaboration spaces) are provided within the Community Building.

The site prioritises community infrastructure, such as public transport, public spaces and movement networks - connecting, not competing with, surrounding centres.

Key Opportunities and Constraints addressed by this amendment

- → Build on the strengths of the Waterloo community and its neighbouring context.
- → Ensure the needs of the current community are met alongside those of the future residents of Waterloo.

3
A STRONGER EXPRESSION OF THE CULTURE, COMMUNITY AND CHARACTER OF WATERLOO

A reference design proposal for the WMQ has been developed and is described in Section 8 of this report. This proposal relates to the more detailed design of buildings and spaces across the site.

The reference design process has been informed by cultural research, conversations and collaborations with local community members and artists. It has been supported by a Place Story (described in Section 3), developed with input from local community members. This process has created a more meaningful, embedded expression of the unique Waterloo community and context.

The Place Story also outlines how the community will be engaged through the process of design, delivery and beyond.

Key Opportunities and Constraints addressed in the reference design proposal

- → Respect the precinct's special Aboriginal and European heritage and the design process.
- → Build on the strengths of the Waterloo community and its neighbouring context.
- → Address uncertainty within the community through the design and engagement process.
- → Ensure the needs of the current community are met alongside those of the future residents of Waterloo.



Mural *40,000 years is a long, long time, 40,000 years still on my mind*, Tracey Moffatt and Avril Quaill, 1980s
Lawson Street, Redfern NSW



UNDERSTANDING WATERLOO



This section describes how the proposal aligns with and builds upon the findings of Chapter 3 of the SSD 9393 UDPD Report.

Understanding Waterloo tells Waterloo's unique story, to help strengthen and build on the current and future communities' attachment to the area, for improved economic, health and well-being benefits.

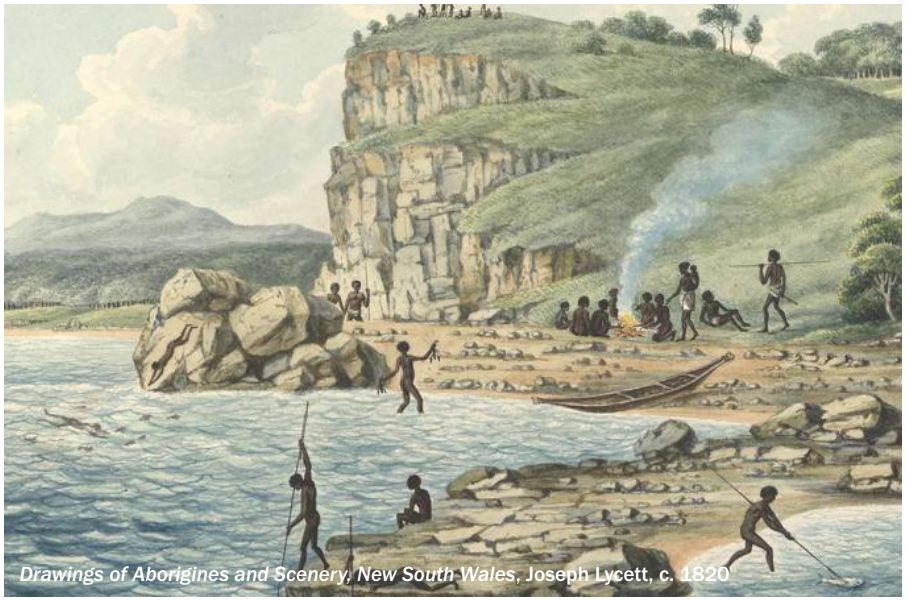
The understanding of Waterloo for Waterloo Metro Quarter is outlined in Chapter 3 of the SSD 9393 Urban Design and Public Domain Report. This modification supports and expands upon the analysis undertaken the intent of which was summarised as follows:

This chapter provides an understanding of Waterloo through placemaking. Placemaking is a lens to understand the richness that can be found in Waterloo. It recognises the attributes that make Waterloo unique, its past and current strengths and defines the qualities and characteristics will help guide both the tangible and intangible, including future programs, activation, public art, landscaping, facilities and building design. Placemaking tells Waterloo's unique story, to help strengthen and build on the current and future communities' attachment to the area, for improved economic, health and well-being benefits.

Waterloo's people and place have been shaped by cycles of change and renewal, reflected in the diversity of both the community and built form that is still in place today. The place story for Waterloo describes the key events that shaped both the community and the place. The place character is expanded to provied an understanding of how it has shaped various social, economic, cultural and environmental aspects that define Waterloo as a place today. This understanding will provide place specific guidance to inform future development.

Commencing with a summary of understanding Waterloo outlined in the SSD 9393 UDPD Report, this section also identifies additional analysis of the WMQ site's role in connecting the people and place of Waterloo.

An overview of issues and opportunities ends the section, with a comment on how the opportunities and challenges of the approved SSD 9393 are addressed and expanded in the proposed amendment.

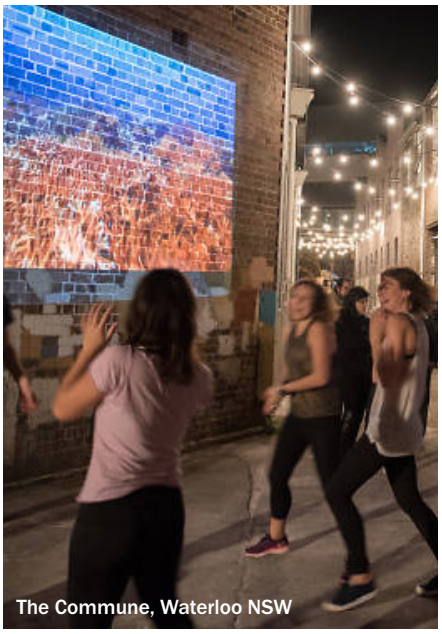

Drawings of Aborigines and Scenery, New South Wales, Joseph Lycett, c. 1820


Community Bike Workshop, Waterloo NSW


Redfern Street, Redfern NSW



Referendum on Indigenous rights protest, Waterloo NSW, 1967


The Commune, Waterloo NSW


Lawson Street, Redfern NSW


Waterloo NSW, c. 1910


Sydney, Carl Milton 2008


Matarvai, Public Housing, Waterloo NSW

3.1
Understanding Waterloo Overview

An overview of the relevant SSD 9393 UDPD Report section is included below with a summary of proposed changes and amendment.

To understand the richness and diversity of Waterloo and what makes it unique, the Precinct was examined through the following:

- → Place story: Through an understanding of it's deep history.
- → Place drivers: Influences that will continue to shape Waterloo in the future.
- → Place character: Defined by four fundamental place qualities covering social, economic, cultural and environmental aspects.
- → People: Culturally and demographically diverse reflecting immigration patterns.
- → Needs: Demand for social services, community facilities, affordable retail and employment opportunities reflect the needs of the local people.
- → Economic & creative industries: Are embedded in history and continue to shape the urban character.
- → Environment: Is shaped by it's changing topography and former wetlands, mature trees and distinct open spaces.
- → Landscape, urban grain & built form: Reflects the eclectic and ad hoc nature of past influences and development.



LAYERED
A Rich Tapestry

Waterloo is the legacy of many hands and many stories.

Waterloo is made up of layers which are distinctly different but weave together to form a rich and layered tapestry. Waterloo has been shaped by layers of physical and environmental change (the juxtaposition of victorian terraces with warehouse buildings and 20th century social housing), of people over time (from Chinese market gardeners through to Soviet migrants) and of meaning embodied into Waterloo itself. The area's history has a distinct Indigenous culture that has evolved over time and a large Indigenous community still exists today.



PROUD
A Place that is Home

Waterloo is a place deeply embedded in its locality.

Waterloo is a deeply embedded community that has civic and local pride across time, celebrated through festivals, gatherings and happenings. There is also pride in its diversity of cultures and communities that is celebrated by the community. The area is characterised by the cluster of communities that are distinctively different from each other but share a common bond through shared experiences.



DISTINCT
An Unmistakable Place

Waterloo is different and that difference is worth celebrating.

Waterloo is shaped by the unique characters who have left their mark and its distinct environmental features like the topography, fig trees and tall buildings. This is captured in anecdotes and historic sources that describe the area by its distinct environmental and built features and in the naming of streets after people who lived there like O'Riordan Street, which is named after an Irish businessman.



RESILIENT
An Enduring Place

Waterloo is grounded by its perseverance over time.

Waterloo has remained resilient through opportunity and united through change over time. This can be seen through its history, as a place where Aboriginal people found work in the construction of the first railway, a place for disadvantaged families to access shelter, a place of industrial innovation and of activism. The resilience of the natural landscape can also be seen in the trees that can be found throughout Waterloo.

Waterloo's Place Character, Urban Design and Public Domain Report, November 2018, p. 35. Referenced from Placemaking Framework, Roberts Day, 2017.

Additional Analysis

Building on the placemaking opportunities already identified, a Place Story has been developed for the project, identifying:

- → The unique characteristics and communities of Waterloo;
- → Its existing cultural and community systems;
- → Overarching place vision, pillars and commitments; and
- → Strategies for place-making, activation, art and engagement.

A Place Story overview is provided in Section 3.3

The Place Story has informed the planning and design of the site, buildings and spaces – by providing an understanding of the local community profile, unique locational opportunities and potential programs and activities on the site.

The site's Reference Design Proposal is included in Section 8.



The Commune, Waterloo NSW


Redfern Park, Redfern NSW

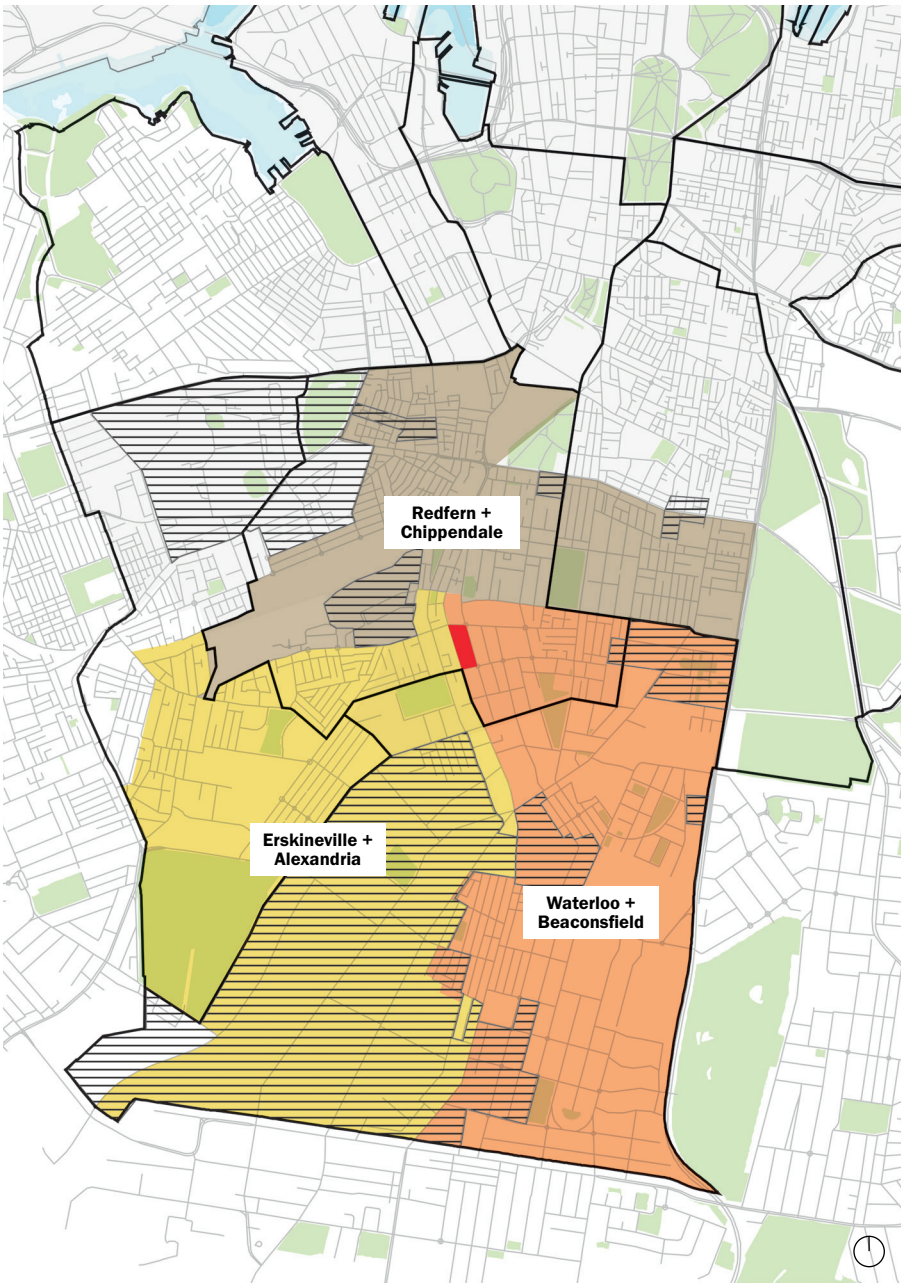

Waterloo NSW

3.2
People and Place

Waterloo Metro Quarter is situated in the intersection of character and identity of four local communities.

Waterloo's Character

Waterloo Metro Quarter is central to four local communities: Eveleigh to the north-west, Redfern to the north-east, Alexandria to the south-west, and Waterloo to the south-east. These communities are diverse in their demographic, cultural and industry mix. There is an evident existing grain within the surrounding communities and Waterloo Metro Quarter has the opportunity to extend this vibrancy and activation into the network of spaces it has to offer to the existing and future community.



Waterloo - Beaconsfield (current statistics*)

SA2

Statistical Areas Level 2 (SA2s) are a medium-sized general purpose area built up from whole Statistical Area Level 1(SA1s). Their purpose is to represent a community that interacts together socially and economically. Source: abs.gov.au

Population (overseas %)
37,929 | 53.7%

Median age
31.7 (37.2 Australian average)

Household size
2.2 (2.6 Australian average)

Lone person household
30.3%

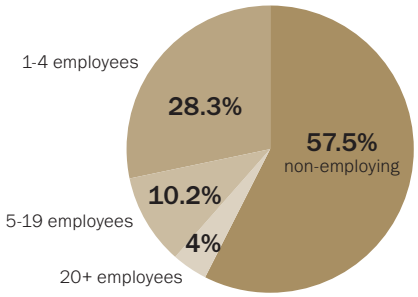
Completed Year 12 or equivalent
72.7% (51% Australian average)

Median weekly household income
$1,176 ($877 Australian average)

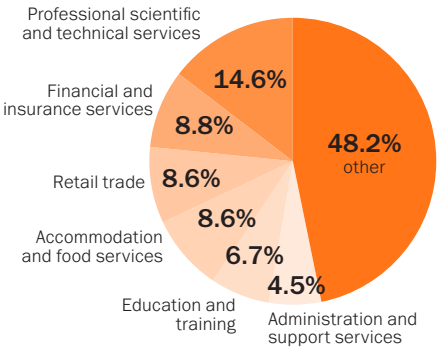
Professionals
34.9%

Main employment industry
Professional scientific and technical services
14.6%

Employment industry business size



Employment industry business type





Redfern Village, Redfern NSW

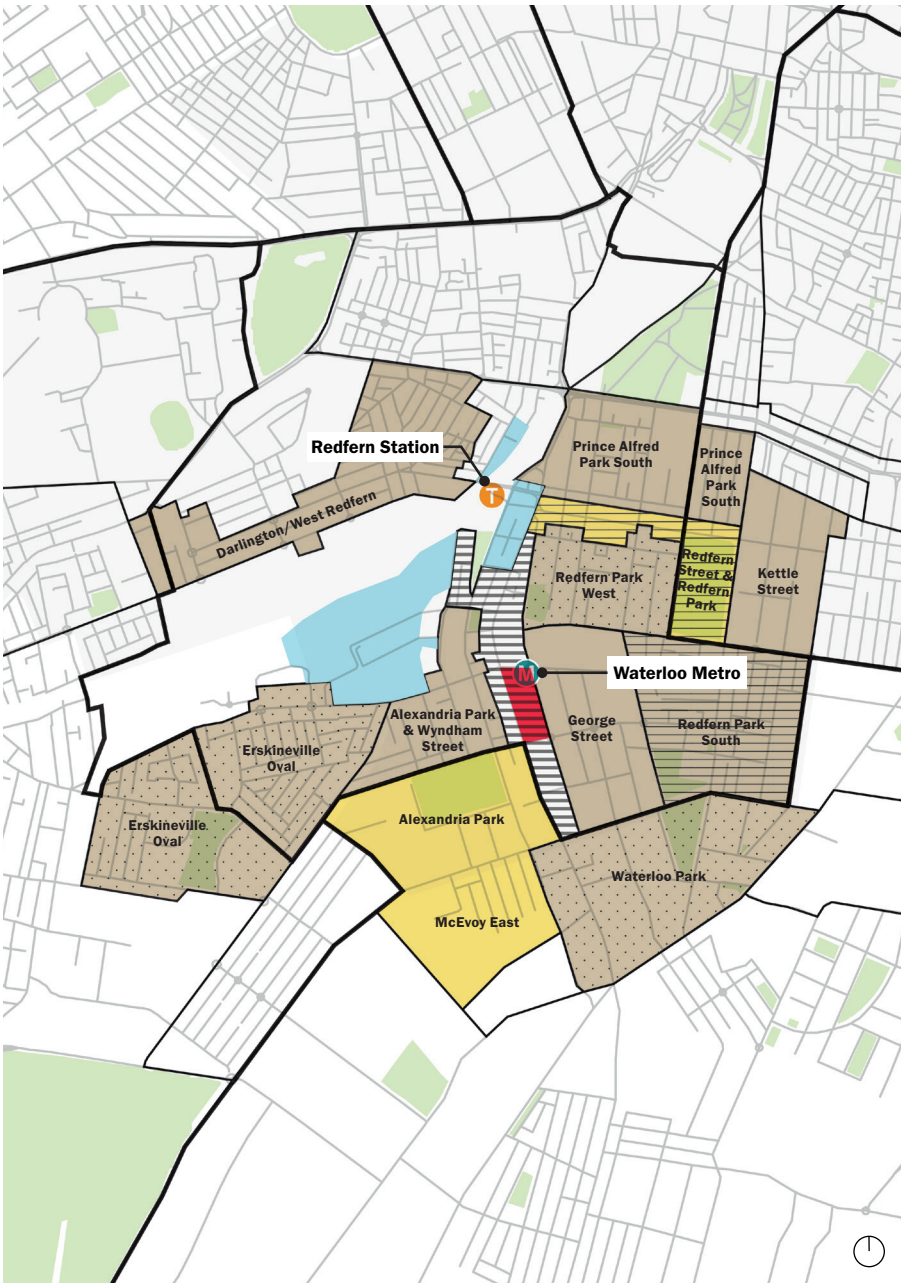
3.2
People and Place

Majority of the neighbourhoods surrounding Waterloo Metro Quarter are residential focused with visions to uplift public amenities and street activation to create pedestrian centric environments.

Waterloo Neighbourhood

There are a number of intersecting and surrounding neighbourhoods identified in the 2012 City of Sydney DCP which outlines place-specific quality of the neighbourhood and provides important direction for the development of the place.

Source: abs.gov.au



2.2

Persons per household (2.6 Australian average)

"Sometimes besieged, always resilient, at Redfern's core is its thriving and dynamic community, home to many of Australia's political and cultural trailblazers."

Source: https://www.creativespirits.com

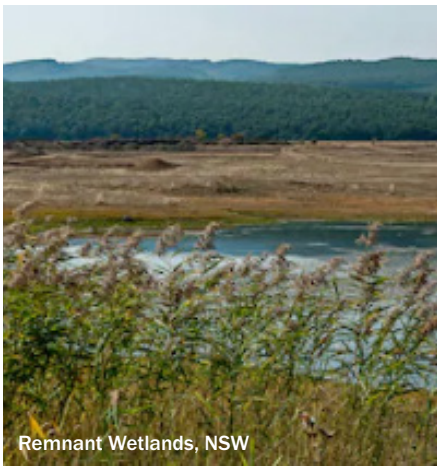


Caroline Street, Redfern NSW

"Eveleigh is the home of a growing community of researchers, entrepreneurs, incubator businesses, start-ups, mature technology companies and education organisations."

Source: atp/com.au


National Centre of Indigenous Excellence teachings in practice, Redfern NSW


Remnant Wetlands, NSW



Adapted industrial built form, Alexandria NSW

53%

Population of 37,929 persons with 53.7% from overseas.

"Sydney's industrial centre, Alexandria, is simmering with an influx of culture. Cafes are sprouting up next to mechanics and inside old warehouses."

Source: domain.com.au

3.3 Place Story

The Place Story provides a holistic framework that guides all elements of the on the ground experience.

The Place Story builds upon the Placemaking Framework and Strategies delivered by Roberts Day for the SSD. It provides strategic guidance to the project team and informs strategies for public art, wayfinding, retail, place naming and activation. The Place Story is summarised by a concise value proposition that is both memorable, and easily communicated.

This work has been informed by internal stakeholder engagement and previous community consultation outcomes. Key elements of the Place Story will be tested and further refined through community engagement and consultation to inform key delivery strategies, outlined below.

These strategies will support the delivery of project commitments enabled by a $2M dedicated Placemaking Fund which will be supplemented by a Public Arts fund of approximately $4M, professionally managed and governed by the Waterloo Precinct Leadership Group.

Our Community

The Place Story aims to truly reflect and serve the local community and its diverse range of users. Our community, when defined by a shared mindset can be described as:

The community-minded, who value diversity, creativity and independence.

Place Promise

The Place Promise describes the unique benefits and experience delivered by a place to its users and stakeholders. The Waterloo ISD's Place Promise is:

An inspiring, activated and connected precinct which will generate long-term and ongoing community benefits.

Place Essence

The Place Essence is a description that defines the Waterloo ISD's identity and point of difference.

The Waterloo ISD is a place of...

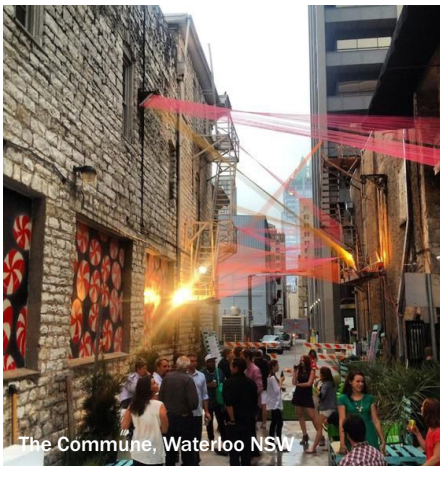
'Unconventional potential'

An opportunity to bring diverse mindsets together, celebrate difference, and explore a new economic tomorrow.

Ongoing collaborations will generate a meaningful sense of ownership and belonging, whilst unlocking community potential.

It will be a place where convenience meets affordability, easily accessible within minutes from the CBD.

- The Place Story
  - *Delivery Strategies*
    - Arts and Cultural Heritage
    - Placemaking and Activation
    - Retail and Community Facilities



The Commune, Waterloo NSW



Public domain interventions

Place Pillars

The Place Pillars describe the unique attributes that the Waterloo ISD can 'own' - defined by their evolving stories. These Pillars are drawn from an understanding that starts with 'the First Story, first'.

The Waterloo-Redfern area is culturally and historically significant for the Aboriginal people of Sydney, New South Wales and the country. These, and the contemporary narratives that follow, provides a foundation for the place story we are writing today.

To articulate how we will deliver each Pillar of the proposition to the community, the Pillars are described in terms of:

- → Experiential attributes - capturing character and emotional dimensions
- → Community benefits - the attraction or benefit provided to the community
- → Proof points - representations of our Place Pillars to the community (see following pages)

RESILIENT

Diverse, accessible opportunities enable new cycles of prosperity through skills training, employment, entrepreneurship, health and wellbeing, spirituality and sustainability.

Community Benefits

- → Sustainability
- → Employment
- → Well-being

Experiential Attributes

- → Seasonal
- → Nurturing
- → Spiritual


Chophouse Row, Seattle WA

REAL

A place of formative experiences, where difference is celebrated and you can be your unfiltered self.

Community Benefits

- → Learning from difference
- → Belonging
- → Transparency

Experiential Attributes

- → Unassuming
- → Honest
- → Layered


East Sydney Community and Arts Centre, Darlinghurst NSW

RECIPROCITY

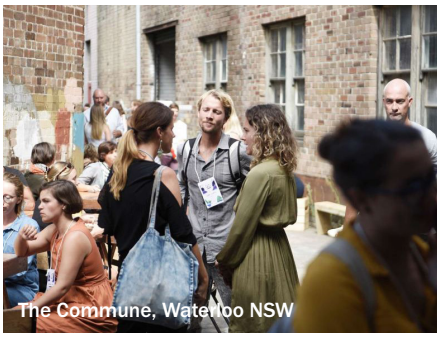
Healing and exchange fostering cultural practice, creativity, social justice, inclusion and economic participation.

Community Benefits

- → Creative expression
- → Authentic exchange
- → Equity

Experiential Attributes

- → Inclusive
- → Diverse
- → Co-curated


The Commune, Waterloo NSW

CONNECTION

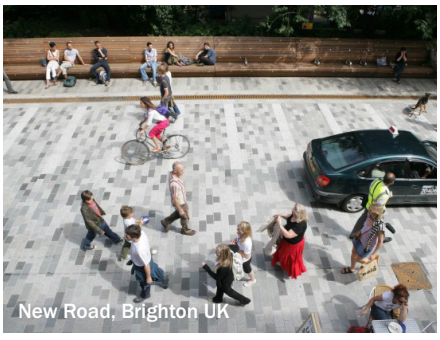
New levels of convenience unlocked by the Metro station providing accessibility to ATP and the CBD, making this an appealing destination for local professionals.

Community Benefits

- → Transport connectivity
- → On site amenity
- → Meaningful narratives

Experiential Attributes

- → Seamless
- → Convenient
- → Relevant


New Road, Brighton UK

3.3
Place Story (Northern Precinct)

The following overview summarises the key features and proof points that will enable the delivery of the Place Pillars within the Northern Precinct (SSD 10440).

Precinct Overview

The Northern Precinct will provide the community with:

An efficient, fast-paced transit hub providing on-the-go convenience.

The key audiences this precinct will support are:

- → Commuters
- → Workers
- → New and local residents

The experience will be seamless, convenient and relevant - with an affordable to mid-range price point.

Indicative operating hours will be 7 days per week, from 6am until 11pm.

Key Features

Commercial

- → Flexible floor plates and commercial tenancies

Community Facilities

- → Health care facility including pharmacy
- → Metro bike hub

Retail Offers

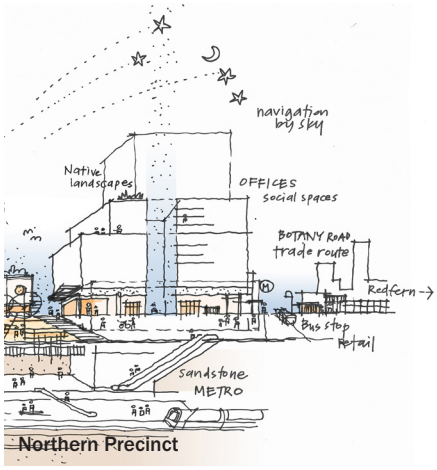
- → Bakery cafe
- → Small format grocer
- → Eat-in restaurant
- → Lobby cafe

Arts and Cultural Heritage Interpretation

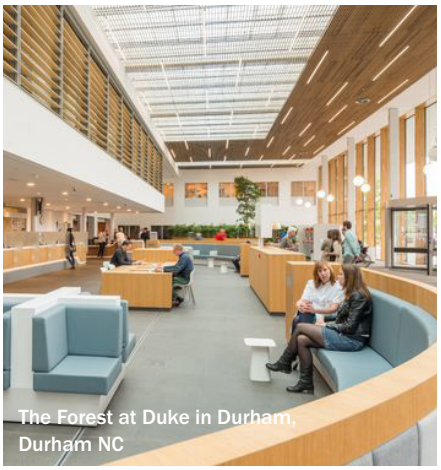
The key narratives that will be embedded throughout this precinct will focus on 'Celebrating Sky'. These works will celebrate Indigenous knowledge of the skies and migrant journeys. Honouring migrant and Indigenous stories through unity of their journey under the stars.

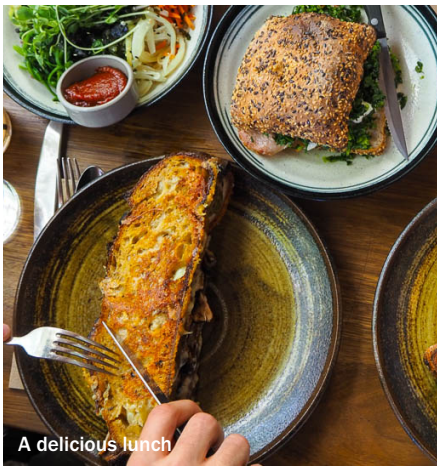
In addition, the ground plane across all three precincts will 'Celebrate Language' through embedded text works that speak to geology, ecology, traditions, history, local language, English and migrant languages including Acknowledgements of Country.

For further detail please refer to the Arts and Cultural Heritage Strategy.



Northern Precinct


The Forest at Duke in Durham, Durham NC


A delicious lunch

Proof Points

Representations of our Place Pillars to the community in the Northern Precinct under the framework of 'place' (design features), 'programming' (uses and activations) and 'partnerships' (collaborations).

Resilient

Place

- → Health services
- → Passive and responsive building design
- → Natural and recycled materiality

Programming

- → Sustainability programs
- → Health and awareness raising
- → Evening activations

Potential Partnerships

- → Landscape design and management collaboration with Indigenous-led enterprise

Real

Place

- → Robust materiality
- → Design referencing industrial and mainstreet character

Programming

- → Affordable retail rents
- → Independent retailers
- → Diversity of price points
- → 18/7 activated ground plane

Potential Partnerships

- → Sydney Metro
- → Retail operators

Reciprocity

Place

- → Collaborative work settings in retail/public facing settings
- → Celebration of sky and journey

Programming

- → Ongoing transparent engagement
- → Workplace engagement programs

Potential Partnerships

- → Waterloo Precinct Leadership Group
- → Commercial tenants

Connection

Place

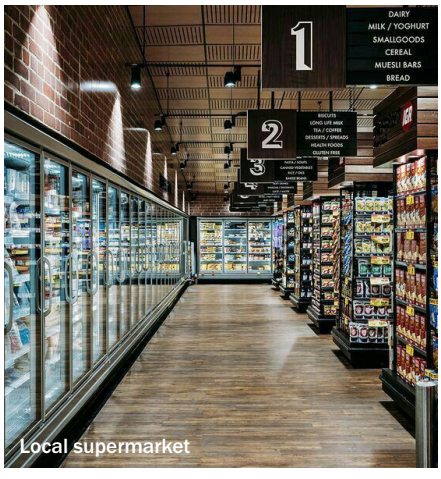
- → Seamless transitions
- → Metro integrated bike hub
- → Strengthened connections to surrounding precincts
- → Ground plane permeability

Programming

- → Meaningful place naming
- → Convenience retail offers
- → Active laneways
- → Commuter convenience pop-ups

Potential Partnerships

- → Local community organisations, creatives and artists



Local supermarket


Takeaway at Kiosk, Kingston ACT


Glenorie Bakery Café, Glenorie NSW

3.3
Place Story (Central Precinct)

The following overview summarises the key features and proof points that will enable the delivery of the Place Pillars within the Central Precinct (SSD 10439).

Precinct Overview

The Central Precinct will provide the community with:

A third place that combines the relevant essentials with community meeting places.

The key audiences this precinct will support are:

→ Workers
→ New and local residents

The experience will be unassuming, seasonal and co-curated, with an affordable price point.

Indicative operating hours will be 7am until midnight on weekdays and 7am until 10pm on weekends.

Key Features

Residential

→ Affordable housing
→ Market housing

Community Facilities

→ Childcare and learning centre (extended hours) and kitchen garden
→ Community hub (may include a non-for-profit or community cafe)
→ Rooftop 'backyards'

Retail Offers

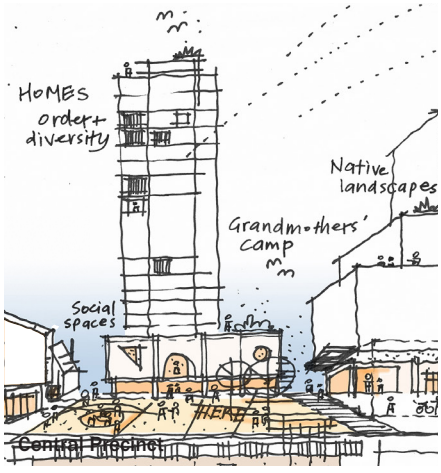
→ Everyday needs
→ Casual eat-in and take away
→ Cultural food offering
→ Licensed outdoor seating

Arts and Cultural Heritage Interpretation

The key narratives that will be embedded throughout this precinct will focus on 'Celebrating Country'. These will reflect inclusive multi-generational narratives, the first stories and those that have followed. Using symbols and designs that are associated with Indigenous knowledge such as Grandmother camps, known as safe places for all.

In addition, the ground plane across all three precincts will 'Celebrate Language' through embedded text works that speak to geology, ecology, traditions, history, local language, English and migrant languages including Acknowledgements of Country.

For further detail please refer to the Arts and Cultural Heritage Strategy.




Miranda Kindergarten, Miranda NSW


A delicious bowl of tabbouleh

Proof Points

Representations of our Place Pillars to the community in the Northern Precinct under the framework of 'place' (design features), 'programming' (uses and activations) and 'partnerships' (collaborations).

Resilient

Place

- → Passive and responsive building design
- → Natural and recycled materiality

Programming

- → Employment and education programs
- → Sustainability programs
- → Childcare and learning centre

Potential Partnerships

- → Landscape design and management collaboration with Indigenous-led enterprise
- → Childcare operator
- → TAFE NSW

Resilient

Place

- → Passive and responsive building design
- → Natural and recycled materiality

Programming

- → Retail affordability and diversity
- → Independent retailers
- → 18/7 activated ground plane

Potential Partnerships

- → Community Hub operator
- → Local retailers

Reciprocity

Place

- → Social spaces
- → Design collaborations
- → Celebration of Country

Programming

- → Community-led and cultural activations

Potential Partnerships

- → Waterloo Precinct Leadership Group
- → Community Hub operator
- → Red Room Poetry and Think Do Tank
- → Local community organisations, creatives and artists

Connection

Place

- → Strengthened connections to surrounding precincts
- → Ground plane permeability

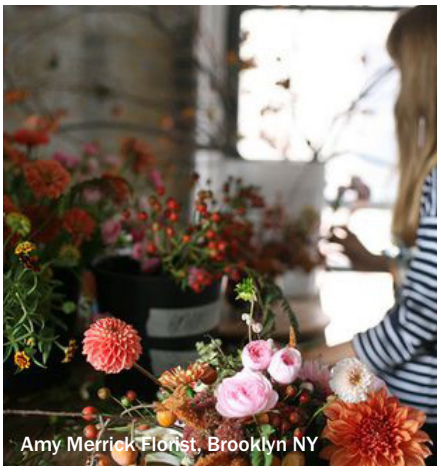
Programming

- → Meaningful place naming
- → Cultural retail offers
- → Active laneways

Potential Partnerships

- → Local community organisations, creatives and artists


Bendigo Dry Cleaners, Bendigo VIC


Amy Merrick Florist, Brooklyn NY


Chophouse Row, Seattle WA

3.3
Place Story (Southern Precinct)

The following overview summarises the key features and proof points that will enable the delivery of the Place Pillars within the Southern Precinct (SSD 10437).

Precinct Overview

The Southern Precinct will provide the community with:

A socially cohesive place for sharing, learning and wellbeing.

The key audiences this precinct will support are:

→ New and local residents
→ Students

The experience will be diverse, inclusive, nurturing and honest, with an affordable price point.

Indicative operating hours will be 24 hours, 7 days a week.

Key Features

Residential

→ Social housing
→ Student housing

Community Facilities

→ Makerspace
→ Public plaza
→ Rooftop terraces including community garden

Retail Offers

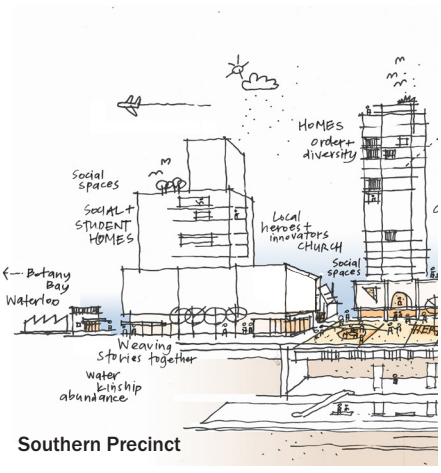
→ Social enterprise cafe
→ 24-hour community fitness centre

Arts and Cultural Heritage Interpretation

The key narratives that will be embedded throughout this precinct will focus on 'Celebrating Community and Innovation'. These narratives will honour the area's position as a site of activism, social progression and reconciliation, both Indigenous and migrant. These will celebrate the achievements and innovations of local people in a diverse range of fields.

In addition, the ground plane across all three precincts will 'Celebrate Language' through embedded text works that speak to geology, ecology, traditions, history, local language, English and migrant languages including Acknowledgements of Country.

For further detail please refer to the Arts and Cultural Heritage Strategy.



Southern Precinct


Marketplace, Pittsburgh PA


Gym facilities

Proof Points

Representations of our Place Pillars to the community in the Northern Precinct under the framework of 'place' (design features), 'programming' (uses and activations) and 'partnerships' (collaborations).

Resilient

Place

- Passive and responsive building design
- Natural and recycled materiality
- Rooftop foraging and kitchen gardens

Programming

- Gym, fitness mentoring and training programs
- Skills and training workshops

Potential Partnerships

- Fitness operator
- Makerspace operator
- Landscape management collaboration with Indigenous-led enterprise

Real Place

Place

- Robust and raw materiality
- Embedded cultural narratives in design response

Programming

- Cultural and creative production
- Sharing economy programs
- 24/7 activation

Potential Partnerships

- Makerspace operator

Reciprocity

Place

- Social spaces
- Design collaborations
- Celebration of language, community and innovation
- Public realm designed to enable activation

Programming

- Community-led and cultural activations
- Ongoing facilitation of community development with new residents

Potential Partnerships

- Waterloo Precinct Leadership Group
- Local community organisations, creatives and artists

Connection

Place

- Strengthened connections to surrounding precincts
- Ground plane permeability

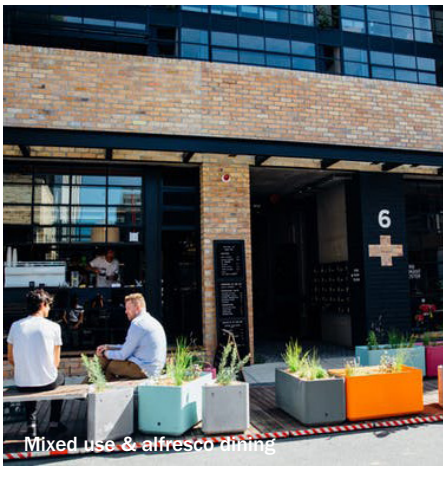
Programming

- Meaningful place naming
- Active laneways

Potential Partnerships

- Local community organisations, creatives and artists


Creative makerspaces



Mixed use & alfresco dining



Britomart, Auckland NZ

3.4 Summary of Opportunities and Challenges

The SSD 9393 UDPD Report outlined four areas of opportunity for placemaking.

TO ENHANCE THE LAYERED CHARACTER

Opportunity: The new metro station will bring in new layers of visitors and provide connections to new destinations. The Waterloo SSP 20 year redevelopment process will form new layers of built form and potentially reveal existing ones (such as the old street grid) and provide the opportunity to layer residential uses with commercial, educational, community, recreational and more, The Metro Quarter will be the first stage of the overall Waterloo SSP urban renewal and provide a new layer of uses to complement existing uses.

Challenge: To address the impact of perceived gentrification within the community and to build in diversity of built form and uses.

TO ENHANCE PROUD CHARACTER

Opportunity: The increased density will bring more residents who will form their own personal attachments to the place. The rehousing process will reveal hyper-local social bonds that can be supported, celebrated and considered in delivering future services. Delivering an inherently walkable place can support neighbourliness and village 'vibe.'

Challenge: To address the community's need for a safe, walkable place. To create the new activity centre as a desired destination.

TO ENHANCE DISTINCT CHARACTER

Opportunity: The redevelopment process will provide the opportunity to pioneer density done well, space for emerging and growing industries, innovation and specialism (creative, tourism, research, digital sector). The retention of reinterpretation of district elements and the promotion and sharing of distinct place-based stories will help retain the authenticity of Waterloo. The Metro Quarter will provide these opportunities and amenities before the urban renewal of the Estate.

Challenge: To build in adaptability and flexibility within the public and private domain to avoid homogeneity. To support day-night users.

Through further research and design, the proposed concept builds upon these opportunities to envisage a richly diverse, layered and community-driven WMQ.

TO ENHANCE THE RESILIENT CHARACTER

Opportunity: Retelling the place story through events, public art and programming will ensure Waterloo's historic narrative endures. The introduction of younger generations will be essential for social sustainability. Providing a diverse housing mix will encourage interactions and mutual support between a mix of people. The re-development process will provide the opportunity for creation of jobs and economic self-sustainability, to offer community programmes to support cohesive community integration between existing and new residents and to integrate education as a tool for social resilience. Future buildings and open spaces can be designed with the aim to improve physical and mental well being. Integrated technology, environmentally sustainable and 'smart; features will future proof the urban fabric.

Challenge: To connect the activity centre to the community to ensure the development is integrated.

DELIVERING A GREATER FOCUS ON DIVERSITY AND COMMUNITY INTEGRATION

The amended envelope will allow for a broader mix of uses (including housing and workplaces), reflected in the diversity of architectural expression, materiality and detailing across the site.

Expanded commercial floorspace will generate greater visitation and activation of the site, including outside peak hours, supporting retail, cultural and community activities. Flexible community and commercial floorplates are provided, providing the opportunity for adaptable, innovative and entrepreneurial operations.

Public spaces and connections have been designed to be more open and legible (for example, Grit Lane opened to the sky). Better integration of connections (including the proposed Raglan Walk) make this a safer, more walkable place.

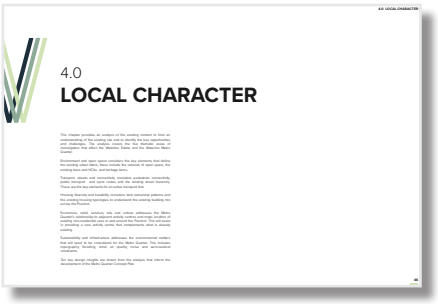
Buildings are designed to minimise amenity impacts (including wind and solar) at ground level. The community building is a highly prominent, carefully crafted building - the heart of the precinct. The site will have spaces and programs for community engagement, enterprise and collaboration.



Carriageworks, Eveleigh NSW


6

LOCAL CHARACTER



This section describes how the proposal aligns with and builds upon the findings of Chapter 4 of the SSD 9393 UDPD Report.

Waterloo is a layered, proud, diverse, and resilient place, and understanding Waterloo's local character will help create an authentic and diverse neighbourhood that supports its community.

The local character for Waterloo Metro Quarter is outlined in Chapter 4 of the SSD 9393 Urban Design and Public Domain Report. This proposed amendment supports and expands upon the analysis undertaken, the intent of which was summarised as follows:

This chapter provides an analysis of the existing context to form an understanding of the existing site and to identify the key opportunities and challenges.

To deliver Waterloo as a liveable and loveable place, it is important to understand the people who live there, how they engage with the place, their stories, needs, and aspirations. Waterloo's place character provides the qualities that make it unique so that they can be celebrated and enhanced, and to allow for the evolution of Waterloo.

Waterloo is layered, proud, diverse and resilient. This defined sense of identity for Waterloo will inform design, programming, partnership and governance decisions to ensure Waterloo continues as an authentic, special and hyper-local place with Waterloo Metro Quarter as the first stage of the re-development process.

Commencing with a summary of the local character outlined in the SSD 9393 UDPD Report, this section also identifies additional analysis of the WMQ site's role in connecting the communities in each immediate context.

An overview of issues and opportunities ends the section, with a comment on how the key design insights of the approved SSD 9393 UDPD Report are addressed and expanded in the proposed amendment.



Crn. Botany and Henderson, Waterloo NSW


Botany Road, Waterloo NSW

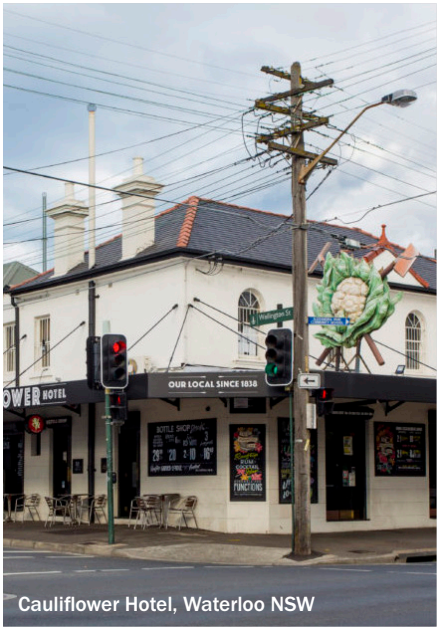

Lawson Street, Redfern NSW


Bottlebrush, Redfern NSW


Waterloo Public Housing, Waterloo NSW



Residential terraces, Waterloo NSW



Cauliflower Hotel, Waterloo NSW

4.1
Local Character Overview

An overview of the relevant SSD 9393 section is included below with a summary of additional analysis and proposed amendment.

An analysis of the local context has informed an understanding of the existing site and the identification of key opportunities and challenges. The Approved SSD 9393 UDPD Report structures the analysis into five thematic areas affecting the Waterloo Estate and Waterloo Metro Quarter.

The five thematic areas, key objective and metric identified in the report are included here.

- → Environment and open space: the existing urban structure, open space network, trees, HCA's and heritage.
- → Transport, streets and connectivity: existing street hierarchy – pedestrian connectivity, public transport and cycle routes.
- → Housing diversity and liveability: existing mix of buildings through land ownership patterns and building typologies.
- → Economics, retail, services, arts and culture: existing adjacent activity centres and non-residential uses.
- → Sustainability and infrastructure: topography, flooding, wind, air quality, noise and aeronautical constraints.

Ten design insights were drawn from the analysis. These insights informed the development of the WMQ Concept Plan and have been included in Section 4.3 of this report with a comment on any relevant proposed amendments.

Environment and open space

Key Objective: The Metro Quarter has the opportunity to connect to the liveable green network.

Metric: 4 Parks within 400m.

Transport, streets and connectivity

Key Objective: Promoting walking and cycling will be key to the delivery of the Metro Quarter as an active transport hub.

Metric: 15mins cycle & 45mins walk to the city centre.

Housing diversity and liveability

Key Objective: The Metro Quarter has the opportunity to provide a mix of housing types for increased choice and affordability.

Metric: 70 Social dwellings, 5-10% affordable.

Economics, retail, services, arts and culture

Key Objective: Due to its location, the Metro Quarter has the opportunity to connect and complement Redfern and Green Square.

Metric: New metro station.

Sustainability and infrastructure

Key Objective: Flooding, wind, air quality and noise are key environmental considerations for the Metro Quarter.

Metric: None provided.

Additional analysis

During the Competitive Bid Phase, an Urban Design Framework (UDF)was produced, including additional analysis related to the five thematic areas oulined.

Key outputs from the site and context analysis undertaken for the UDF are outlined in Section 4.2 of this report.

This analysis has been aligned with the themes identified in the SSD 9393 UDPD Report. An overview of the analysis by theme is outlined below:

Environment and open space:

→ Outdoor Green Spaces;

Transport, streets and connectivity:

→ Pedestrian and Cycle Network;
→ Botany Road – East/West;
→ Botany Road – North/South.

Housing diversity and liveability:

→ Building Typologies;
→ Heritage Buildings;
→ Building Height.

Economics, retail, services, arts and culture:

→ Lot Building and Grain;
→ Community Spaces; and
→ Active Corner Anchors.

Key insights identified through this work have informed the design approach and response to built form. These insights are summarised in the following section.

Proposed amendment

This analysis highlighted a number of opportunities to deliver improved local and strategic outcomes within the amended proposal.

The surrounding area has a shortage of easily-accessible public open space. This is critical for a rapidly-growing community of residents, workers and visitors. The proposed amendment allows for expanded public space and improved pedestrian connectivity throughout the site.

Botany Road is a major barrier to east-west movement for pedestrians and cyclists. New mid-block laneways and connections are required and this can be accommodated more easily in the amended proposal.

This is a place of great diversity, where historic shopfronts and terrace houses sit alongside factories and office blocks. The introduction of increased commercial floorspace builds on this sense of diversity and eclectic character, while supporting strategic objectives of state and local government (refer also to Section 2).

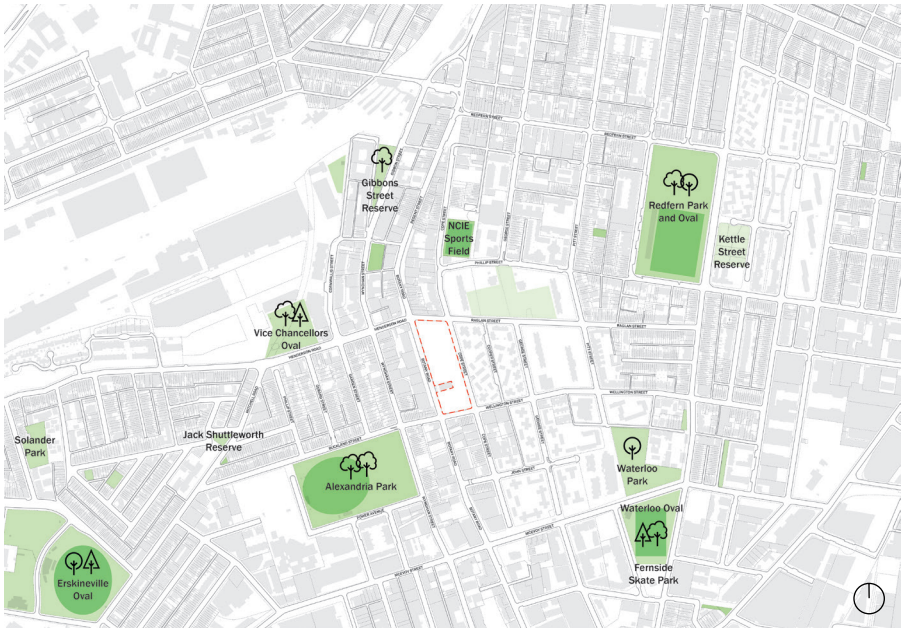
4.2
Site Context and Character

SSD 9393 UDPD Report thematic area:
1. Environment and open space

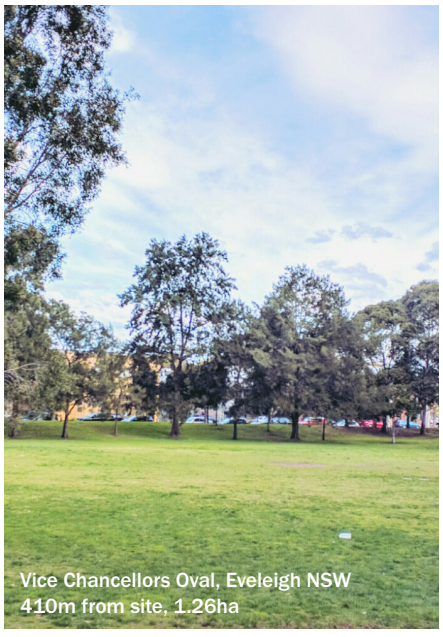
Outdoor Green Spaces

Key observations: The surrounding suburbs have large parks, well-programmed and well-maintained, with additional green spaces to be created within the Waterloo Estate.

Key insight: The area is well services by district open space but under serviced by local open space. Additional space - easily accessed and focused on the needs of locals - is required.




Gibbons Street Reserve, Redfern NSW
550m from site, 0.46ha


Vice Chancellors Oval, Eveleigh NSW
410m from site, 1.26ha


Alexandria Park, Alexandria NSW
350m from site, 40.46ha

SSD 9393 UDPD Report thematic area:
2. Transport, streets and connectivity

Pedestrian and Cycle Network

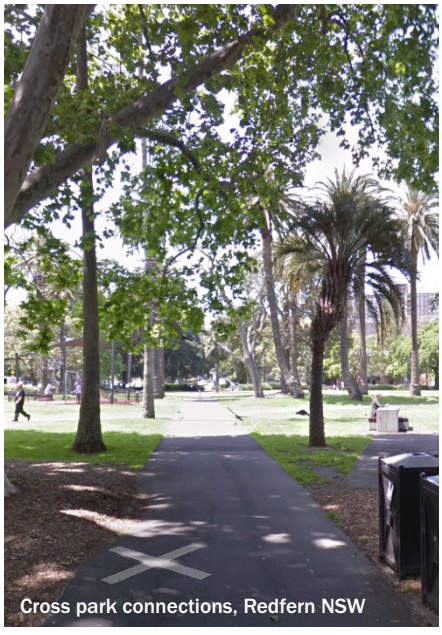
Key observations: An existing local and district pedestrian and cycle network runs near the Metro Quarter, connecting to Central Sydney (north) and Green Square (south).

Key insight: The main barriers to pedestrian and cycle movement are Botany Road as a major road corridor and Eveleigh rail corridor.




Dedicated path, Waterloo NSW


Road-share path, Redfern NSW


Cross park connections, Redfern NSW

4.2
Site Context and Character

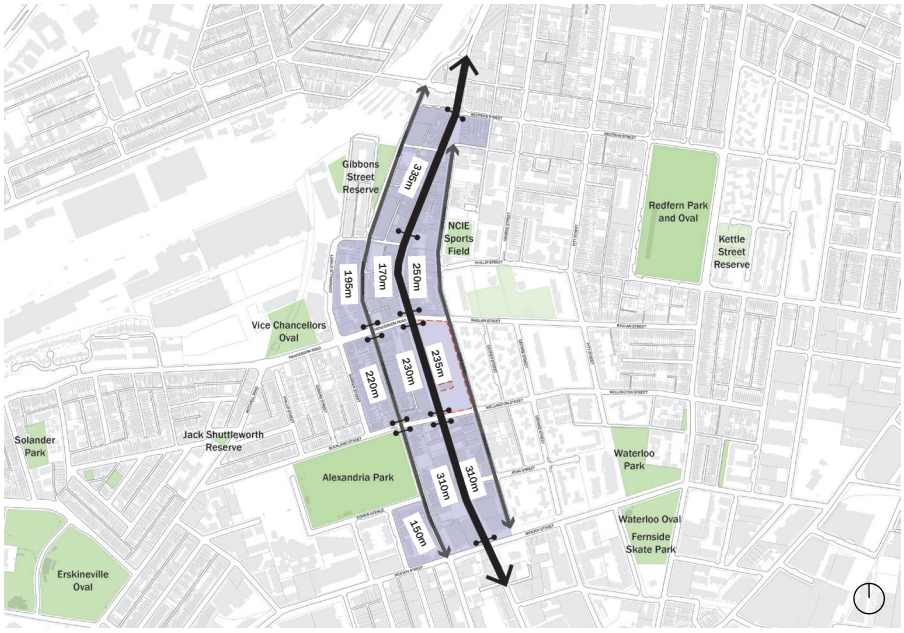
SSD 9393 UDPD Report thematic area:
2. Transport, streets and connectivity

Botany Road - North/ South

Key observations: Botany Road traffic volumes and street block configuration create a significant barrier to east-west movement and access to transport hubs, social spaces and green amenity.

Key insight: Additional mid-block connections, including laneways and cycle paths, are required. The Waterloo Metro Quarter site is able to deliver this improved connectivity

KEY
- Primary north/south movement
- Secondary north/south movement
- Pedestrian crossing
- Block structure




Cope Street, Waterloo NSW



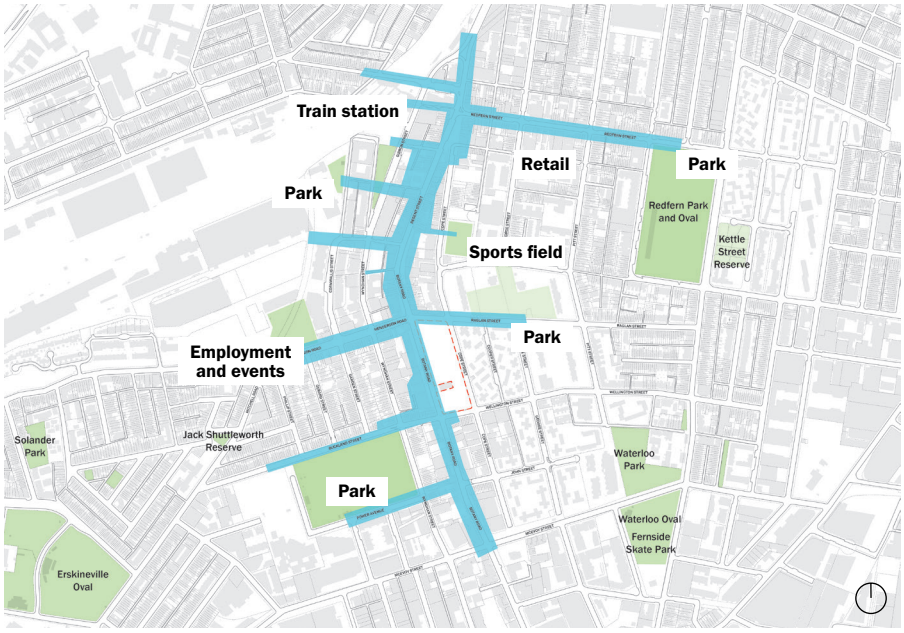
Botany Road, Waterloo NSW

SSD 9393 UDPD Report thematic area:
2. Transport, streets and connectivity

Botany Road - East/West

Key observations: Botany Road will be the spine of a green, walkable, streets-and-spaces network , connecting major renewal sites and transport hubs.

Key insight: Anchors, such as green open spaces and transport hubs, are key to creating greater east/west connectivity.




Buckland Street, Eveleigh NSW



Redfern Street, Redfern NSW

4.2
Site Context and Character

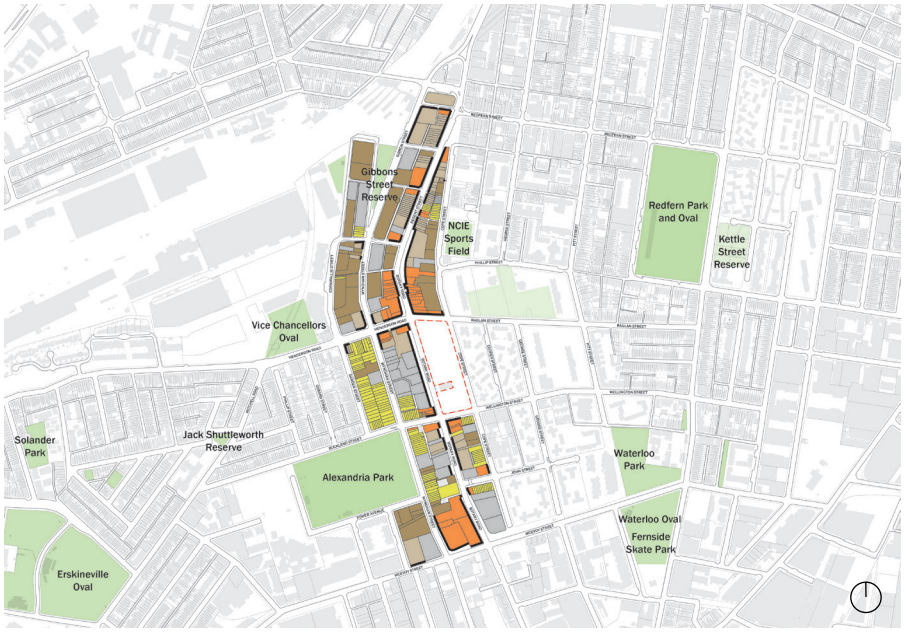
SSD 9393 UDPD Report thematic area:
3. Housing, diversity and liveability

Building Typologies - Type

Key observations: There are a range of existing building typologies across Waterloo for residential and non-residential uses, reflecting the dense grain of the area.

Key insight: There is increased grain and diversity on intersections and short streets, whilst mid blocks hold larger frontages and have a mix of active and inactive frontages.

KEY
- Active frontages
- Retail/hospitality/commercial use
- Industrial building and use
- Residential with active ground use
- Residential with non-active ground use
- Terraces

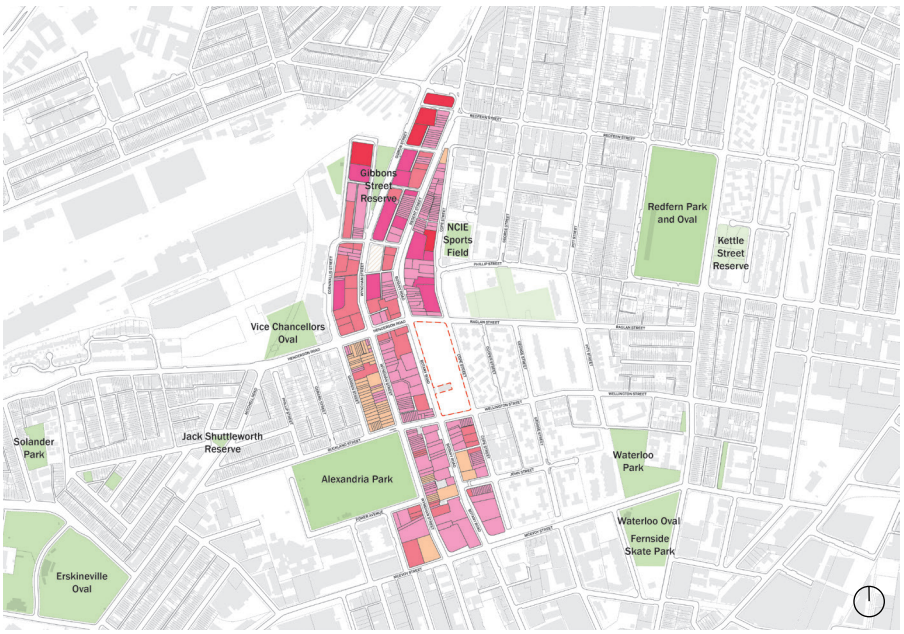


Building Height

Key observations: Waterloo reflects a wide range of building heights from 1-30 storeys across many residential and non-residential typologies.

Key insight: While the Waterloo Metro Quarter site is able to support taller buildings, the character and grain of the context needs to be expressed throughout the site.

KEY
- 1 storey
- 2-3 storeys
- 4-6 storeys
- 7-10 storeys
- 11-20 storeys



SSD 9393 UDPD Report thematic area:
3. Housing, diversity and liveability

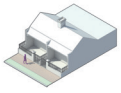
Building Typologies - Form

Key observations: A wide diversity of building typologies front the streets of Waterloo. Shops, offices and hotels are found in clusters and at corners.

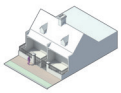
Key insight: Intense diversity is key to creating an active, characterful, locally-connected quarter.



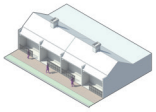
Detached terraces



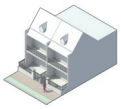
Attached single-level terrace with front garden



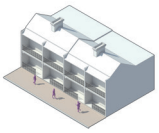
Attached single-level terrace with loft and front garden



Attached single-level terrace



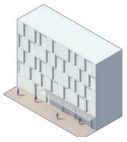
Attached two-level terrace with front garden



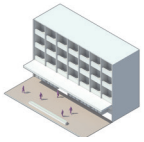
Attached two-level terrace



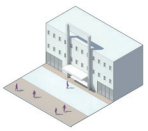
Attached two-level terrace with retail use



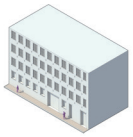
Low scale residential with ground floor retail



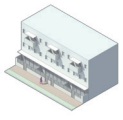
Low scale residential with ground floor retail and street setback



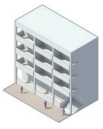
Low scale residential with ground floor retail and street setback



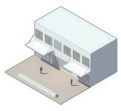
Low scale residential with ground floor retail and street setback



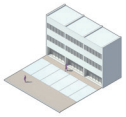
Low scale residential with street facing courtyard



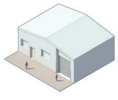
Low scale residential with setback on ground floor



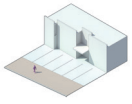
Small scale industrial building with retail use and street setback



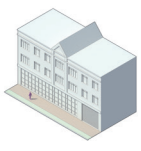
Small scale industrial building with bulky goods and parking



Single-level street facing warehouse



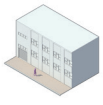
Single level industrial building with parking



Small scale industrial building with shop front



Small scale industrial building with blank facade



Small scale industrial building with inactivated windows

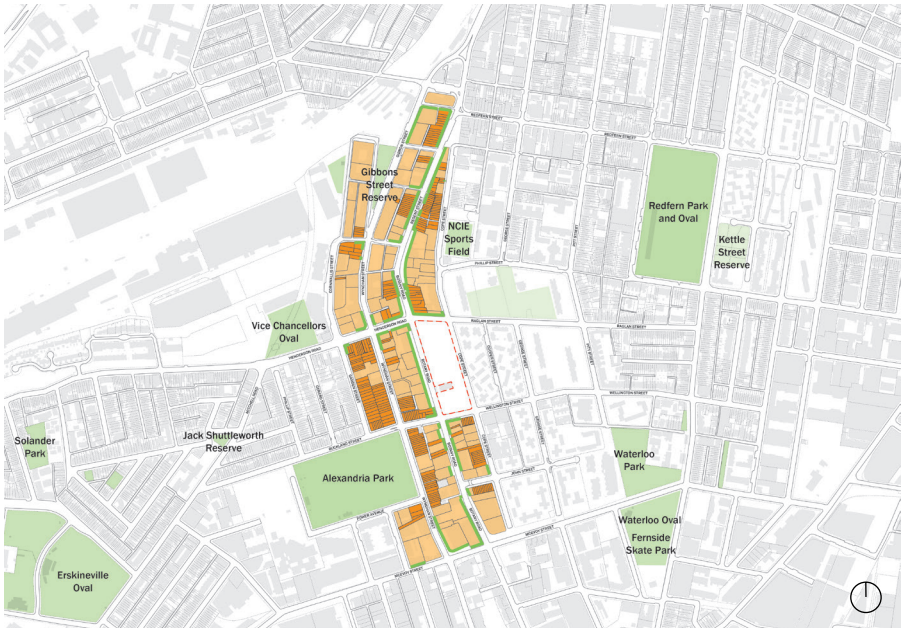
4.2
Site context and character

SSD 9393 UDPD Report thematic area:
4. Economics, retail, services, arts and culture

Lot Building and Grain

Key observations: Botany Road has a mix of small and large lots with focused areas of intensity. Cope Street is characterised by larger industrial lots.

Key insight: The Waterloo Metro Quarter should embrace a diversity of scales - from larger footprint buildings (such as the Metro Station) and generous community spaces to tightly-packed retail laneways



Heritage Buildings

Key observations: The broader context has significant heritage items and conservation zones - as well as a strong social and cultural history. Several heritage items sit across intersections from the precinct.

Key insight: Corners are the focus of historic buildings - new buildings need to carefully consider these relationships







Botany Road, Waterloo NSW



Tramsheds, Eveleigh NSW



Broome Street, Waterloo, NSW
Mural, Michiel Dolk and Jeff Stewart, 1980



Botany Road, Waterloo NSW

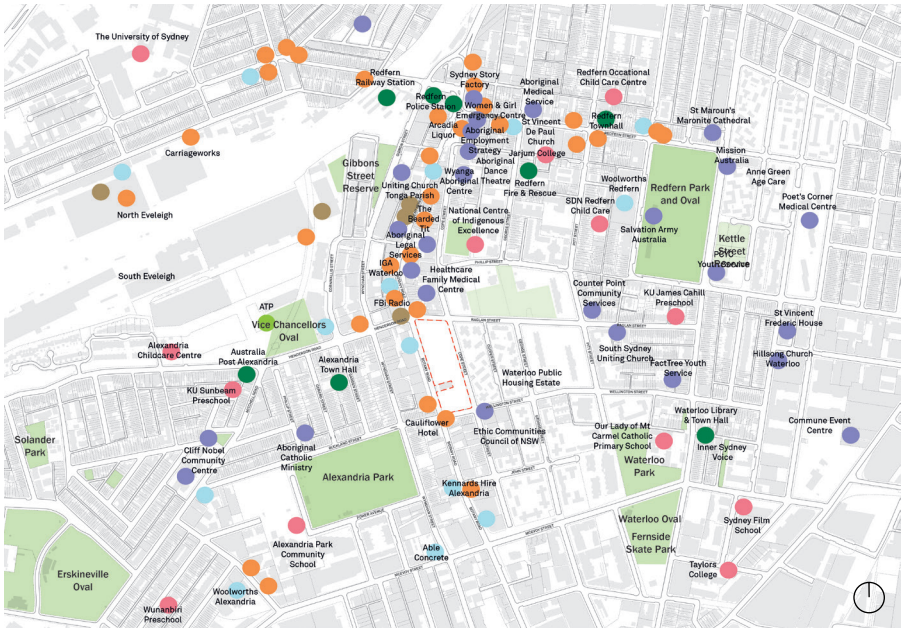
4.2
Site Context and Character

SSD 9393 UDPD Report thematic area:
4. Economics, retail, services, arts and culture

Community Spaces

Key observations: There is a constellation of community spaces from kindergartens and story factories to small bars, enterprise hubs and social service centres.

Key insight: The Metro Quarter exists within a gap of community spaces and services - and has potential to become a new, highly-accessible and well-connected hub.

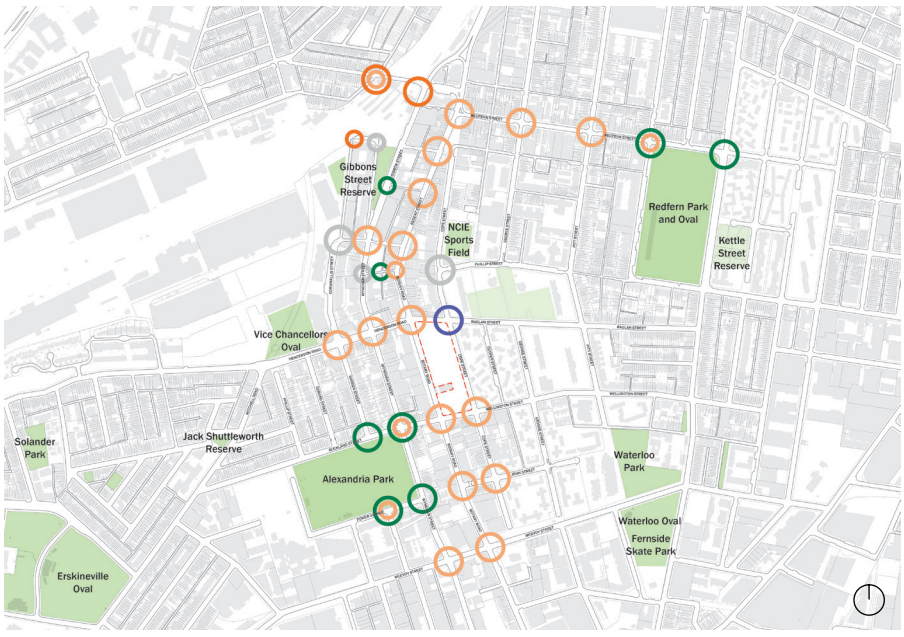


KEY
- Localities
- Community services
- Schools and education services
- Art galleries and museums
- Cafe / bar
- Key stores

Active Corner Anchors

Key observations: The existing and future corner anchor typologies offer varied ground plane activity and engagement creating a diverse street-scape and pedestrian experience.

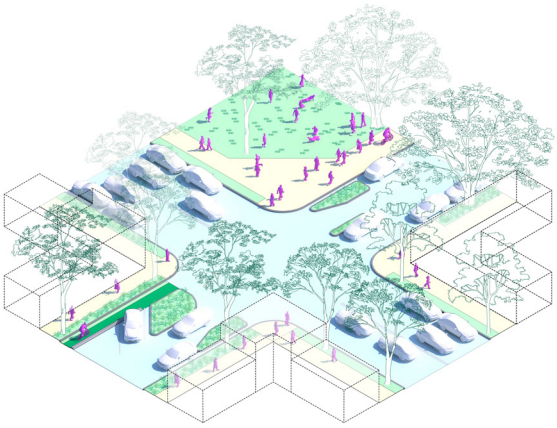
Key insight: The scale, materiality and expression of corners is critical.



KEY
- Metro Transport anchor
- Rail Transport anchor
- Retail and commercial anchor
- Green open space anchor
- No anchor

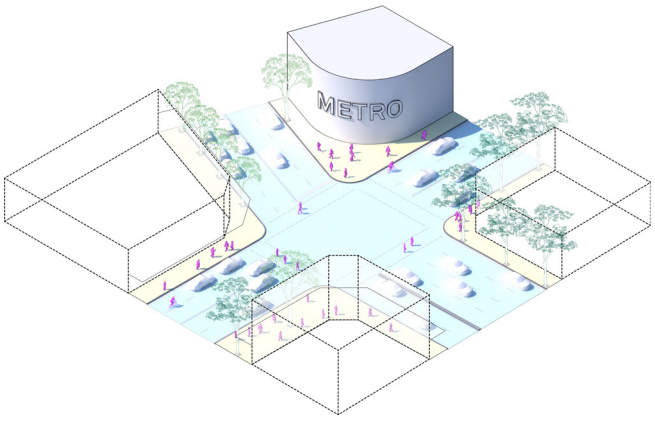
Park anchor

Green open space for both passive and active activity.



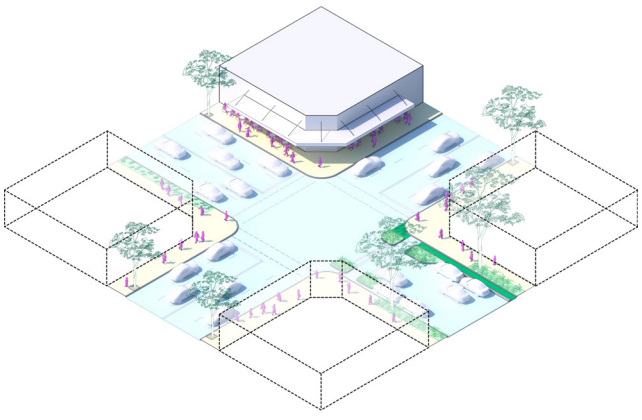
Transport anchor

High-activity point providing regular ground plane engagement.



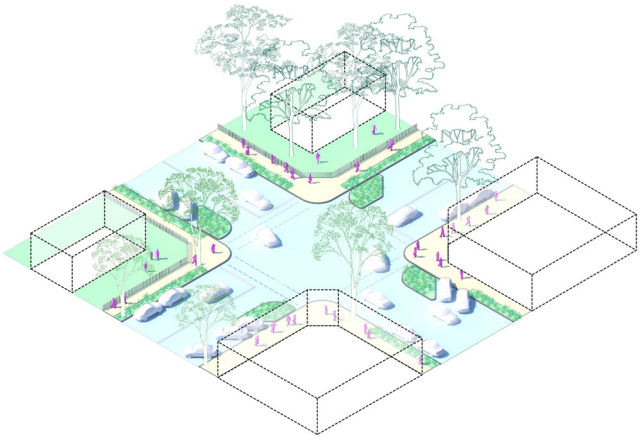
Retail anchor

Active edges for ground plane engagement and activity.



No anchor

Passive edge providing low level engagement.



4.3 Summary of Key Design Insights

The SSD 9393 UDPD Report identified ten key design insights across the five thematic areas.

WATERLOO NEEDS TO WORK FOR GLOBAL AND LOCAL SYDNEY

Waterloo will support Sydney's growth as set out in 'A Metropolis of Three Cities'. The study analysis shows how significant emerging employment areas are walkable or within 30 minutes on public transport from Waterloo. Connecting the Waterloo community to local and global opportunities is vital.

- Connections to surrounding employment areas can be reinforced to help increase access to opportunities for Waterloo residents and those who reside in surrounding neighbourhoods. In fostering such connections with and around Waterloo, new opportunities for employment, retail, services, infrastructure etc. can emerge.
- Social infrastructure is required to support increased and healthy access to opportunities, and the education and health needs that a diverse community requires for people to take advantage of them.
- Celebrate the heritage of 'productive' Waterloo.

WATERLOO WILL NEED NEW AND HARDER WORKING PUBLIC SPACES

The Waterloo community will grow significantly over time. The study analysis sets out the needs for new public domain as part of this growth.

- Enhanced connections can be made to surrounding parks like Alexandria Park and Redfern Park.
- New urban places and green spaces can be integrated.
- New and existing trees and landscape features can give character to the public spaces and support the areas' important ecology.
- The design of streets and spaces can adapt over time to the changing needs of the community.
- The integration of art and culture through the public domain can reflect the identity of Waterloo and assist in developing a sense of place for residents.

WATERLOO'S STREETS WILL NEED TO BE EASY TO MOVE THROUGH AND TO ENJOY

The study shows how the existing streets, although varied in character and use, are primarily residential, with little active frontage. In urban renewal areas, the streets need to be both legible and safe for movement, as well as active places for people to use. With a larger community, the existing streets will need to adapt to balance these roles

- Streetscape design can support people using the street and those moving through it.
- Integrated movement systems for pedestrians, cyclists and public transport can help to reduce reliance on and use of private cars.
- Streets can support public use by incorporating places to sit, meet and play.
- Integrated infrastructure can support the programming of the public domain for art, cultural and community activities.
- New public open space can be connected with regional walking and cycling paths.
- Traditional public space offerings can be complemented by vertical green spaces that utilise innovative approaches.

WATERLOO NEEDS TO BE A MORE WALKABLE PLACE

Waterloo is already well connected for walking, to local amenities, centres and activities. A larger Waterloo community will require enhanced walkability with new connections and a finer grain network. Increased walkability will help create healthy communities where the things you need and use will be closer and more accessible

- Better walking environments help reduce private car usage, with good walkable connections to local transport including the Sydney metro, bus links and car share schemes
- Trees and landscape elements can create shade and cover for walking routes all year round
- Routes and loops can be made legible and clear with good way-finding, places of interest and activities at key points
- Active frontages and a diversity of uses can create interest at ground level

WATERLOO'S GROUND LEVEL WILL NEED TO WORK HARD

Over time, the size of the Waterloo community will increase, but the area of the precinct will not change. The Metro Quarter provides the opportunity to deliver the increased services the community needs, both at ground plane and within the podium. The renewal will require the ground plane to balance safety and accessibility with activity and enjoyment

- Community spaces and community buildings can be flexible and multi-functional. They can adapt to the needs of a growing community over time
- Achieve 'activation ready' spaces
- Streets and public spaces can be programmed with uses and activities that help create safe, vibrant and interesting places throughout the day and night
- Local shops, schools, health centres and public spaces can be integrated with residential buildings

WATERLOO NEEDS TO INTEGRATE SUSTAINABLE DESIGN

The renewal of urban areas requires new buildings and spaces to meet sustainability targets throughout the process. Waterloo has existing natural assets and increased connectivity that provide opportunities for planning and design by integrating the natural environment from the outset

- To reduce the cost of living and provide energy efficient spaces and places
- The urban forest can be enhanced to enrich the cultural, ecological and social importance of the canopy
- Contribute to the Sydney 'Green Grid'
- Design can integrate climate change mitigation and adaptation for more extreme weather, specifically flooding and heat waves
- Design can integrate green walls, green pavements and roofs, and bio-retention systems
- Planning can be adaptable to new technologies that create opportunities for cleaner and more efficient living, such as electric vehicles
- The community can learn from traditional knowledge systems and practice of custodianship to instil a culture of sustainability
- Streetscape design can use the natural topography and integrate water sensitive urban design (WSUD) strategies to assist with flood mitigation
- Biophilic design can help contribute to health and productivity through access to nature

4.3
Key Design Insights

WATERLOO WILL CELEBRATE AND RESPECT ITS ABORIGINAL HERITAGE

The analysis shows Waterloo, and the Redfern area, has significant meaning for the Aboriginal and Torres Strait Islander people. This important history must be respected. Aboriginal culture should be incorporated into the design of the future Metro Quarter from the outset

- To recognise and acknowledge the key events in Aboriginal and Torres Strait Islander history that have taken place within Waterloo's buildings and public spaces, and in adjoining areas
- To recognise the history of the Aboriginal community's displacement, and their part in the creation of a diverse and inclusive community through including support and employment services specifically geared towards Aboriginal peoples
- To embed Waterloo within Sydney's emerging Ochre Grid
- To celebrate the Gadigal landscape features such as Mount Carmel, that has strong physical connections to the use of the landscape as a 'place of abundance' and as a strategic lookout connecting Sydney Harbour to Botany Bay
- To incorporate the Aboriginal seasons when designing spaces and buildings
- To appreciate, learn from and support contemporary urban aboriginal lifestyles through the inclusion of facilities and services that cater to the needs of the Aboriginal population in the area

WATERLOO'S BUILT FORM WILL NEED TO BE ADAPTABLE TO CHANGE OVER TIME

Analysis shows how the plots and buildings have adapted through cycles of renewal – today the overlay of terrace streets and campus buildings give the Waterloo a distinctive residential character. In the coming cycle, the increase in the size of the community will require flexible plots, flexible buildings and flexible dwelling typologies

- To plan for the range of housing types, tenures and providers that will help create a mixed community
- To build adaptable accommodation that meets the specific needs of the diverse communities
- To design buildings that are suitable for the changing need of occupants, throughout their lifetime
- To recognize the Aboriginal concepts of kinship and extended family that require homes to be flexible to accommodate regular temporary guests

WATERLOO NEEDS A BALANCED NEW ACTIVITY CENTRE

Communities of renewal areas require increased retail services to support daily needs. The study analysis shows Waterloo's community will require new activity centres with new retail, culture and leisure services. Although there are clusters of existing services surrounding, and adjoining centres in Redfern Village and Green Square, Waterloo doesn't currently have a defined centre

- To address the under provision of services within the precinct and deliver the policy requirements for retail, socia infrastructure and amenity
- To support the valuable existing retail and cultural places that the community already enjoys
- To strengthen walkable links to adjoining centres such as Green Square and Redfern Village
- The metro station can be a centre of activity and meeting place for the community
- Activity centres need to be adaptable to future trends in retail and social infrastructure including the growth of community-run co-operatives

The proposed amendment remains generally consistent with the approved plan; however, provides the potential to deliver enhanced responses to these insights.

WATERLOO WILL NEED TO PROMOTE HEALTH AND WELLBEING ACROSS THE DIVERSE COMMUNITY

Waterloo is a community of diverse cultures, facing similar social challenges. As Waterloo changes – bringing people with different backgrounds together – new social, creative and cultural infrastructure is required to address these challenges and promote physical and mental well being for all

- The existing cultural diversity of Waterloo can be an important part of its future
- New social infrastructure can promote the wellbeing of the existing and future residents within a diverse community
- New cultural and creative infrastructure to support the social cohesion and wellbeing of the diverse community
- To address the shortage of community facilities and increase access to services that target people's physical and mental wellbeing
- To provide new amenities that increase access to health and learning and connect Waterloo to the opportunities of its surroundings

1 A GREATER MIX OF USES TO DELIVER IMPROVED DIVERSITY AND ACTIVATION OF THE SITE

The amendment of the Building 1 envelope allows for a greater proportion of commercial floorspace for the WMQ site. Increased commercial floorspace supports global Sydney ambitions while creating greater diversity, activation and safety on the site. Larger floorplate office space diversifies spatial typologies across the site supporting flexibility and adaptability.

A greater diversity of housing and workplaces, along with community uses and public spaces, creates a balanced precinct. Buildings are located and scaled to support high performance and high amenity. Solar access and wind mitigation at street level are improved through building height and articulation.

Key Insights addressed by this amendment

- → Waterloo needs to work for global and local Sydney.
- → Waterloo's built form will need to be adaptable to change over time.
- → Waterloo needs a balanced new activity centre.
- → Ensure the right balance between density, liveability and financial feasibility.

2 A BETTER INTEGRATION OF COMMUNITY AND CONNECTIVITY SYSTEMS

The amendment of the Building 2 envelope allows for a better integration of the Community Building with the tower above, the Cope Street plaza and surrounding pedestrian connections. Existing community needs (including child care, health and learning, collaboration spaces) are provided within the Community Building.

The reference design proposal (refer to Section 8) has been informed by cultural research, conversations and collaborations with local community members and artists. The site prioritises community infrastructure, such as public transport, public spaces and movement networks. Better integration of connections (including Raglan Walk) creates a safer, more legible, walkable precinct.

Key insights addressed by this amendment

- → Waterloo needs new and harder working public spaces.
- → Waterloo's streets will need to be easy to move through and to enjoy.
- → Waterloo needs to be a more walkable place.
- → Waterloo's ground level will need to work hard.
- → Waterloo will celebrate and respect its Aboriginal heritage.
- → Waterloo will need to promote health and wellbeing across the diverse community.



Raglan Street, Waterloo NSW


OPTUS
RECHARG
HERE
YOUR DATA YOUR WAY
A FASTER WORLD
YOUR DATA YOUR WAY
A FASTER WORLD
YOUR DATA YOUR WAY

SITE CHARACTER


5.0
SITE CHARACTER

This section describes how the proposal aligns with and builds upon the findings of Chapter 5 of the SSD 9393 UDPD Report.

The existing character of the area reflects the ad-hoc nature of Waterloo providing opportunities and challenges to the built form approach to Waterloo Metro Quarter.

The site character for Waterloo Metro Quarter is outlined in Chapter 5 of the SSD 9393 Urban Design and Public Domain Report. This amendment supports and expands upon the analysis undertaken, the intent of which was summarised as follows:

This chapter provides an analysis of the existing site to form an understanding of and to identify the key opportunities and challenges to inform the development of the Waterloo Metro Quarter Proposal.

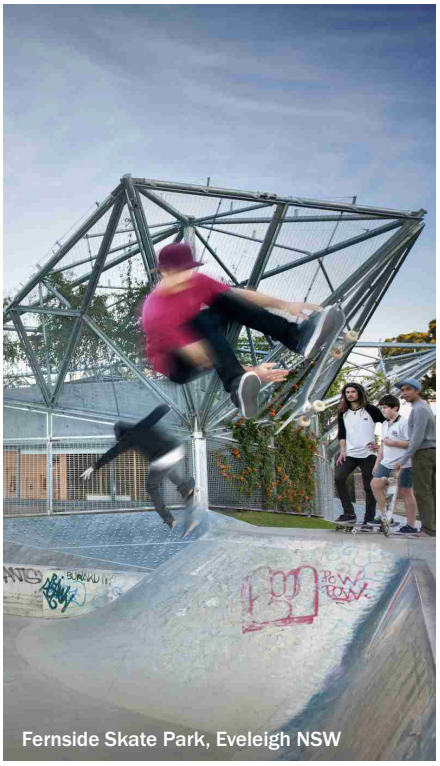
A snapshot of the existing open spaces and built form surrounding the Metro Quarter is provided to place the site within its context.

The physical and environmental constraints are investigated to provide the opportunities and challenges that inform the built form approach. These include the lot subdivision; topography and flooding; wide and solar access; noise and environment, the Metro interface, the Metro limitations; movement patterns; solar access; views and vistas and density and scale.

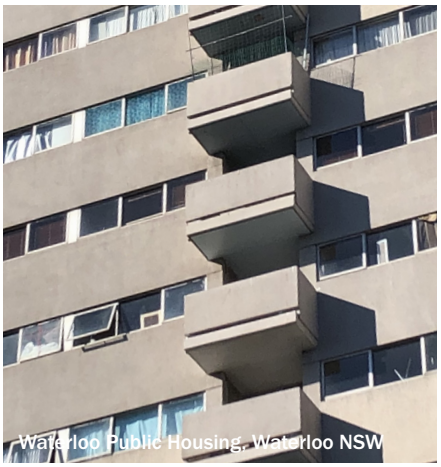
Commencing with a summary of site character outlined in the SSD 9393 UDPD Report, this section also identifies additional analysis of the WMQ site's role in contributing to Waterloo's existing complex and diverse context.

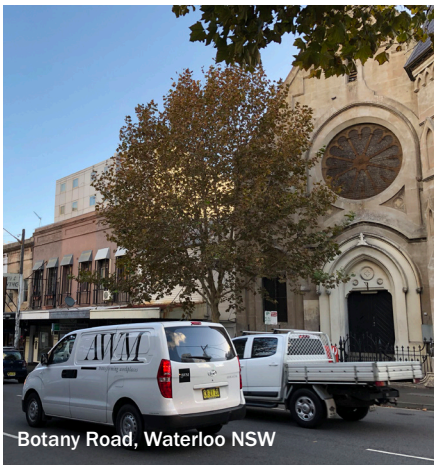
An summary of site observations ends the section, with a comment on how the opportunities and challenges of the approved SSD 9393 Report are addressed and expanded in the proposed amendment.


Looking south, Waterloo NSW


Fernside Skate Park, Eveleigh NSW


NCIE Sports Field, Redfern NSW


Waterloo Public Housing, Waterloo NSW


Botany Road, Waterloo NSW


Botany Road, Waterloo NSW



Botany Road, Waterloo NSW

5.1
Site Character Overview

An overview of the relevant SSD 9393 section is included below with a summary of additional analysis and proposed amendment.

The existing site, its key environmental and spatial conditions, were analysed to identify key opportunities and challenges to inform the Metro Quarter Reference Design Proposal.

These were:

- → One site, two parcels: The site is split into two separate parcels by the Waterloo Congregational Church and Metro station boxes with no link provided between for access and servicing.
- → Topography and flooding: The site is prone to flooding with PMF levels across the site from +0.3-1.6m dictating floor levels for habitable uses. The highest floor level for Metro Quarter is +0.7m at Wellington and Cope Streets.
- → Wind and solar access: The site has potential solar access throughout the day due to its north south axis. Westerley winds and to a lesser extent southerley winds affect the site.
- → Noise and environment: Noise generated from Botany Road requires suitable barriers to mitigate negative impacts at the interface and into the site.
- → Metro interface: Buildings must adhere to clearance zones around above ground mechanical grilles and fresh air supply louvres for the station.
- → Movement patterns: A safe and seamless interchange hub is proposed connecting buses, cyclists and pedestrians on site.
- → Solar access: Built form will need to conform to solar access requirements to Alexandria Park, public open space and dwellings. While these requirements do not apply to Alexander Park HCA, the reference design does improve solar access to HCA.
- → Views and vistas: The site has prominent vantage points along key routes for visual station markers.
- → Density and scale: The site can provide a transition in building height and scale between Alexandria Park – a low rise residential Heritage Conservation Area and Waterloo Estate – a future renewal area.



Waterloo Metro, Waterloo Estate, Waterloo South SSP and surrounding context
Source: https://www.communitiesplus.com.au/major-sites/waterloo, May 2020

KEY
- The Estate
- Private properties
- Waterloo Metro Quarter
- Waterloo Metro Station
- Sydney Metro alignment
- Waterloo South (subject to this planning proposal)
- Waterloo North (subject to future planning and planning proposal)
- Waterloo Central (subject to future planning and planning proposal)

Additional analysis

During the Competitive Bid Phase, an Urban Design Framework (UDF) was produced, including a review of the existing site conditions, constraints and opportunities. The observations of the SSD 9393 UDPD Report provided clear guidance on a number of important considerations, especially Metro interface and limitations, wind and noise issues, and the potential impacts of tall, dense buildings on the surrounding context.

A key investigation of the UDF was the mapping and appreciation of the distinct character of Waterloo – an eclectic mix of buildings, spaces and urban elements. This study informed the design of buildings – especially in considering how Waterloo's different architectural typologies and expressions could be interpreted in a cohesive way.

Note: Additional flood analysis demonstrates that the original assumptions were not correct.


Aerial View, Redfern & Waterloo NSW


Botany Road, Waterloo NSW



The Block, Redfern NSW