

WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement
Appendix Y – Heritage Impact Statement

SSD-79307746 Central Precinct

Detailed State Significant Development
Development Application

Prepared for **WL Developer Pty Ltd**

October 2025

The URBIS logo consists of the word "URBIS" in a bold, white, sans-serif font. The letters are contained within a white square frame that is open on the right side. The background of the entire page is a photograph of a city street scene. On the left, a tall, modern building with a brown, grid-like facade rises. In the center, a historic stone church with Gothic-style windows and a spire is visible. To the right, another modern building is partially seen. The street is populated with small figures of people, and there are trees and a clear sky in the background.

URBIS

HERITAGE IMPACT STATEMENT

Waterloo Metro Quarter Over
Station Development:
Central Precinct SSD-
79307746
Appendix Y

Prepared for
WL DEVELOPER PTY LTD
1 October 2025

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EXECUTIVE SUMMARY

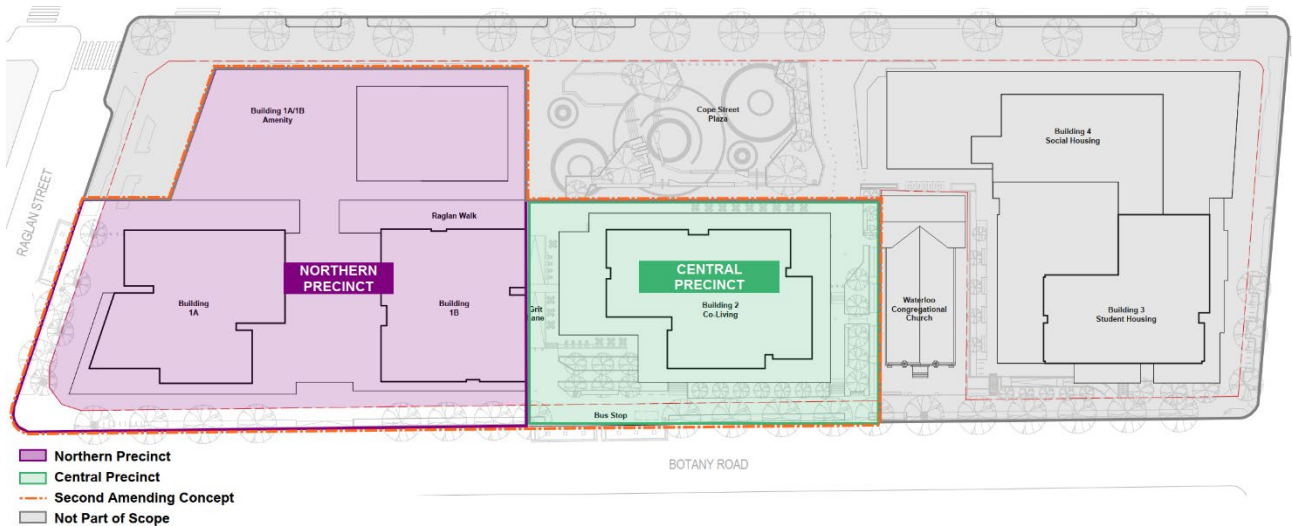
This report has been prepared by Urbis Ltd. on behalf of WL Developer Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for the detailed central precinct SSD (SSD-79307746), located within the Waterloo Metro Quarter (WMQ) at 150 Cope Street, Waterloo. This SSD will replace the previous detailed approval applying to the central precinct.

This report has been prepared to respond to Item 19 of the Planning Secretary’s Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025:

Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified consultant in accordance with the Guidelines for preparing Statements of Heritage Impact. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:

- *all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and sites are of heritage significance.*
- *compliance with the relevant Conservation Management Plan.*
- *the impacts of the proposal on heritage item(s) including visual impacts.*
- *the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items.*
- *justification for any changes to the heritage fabric or landscape elements including any options analysis.*

Figure 1 – The figure below indicates the land to which this DA applies in relation to the overall Waterloo Metro Quarter site (shaded in Green).



This current application for the central precinct specifically, seeks consent for the design, construction and operation of a 26 storey (RL 99.65) (including rooftop plant) mixed use OSD located in the central precinct of the Waterloo Metro Quarter including:

- Ground level retail tenancies, community facility, and childcare, co-living and shared basement access lobbies.
- Community centre in the form of a childcare centre at Level 1 and Level 2.
- A co-living housing tower from Levels 3 to 24 comprising:

- Self-contained co-living accommodation rooms across 20 levels, with capacity for 500 units.
- Indoor and outdoor communal amenity at Levels 3 and 24.
- Communal space also provided on each accommodation level (apart from level 4).
- Ground level vehicular access from Church Square shared zone to the shared basement.
- Creation of a pedestrian thoroughfare that connects with Cope Street Plaza, creation of Grit Square fronting Botany Road, landscaping and public domain works.

This application is submitted for concurrent assessment with a DA to amend the Waterloo Metro Over Station Development (OSD) concept DA (SSD 9393) (the concept DA) – referred to as the second amending concept DA. The second amending concept DA seeks consent to modify the existing concept approval as it relates to the northern and central precincts, by amending the building envelopes to redistribute floor space to suit a new mix of land uses. This central precinct SSD will be consistent with the concept DA as amended.

Separately, a detailed SSDA for the detailed design, construction and operation of the northern precinct (SSD-79307758) and a Section 4.55 Modification Application to modify the approved detailed basement SSDA (SSD 10438), will be concurrently submitted with this application.

Key results of the assessment can be summarised as follows:

- The previous heritage impact assessment of the central precinct design prepared under SSD-10439 concluded that ‘the detailed design has sought to mitigate [potential visual impacts] through the adoption of appropriately scaled podium forms and appropriate setbacks which consider view lines, meaning that the proposed central building will not adversely impact significant existing views towards the church’.
- The revised central precinct design presents no additional heritage impact on the Congregational Church vicinity heritage item as compared to the currently endorsed design. The Church will remain wholly retained and remains outside the subject site. An expanded setting and curtilage for the Church, over the built form conditions prior to redevelopment of the Waterloo Metro Quarter, will ensure the heritage values are enhanced and provide for greater public appreciation and interpretation of the significant building.
- The existing established setbacks from previous approvals are largely retained and are in accordance with the Waterloo Metro Quarter Design and Amenity Guidelines that require a minimum of 10m from the side wall of the Church. Although the amended podium envelope to the central precinct would have a slightly reduced minimum setback from the north wall of the Congregational Church and from Botany Road over the approved envelope, the differences are marginal and the intent of these setbacks – to achieve a sense of separation between old and new fabric and to provide views to the church from along Botany Road – would still be achieved in accordance with the Waterloo Metro Quarter Design and Amenity Guidelines.
- New views and vistas towards the Church building will be introduced that would enhance the visual connection with the Church building in the ‘undeveloped’ visual and pedestrian corridor linking the Church with the new Cope Street plaza. This improved view corridor as the result of the increased setback (when compared to the former conditions) allows more people to visually connect with and interpret the site’s history, integrating the Church meaningfully into future development rather than isolating it.
- In terms of design, the ground floor of the central precinct podium would be clad in a glazed ceramic tile in a light blue finish, echoing the use of ceramic tiles to the ground floor of the historic pubs in the area (some of which are vicinity heritage items) while remaining sensitive and sympathetic to the adjacent Congregational Church. The warm terracotta finish to the upper levels of the podium would reflect the historic use of brick in the surrounding historic environment, creating a visual relationship between the historic Church and the built form in the central precinct. The tower of the central precinct has been specifically crafted to reduce visual clutter through a simple and restrained architectural composition of wide bays contained square glazed panels in views when the Congregational Church and tower are both visible.
- The revisions proposed to the central precinct design will not have any additional visual impact on the vicinity items to the north-west corner of the Metro Quarter nor the vicinity item to the south-west (the Cauliflower Hotel at 123 Botany Road, Waterloo).

- The revised central precinct design is not considered to have any detrimental impacts on proximate heritage conservation areas (C1 Alexandria Park heritage conservation area (HCA), located to the west across Botany Road) and this is corroborated in the assessment in the Visual Impact Assessment (Urbis Ltd. 2025).

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

This report has been prepared by Urbis Ltd. on behalf of WL Developer Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for the detailed central precinct SSD (SSD-79307746), located within the Waterloo Metro Quarter (WMQ) at 150 Cope Street, Waterloo. This SSD will replace the previous detailed approval applying to the central precinct.

This report has been prepared to respond to Item 19 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025:

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- *all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and sites are of heritage significance.*
- *compliance with the relevant Conservation Management Plan.*
- *the impacts of the proposal on heritage item(s) including visual impacts.*
- *the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items.*
- *justification for any changes to the heritage fabric or landscape elements including any options analysis.*

1.2. METHODOLOGY AND LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013.

This report follows a Heritage Impact Statement prepared by this office (dated September 2020) as part of the application for the currently endorsed design under SSD-10439. This report then only considers the impact of the elements of the design with depart from the endorsed design under SSD-10439.

This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal. An updated report has been prepared by AMBS in relation to the archaeology scope and confirmed there is no impact as a result of the central precinct design.

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Sebastian Dewhurst (Senior Heritage Consultant), Mia Clarke (Heritage Consultant) and Nathan Lewis (Heritage Assistant). Kate Paterson (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. DESCRIPTION

2.1. SITE LOCATION

The Waterloo Metro Quarter is located approximately 3.3km south-south-west of the Sydney CBD in the suburb of Waterloo (Figure 2). It is located entirely within the City of Sydney local government area (LGA).

The Waterloo Metro Quarter comprises land to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street. It has an approximate gross site area of 1.91ha. While most of the Waterloo Metro Station is located beneath finished ground level, two substantial entry/plant structures protrude above finished ground level: one along the northern end of Cope Street, the other along the southern end of Cope Street.

The heritage listed Waterloo Congregational Church located at 103–105 Botany Road is located adjacent to the central precinct but does not form part of the site. There are no proposals for physical works or changes to the planning framework applicable to the Church.



Figure 2 – Location map showing the Waterloo Metro Quarter boundary (dashed red) and the boundary of the central precinct (solid blue).

Source: Nearmaps.

2.2. SITE SETTING

The Waterloo Metro Quarter is located near the border of the suburbs of Waterloo and Alexandria. Waterloo is known for its mix of high-density residential developments to the east of the subject site and this setting is contrasted against the more lower scale historic residential and commercial areas to the north and west. There are some older warehouses and factories still extant reflecting the historic industrial past.

A number of heritage items are within the vicinity of the Waterloo Metro Quarter and include several individual heritage items. The "Congregational Church including interior" at 103-105 Botany Road, Waterloo, and the "Cauliflower Hotel including interior" at 123 Botany Road, Waterloo, are both listed as local heritage items.

Additionally, the "Former CBC Bank including interior" at 60 Botany Road, Alexandria, and the "Cricketers Arms Hotel including interior" at 56-58 Botany Road, Alexandria, are also recognised as individual heritage items. The "Terrace Houses" at 229-231 Cope Street, Waterloo, and the "Former Waterloo Pre-School (225 Cope Street) including interior" at 225-227 Cope Street, Waterloo, are similarly listed.

The vicinity Alexandria Park Heritage Conservation Area, located to the west of the Waterloo Metro Quarter, is significant for demonstrating the growth of Alexandria in the late nineteenth and early twentieth centuries. The dense housing stock reflects the successive subdivisions of the Coopers freeholds and Park View Estate, while the industrial development highlights the area's importance as an industrial centre in the early twentieth century. Alexandria Park serves as a community focal point. This area developed alongside the industrial growth of Waterloo and the establishment of the Eveleigh Railway and Goods Yards, providing housing for workers.



Figure 3 – Corner of Henderson and Botany Road.



Figure 4 – Corner of Henderson and Botany Roads, looking east down Botany Road.



Figure 5 – Wyndham Street, looking south toward Buckland Street.

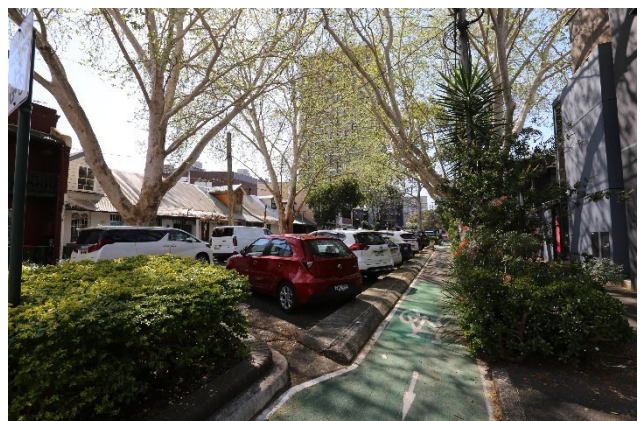


Figure 6 – Corner of Wyndham Street and Buckland Street, looking east toward Wellington Street.

2.3. SITE DESCRIPTION

The Waterloo Metro Quarter comprises the land bounded by Botany Road, Raglan Street, Cope Street and Wellington Streets, within which the Waterloo Metro Station is located. The heritage-listed Congregational Church, located at 103 Botany Road, does not form part of the Waterloo Metro Quarter.

The Waterloo Metro Quarter previously contained commercial and industrial buildings that were predominately industrial in character, as well as limited associated car parking areas. A review of relevant current and historical aerial imagery suggests that the majority of these buildings were constructed and/or highly modified post the 1940s, though a number (particularly within the southern portion) were constructed prior to 1943. The Waterloo Metro Quarter area was reflective of the former character of the immediate area, prior to 'slum' clearance works from the 1940s onwards.

The demolition of all buildings previously situated on the site has been completed. Currently, the Waterloo Metro Quarter contains the above ground entrance structure to the new Waterloo Metro Station and the recently completed multi-storey buildings in the southern precinct of the Waterloo Metro Quarter. The remainder of the site – northern and central precincts - has been cleared for redevelopment but are as yet undeveloped.



Figure 7 – Corner of Cope and Raglan Streets.



Figure 8 – Cope Street, looking south.



Figure 9 – North-west corner of Cope and Wellington Streets.



Figure 10 – North-west corner of Cope and Wellington Streets.



Figure 11 – Botany Road, north of Wellington Street.



Figure 12 – East side of Botany Road, looking over the Waterloo Metro Quarter.



Figure 13 – East side of Botany Road, looking south over the Congregational Church towards the southern precinct of the Waterloo Metro Quarter.



Figure 14 – East side of Botany Road, viewing the Congregational Church (left) and the southern precinct of the Waterloo Metro Quarter (right).



Figure 15 – The Congregational Church which is located in between the central and southern precincts, but outside the Waterloo Metro Quarter boundary.



Figure 16 – Raglan Street, looking east.

3. HISTORICAL OVERVIEW

3.1. SUBJECT SITE HISTORY

The Waterloo Metro Quarter site had been extensively developed by the time the 1895 plan of the area at Figure 17 was prepared. This map shows terraces and free-standing cottages across what is now the Waterloo Metro Quarter site, most with outbuildings and backyard toilets. Fronting Botany Road between Raglan and Buckland Street (now Wellington Street) was the Congregational Church which is still standing.

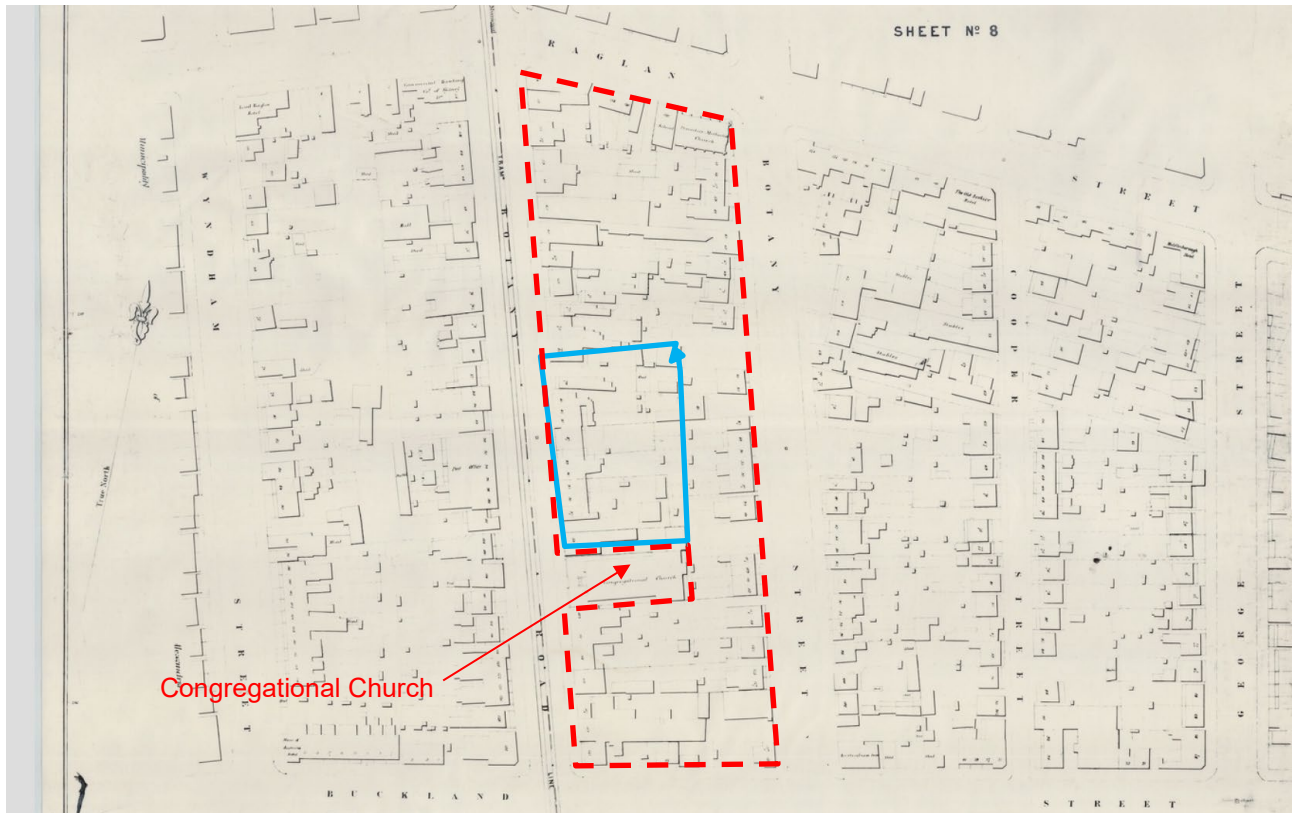


Figure 17 – Metropolitan Detail Series–Waterloo Section 8 (1895). The boundary of the Waterloo Metro Quarter is shown in red while the central precinct boundary is shown in blue. The Congregational Church is identified.

Source: State Library New South Wales; File Number FL4377348.

A number of hotels were also operating in the suburb, including the Prince of Wales, Old Beehive Hotel, Middleborough, Evening Star and the Cottage of England Hotels all in Raglan Street on the corners of Cooper, George and Pitt Streets respectively. The Australian Hotel stood on the corner of Botany Street (Cope Street) and Buckland Street (Wellington Street), the Duke of Wellington was on the corner of George and Buckland (Wellington) Streets, the Duke of Denmark on the corner of Buckland (Wellington) and Pitt Streets and the Cheerful Home Hotel on the corner of George and John Streets. Of these only the Duke of Wellington Hotel, opened c1883, survives.¹

With the turn of the twentieth century, Waterloo was firmly established as a working-class suburb, with various industries nearby employing most of the working residents. The speculative building that had boomed through the 1880s and 1890s had filled in most of the open space, but the quality of the housing remained variable.

Many of the small cottages and early terraces were without running water in the kitchens, most had backyard toilets with nightsoil collection still prevalent, and disease was a major concern. Rubbish and rats were recognised as particular concerns after the outbreak of the bubonic plague in Sydney in 1900. Redfern and

¹ Sands Sydney and Suburban Directory, 1880-1895.

Waterloo recorded 37 cases with 11 deaths during the outbreak, representing the second largest concentration outside of the city wharf area.²

Inspections of houses in Waterloo as part of the plague clean-up revealed poorly maintained and structurally unsound dwellings with leaking roofs, poor ventilation, bad drainage, inadequate sanitation, water and sewerage connections.³ As with many other parts of the city at the time, the authorities labelled these parts of Sydney as slums, a label that once attributed was difficult to remove. Newly appointed City Commissioners labelled Waterloo and other surrounding suburbs as slums as early as 1928, and began to openly discuss widespread demolitions and renewal projects for the district.⁴

The reputation as a slum was enforced, as a recession in the mid-1920s was followed by the Great Depression from 1929 and unemployment rates in Waterloo began to rise sharply as the industries in the area struggled. By the early 1930s up to 43% of adult males in the Redfern-Waterloo area were unemployed, compared to a Sydney average of 28%, with three quarters of the potential wage earners making either no wage or less than the basic wage.

Evictions of families from rental properties became common place in the late 1920s and grew through the 1930s. Ironically, the measures enforced by the NSW Government to try to prevent widespread evictions, through a series of fair rent bills and tenant protection legislation, discouraged landlords on spending much on properties where they could not evict tenants nor could they raise the rents. A slow decline in the quality and upkeep of many rental premises was the result and this continued through to the 1950 reinforcing the idea of the area as a slum.

By the mid twentieth century, the Waterloo Metro Quarter was developed predominantly with industrial warehouses and sheds, replacing the earlier terrace housing (Figure 18).



Figure 18 – Extract of 1943 aerial. The boundary of the Waterloo Metro Quarter is shown in red while the central precinct boundary is shown in blue.

Source: SIX Maps 2018.

² Curson, P. & K McCracken, *Plague in Sydney: The anatomy of an NSWU Press, Sydney*, 1989, pp. 126-127.

³ Curson, P. & K McCracken, *Plague Sydney: The anatomy of an NSWU Press, Sydney*, 1989, pp. 194.

⁴ *The Australian Worker*, 15 February 1928, p.9.



Figure 19 – Extract from the 1938-50 Civic Survey. The boundary of the Waterloo Metro Quarter is shown in red while the central precinct boundary is shown in blue.

Source: City of Sydney Historical Atlas of Sydney, City of Sydney – Civic Survey, 1938-1950, Map 24 Zetland.

In 2017 and 2018, as part of the NSW Government’s Sydney Metro City & Southwest project, all of the buildings on the Waterloo Metro Quarter site were demolished. The only structure within this block which was retained was the heritage-listed Congregational Church building at 103-105 Botany Road.



Figure 20 – Extract of Nearmap aerial dated 17 January 2017. The previous boundary of the Waterloo Metro Quarter is shown in red while the central precinct boundary is shown in blue.

Source: Nearmap 2018

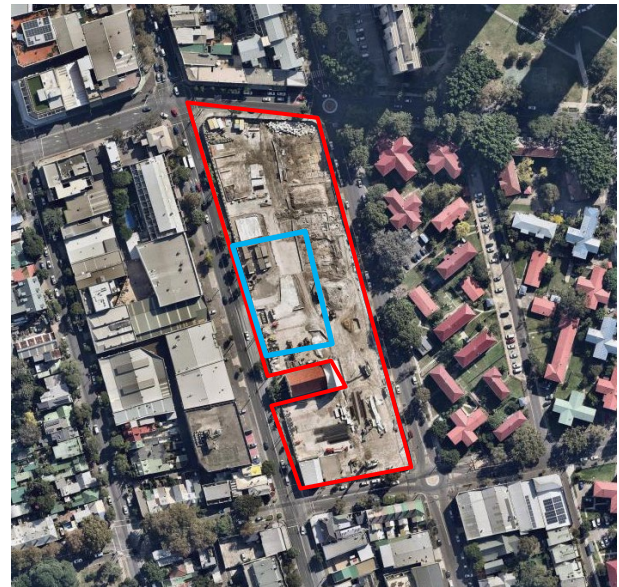


Figure 21 – Extract of Nearmap aerial dated 15 April 2018. The boundary of the Waterloo Metro Quarter is shown in red while the central precinct boundary is shown in blue.

Source: Nearmap 2018

3.1.1. The Congregational Church

The foundation stone of the Congregational Church on Botany Road was laid in 1883. The church was designed by Mr Herbert S. Thompson, of Eldon Chambers Pitt Street, and the builder was Mr. F Tucker, of Petersham.⁵ The church was described in an article of the time as follows:

“built of bricks, cemented, with slated roof...finished inside with coved, boarded, and decorated ceiling, broken into panels by means of principals and mouldings. The sittings to accommodate 470 adults, will be of polished kauri and the rostrum of polished cedar. The choir gallery is to be enclosed along the front with ornamental cast-iron railing, with moulded entablature under. Two vestries are included in the design, and every attention is to be paid to ventilation. The frontage to Botany-road is to be enclosed with dwarf stone wall and piers, with iron railing, gates, and lamp standards.”⁶

The new church was required due to a growing demand on the church. The church originally commenced in Waterloo in the form of a mission station in 1858, under the supervision of Mr. Slatcher. Due to a ‘rapidly growing congregation’, the church was removed to a new building erected on Botany-street (now Cope Street), which cost £300 to build and opened on Sunday 28 January 1865. This humble building was later renovated and expanded at a cost of £400.⁷

When the need for a new church arose, the congregation could not procure a new site within the adjoining estates at a nominal rent, such as was granted to other denominations. The c.1883 church was built at the same location as the former 1865 church.⁸

The new Congregational Church (as exists today) opened in July 1884.⁹ Upon opening, the building was further described as follows:

“The church is approached by a broad flight of steps, whilst the frontage to Botany Street, yet in a partially unfinished state, will be enclosed with a dwarf stone wall and piers, with iron railing, gates and lamp standards. The cost of the church, ground inclusive, is said to be about £2,900. Every attention has been paid to ventilation, and building had five double and two single windows on each side, and a large window of stained glass, presented by the architect, in the front. It is also provided with three sunlights.”¹⁰

A City of Sydney image file provides a photograph of the building in the twentieth century (date unknown), included hereunder, and contains a note which states that “the fence was removed by Council who provided the present landscaping in the 1950s as the cost of refurbishing the iron fence was too costly”.¹¹

⁵ 1883 'NEW CONGREGATIONAL CHURCH, BOTANY-ROAD, WATERLOO_', The Sydney Morning Herald (NSW 1842 - 1954), 26 November, p. 7 _ viewed 21 May 2018, http://nla.gov.au/nla_news-article28371685

⁶ Ibid

⁷ Ibid

⁸ Ibid

⁹ 1884 'Advertising', The Sydney Morning Herald (NSW: 1842 - 1954), 16 July, p. 16., viewed 21 May 2018, <http://nla.gov.au/nlanews-article13572413>

¹⁰ Ibid

¹¹ City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage study, 1989-1990, NSCA CRS 1133/1/8, File 046\046347



Figure 22 – Photograph of the church in the 20th century.

Source: City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage Study, 1989-1990, NSCA CRS 1133/1/8, File 046\046347.



Figure 23 – The Congregational Church in 1989-1990.

Source: City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage Study, 1989-1990, NSCA CRS 1133/1/7, File 046\046346.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item or a conservation area, it is important to understand the heritage values of the broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected.

4.2. HERITAGE LISTINGS

There are a number of listed heritage items and heritage conservation areas (HCAs) located within the vicinity of the boundary of the Waterloo Metro Quarter. These places are shown at Figure 24 and addressed herein.

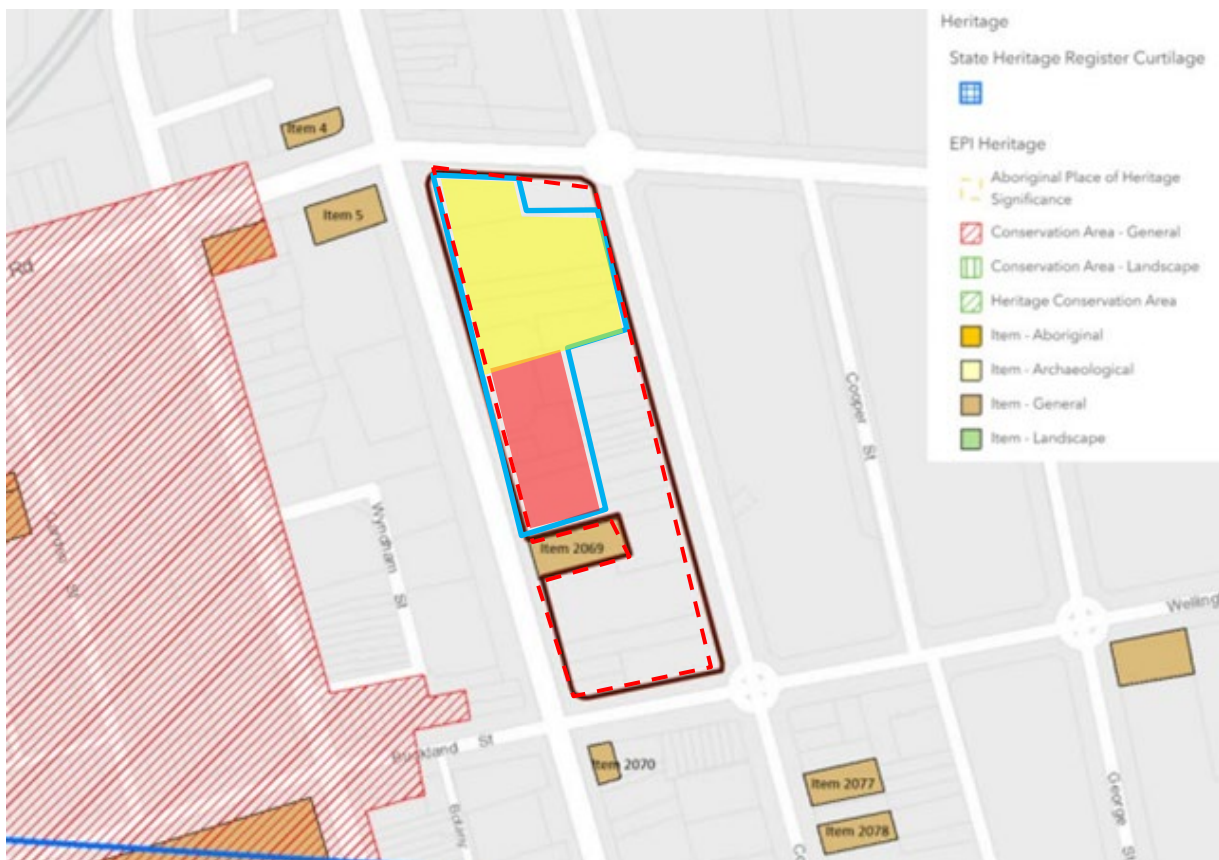






Figure 24 – Heritage map showing the Waterloo Metro Quarter and wider context. The wider second amending concept SSSDA is blue, central precinct is red, and the northern precinct is yellow. The Waterloo Metro Quarter site in its entirety outlined in dashed red.

Source: NSW Planning Portal ePlanning Spatial Viewer.

4.2.1. Heritage Items

Outlined below are the listed heritage items located within close proximity to the Waterloo Metro Quarter.

Item	Local or state significance	Photo (Google Street View)
<p>“Congregational Church including interior”, 103-105 Botany Road, Waterloo (Item 2069)</p>	<p>Local</p>	
<p>“Cauliflower Hotel including interior” – 123 Botany Road, Waterloo (Item 2070)</p>	<p>Local</p>	
<p>“Former CBC Bank including interior” – 60 Botany Road, Alexandria (Item 5)</p>	<p>Local</p>	
<p>“Cricketers Arms Hotel including interior” – 56-58 Botany Road, Alexandria (Item 4)</p>	<p>Local</p>	
<p>“Duke of Wellington Hotel including interior” — 291 George Street, Waterloo (Item 2085)</p>	<p>Local</p>	

<p>“Electricity Substation 174”, 336 George Street, Waterloo (Item 2086)</p>	<p>Local</p>	
<p>“Terrace Houses”, 229-231 Cope Street, Waterloo (Item 2078)</p>	<p>Local</p>	
<p>“Former Waterloo Pre-School (225 Cope Street) including interior”—225-227 Cope Street, Waterloo (Item 2077)</p>	<p>Local</p>	
<p>Potts Hill to Waterloo Pressure Tunnel and Shafts (SHR ID 01630) Beginning at Potts Hill, the tunnel passes under the suburbs of Chullora, Bankstown, Enfield, Canterbury, Ashfield, Petersham, Marrickville, Erskineville, and Waterloo at a depth below ground level that varies between 15 and 67 metres beneath ground.</p>	<p>State</p>	

Heritage Conservation Areas in the Vicinity of the subject site.

“Redfern Estate Heritage Conservation Area” (Item C56), located to the north of the precinct

“A residential subdivision dating from 1842 covering the original grant of William Redfern. The subdivision comprises eight regular blocks with irregular secondary streets dividing these blocks. Redfern Street bisects the area and is the civic and commercial centre of the area, containing major civic, religious and commercial buildings. Shops date from the Victorian, Federation and Interwar period. Housing ranges from early single storey cottages, Victorian terraces, some later terraces and recent medium density developments. The Area is interspersed with factories and warehouses dating from the early twentieth century, some of which are being converted to residential uses. The urban fabric has deteriorated at Phillip Street west area and in the vicinity of the Australia Post complex, where sites have been amalgamated. Redfern Park provides a focus for the area.”



Figure 25 – View of George Street.

Source: City of Sydney; Database Number 2421505



Figure 26 – View of Great Buckingham Street.

Source: City of Sydney; Database Number 2421505



Figure 27 – View of Redfern Street.

Source: City of Sydney; Database Number 2421505



Figure 28 – View of Turner Street.

Source: City of Sydney; Database Number 2421505

“Waterloo Heritage Conservation Area” (Item C70), located to the east of the precinct

“The area includes several subdivisions of the mid-late Victorian period set on steeply sloping ground, the largest being the Victoria Town Subdivision between Phillip Street, Morehead Street, Wellington Street and Elizabeth Street, which retains highly intact groups of terrace house development c.1880s. Recent infill and redevelopment for public housing affects the integrity of the area particularly in the north and west of the area. Elizabeth Street forms the spine through the area and incorporates the commercial strip and civic / landmark buildings including Mount Carmel, the Uniting Church and former Town Hall.”



Figure 29 – View of Lenton Parade.

Source: City of Sydney; Database Number 2421505



Figure 30 – View of Walker Street.

Source: City of Sydney; Database Number 2421505



Figure 31 – View of Clarendon Street.

Source: City of Sydney; Database Number 2421505



Figure 32 – View of Kensington Lane.

Source: City of Sydney; Database Number 2421505

5. PROPOSAL

The current report specifically relates to the revised design of the central precinct. This current report relates specifically to a revision of the central precinct and the architectural plans prepared for this precinct which seeks to amend the current approved plans.

The previous approved DA for the central precinct was for a 23 level residential tower including a 3-storey podium with non-residential uses including childcare retail, and community facilities.

Changing from build-to-sell residential dwellings to co-living typology has driven a range of refinements to the built form. The relatively square form of the tower has been adjusted to provide a shallower floorplate, allowing tower setbacks above the podium to all frontages. Removing the private balconies has also further reduced the apparent bulk of the building and resulted in a form with greater articulation.

The key elements of the proposed scheme can be described as follows:

- A 26 storey (RL 99.65) (including rooftop plant) mixed use OSD located in the central precinct of the Waterloo Metro Quarter including:
 - Ground level retail tenancies, community facility, and childcare, co-living and shared basement access lobbies.
 - Community centre in the form of a childcare centre at Level 1 and Level 2.
 - A co-living housing tower from Levels 3 to 24 comprising:
 - Self-contained co-living accommodation rooms across 20 levels, with capacity for 500 units.
 - Indoor and outdoor communal amenity at Levels 3 and 24.
 - Communal space also provided on each accommodation level (apart from level 4).
 - Ground level vehicular access from Church Square shared zone to the shared basement.
 - Creation of a pedestrian thoroughfare that connects with Cope Street Plaza, creation of Grit Square fronting Botany Road, landscaping and public domain works.

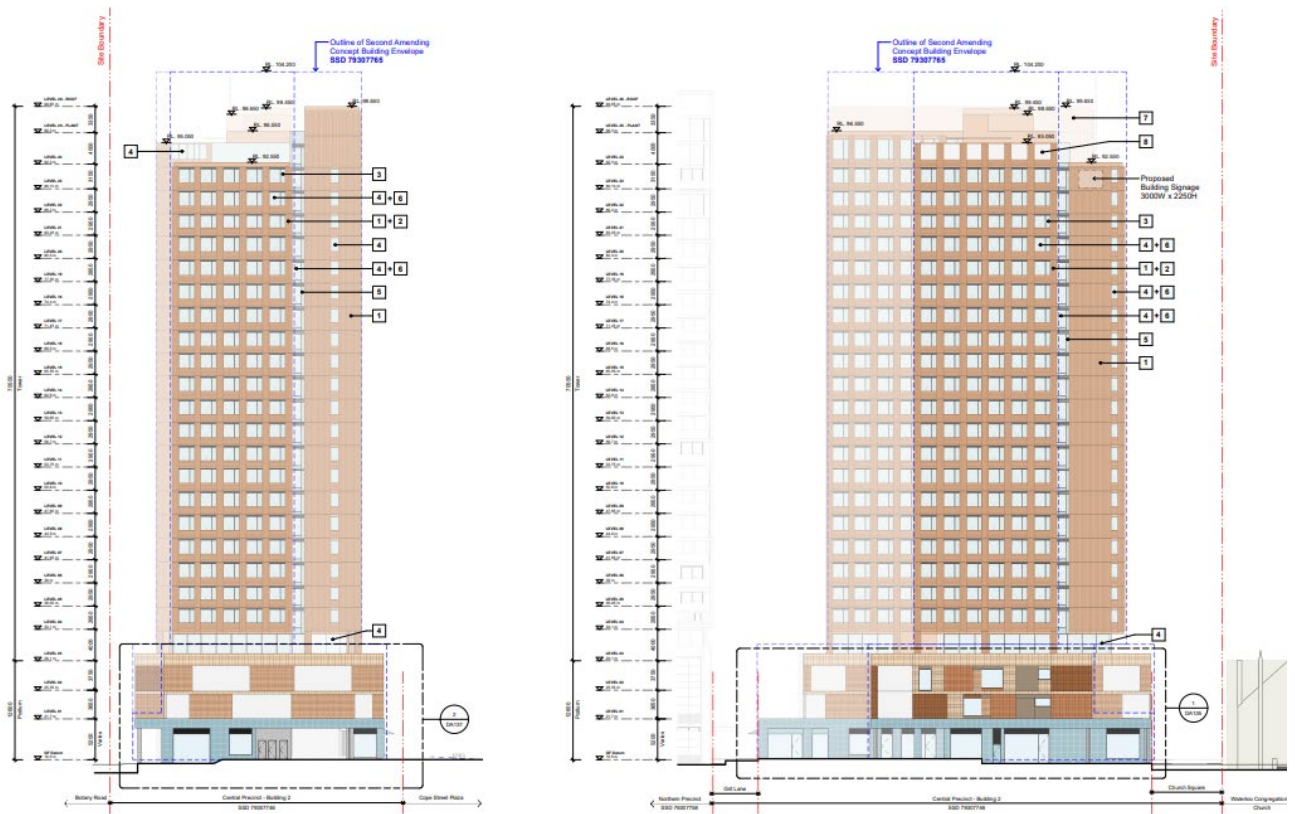


Figure 33 – South and west elevations.

Source: BATESSMART, South and West Elevations, Rev A, WMQ-BD2-BSA-AR-DRG-DA131.

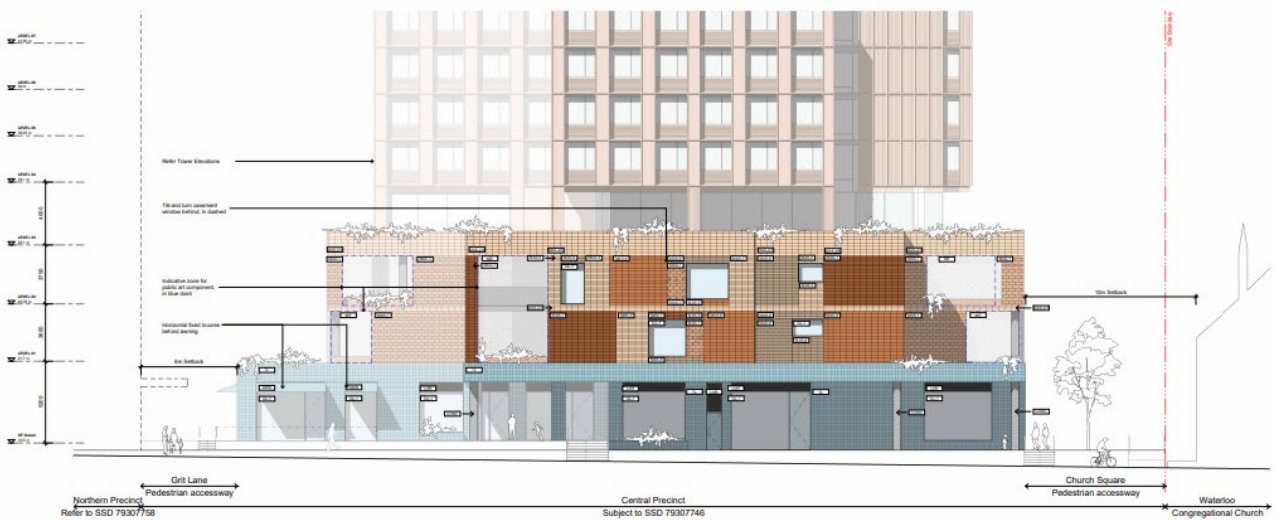


Figure 34 – West Elevation facing Botany Street.

Source: BATESSMART, West Elevation, Rev C, WMQ-BD2-BSA-AR-DRG-DA135

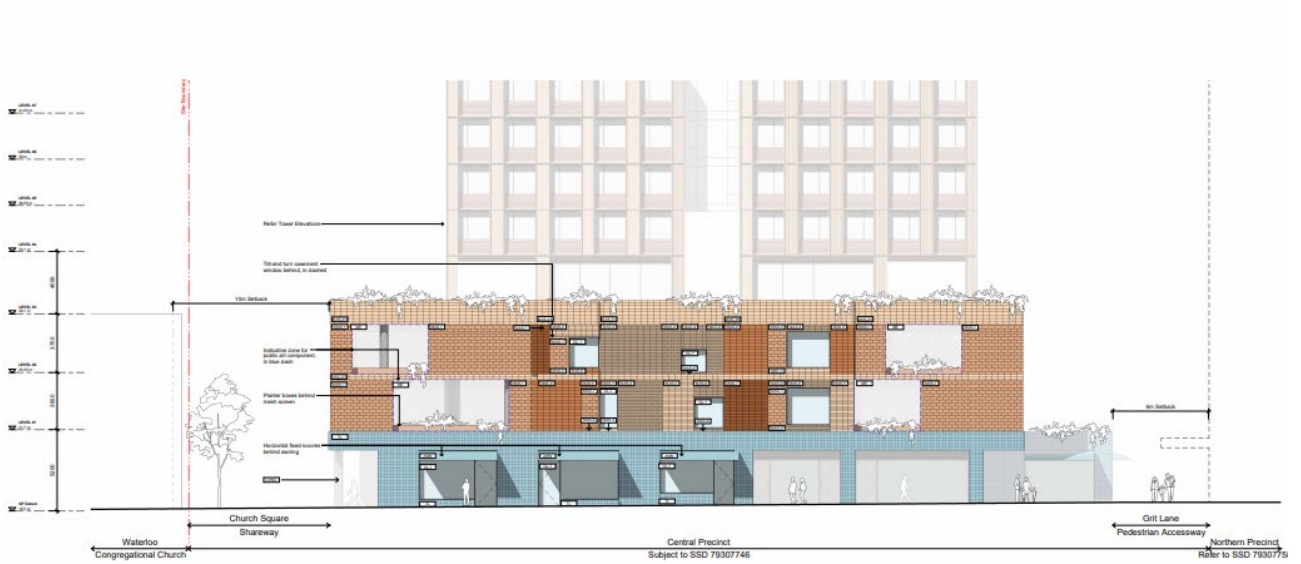


Figure 35 – East Elevation.

Source: Bates Smart, WMQ-BD2-BSA-AR-DRG-DA136.



Figure 36 – Artist impression contained within the DA set showing the built form and the Congregational Church.

Source: Bates smart architectural pack



Figure 37 – Artist impression contained within the DA set showing the built form and the church (right).

Source: *Bates smart architectural pack*

6. HERITAGE IMPACT ASSESSMENT

6.1. OVERVIEW

The following section assesses the potential heritage impact of the revised central precinct design on the nearby vicinity heritage items, including specifically the adjacent Waterloo Congregational Church. It has specific regard to the relevant heritage related provisions of the Waterloo Metro Design and Amenity Guidelines (Final, February 2023).

Overall, the revisions to the central precinct design presents no additional heritage impact over the current endorsed design. The site responsive and high-quality revised design would retain and conserve the heritage values of the significant heritage items in the vicinity, including particularly the adjacent Congregational Church. The central precinct design has addressed the relevant heritage principles of the Waterloo Metro Quarter Design and Amenity Guidelines.

The revised central precinct design presents no additional heritage impact on the Congregational Church vicinity heritage item as compared to the currently endorsed design. The Church will remain wholly retained and remains outside the subject site. An expanded setting and curtilage for the Church, over the built form conditions prior to redevelopment of the Waterloo Metro Quarter, will ensure the heritage values are enhanced and provide for greater public appreciation and interpretation of the significant building.

The existing established setbacks from previous approvals are largely retained and are in accordance with the Waterloo Metro Quarter Design and Amenity Guidelines that require a minimum of 10m from the side wall of the Church. Although the amended podium envelope to the central precinct would have a slightly reduced setback from the Congregational Church and from Botany Road over the approved envelope, the differences are marginal and the intent of these setbacks – to achieve a sense of separation between old and new fabric and to provide views to the church from along Botany Road – would still be achieved in accordance with the Design and Amenity Guidelines.

New views and vistas towards the Church building would enhance the visual connection with the Church building in the 'undeveloped' visual and pedestrian corridor linking the Church with the new Cope Street plaza. This improved view corridor as the result of the increased setback (when compared to the former conditions) allows more people to visually connect with and interpret the site's history, integrating the Church meaningfully into future development rather than isolating it.

The revisions proposed to the central precinct design will not have any additional visual impact on the vicinity items to the north-west corner of the Metro Quarter nor the vicinity item to the south-west (the Cauliflower Hotel at 123 Botany Road, Waterloo).

As with the existing endorsed design for the central precinct, the current central precinct design is not considered to have any detrimental impacts on proximate heritage conservation areas (C1 Alexandria Park heritage conservation area (HCA), located to the west across Botany Road). The street orientation within the C1 HCA, being principally a north-south alignment, with Waterloo Metro Quarter being located to the east, would mean distant views along view corridors within the conservation area are rare towards Waterloo Metro Quarter. As such, the visual impact of the revised central precinct design would have a negligible total impact on the conservation area.

6.2. WATERLOO METRO QUARTER DESIGN AND AMENITY GUIDELINES

The following section assesses the revised central precinct design against the relevant provisions of the Waterloo Metro Quarter Design and Amenity Guidelines, being specifically Sections '3J Podium and street wall' and '3K Built form above the podium'.

Table 1 – Assessment of the revised central precinct against the Waterloo Metro Quarter Design and Amenity Guidelines.

Provision	Design Objectives	Response
3J Podium and street wall	1. Minimise the visual bulk, scale and unbroken length of the podium.	<p>The central precinct podium has been designed to read as sensitive new built form and well articulated elements in the Botany Road streetscape and be legible as separate from the towers which would be setback above the podiums.</p> <p>The podiums would be divided into vertical bays to express the vertical grain while breaking down the mass of the podium across its length. This would serve as a means to minimise the bulk and scale of the podium adjacent to the significant Congregational Church.</p>
	2. The form, scale, massing and articulation responds to the local context.	<p>Materials and finishes will be used in the central precinct podium that respond to the local character and the surrounding built environment.</p> <p>The ground floor of the central precinct podium would be clad in a glazed ceramic tile in a light blue finish, echoing the use of ceramic tiles to the ground floor of the historic pubs in the area (some of which are vicinity heritage items).</p> <p>The warm terracotta finish to the upper levels of the podium would reflect the historic use of brick in the surrounding historic environment. The use of masonry to the upper parts of the central precinct podium would respond to the rendered materiality of the Church, as well as a reference to the previous industrial development which used to occupy this site.</p> <p>The central precinct podium to Botany Road would evoke the robust street wall of the factories and warehouses that previously existed on the Waterloo Metro Quarter site, ensuring the new design creates a sense of continuity with the built form history of the site.</p> <p>The design of the retail shopfronts would contrast large expanses of glazing with finely detailed mosaic tiles to create a high contemporary design and streetscape presentation.</p>

Provision	Design Objectives	Response
	<p>3. Respect the Waterloo Congregational Church and enhance the setting for the heritage item.</p>	<p>The central precinct podium design respects the heritage significance of the heritage-listed Church through generous setbacks and a height that is responsive to the height of the Church.</p> <p>To Botany Road, the podium envelope would sit at just under the height of the paired pinnacles of the Church building to ensure the podium would not overwhelm or dominate the Church and the two forms would site cohesively in the streetscape.</p> <p>Consistent with the Design and Amenity Guidelines, a minimum setback of 10m from the majority side wall of the northern face of the church at ground level has been achieved. Although there would be a slightly reduced setback to the east end of the Church, as the Church wall steps out in that location, visibility of this part of the Church is limited from Botany Road, and the church will continue to appear as a freestanding and independent building.</p> <p>The tower above the podium is setback 3m to provide a total setback of 13m from the Church, exceeding the required 10 metres under 3J.</p> <p>The central precinct podium is setback from Botany Road in a manner that aligns with the front façade of the church. At ground floor, the approximately 10m setback would work to increase the Church’s visual presence in the streetscape and reveal it as a freestanding building.</p> <p>Although the upper part of the podium would sit forward of the ground level of the podium (towards Botany Road), the setback to this part of the envelope is still substantial and the cut out to the south-west corner of the podium opens up view corridors towards the Church along Botany Road.</p> <p>The central precinct design will provide the Church with adequate space to the north to conserve the Church's prominence in the streetscape and enhance the setting of the heritage item.</p>
<p>3K Built form above the podium</p>	<p>1. Provide architectural diversity in the built form above the podium.</p>	<p>The central precinct tower above the podium would feature a materials and finishes palette similar to levels one and two of the podium, while incorporating metal panels and aluminium window frames finished in a warm terracotta colour.</p>

Provision	Design Objectives	Response
		<p>Combined with the restrained design and fenestration pattern of the tower, this would create a clear level of architectural diversity in the building form.</p> <p>Otherwise, the tower's design has been specifically crafted to reduce visual clutter through a simple and restrained architectural composition of wide bays contained square glazed panels in views when the Congregational Church and tower are both visible.</p>
	<p>2. Provide slender tower forms and reduce the visual bulk through articulation of the facades.</p>	<p>The tower design of the central precinct would be of slender forms to ensure the visual bulk is reduced above the robust street facing podiums.</p>
	<p>3. Minimise overshadowing impacts on Alexandria Park and the wider public domain.</p>	<p>As the revised design of the central precinct has not increased in height, it would not have additional visual impact when viewed from Alexandria Park nor the vicinity HCA in that area, when compared to the endorsed central precinct design. This is corroborated in the Visual Impact Assessment (Urbis Ltd., 2025) prepared as part of this application.</p>

7. CONCLUSION

This report has been prepared to respond to Item 19 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025.

The previous heritage impact assessment of the central precinct design prepared under SSD-10439 concluded that 'the detailed design has sought to mitigate [potential visual impacts] through the adoption of appropriately scaled podium forms and appropriate setbacks which consider view lines, meaning that the proposed central building will not adversely impact significant existing views towards the church'.

The revised central precinct design presents no additional heritage impact on the Congregational Church vicinity heritage item as compared to the currently endorsed design. The Church will remain wholly retained and remains outside the subject site. An expanded setting and curtilage for the Church, over the built form conditions prior to redevelopment of the Waterloo Metro Quarter, will ensure the heritage values are enhanced and provide for greater public appreciation and interpretation of the significant building.

The existing established setbacks from previous approvals are largely retained and are in accordance with the Waterloo Metro Quarter Design and Amenity Guidelines that require a minimum of 10m from the side wall of the Church. Although the amended podium envelope to the central precinct would have a slightly reduced minimum setback from the north wall of the Congregational Church and from Botany Road over the approved envelope, the differences are marginal and the intent of these setbacks – to achieve a sense of separation between old and new fabric and to provide views to the church from along Botany Road – would still be achieved in accordance with the Waterloo Metro Quarter Design and Amenity Guidelines.

New views and vistas towards the Church building will be introduced that would enhance the visual connection with the Church building in the 'undeveloped' visual and pedestrian corridor linking the Church with the new Cope Street plaza. This improved view corridor as the result of the increased setback (when compared to the former conditions) allows more people to visually connect with and interpret the site's history, integrating the Church meaningfully into future development rather than isolating it.

In terms of design, the ground floor of the central precinct podium would be clad in a glazed ceramic tile in a light blue finish, echoing the use of ceramic tiles to the ground floor of the historic pubs in the area (some of which are vicinity heritage items) while remaining sensitive and sympathetic to the adjacent Congregational Church. The warm terracotta finish to the upper levels of the podium would reflect the historic use of brick in the surrounding historic environment, creating a visual relationship between the historic Church and the built form in the central precinct. The tower of the central precinct has been specifically crafted to reduce visual clutter through a simple and restrained architectural composition of wide bays contained square glazed panels in views when the Congregational Church and tower are both visible.

The revisions proposed to the central precinct design will not have any additional visual impact on the vicinity items to the north-west corner of the Metro Quarter nor the vicinity item to the south-west (the Cauliflower Hotel at 123 Botany Road, Waterloo).

The revised central precinct design is not considered to have any detrimental impacts on proximate heritage conservation areas (C1 Alexandria Park heritage conservation area (HCA), located to the west across Botany Road) and this is corroborated in the assessment in the Visual Impact Assessment (Urbis Ltd. 2025).

8. BIBLIOGRAPHY

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