Waterloo Metro Quarter OSD Central Precinct (Building 2)

SSD-79307746

Appendix F - Architectural Design Report

WATERLOO COLLECTIVE

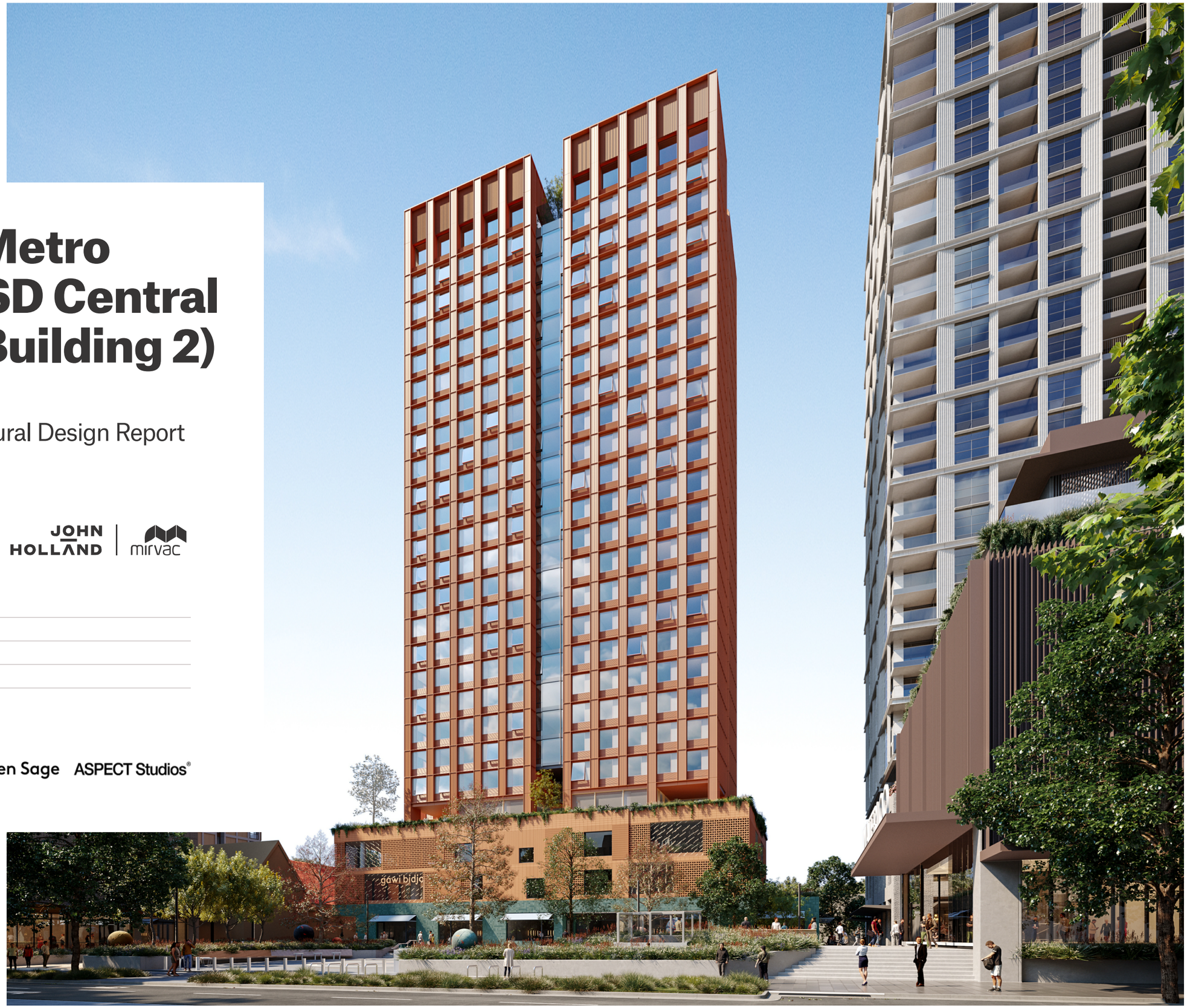
JOHN HOLLAND | mirvac

Waterloo Developer

SSDA Design Report

September 2025

BATESSMART. W–B WOODS BAGOT Aileen Sage ASPECT Studios®



Acknowledgement of Country

We acknowledge the Gadi People of the Eora Nation, the Traditional Custodians of Country where our Sydney studio stands. We pay our respects to their Elders past and present.

Artwork
Within by Jasmine Miikika Craciun

Contents

Development details

Application number SSD-79307746

Project name Waterloo Metro Quarter – Central Precinct SSD

Location Waterloo Metro Quarter – 150 Cope Street, Waterloo

Applicant WL Developer Pty Ltd

1.0	**Introduction**	**03**
	1.1 Executive Summary	04
	1.2 Waterloo Metro Quarter	05
2 .0	**Location and Context**	**6**
	2.1 Country and Shared History	7
	2.2 Site Location	8
	2.3 Site Context	9
	2.4 Local Character	10
	2.5 Site Analysis	11
3.0	**Design Vision**	**14**
	3.1 Vision Statement	15
	3.2 Diversity & Cohesion	16
	3.3 Design Narrative	17
4.0	**Design Strategy**	**19**
	4.1 Design Principles	20
	4.2 Podium Expression	23
	4.3 Tower Expression	24
	4.4 Planning Controls	25
	4.5 Built Form Amendments	26
5.0	**Design Description**	**27**
	5.1 Program Stack	28
	5.2 Ground Floor	29
	5.3 Podium	31
	5.4 Childcare	35
	5.5 Tower	40
6.0	**Facade and Materials**	**47**
	6.1 Podium Materials & References	48
	6.2 Podium Facade	50
	6.3 Public Art Opportunity	51
	6.4 Tower Materials & References	53
	6.5 Tower Facade	55
7.0	**Sustainability Strategy**	**63**
	7.1 Environmental Sustainable Design	64
	7.2 Improved Wind Conditions	65
	7.3 Improved Solar Access	67
8.0	**Design and Amenity Guidelines Compliance Matrix**	**69**
9.0	**SDRP Comment Responses**	76
10.0	**Appendix**	
	10.1 Material Finishes Board	
	10.2 Area Schedule	
	10.3 Drawing Set	

CONSULTANTS	
Aspect Studios	Landscape Design
Robert Bird Group	Structure, Civil
WSP	Services, Geotech, Waste
Stantec	Mechanical, Acoustics, Fire Engineering, VT
WSCE	Hydraulic, Fire Protection, Water Services Coordinator
RWDI	Wind, Solar & Reflectivity
Prism	Facade Engineer
Cundall	ESD
PTC Consulting	Traffic & Transport
BMG	DDA, BCA
McKenzie Group	PCA
Urbis	Town Planning, Heritage, VIA, S&EA
Connley Walker	CPTED
Murawin	First Nations Engagement

1.1 Executive Summary

This Design Report has been prepared by Bates Smart Architects on behalf of WL Developer Pty Ltd and forms part of a State Significant Development Application (SSDA) for the Central Precinct over station development (OSD) as part of the Waterloo Metro Quarter site.

SSD-79307746

DEVELOPMENT SUMMARY

This detailed SSDA seeks development consent for:

- 2,200 sqm of childcare space
- 60 sqm of ground level community space
- 530 sqm of ground level retail
- 500 co-living units with shared communal areas and communal roof terraces
- Delivery of landscaping and public domain works including Grit Lane, Grit Square, and Church Square.

SEARS

This report has been prepared to respond to items 4, 5, & 6 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing, and Infrastructure dated 13.02.2025. Specifically, this report has been prepared to respond to the following SEARs requirements:

- demonstrate how the development will achieve design excellence and how it has addressed the recommendations of the Design Review Panel.
- explain and illustrate the proposed built form, including the provision of relevant site analysis plans, proposed architectural drawings, diagrams and documentation
- address how good internal and external environmental amenity is achieved

This report is intended to be read in conjunction with the Architectural Drawings in the appendix.



1.2 Waterloo Metro Quarter
Approved DA Masterplan

The existing Waterloo Metro Quarter (WMQ) concept plan (First Amending Concept) envisioned a mixed use development centred around the Waterloo Metro Station. The masterplan is designed around a large public space to the east of the site called Cope Street Plaza, with a series of pedestrianised laneways through the site creating connections across the development.

The following summarises the intention and status of key elements of the approval:

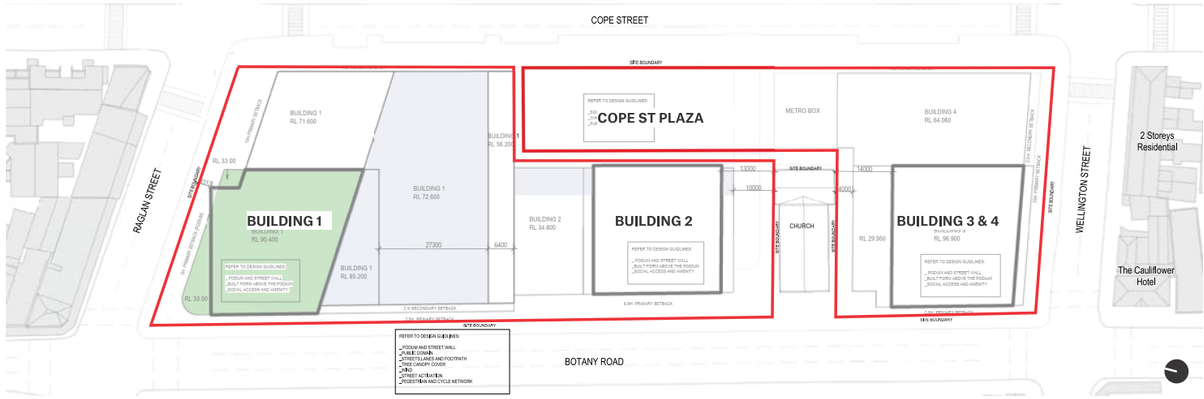
ELEMENTS COMPLETED OR UNDER CONSTRUCTION:

- Waterloo Metro Station – consisting of an underground concourse with an above ground station entry and service box to the north of the site and an above ground service box to the south of the site.
- Cope Street Plaza – a public plaza located above the Metro concourse adjacent the Metro entry. Under construction.
- Building 3 - a student accommodation tower with a mixed use podium containing a gym and a community space. Under construction.
- Building 4 - a social housing building located above the southern metro service box. Under construction.

ELEMENTS SUBJECT TO THIS SSDA:

- Building 2 – a co-living tower with mixed use podium containing retail, childcare and community spaces.

For further detail of the masterplan and contextual analysis, refer to the Appendix E - Urban Design report prepared by Hassell.



APPROVED DA WATERLOO METRO QUARTER GROUND PLANE (SITE DRAWING BY HASSELL)



AERIAL VIEW OF APPROVED DA WATERLOO METRO QUARTER DEVELOPMENT



APPROVED DA COPE STREET PLAZA

2.0

Location and Context

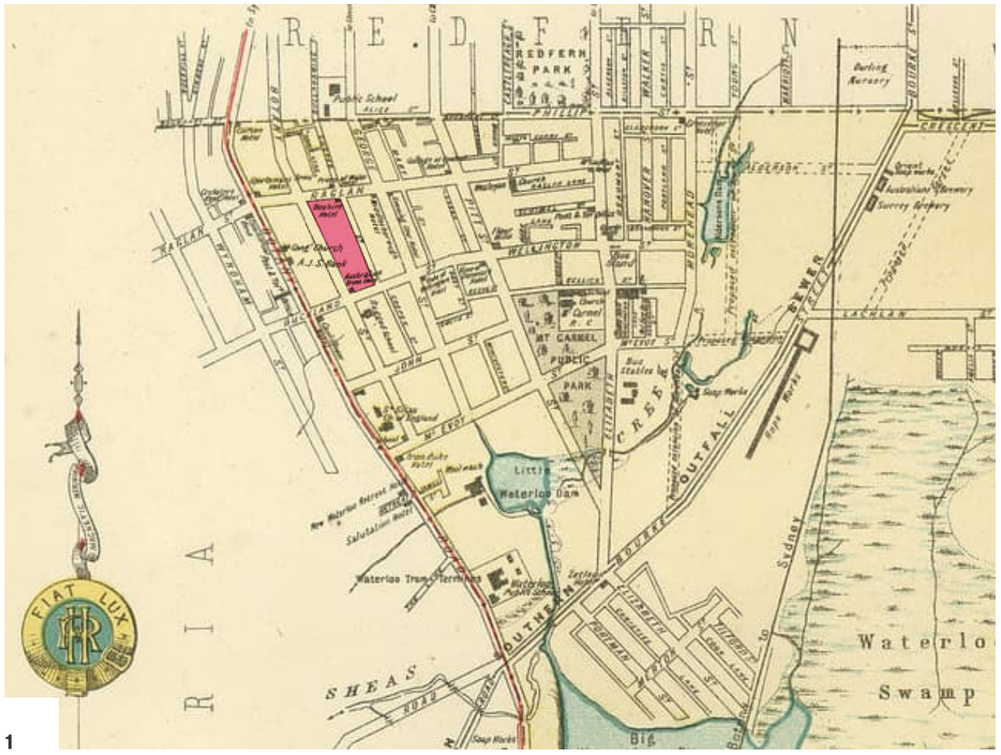


2.1 Country and Shared History

Aboriginal peoples, particularly the Gadigal of the Eora Nation, maintain a deep and enduring connection to Country in the Waterloo area—an urban landscape once rich in wetlands, swamps, and diverse ecosystems. This relationship continues to shape both cultural identity and community life, despite the profound impacts of colonisation and urban development.

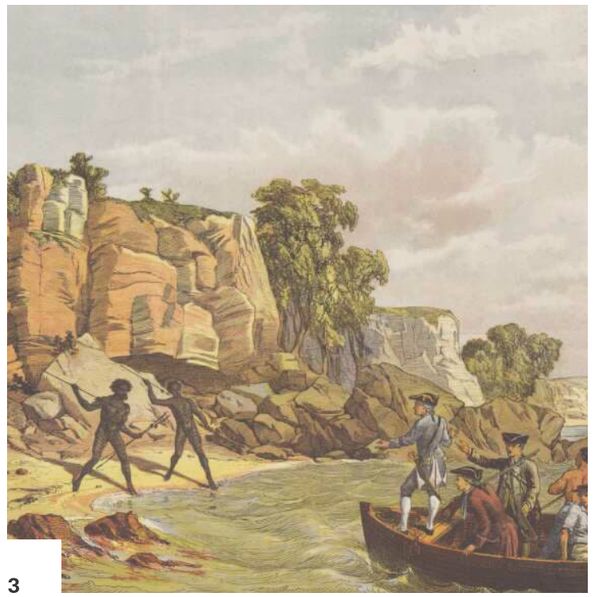
Today, Waterloo remains home to one of the largest and most active Aboriginal communities in inner Sydney. The area is a hub for Aboriginal cultural, social, and advocacy organisations, including the Aboriginal Medical Service, Redfern Aboriginal Legal Service, Mudgin-Gal Women's Centre, and numerous community-led programs. These institutions not only provide vital services but also sustain intergenerational cultural knowledge, social networks, and political activism—embedding Aboriginal presence in the fabric of the precinct. From a planning perspective, these organisations form part of the area's unique social infrastructure, shaping its cultural identity, influencing patterns of community use, and contributing to the distinctive character that redevelopment must respect and enhance.

In the Waterloo Estate redevelopment, "Connecting with Country" frameworks, such as Murawin's Barri Marruma methodology, are guiding design, planning, and delivery to reflect Aboriginal values, cultural narratives, and aspirations. The Metro Quarter complements this approach through integrated art, design, and storytelling by Aboriginal artists, ensuring the community's historic and contemporary presence remains visible, celebrated, and structurally embedded in the future identity of Waterloo.



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Pictured

1. Map of Waterloo, Parish of Alexandria, 1885-1890
2. Old Botany Road, Samuel Elyard, 1873
3. Painting, Captain Cook's Landing at Botany, 1770
4. Artefacts found at 71 Botany Road during site excavations
5. Banksia ericfolia, specimen collected by Banks and Solander at Botany Bay, 1770

2.2 Site Location



KEY

- Waterloo Metro Quarter
- Subject Site (Central Precinct)
- Heritage Items (Waterloo Church & Cauliflower Hotel)
- Heritage Conservation Area
- Waterloo Estate
- Metro Station
- Metro Corridor
- Public Park

N

2.3 Site Context

The immediate context around the Waterloo Metro Quarter precinct is characterised by a mixture of warehouses and industrial uses to the south and west, the Waterloo Housing Estate to the east and low rise commercial buildings to the north. Beyond Botany Road, the character gradually becomes more residential including small scale terraces as you head towards Alexandria Park.



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Pictured

1. Waterloo Central Congregation Church
2. Corner of Botany and Henderson
3. Artist's impression of the Southern Precinct
4. Waterloo Metro Station
5. View towards the Southern Precinct on Cope Street
6. Waterloo Housing (Marton) 149 Cope Street
7. Waterloo Estate 209 Cope Street
8. Industrial building, 116 Wellington Street
9. Terrace houses on Wellington Street



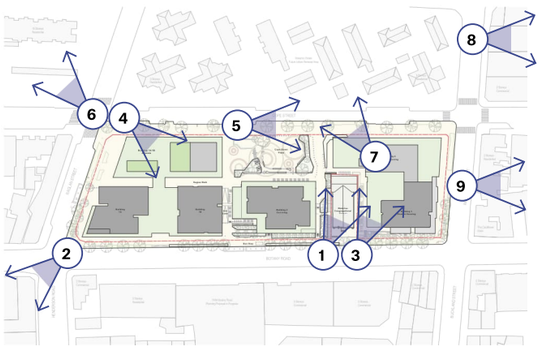
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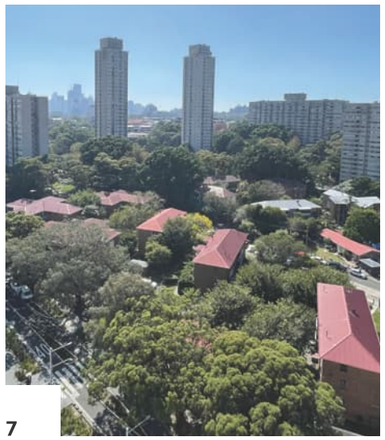
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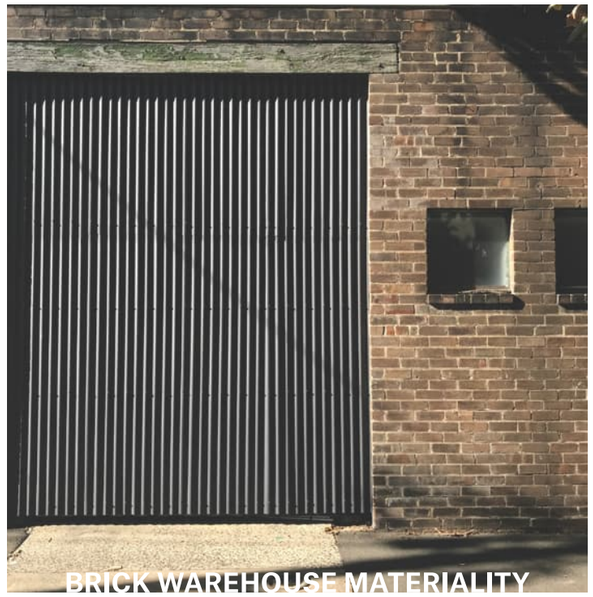


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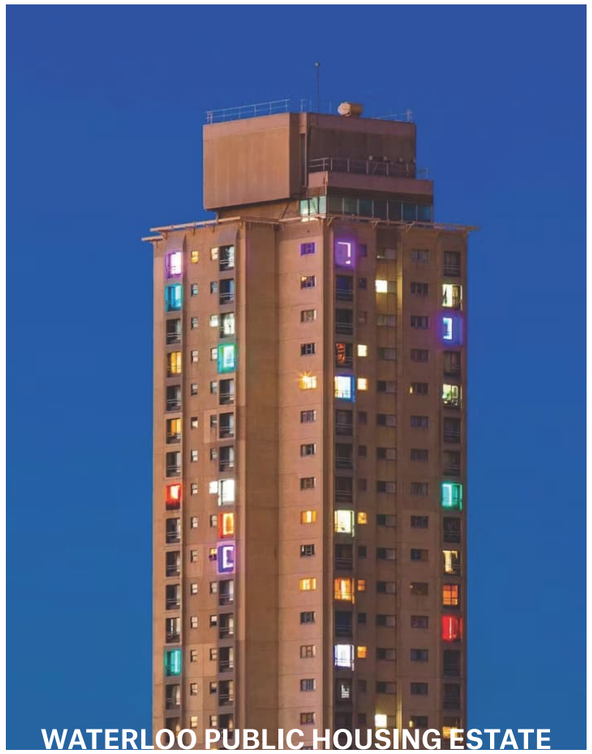


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2.4 Local Character

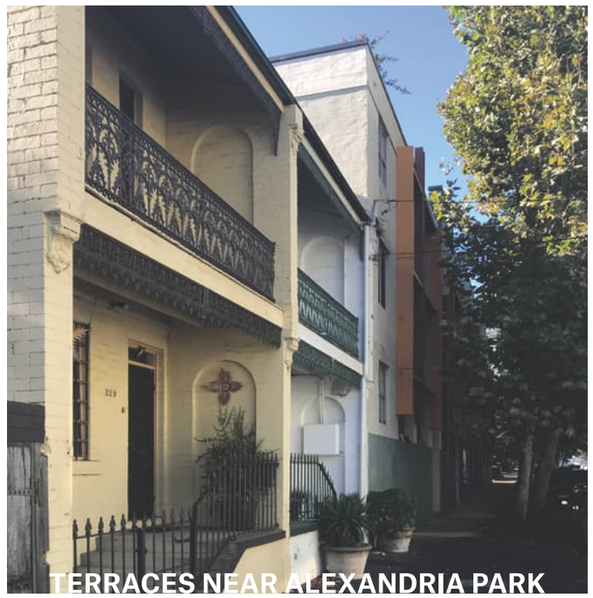

BRICK WAREHOUSE MATERIALITY


INDUSTRIAL BUILDING ON WELLINGTON


WATERLOO PUBLIC HOUSING ESTATE



GLAZED CERAMIC TILED SHOP FRONT

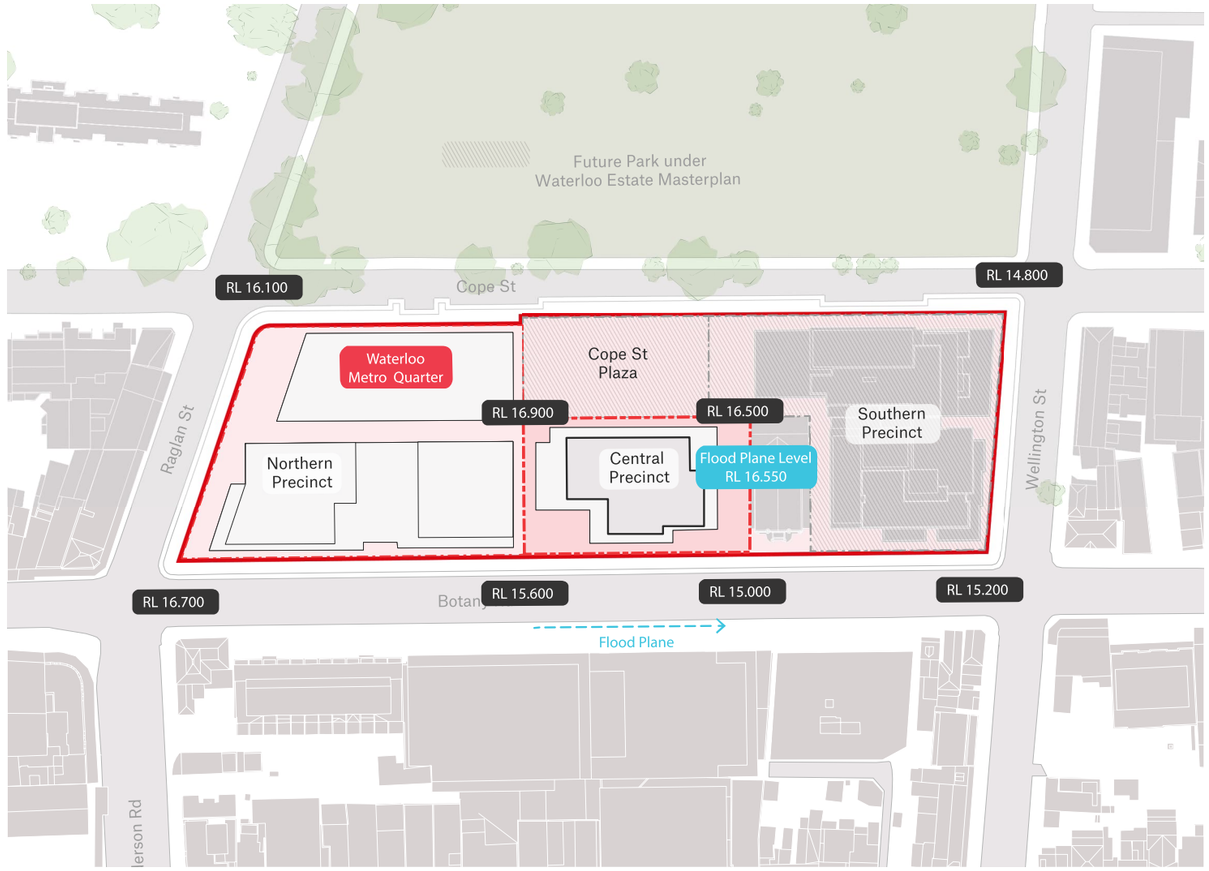

TERRACES NEAR ALEXANDRIA PARK


EVELEIGH CARRIAGEWORKS


ALEXANDRIA PARK


SOUTH EVELEIGH TRAMSHEDS

2.5 Site Analysis

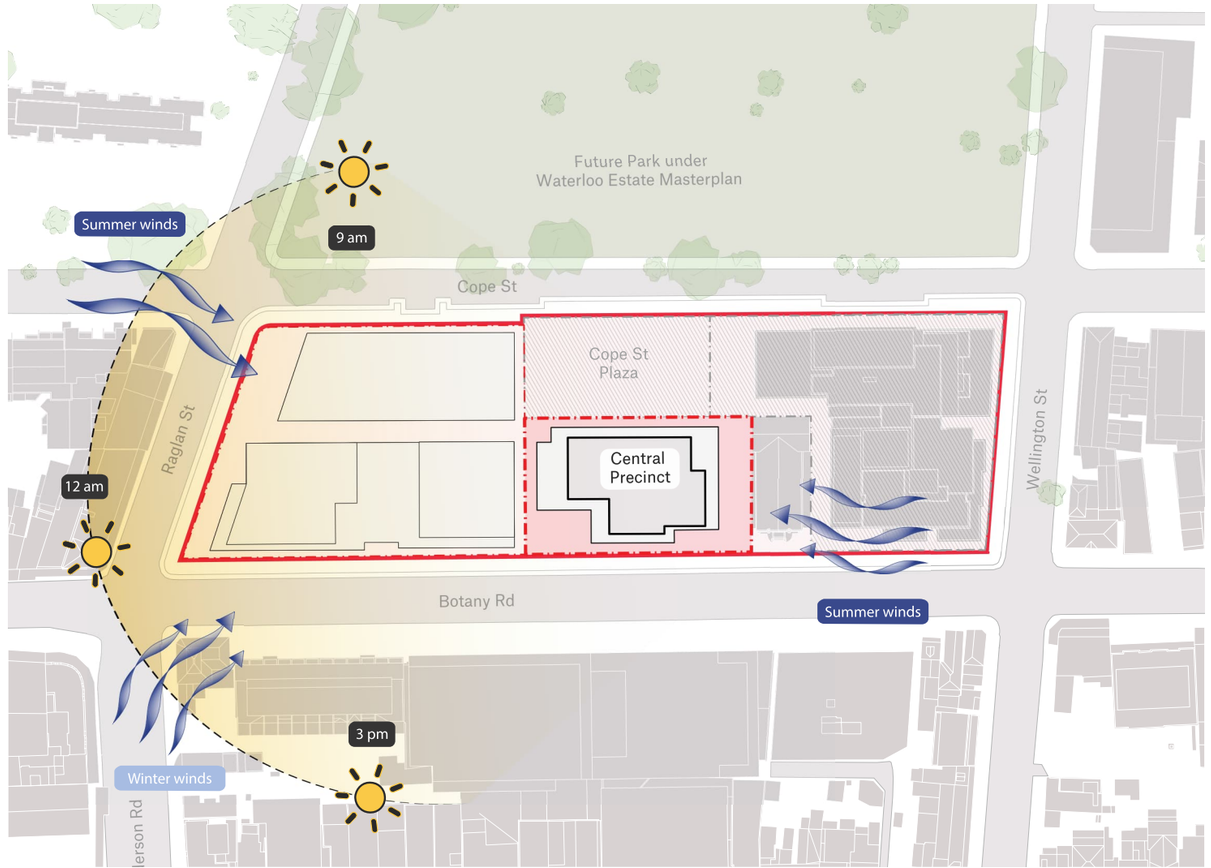


SITE LEVELS AND FLOODING

The Central Precinct site falls towards the south approximately by 0.6m across Botany Road and by 0.4m across Cope Street Plaza. The cross-fall on an east-west direction is approximately 1.9m with the highest point at the north-east edge.

The Probable Maximum Flood level (PMF) is identified at RL 16.55 at the vehicular entry ramp.

Waterloo Metro Quarter
Central Precinct
Built / In Progress



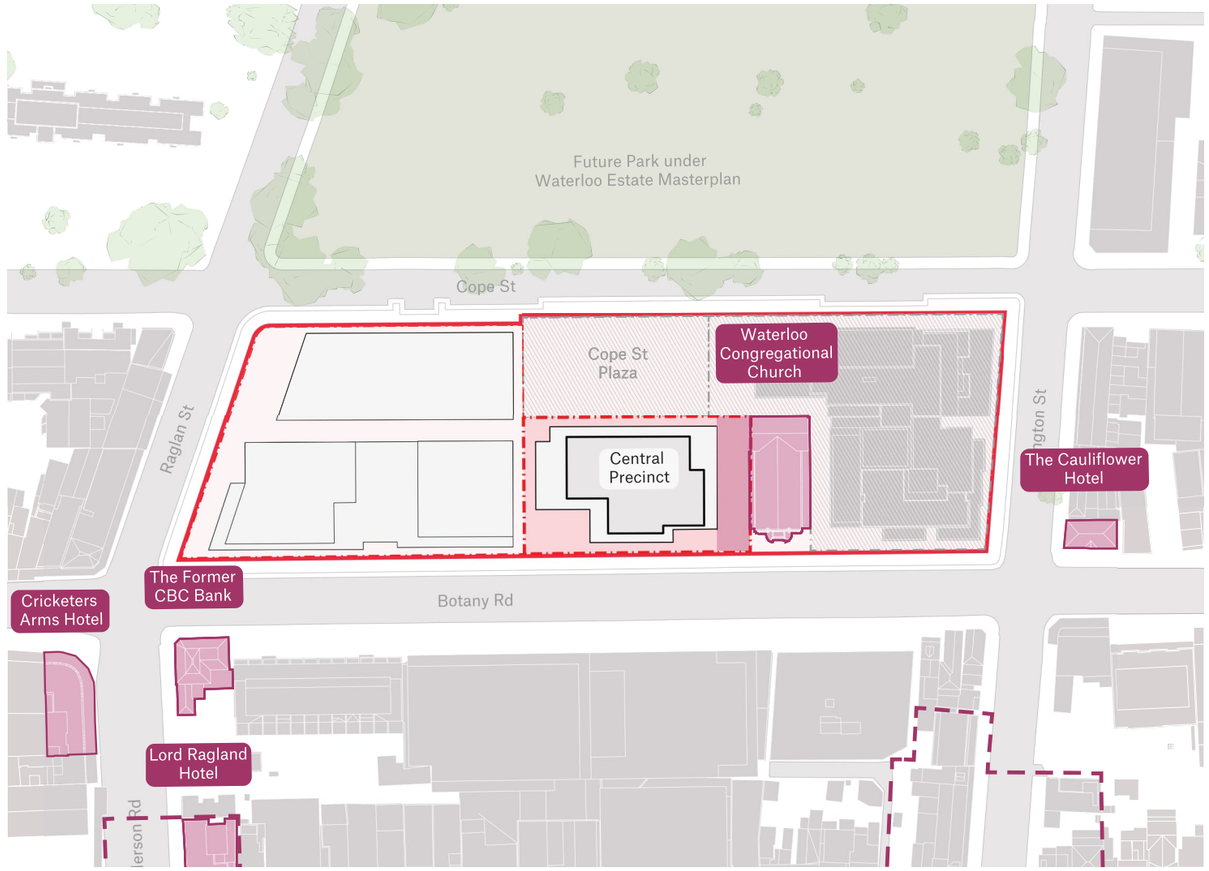
WIND AND SOLAR ACCESS

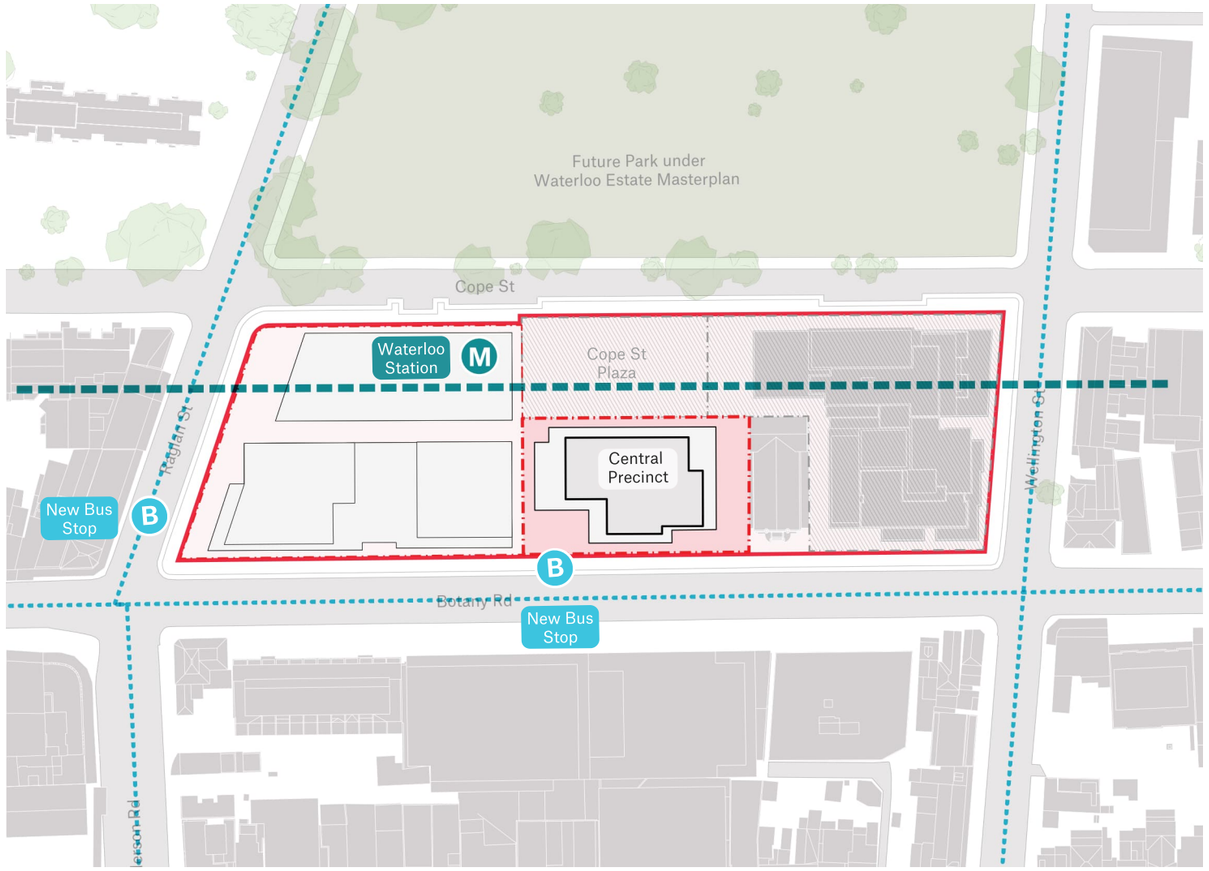
The Central Precinct site has good solar access to the east and west benefiting from generous solar exposure due to low rise surroundings. It is oriented along a north-south axis and is situated centrally within the Waterloo Metro Precinct.

Prevailing winds come from the south and northeast in summer, and from the northwest in winter. Winds are well shielded by surrounding development within the precinct.

Waterloo Metro Quarter
Central Precinct
Built / In Progress

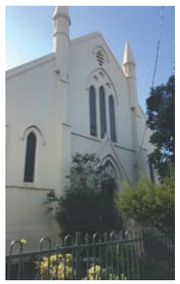
2.5 Site Analysis





PUBLIC DOMAIN AND HERITAGE

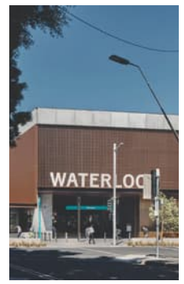
The Central Precinct site is in the immediate vicinity of the Waterloo Congregational Church and shares an interface with the church along the southern edge. The proposed design has no impact to the church and responds to the design guidance listed in the Waterloo Metro Design and Amenity Guidelines.



- Waterloo Metro Quarter
- Central Precinct
- Built / In Progress
- Heritage Listed Building
- Heritage Conservation Area

PUBLIC TRANSPORT

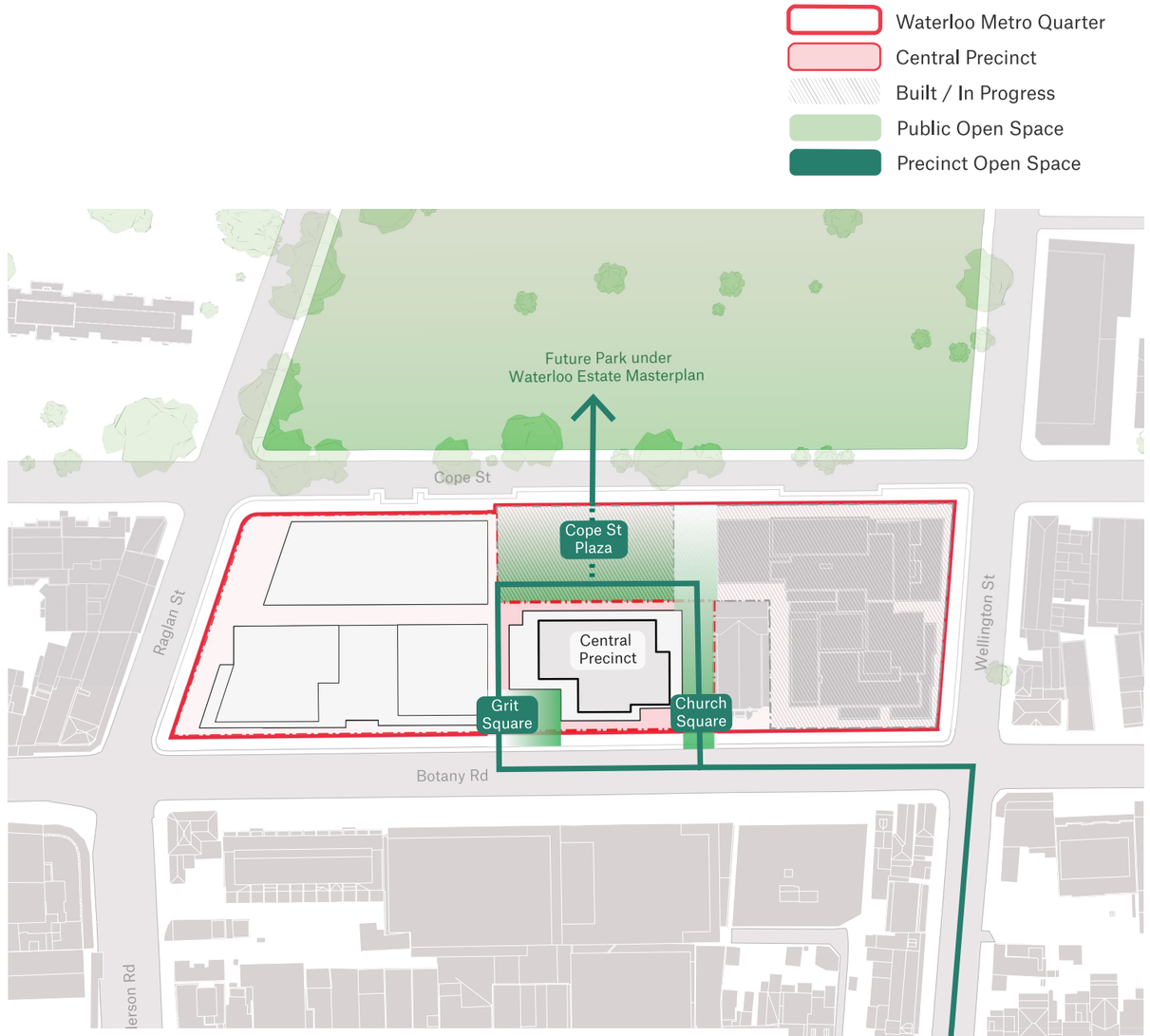
The Central Precinct site is strategically positioned next to the Waterloo Metro station entry which provides convenient access to the wider city network. In addition, a new bus stop is planned on Raglan Street and on Botany Road. The site does not provide for public vehicular parking.



- Waterloo Metro Quarter
- Central Precinct
- Built / In Progress
- Metro Line
- Bus Line

2.5 Site Analysis





ROAD NETWORKS

The Central Precinct site fronts Botany Road which presents the primary noise source affecting the site. Acoustic treatment is considered to ensure the habitable spaces impacted by the noise can still achieve natural ventilation.

Waterloo Metro Quarter
Central Precinct
Built / In Progress
Major Road
Secondary Road

PARKS AND OPEN SPACE

The Central Precinct site is located within a clear public domain framework of pedestrian connections with through site links on either side and fronts the new Cope Street Plaza. Along Botany Road, an additional open plaza connects to Grit Lane and provides a welcoming entrance to the development.



3.0

Design Vision



3.1 Vision statement

At the heart of the Waterloo Metro Quarter, the central precinct is envisioned as a vibrant community with generous amenity spaces and a design that fosters a strong relationship to its urban setting.



3.2 Diversity & Cohesion
Drawn from Site

Once a freshwater gathering place, the Waterloo-Redfern Area was the center of Aboriginal self-determination. With this layered history, vibrant and diverse population it continues to be a site of strength, connection and community.

"In the early 20th century, Aboriginal people from across the continent began arriving in Sydney, drawn by the promise of employment, [and] education... . The nearby Eveleigh Railway Workshops, factories along Botany Road, and a growing urban economy offered new opportunities. Waterloo became home to many residents who are part of this shared story." - Murawin, Connecting with Country Guidelines Content Outline for Waterloo Collective, August 2025.

By the 1970s Waterloo and Redfern was the birthplace of significant Aboriginal organisations including the Aboriginal Legal Service and Aboriginal Medical Service. One of these organisations, Murawina, was started in 1972 by local Aboriginal Women as a breakfast program for local children in their community, and later developed into childcare. It was closed in 2003.

This was alongside shop top terraces and ubiquitous corner pubs, with many of the local patrons and operators of these businesses coming from culturally and linguistically diverse backgrounds. This history is reflected in the artifacts that were discovered during site excavations.

The Central Precinct and Waterloo Metro Development draws from this diverse history to create a rich and layered built outcome.



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Pictured

1. Aboriginal Legal Service opens in 1971. Source: National Archives of Australia
2. Murawina day care. Source: Aboriginal Quaterly 1980
3. The Cauliflower Hotel, 1985. Source: City of Sydney Archives
4. Waterloo Streetscape. Source: unknown
5. Inverted stoneware bottles found at 71 Botany Road during site excavations in 2018. Source: Waterloo Station Aboriginal and Historic Heritage Interpretation Plan, 2021
6. Various artifacts from site, JHG Archeological Photos, 2022
7. Stoneware bottles from site with makers Mark - Stephens, Aldersgate London (c.1860-1880s). Source: Waterloo Station Aboriginal and Historic Heritage Interpretation Plan, 2021

3.3 Design Narrative
Podium

Working with the principles outlined in Murawin Consulting's Cultural Place Making Report for this project, the approach for the design of the central building podium is founded on the principles of respect, reciprocity, purpose, humility and understanding.

This included consultation through Murawin with community groups about the appropriateness of story representation, as well as an approach that has prioritised the telling of Aboriginal stories and perspectives - in line with the City of Sydney's Sustainable 2030: Strategic Policy to 'Encourage the appreciation and development of Aboriginal cultural heritage and its contemporary expression.' (City of Sydney, Sustainable 2030: Strategic Direction 7 – A Cultural and Creative City).

At early concept design stage, it was identified with precinct consultants, Tess Allas and Sebastian Goldspink (independent curators) and Carol Vale of Murawin Consultants, and supported through community consultation, that an appropriate narrative for the childcare building was for the facade to reference, conceptually, the idea of a kangaroo or possum skin cloak. Traditionally, these cloaks were worn for warmth and protection. They were highly valued items used for trade, or given as gifts or offerings of peace. The underside of the pelt is marked with various designs, telling of a person's journey through life.

There are numerous cloaks held in museum collections, including collections overseas, dating from the 1800s through to today. The making of these cloaks continues as a contemporary cultural practice as a means of passing on cultural stories and knowledge.

"Everything we know about community is wrapped up in that cloak. Listening to the women talk for hours and days about the journey that was the cloak-making project, I realised the designs form just one layer of meaning: each symbol is just one piece of a jigsaw, and each needle stroke just one thread of a story - a story chronicling identity and community, reconnecting to Country, cultural reclamation and discovery, spiritual strength and survival, diversity, pride and love."

– Amanda Jane Reynolds in collaboration with Debra Couzens, Vicki Couzens, Lee Darroch and Treahna Hamm, *Wrapped in a Possum Skin Cloak: The Tooloyn Koortakay Collection in the National Museum of Australia,* National Museum of Australia Press, 2005



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Pictured

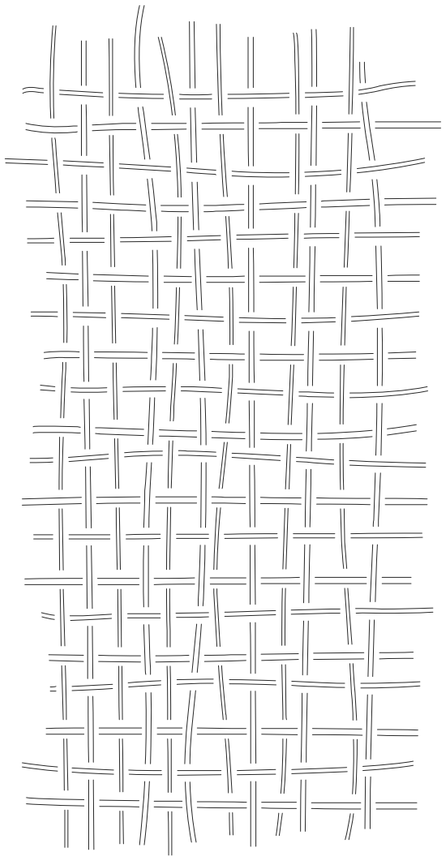
1. Amanda Jane Reynolds with possum skin cloak and woven basket 2018, Source: Jackie Cooper courtesy The Wired Lab
2. Warra Warra Fracking (Frack off Fracking) 2015. Detail of possum skin cloak by Amanda Jane Reynolds, Source: Jackie Cooper courtesy The Wired Lab

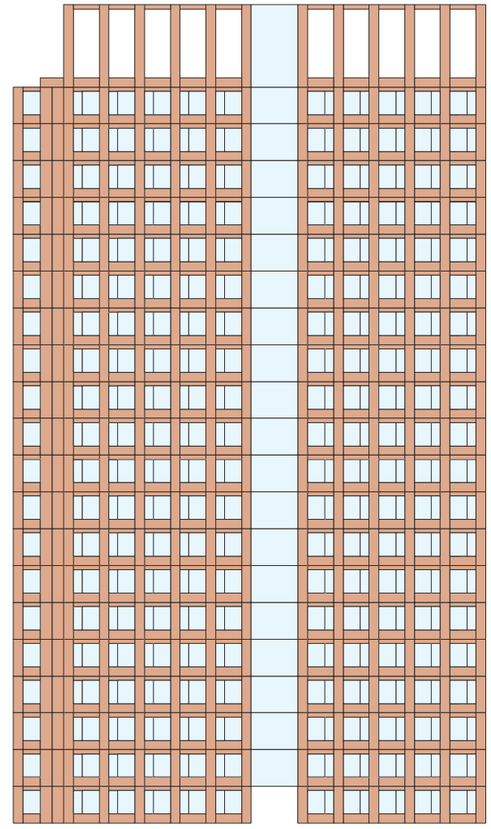
3.3 Design Narrative
Tower & Podium Woven Together

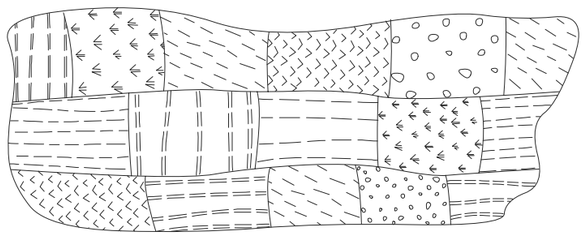
The Central Building of the Waterloo Metro Development reflects the diverse and layered context of Waterloo, through the juxtaposition of distinct identities that were found through a collaborative design process and woven together.

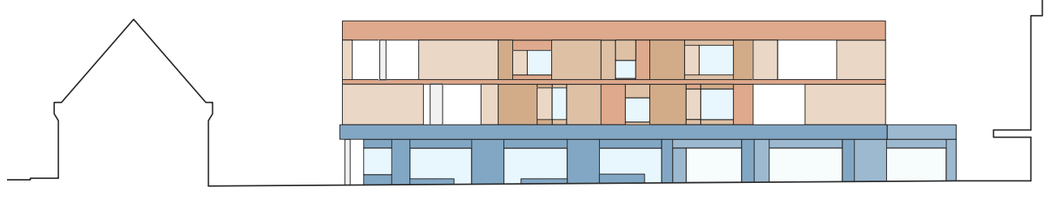
Consisting of three uses; retail at ground floor, childcare filling out the podium and co-living housing in the tower above, the building is given three distinct identities.

Conceptually the podium is wrapped in a possum skin cloak; a patch-work of facade types *sewn* together, which respond to the different climatic and functional requirements of the spaces within and reflect narratives of community. The tower facade concept builds on this narrative; taking cues from weaving practices the horizontal and vertical elements of the facade are articulated with reference to a *weft* and *warp*.







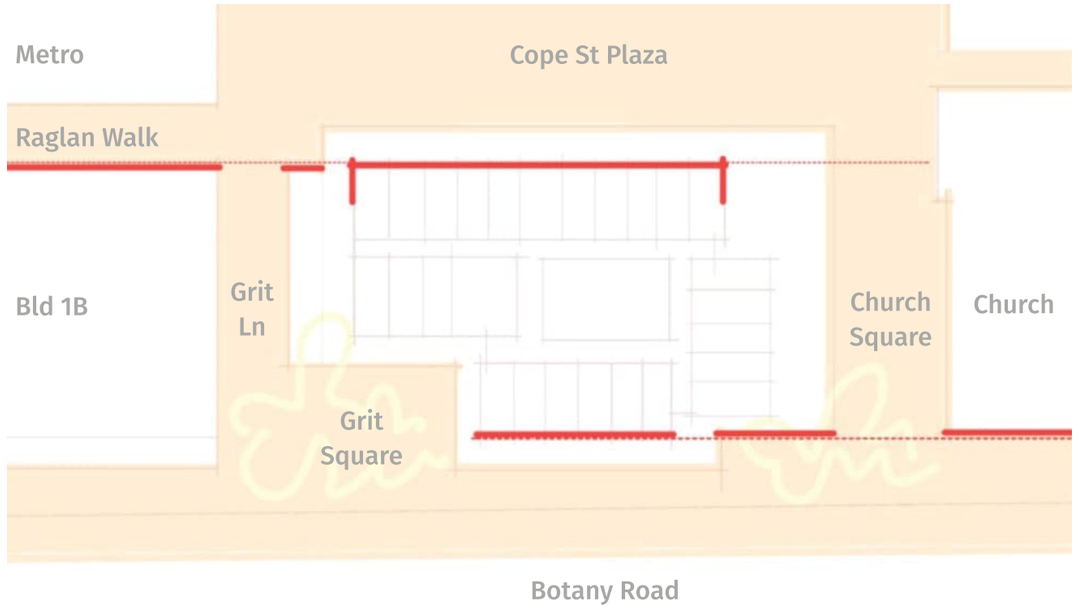


4.0

Design Strategy



4.1 Design Principles

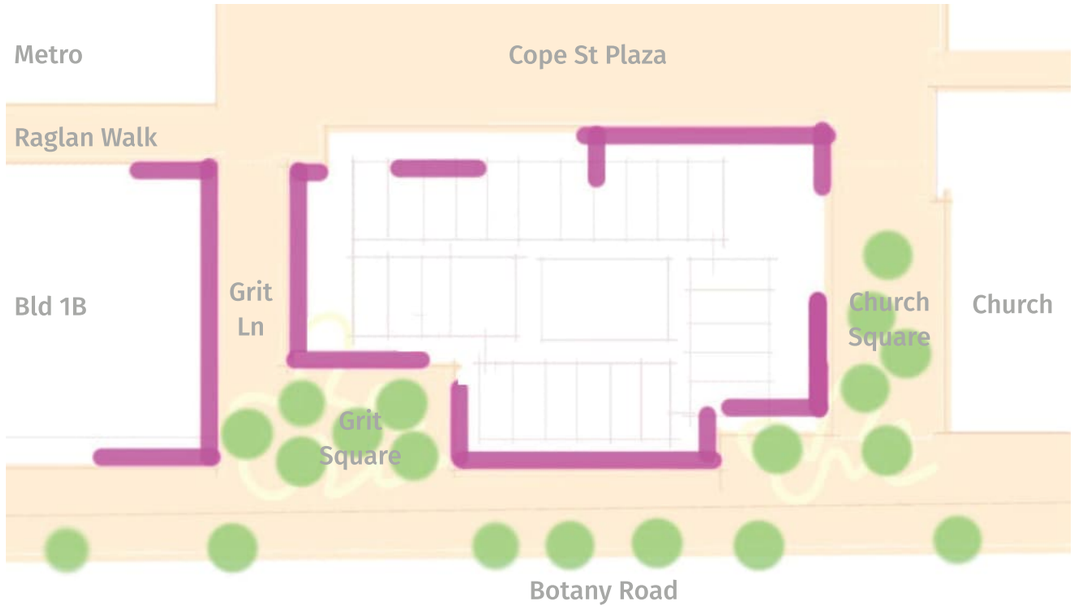


ALIGNMENTS

Massing aligns with Church and provides improved sightlines from Raglan Walk

Key

- Primary Building Alignments
- Public Domain



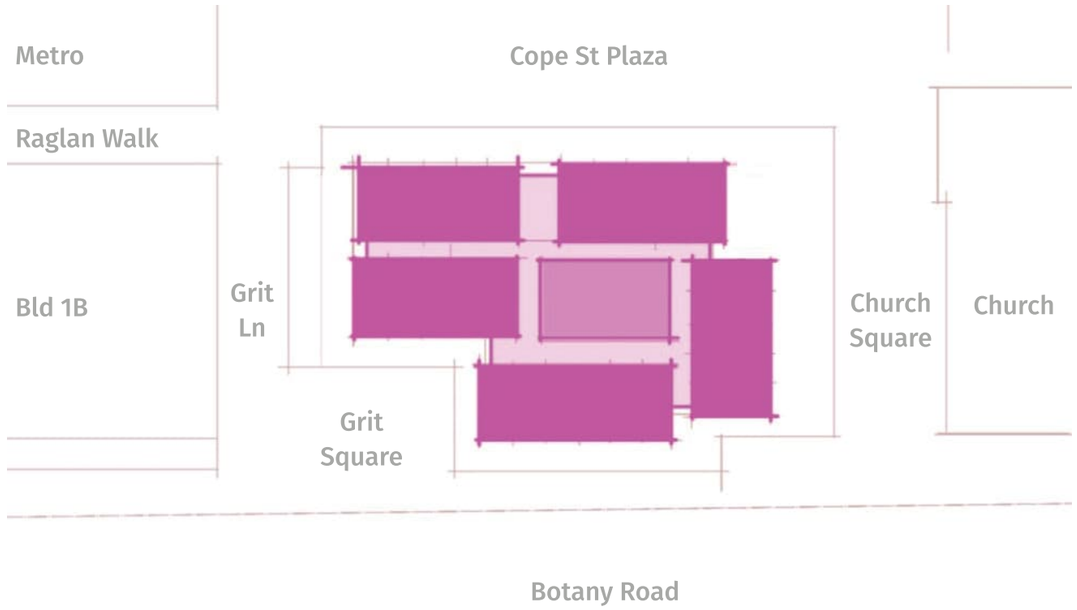
LANDSCAPE BUFFER

Generous green buffer to Botany Road, Grit Square and Church Square

Key

- Active Frontage
- Public Domain
- Landscape

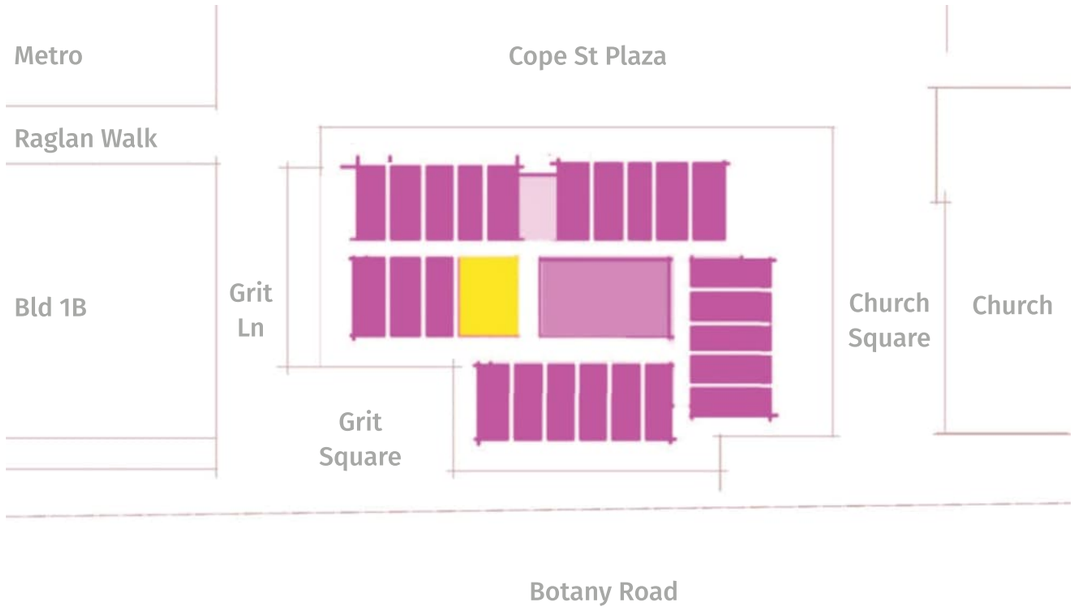
4.1 Design Principles



TOWER ARTICULATION

Perceived bulk further reduced by clear vertical articulation with massing presenting as a cluster of volumes

Key	
	Circulation
	Unit Clusters

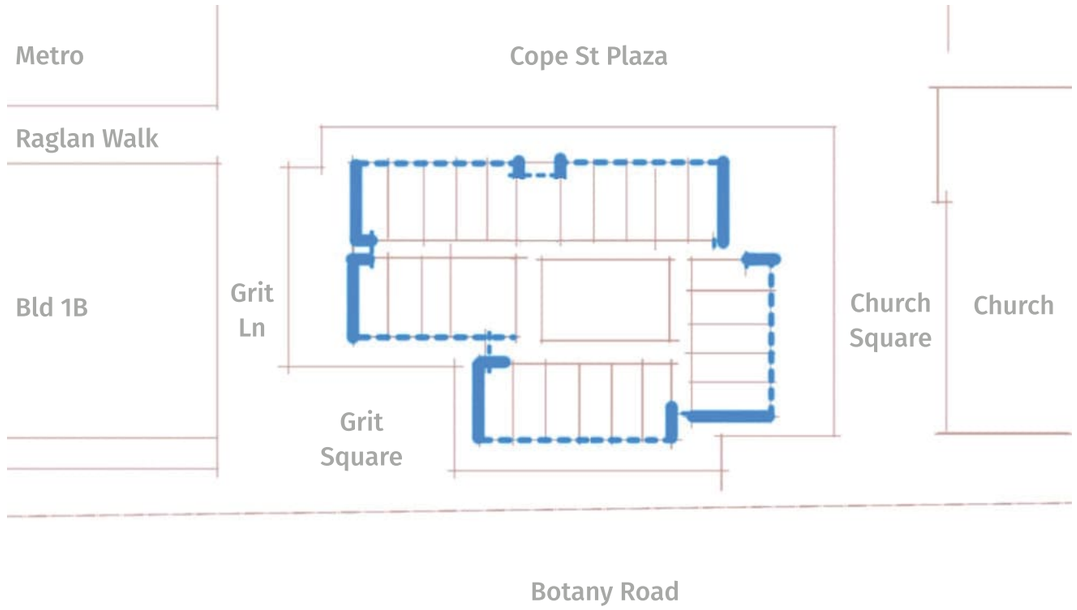


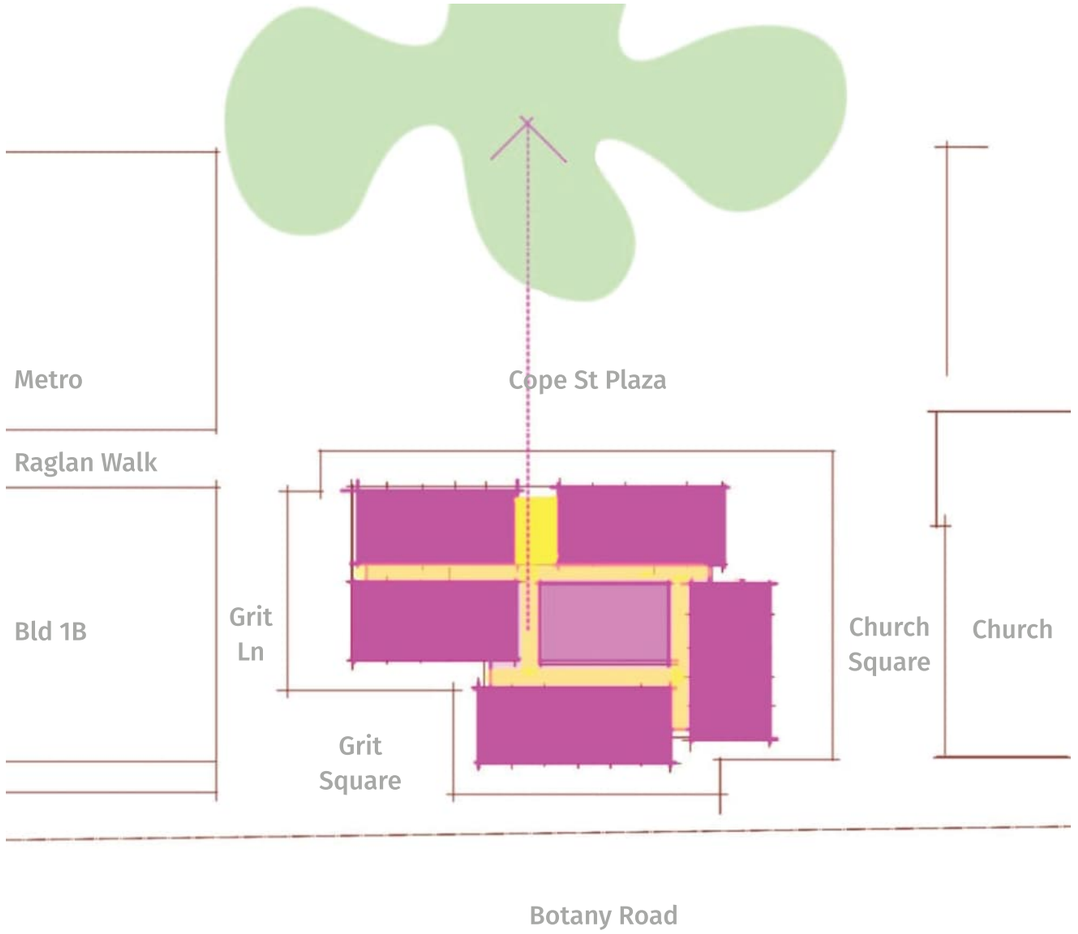
ROOM TYPE DIVERSITY

Introduction of larger double room / couples room on each floor provides additional room type diversity

Key	
	Circulation
	Typical Unit
	Premium Unit

4.1 Design Principles





FACADE TYPES

Facade responds to different frontages and minimses western sun / noise

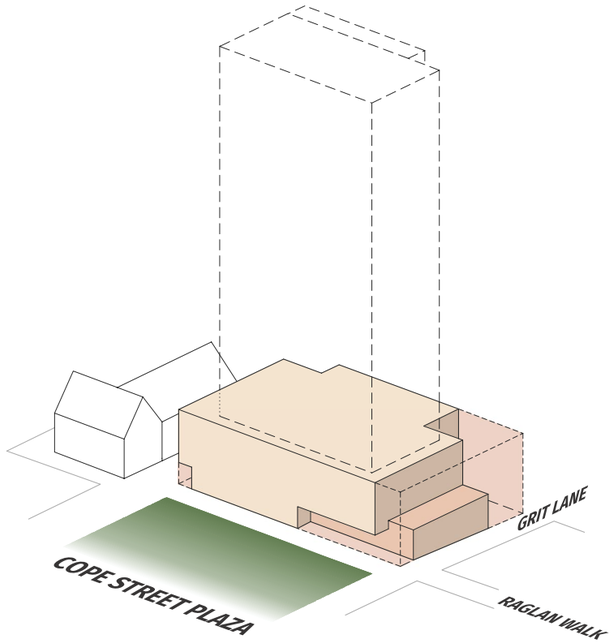
Key	
	Solid End Wall
	Glazed with Sun Shading

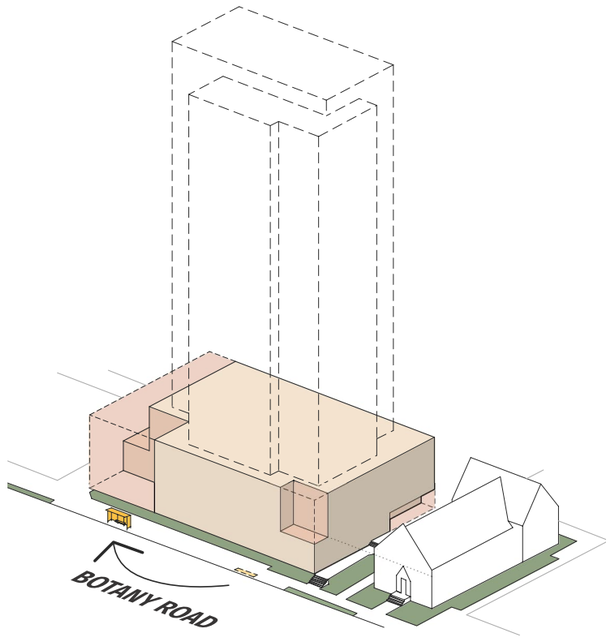
RESIDENT AMENITY

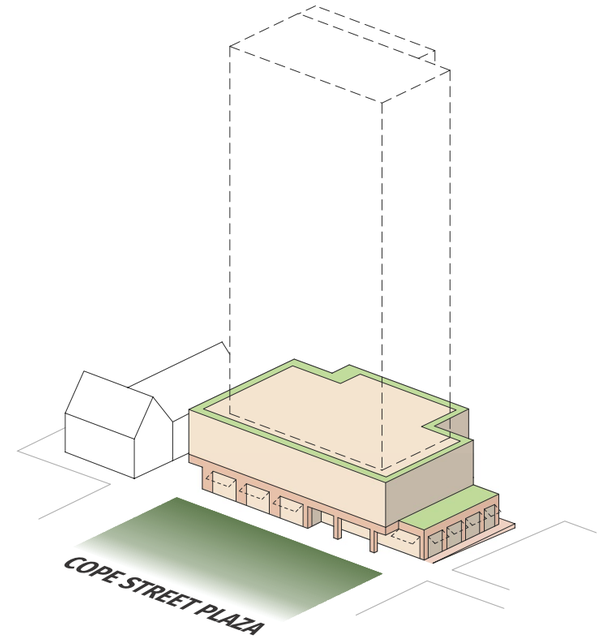
Excellent resident amenity with a common area on every floor facing the plaza and future park with morning sun

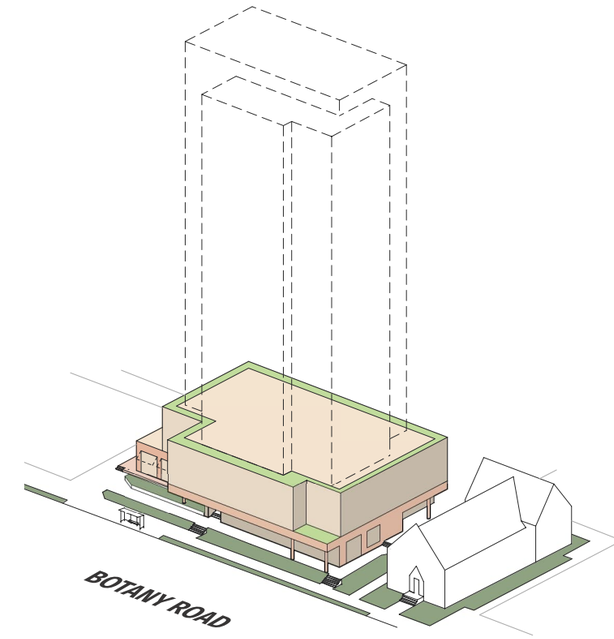
Key	
	Unit Clusters
	Communal Area

4.2 Built Form
Podium Expression









CONTEXTUAL GENEROSITY

Facing Cope Street Plaza, the podium is recessed at ground floor to align with Raglan Walk and further setback from the north at Levels 1 & 2. This provides a greater sense of openness to Grit Lane and improved separation between upper-level commercial tenancies in Building 1 and the Childcare Centre in Building 2.

Along Botany Road, the bus stop has been moved North closer to the Metro Entry and Grit Lane, with the podium stepped to create a public square for waiting commuters.

To the South, the podium aligns to the Church facade at Levels 1 & 2.

MASSING ARTICULATION

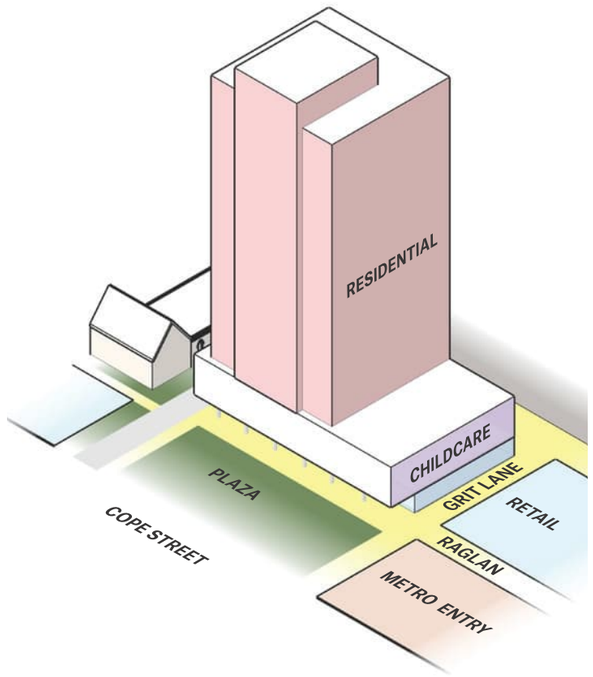
A covered colonnade is proposed at the intersection of Grit Lane and Raglan Walk, with this articulation continuing along the adjacent retail shopfronts which more directly address the plaza.

Operable awnings animate the building and provide a shelter along the building's perimeter.

Along the Botany Road frontage, a covered walkway provides shelter to recessed shopfronts with an additional landscape buffer to the busy road.

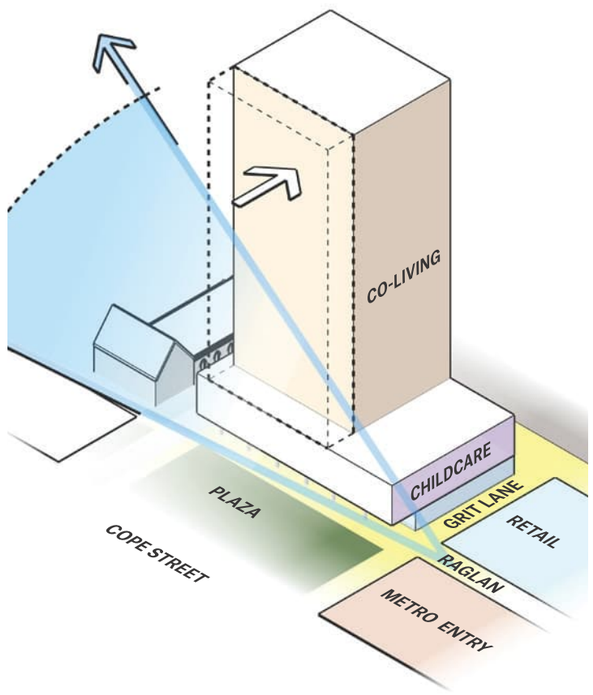
The recessed building line aligns to the church façade at ground floor and building corner.

4.3 Built Form
Tower Expression



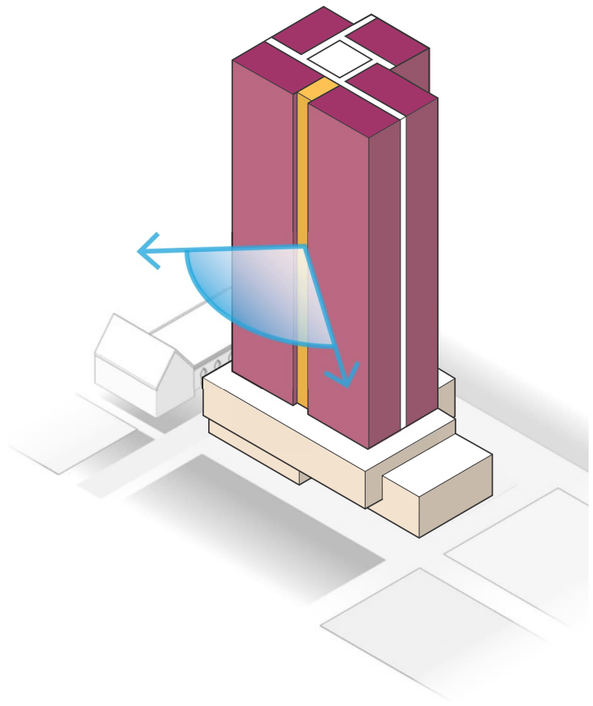
APPROVED DA

Tower in the approved scheme has no setback to podium on both Cope Street Plaza and Botany Road.



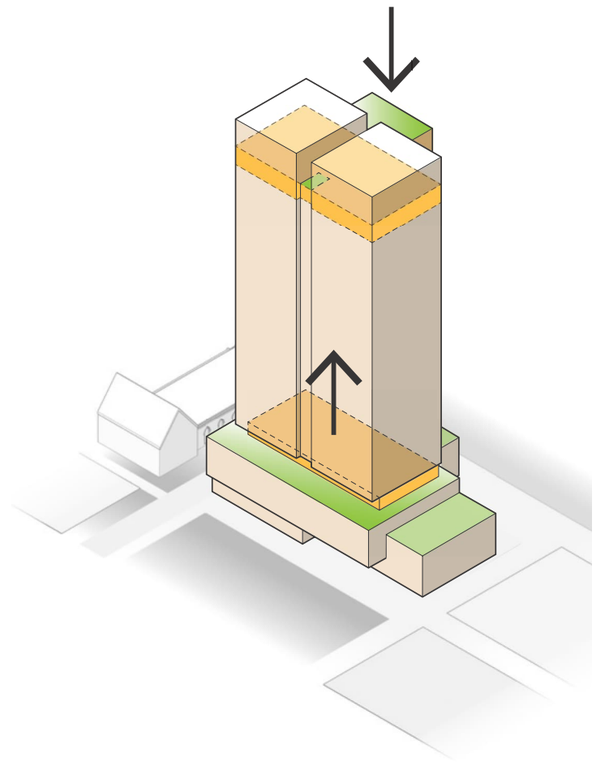
TOWER SETBACK TO PLAZA

Revised tower massing to create a more open Cope Street Plaza with better solar access and views to sky from Raglan Walk.



CLUSTER OF VOLUMES

Perceived bulk of tower massing reduced by clear vertical articulation presenting as a cluster of volumes. Centrally located communal room on every level with views out to Cope Street Plaza.



MASSING ARTICULATION

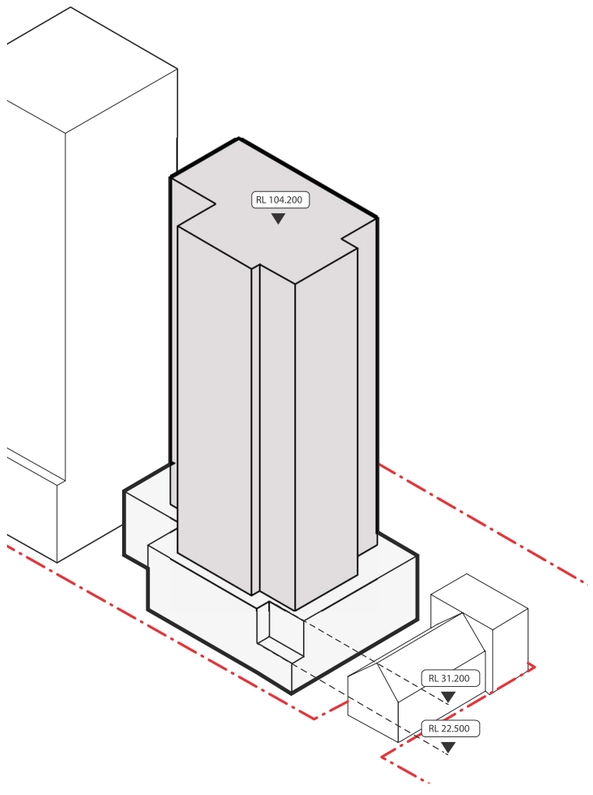
Communal floors with outdoor terraces located at the top level of the podium and tower. Varied levels to maximise natural daylight into communal spaces.

4.4 Planning Controls

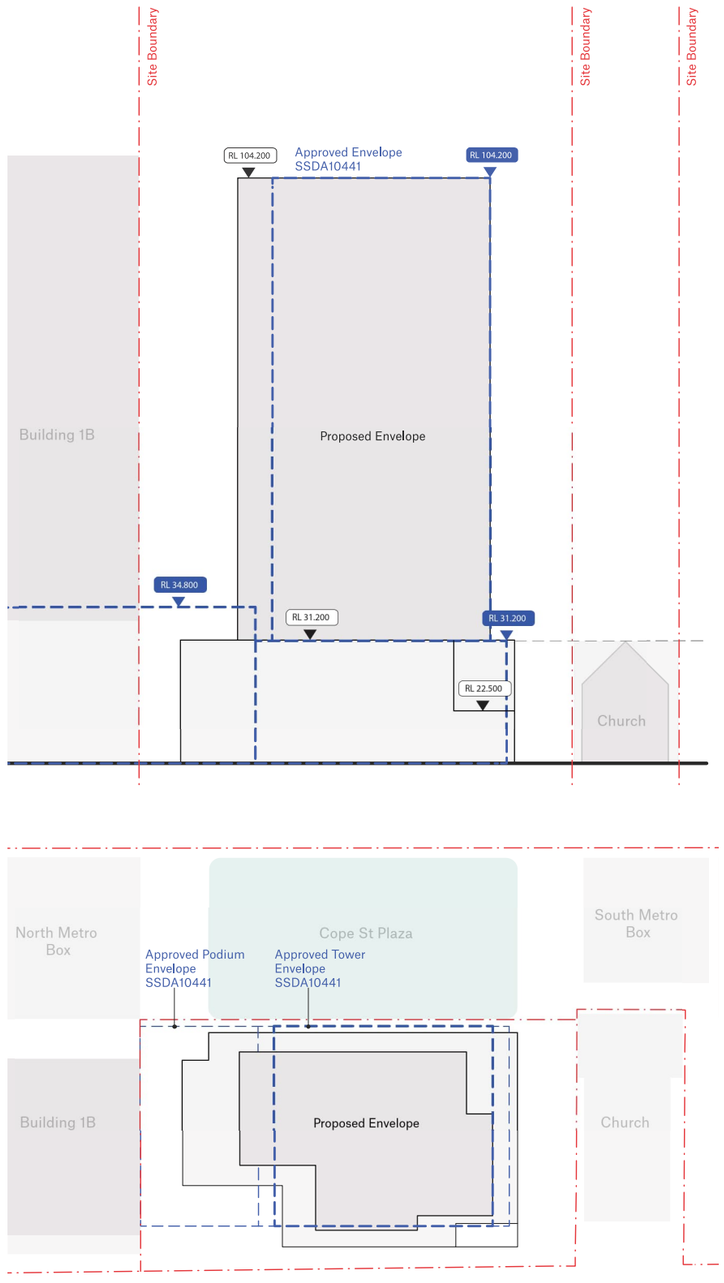
The detailed SSDA for Building 2 is consistent with the envelope proposed as part of the Second Amending Concept Plan.

The proposed podium design is setback from the church by 10m and setback from Building 1B by 6m to create public open space at ground level.

The proposed tower design is setback from the church by 13m and setback from Building 1B by 15m at its closest point and 26m and its furthest point.

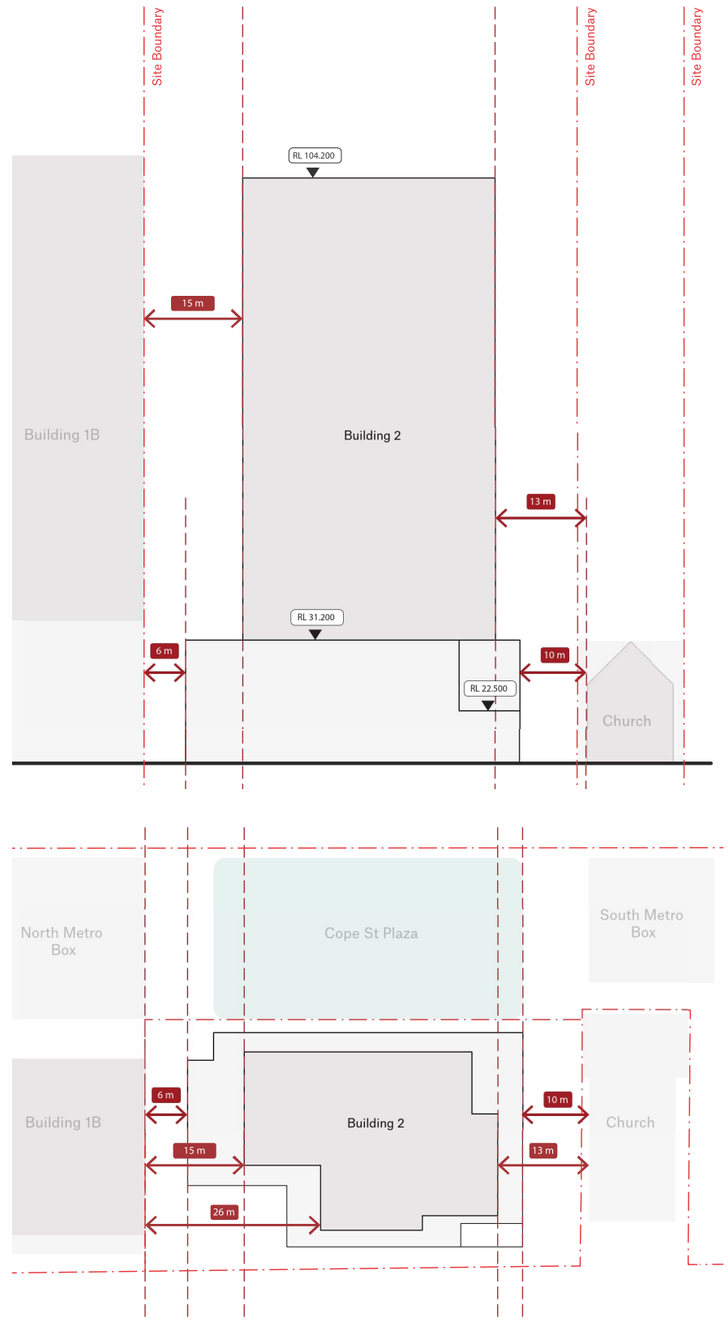


CAPTION



ENVELOPES COMPARISON

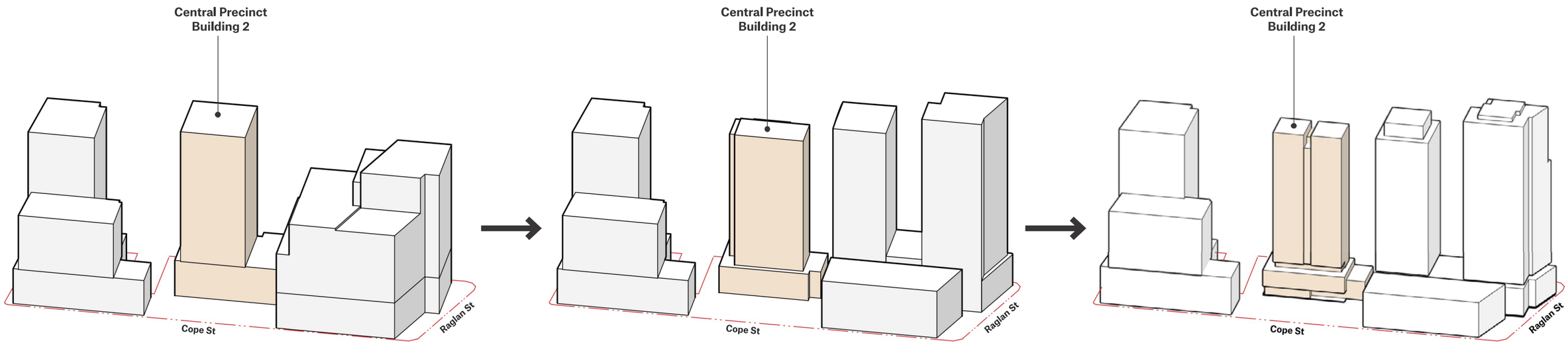
Site Boundary	
Podium Massing	
Tower Massing	



ENVELOPE SETBACKS

Site Boundary	
Podium Massing	
Tower Massing	

4.5 Built Form Amendments



APPROVED ENVELOPE (SSD 10441)

SECOND AMENDING CONCEPT ENVELOPE (SSD 79307765)

An integrated design process has refined the building envelope and public domain to optimise the solution and address contemporary policy and commercial considerations.

PROPOSED DEVELOPMENT

The proposed amendments to the concept envelopes include the following:

— Introduction of tower setbacks to all frontages.

— Increased setback from the east, providing greater setback of tower from Cope Street Plaza

— Articulation of podium to create additional public domain at Grit Lane / Botany Road

— Elongation of tower form to accommodate efficient and high-amenity Co-Living typology

5.0

Design Description



5.1 Program
Stacking Diagram

















5.2 Ground Floor
Podium

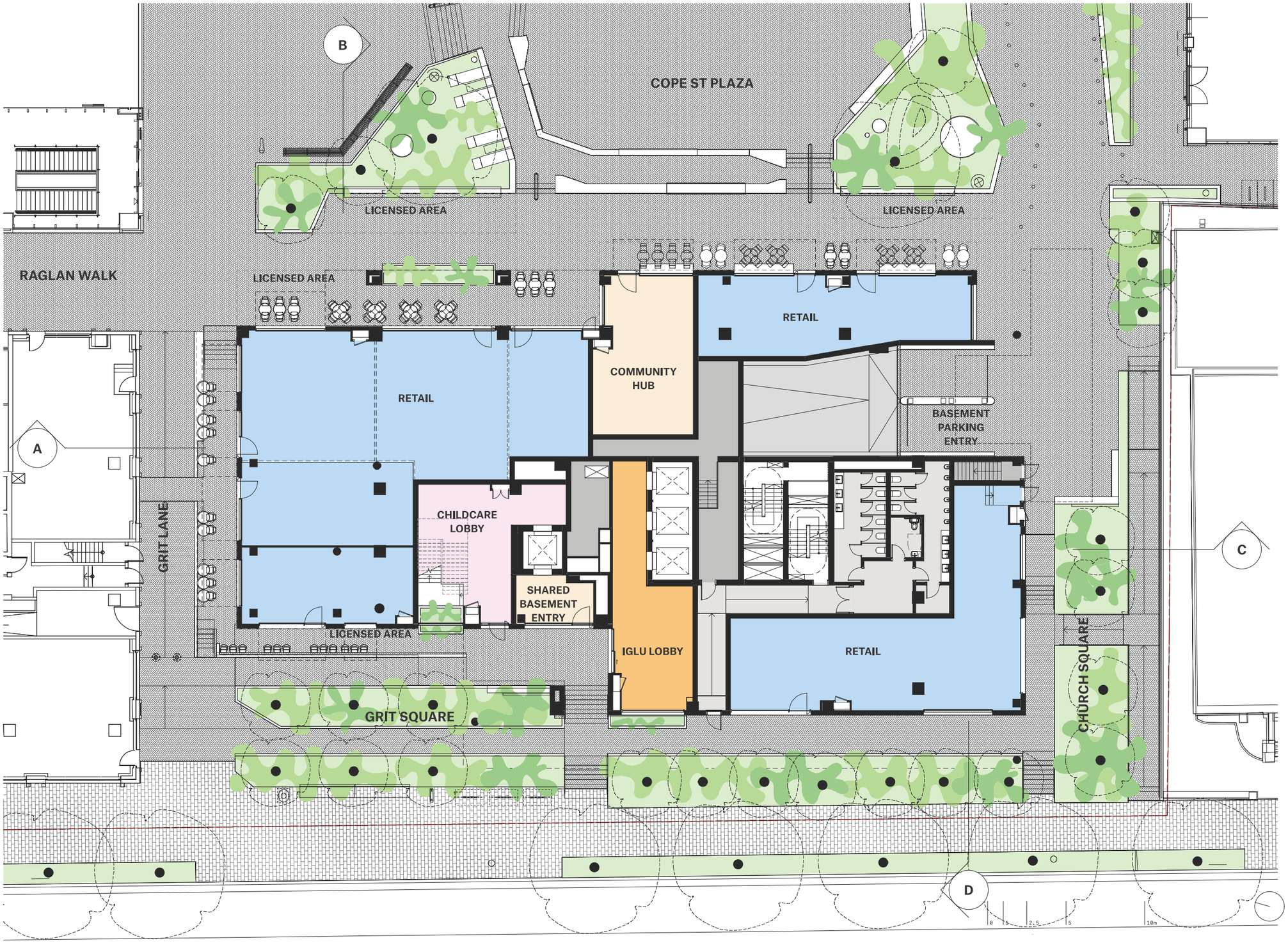
The ground floor and podium is carved away to provide greater public amenity in key locations across the building.

Grit Square and the Western setback along Botany Road allows a substantial landscape buffer to the ground floor, offering shelter and respite to building users and metro commuters.

The alignment to Building 1 on the ground floor at Cope Street plaza extends the key site vista along Raglan Walk, and provides additional publicly accessible open space. Together with alignment to Waterloo Congregational Church this ties Building 2 to the existing and proposed context.

Retail tenancies are distributed across the ground plane with a diversity of offerings. Licensed seating provides external areas to the tenancies for additional activation to the public domain.

Detailed retail shopfront designs within the approved base building will be subject to separate retail fitout DA's.



5.2 Ground Floor
Vehicular & Pedestrian Flows

The central precinct is a confluence of differing transport modes. Clear site lines and paths of travel make changing modes efficient and easy.

Metro

The key intersection of Raglan Walk and Grit Lane adjacent to the the Metro Entry has been opened up by pulling away the corner of Building 2.

Buses

The bus stop has been relocated further North closer to the Grit Lane cross site link to the Metro Entry.

Cars

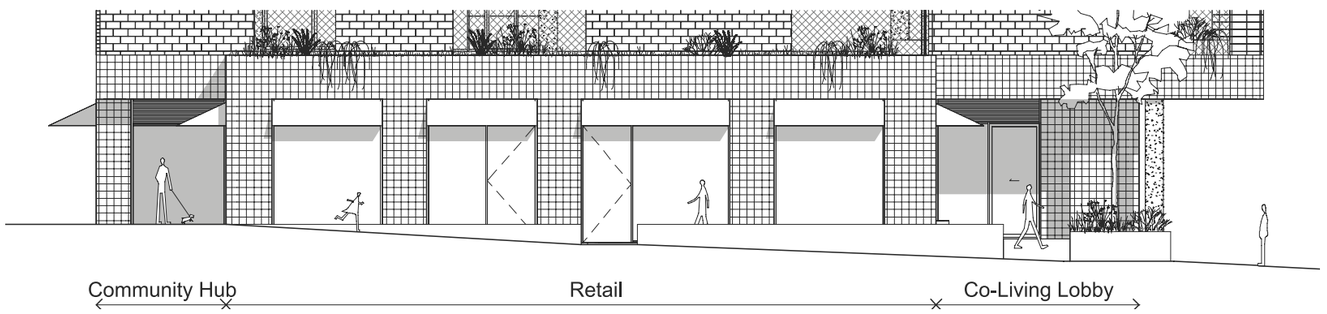
The basement entry has been pushed to the East creating a more generous Church Square, that prioritizes pedestrians.



5.3 Podium
Grit Lane

Grit lane is an important connector between Botany Road and the Metro Station. Consistent with the setback design criteria in the Waterloo Metro Quarter Design and Amenity Guidelines, the 6m wide laneway will have an intimate quality and be an accessible and safe link.

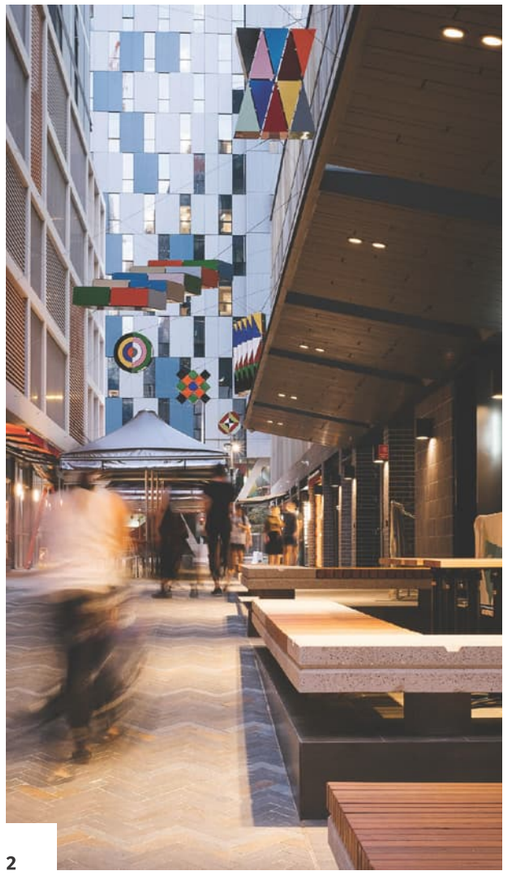
A level seating area provides usable external space for the retail tenancies fronting onto the lane with retractable awnings for weather protection.



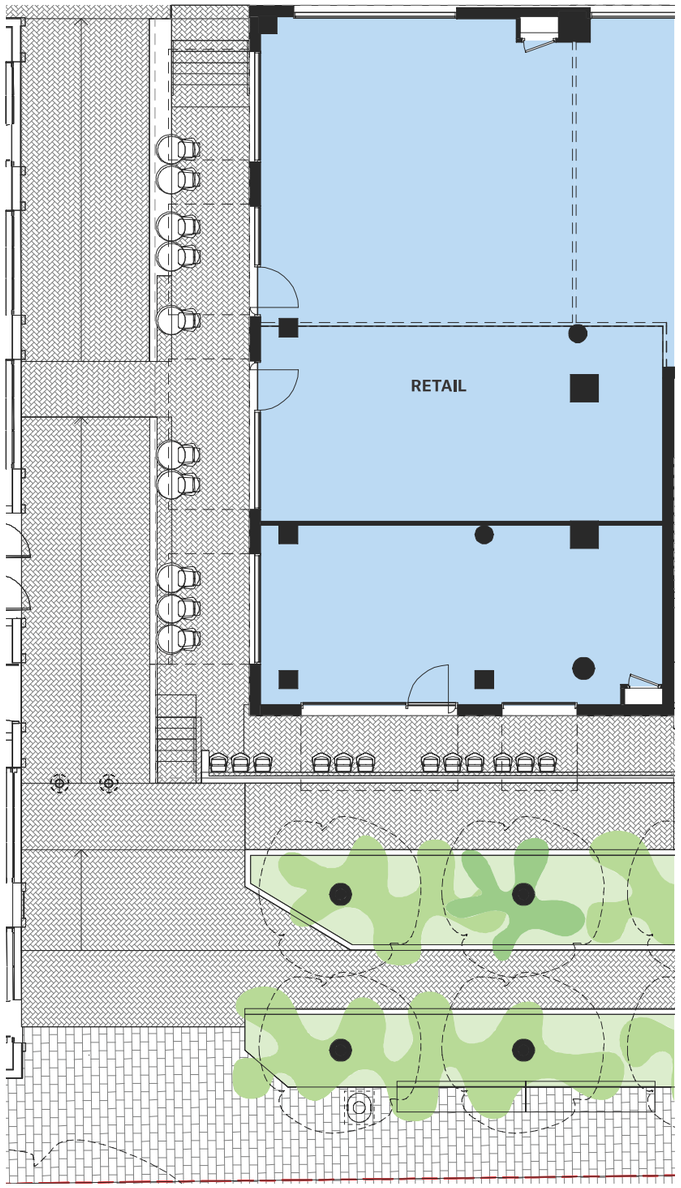
NORTH DETAIL ELEVATION



1



2

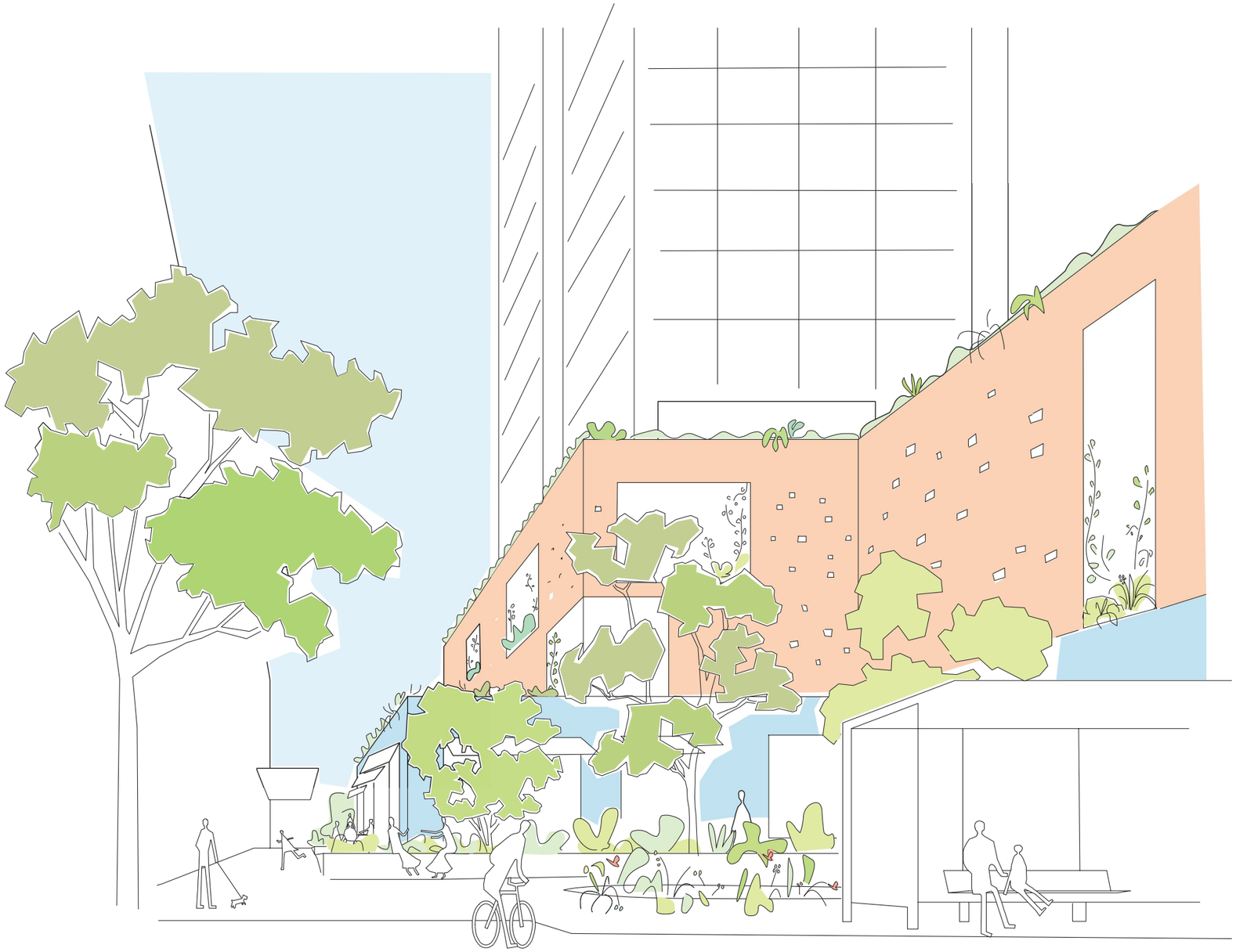


GROUND FLOOR DETAIL PLAN

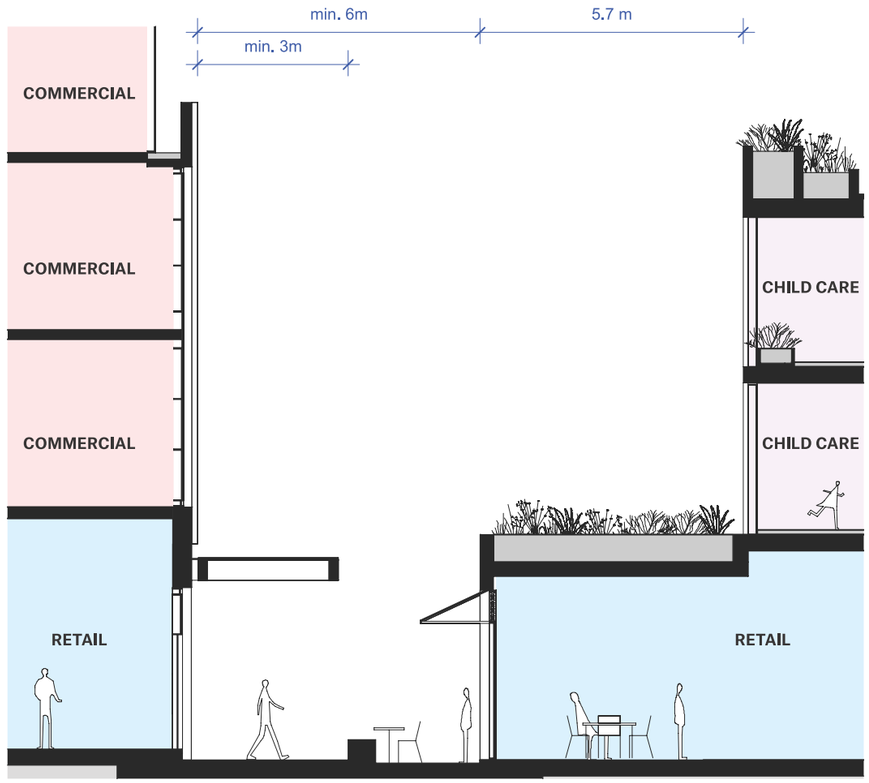
Pictured

1. Loftus Lane by Aspect Studios. Image: Aspect Studios
2. Steam Mill Lane by Aspect Studios. Image: Simon London

5.3 Podium
Grit Lane



VIEW DOWN GRIT LANE FROM BOTANY ROAD

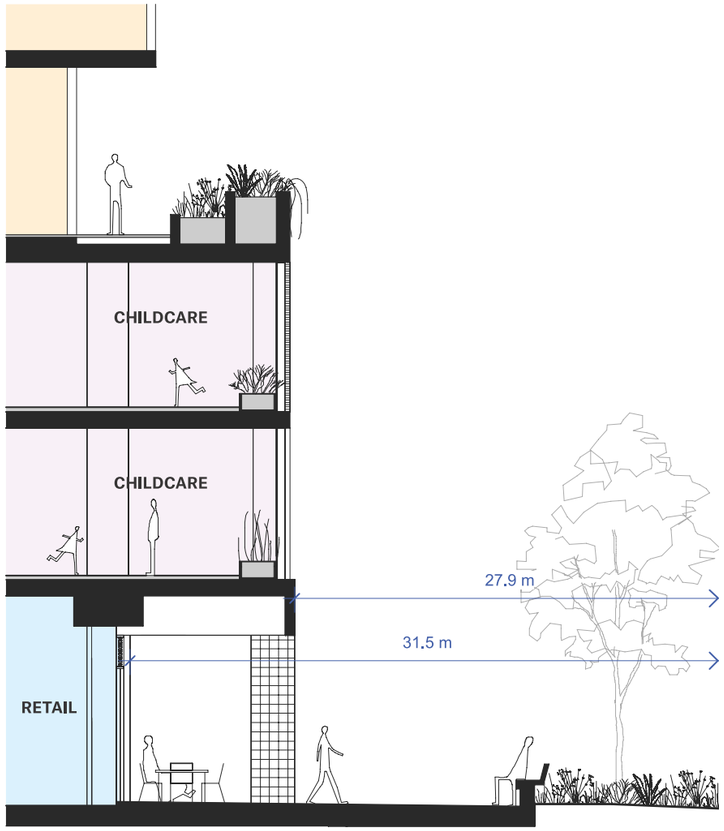


SECTION A - GRIT LANE

5.3 Podium
Cope Street Plaza

Cope Street Plaza is the heart of the precinct where the podium of the building interfaces with the public plaza. This edge is activated by retail tenancies and the 60sqm Community Hub.

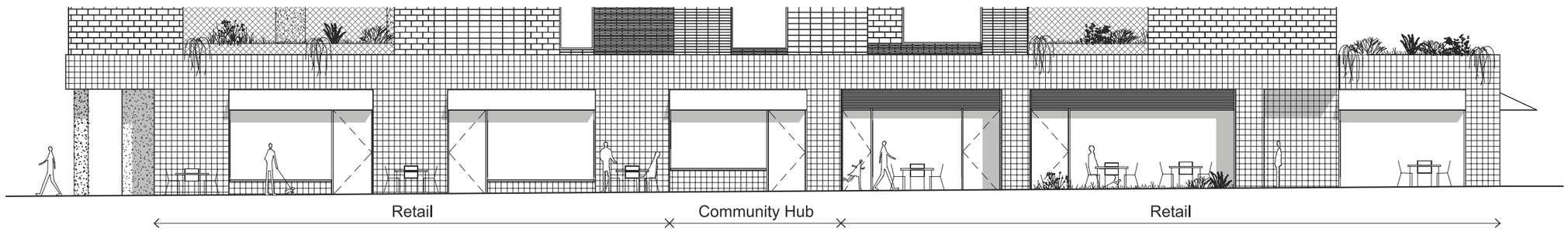
The setback design criteria in the Waterloo Metro Quarter Design and Amenity Guidelines, sets a minimum of 30m setback from Cope Street site boundary. A setback of 31.5m from Cope Street is achieved across 50% of the Eastern Elevation.



SECTION B - COPE STREET PLAZA



VIEW FROM METRO ENTRY ACROSS COPE STREET PLAZA



EAST DETAIL ELEVATION

5.3 Podium
Botany Road & Church Square



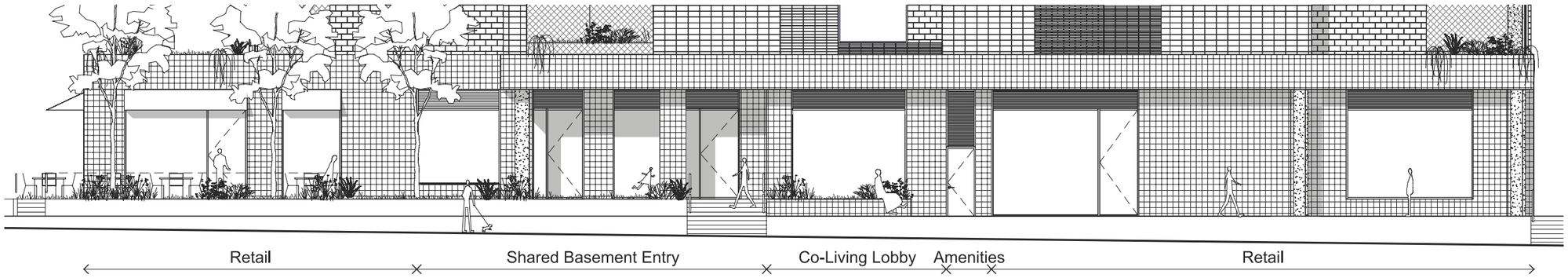
SECTION D - BOTANY ROAD

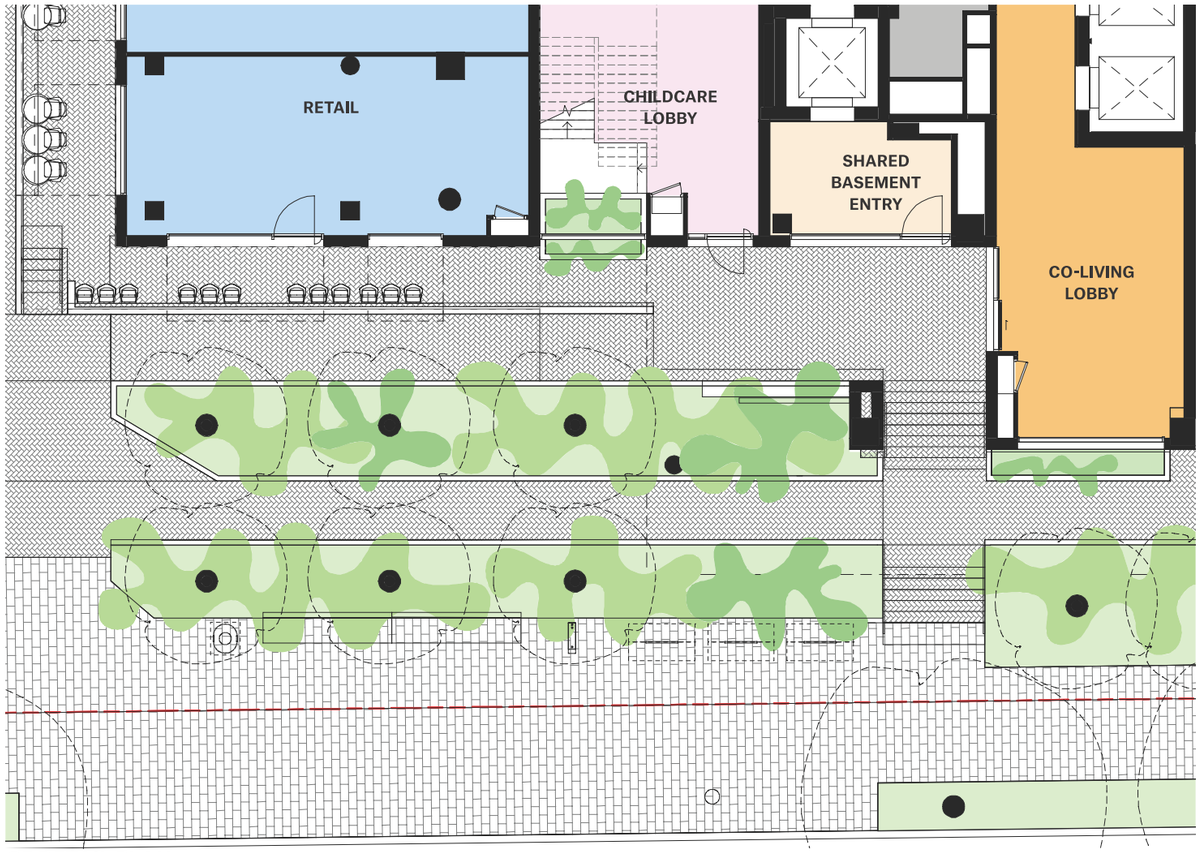
SECTION C -CHURCH SQUARE

5.3 Podium
Grit Square

Consistent with the setback design criteria in the Waterloo Metro Quarter Design and Amenity Guidelines, the ground floor retail has a minimum setback of 6.5m from Botany Road to create clear road side footpath and an elevated footpath at the building level.

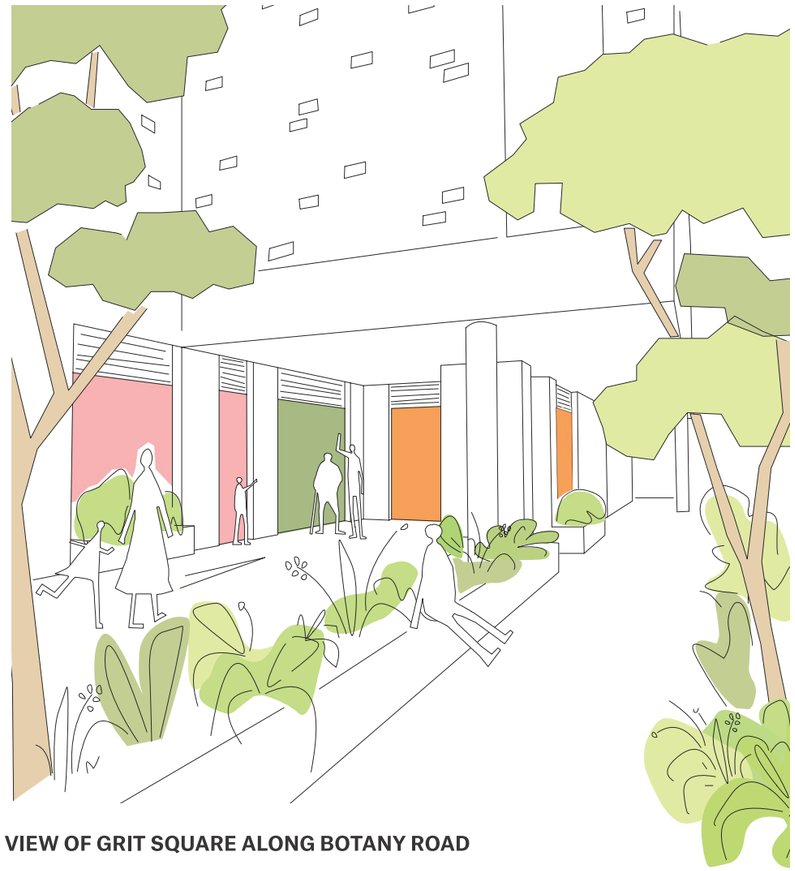
This setback is further increased to create Grit Square, co-located with the bus stop, generous planters create a buffer between the busy road and entries to the childcare, basement and co-living tower.





GF DETAIL PLAN

WEST DETAIL ELEVATION



VIEW OF GRIT SQUARE ALONG BOTANY ROAD

5.4 Childcare
Level 01

NOTE: Base building only the subject of this DA.

Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes and floor finishes will be subject to a separate future fitout DA.

The first and second floor of the podium is occupied by the childcare facility which overlooks key public open spaces in the Waterloo Metro Quarter Development.

At first floor, lift and stair access converge on the Childcare Entry & Reception, a double height gathering space which looks over Grit Square below. Services, storage and circulation are centered around the core, with indoor play spaces centralised and the simulated outdoor play spaces consolidated to the North and South of the plan.

The proposed center can accommodate 131 childcare places and approximately 23 staff.

Level 1

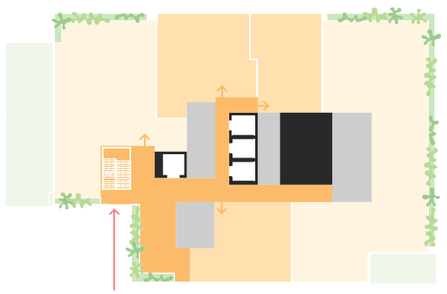
Playroom 1: 27 Children - 2-5 years

Playroom 2: 20 Children - 3-5 years

Playroom 3: 20 Children - 3-5 years

Note: these are indicative figures and used as a reference when designing the floor plate.





Simulated Outdoor Play Space

Indoor Play Space

Circulation

5.4 Childcare
Level 02

NOTE: Base building only the subject of this DA.

Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes and floor finishes will be subject to a separate future fitout DA.

Planning principles for the childcare are repeated over both levels, the layering of the indoor and simulated outdoor play spaces providing interest and a sense of openness across the facility. Simulated outdoor play spaces are wrapped with a low perimeter planter, creating a sense of enclosure and safety without overwhelming the outdoor space.

Level 2

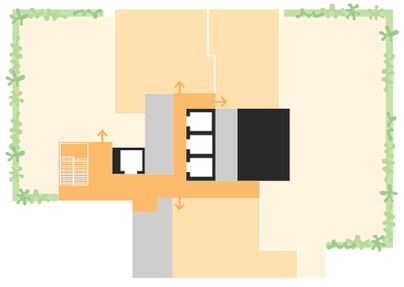
Playroom 3: 24 Children -0-2 years

Playroom 4: 20 Children - 2-3 years

Playroom 5: 20 Children - 2-3 years

Note: these are indicative figures and used as a reference when designing the floor plate.





Simulated Outdoor Play Space

Indoor Play Space

Circulation

5.4 Childcare
Compliance Diagrams

NOTE: Base building only the subject of this DA.

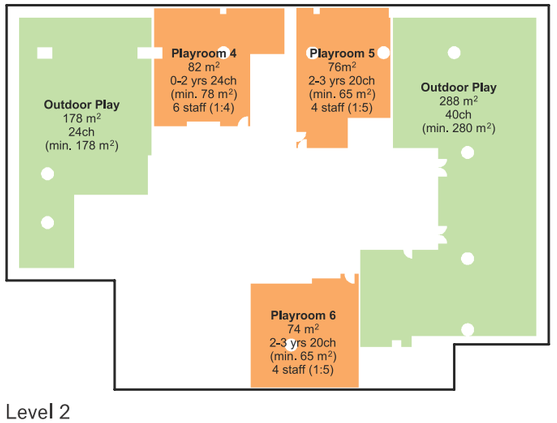
Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes and floor finishes will be subject to a separate future fitout DA.

The proposed Community Childcare Centre must comply with the requirements of the following federal, state and council authorities:

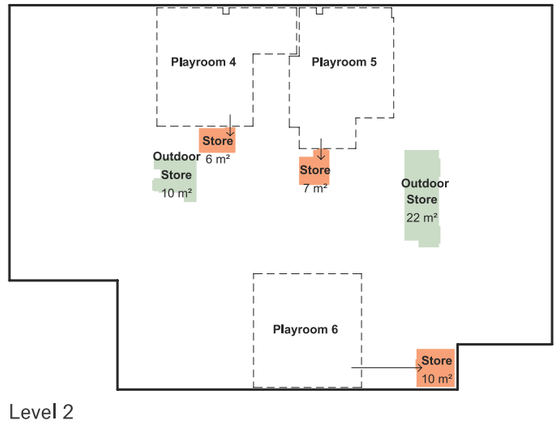
- Education and Care Services National Regulations 2011
- NCC 2019 Building Code of Australia
- Sydney Development Control Plan 2012
- Child Care Planning Guideline 2017
- National Quality Standard 2011 (Australian Children's Education and Care Quality Authority)
- Early Years Learning Framework 2009 (Federal Department of Education, Employment and Workplace Relations)

The proposed Community Childcare Centre meets or will be able to meet the relevant federal, state and council regulatory requirements, providing the following issues are addressed / managed:

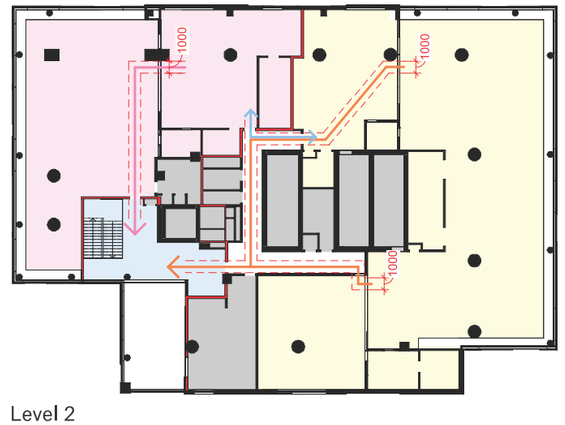
- Simulated outdoor spaces which will require a Waiver from the Early Childhood Education Directorate, NSW Department of Education
- Number of childcare places which exceed 90
- Columns in the play spaces which will be safely and creatively incorporated into the outdoor play areas
- The effects of large groups of children under 3 years which can be mitigated by arranging furniture to facilitate small group play and by designating educators as primary caregivers to small groups of children



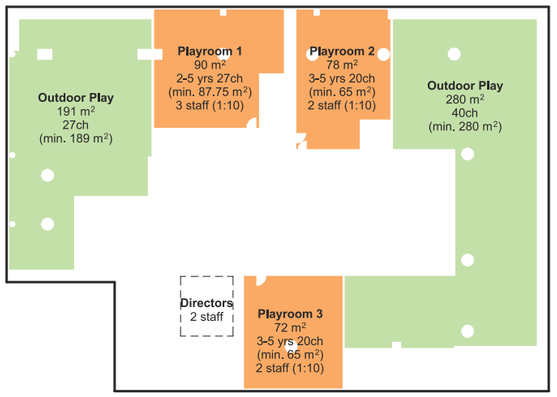
Level 2



Level 2



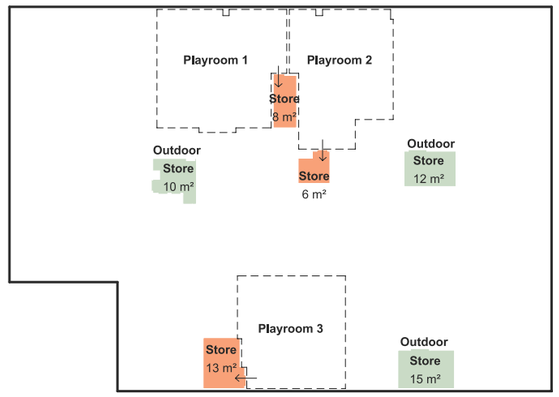
Level 2



Level 1

PLAYROOMS

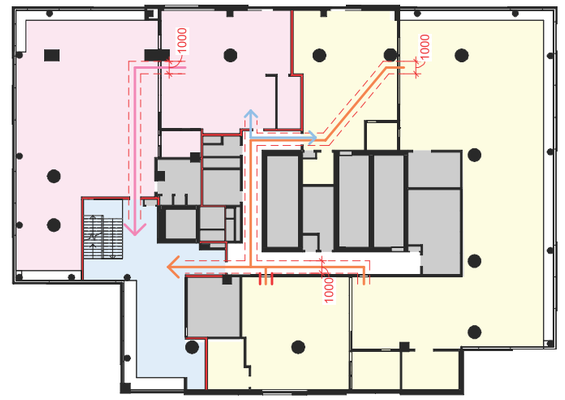
Indoor and outdoor play areas comply with the requirements of minimum 3.25sqm of indoor space per child and 7sqm of simulated outdoor space.



Level 1

STORAGE

Storage areas comply with the minimum areas required per child for indoor and outdoor storage and are located to ensure ease of supervision and access.



Level 1

EGRESS

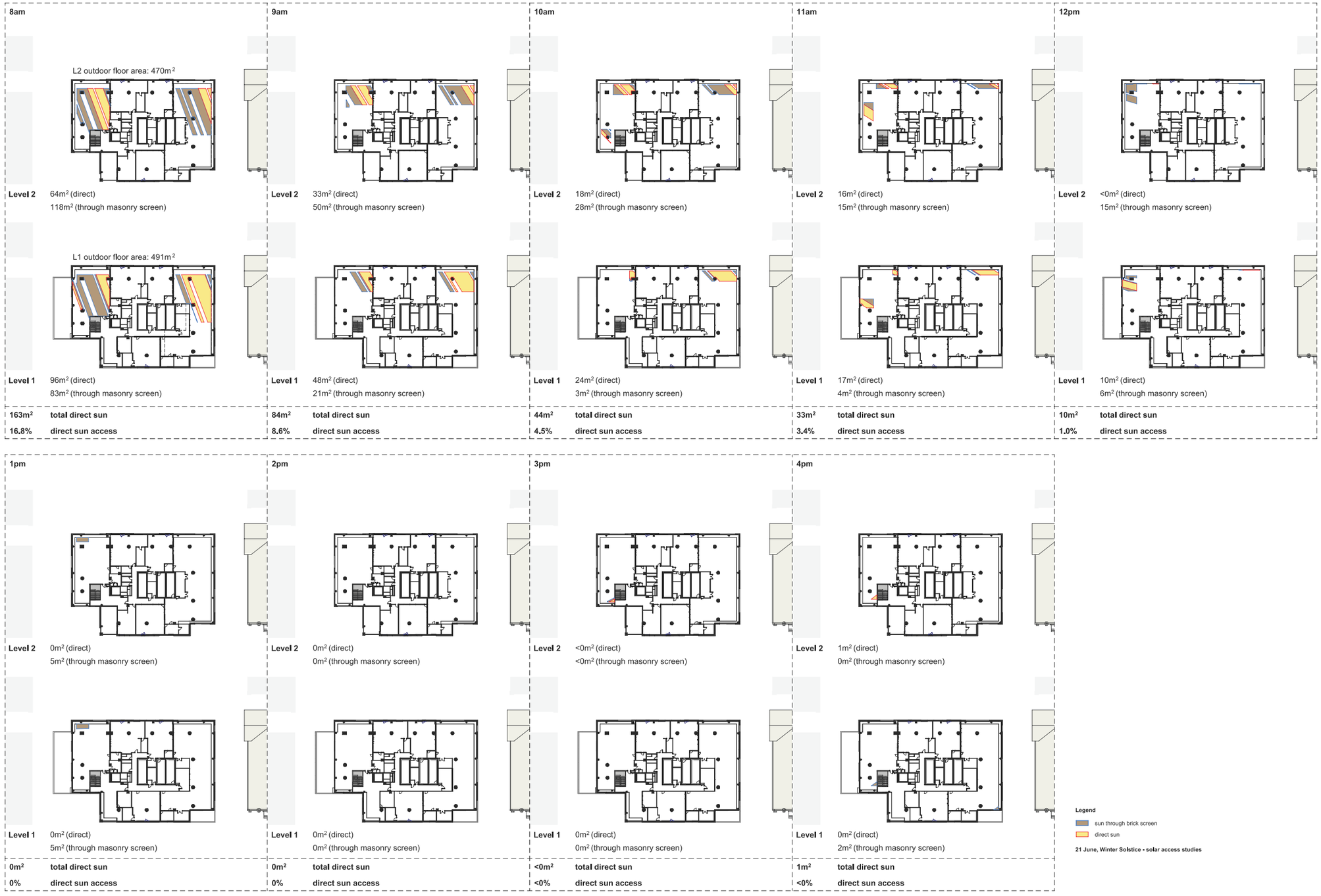
A performance solution is proposed for fire egress and includes the provision of a fire isolated refuge adjacent to the lift and stair. This is achieved by providing fire rated separating construction around the stair lobby including self-closing doors and sprinklered glazing to reception. Horizontal egress can also be achieved between the two compartments on each floor.

5.4 Childcare
Compliance Diagrams

NOTE: Base building only the subject of this DA.

Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes, floor finishes will be subject to separate future fitout DA.

The simulated outdoor playspace complies with requirements to receive at least 3 hours of sunlight between the hours of 9am and 3pm on June 21.



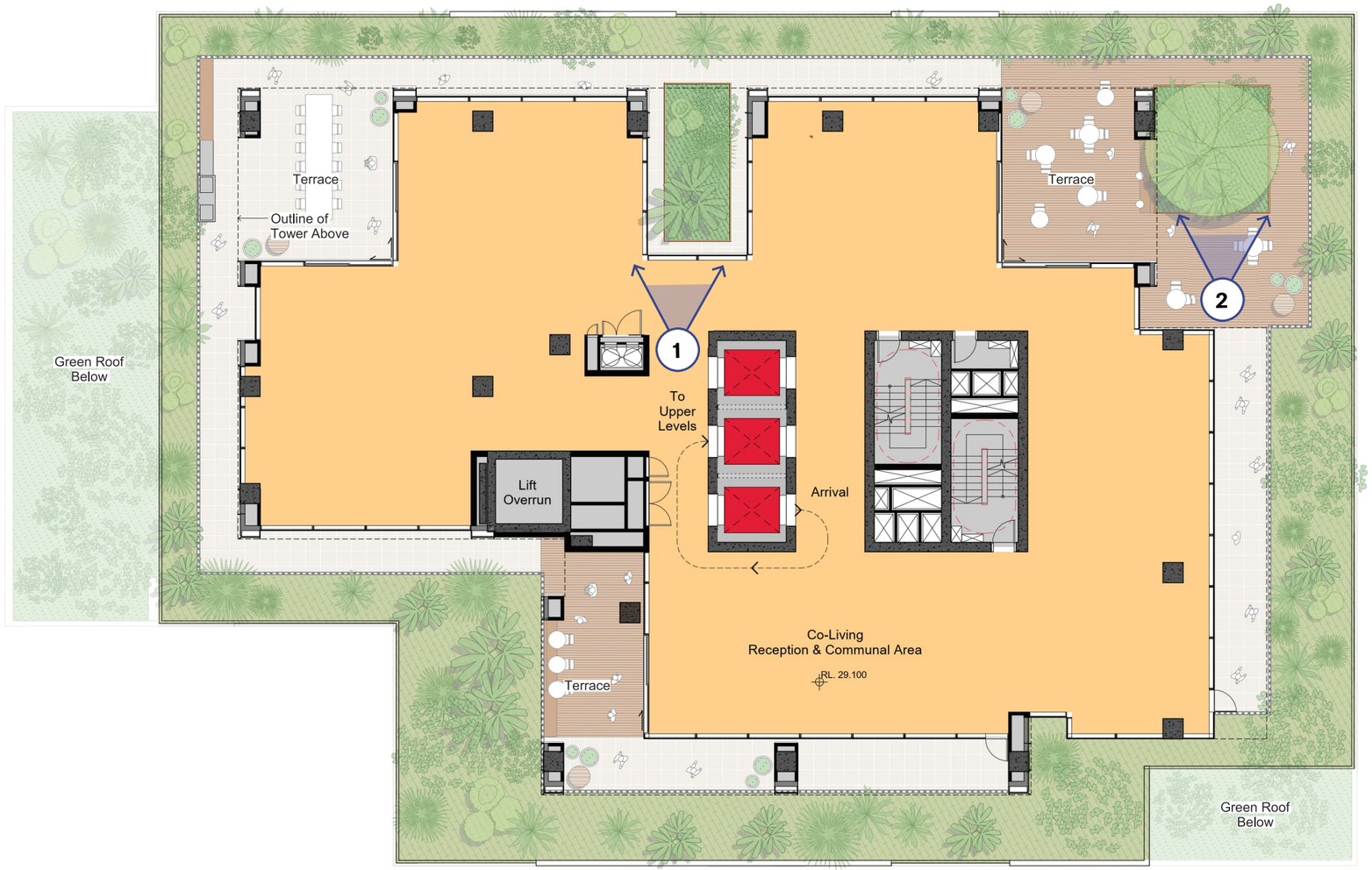
5.3 Podium
Cope Street Plaza



5.5 Co-living Lobby Arrival
Level 03

Co-living residents arrive to their sky lobby via lifts from ground floor. Views of the landscaped terraces surround the reception area.

Communal amenities are organised around a series of landscaped terraces which are connected to each other. Covered outdoor areas are provided to the east and west and take advantage of views to the plazas below.




Indicative Image - Communal Space

1:200 @ A3

5.5 Co-living Lobby Arrival
Level 03



Artist Impression - View 1

5.5 Co-living Communal Terrace
Level 03

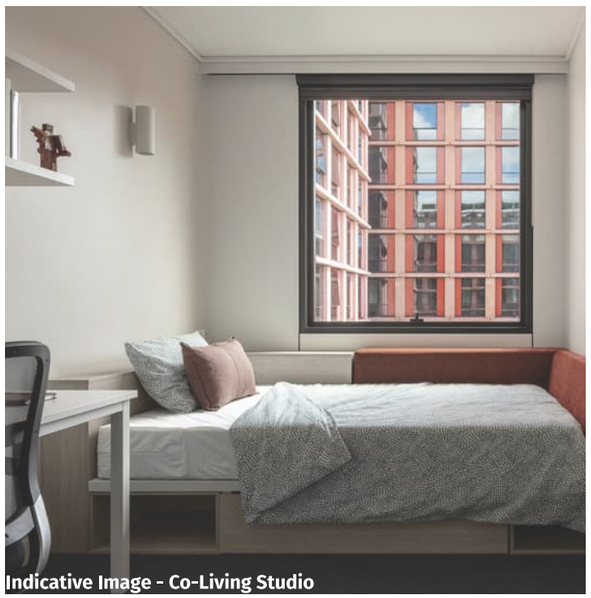


Artist Impression - View 2

5.5 Co-living
Level 04

Level 04 is the first of the tower co-living unit floors and is an atypical level. It provides the same number of units (25) as on the typical floors but features a double-height void in lieu of the on-floor communal which enhances the tower's slot expression.




Indicative Image - Co-Living Studio

1:200 @ A3

N

5.5 Co-living
Typical Level

The tower has twenty levels with 25 co-living units on each floor.

Each typical level consists of 24 standard studios and 1 premium studio. On levels 04-06, the premium studios are replaced by an accessible unit.

The floorplate is designed to maximise efficiently planned units while reducing the perception of bulk. Units are clustered around a central core and benefit from an on-floor communal space that is visually connected to the lift lobby, a deliberate gesture to foster interaction and a sense of belonging.

Corner studios are designed with dual-aspect windows to maximise daylight and view outlooks. Corridors are provided with full height glazing to allow for natural cross ventilation and daylight to communal areas.



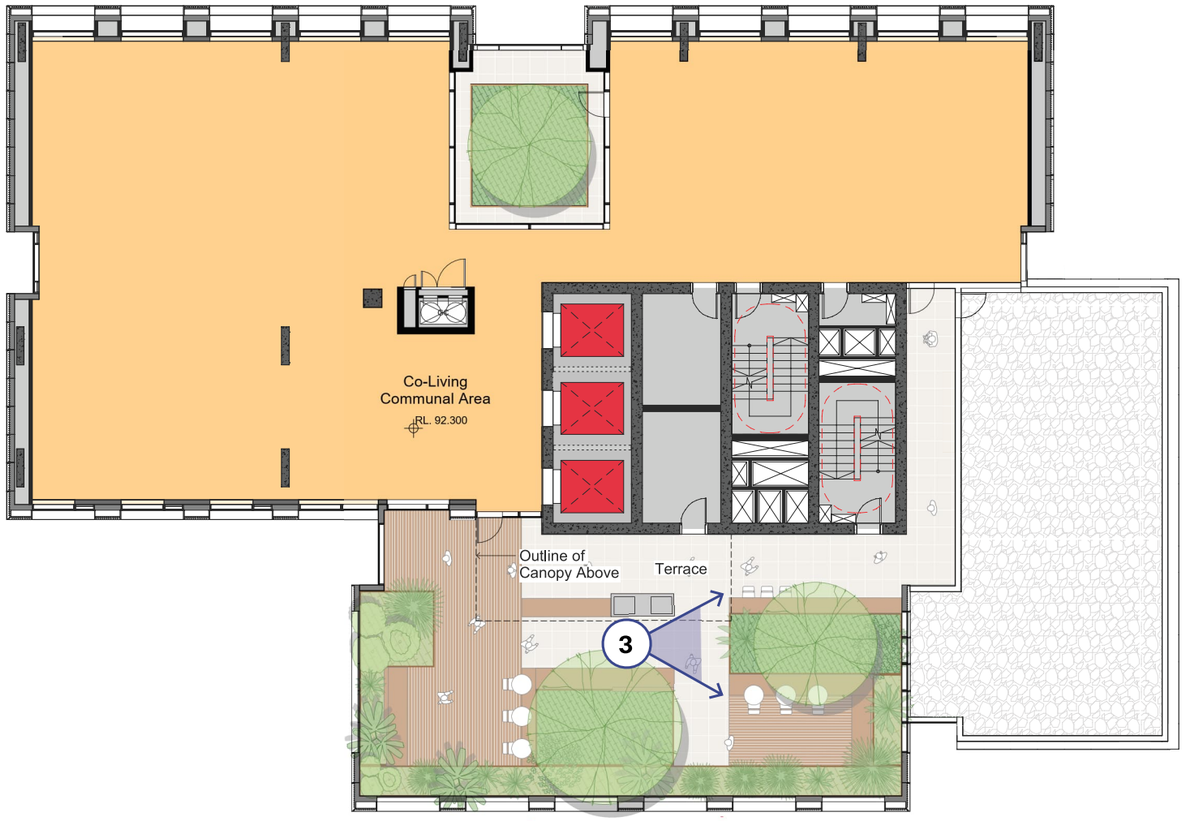
1:200 @ A3

N

5.5 Co-living Rooftop Amenity
Level 24

The rooftop consists of both indoor and outdoor communal spaces that are visually connected to each other from the lift lobby.

The outdoor terrace includes peripheral planting with a variety of gathering spaces which extend towards the BBQ facility.




Indicative Image - Outdoor Terrace

1:200 @ A3

5.5 Co-living Rooftop Amenity
Level 24



Artist Impression - View 3

6.0

Facade and Materials



6.1 Materials & References
Podium

A number of key Indigenous narratives were identified in early concept stage with collaborator Amanda Jane Reynolds through conversations with Murawin and community consultation. These themes are outlines below;

Grandmother's Camp

Grandmother's Camp is a place to raise a family and where many generations live together. It is a place to live and learn lores of balance, responsibility to family, community and Country. Referenced into the design are patterns and ideas learnt and inspired by certain 'teachers' associated with a Grandmother's Camp.

Golden Orb Weaver

The Golden Orb Weaver is an expert builder and weaver. They are matriarchal protectors, cooperating together to build a network of connected webs. Orb Weaver webs are built to catch the morning and afternoon light, aligned vertically or horizontally depending on the light.

Casurinas

Casuarinas are resilient and adaptable. They belong to the long-ago Country.

They often form dense habitat living patches and flourish with older, middle and younger generations. They have shallow root systems suitable for the wetlands and waterlogged soils of this place. Fallen leaves around the tree base keep the forest floor clear and act as a deterrent for snakes, making these traditional "babysitting trees" and safe places for children to play.



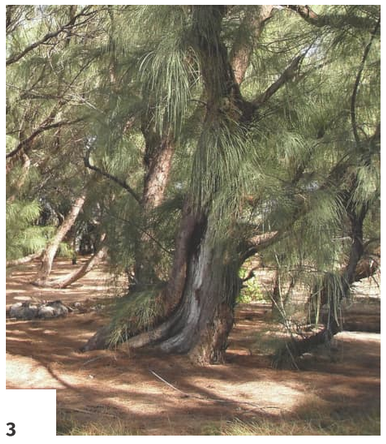
1

Pictured

1. Warra Warra Fracking (Frack off Fracking) 2015. Detail of possum skin cloak by Amanda Jane Reynolds. Source: Jackie Cooper courtesy The Wired Lab
2. Golden Ord Weaver. Image: Source unknown
3. Casurina Tree. Image: Source unknown
4. Casurina Seed. Image: Source unknown



2



3



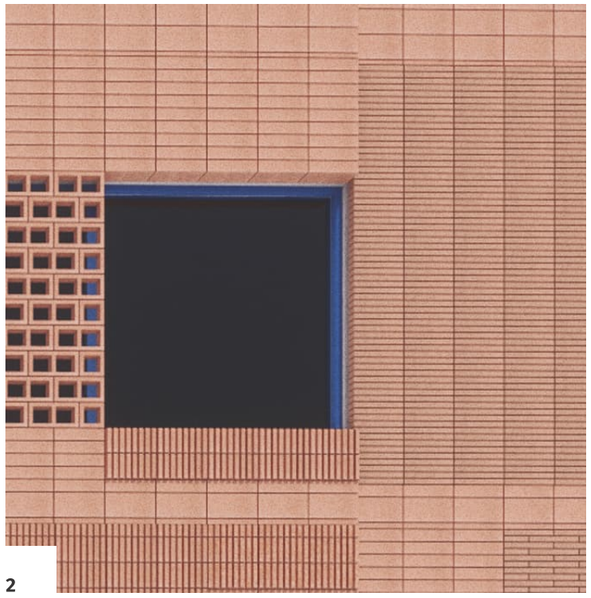
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6.1 Materials & References
Podium



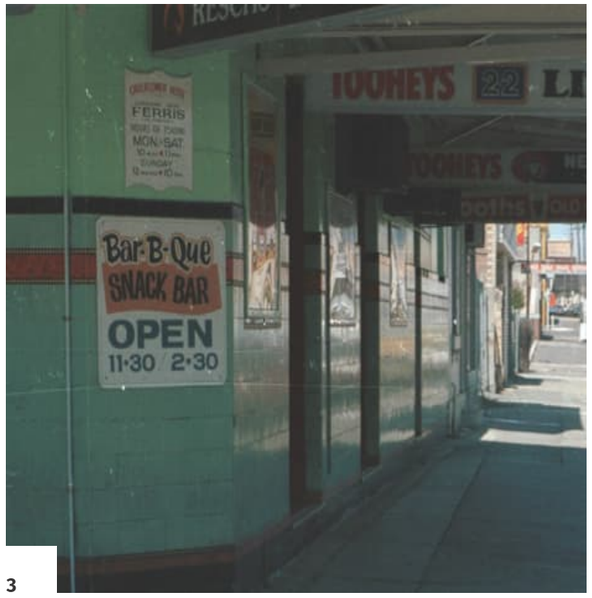
1

The masonry screen facade has been developed in reference to the patination and staggered apertures of Casuarina pods as they open to release their seeds. The screens allow dappled light to animate the outdoor play areas.



2

Terracotta has been selected for its warm natural earthy tone, it also references the large deposits of stoneware found during site excavations.



3

A ‘wet’ datum to the building acknowledges the interconnected freshwater swamps, marshes and lagoons that were scattered throughout the area. The tiled finish selected references the historic pubs of the area.



4

Areas of woven metal mesh will catch the sunlight at various times of the day and provide a framework onto which climbing native flowering plants will be able to stretch up and across in discrete areas of the building.

Pictured

1. Mt Matha House by Edition Office. Source: Edition Office
2. Podium facade detail render
3. The Cauliflower Hotel, 1985. Source: City of Sydney Archives
4. Woven metal mesh. Source: Unknown

6.1 Materials & References
Podium

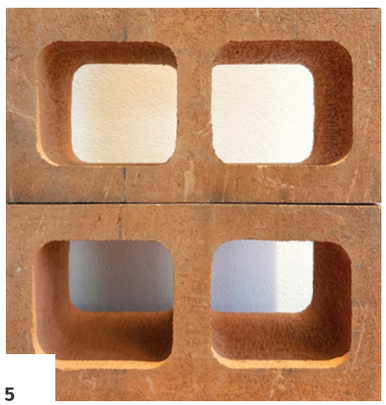


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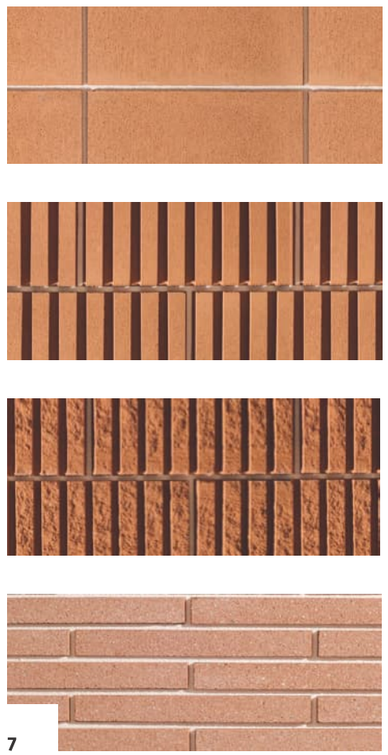

2


3


4


5


6

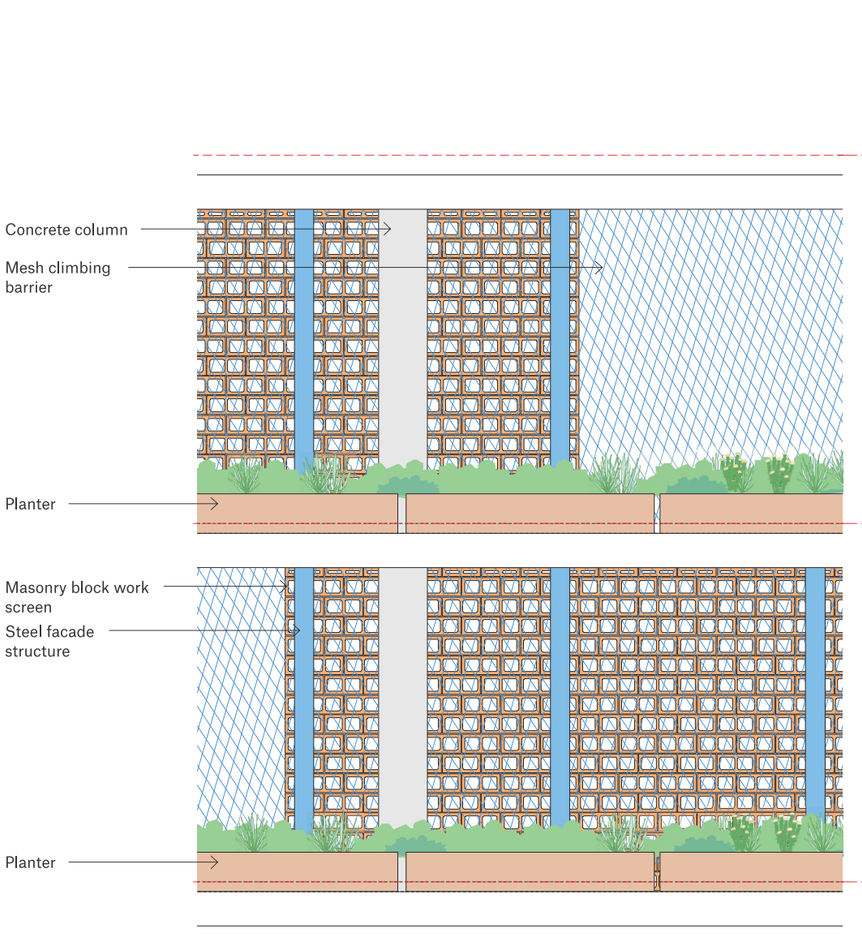

7


8

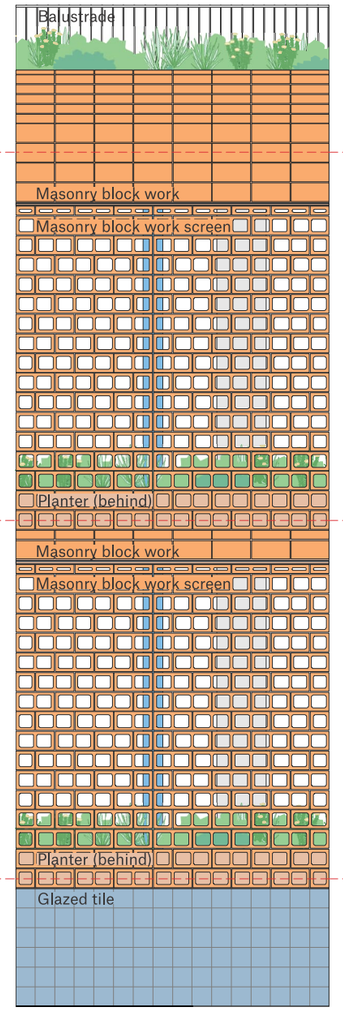
Pictured

1. Podium facade render, Aileen Sage
2. Edge planters
3. Steel wire mesh
4. Expressed structural columns
5. Turned block masonry breeze screen
6. Glazed tile facade
7. Masonry block types
8. Operable awnings

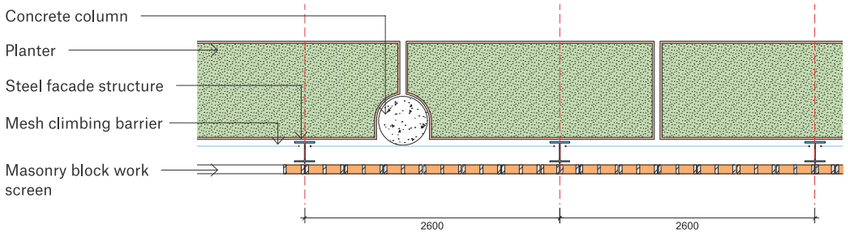
6.2 Childcare Facade
Podium Details



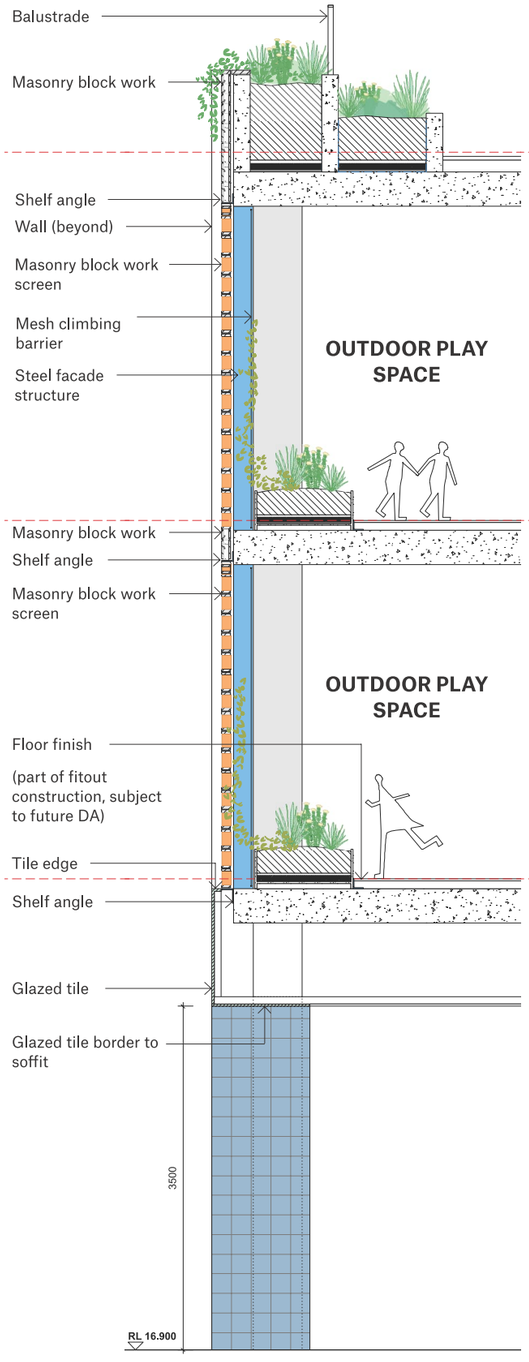
INTERNAL ELEVATION



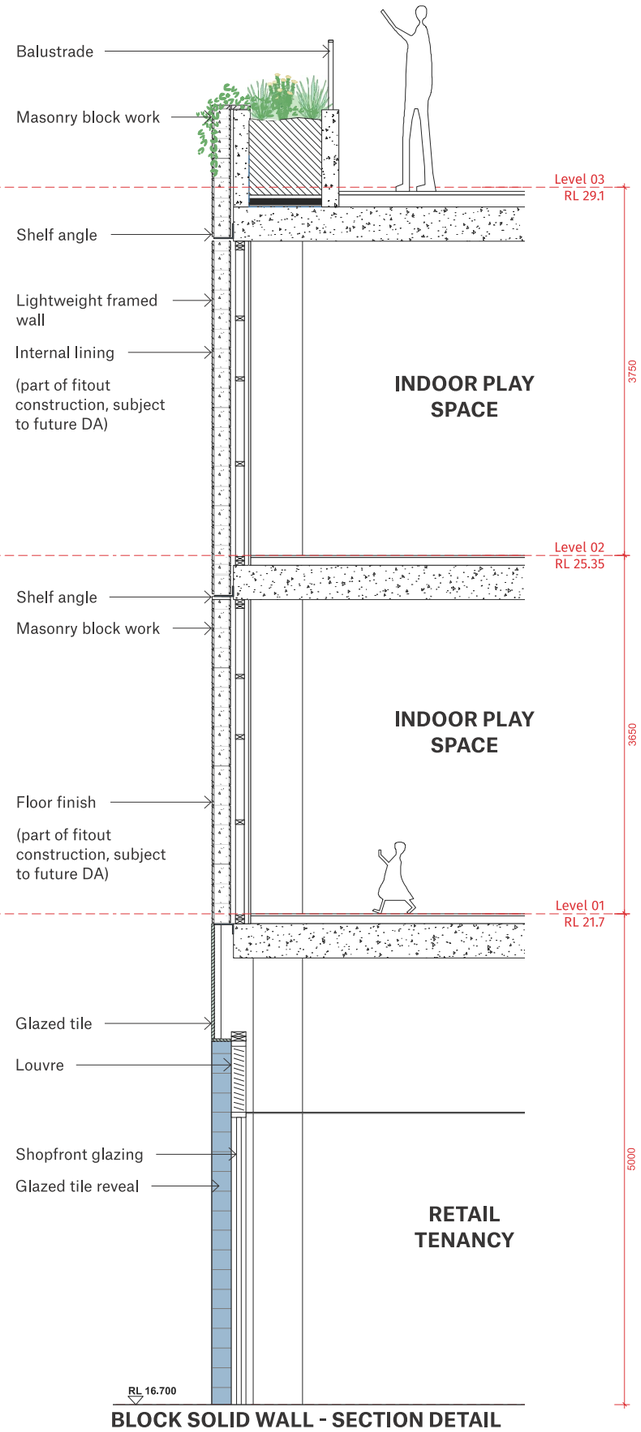
EXTERNAL ELEVATION



PLAN DETAIL



BLOCK SCREEN - SECTION DETAIL



BLOCK SOLID WALL - SECTION DETAIL

6.3 Public Art Opportunity
Podium Facade Integration

Building on the work outlined in the Detailed Public Art Plan, a public art work is proposed that is integrated or woven into the metal mesh inserts of the Childcare Podium building facades. This artwork will be a two-dimensional design that reflects the designated theme of *Celebrating Country*.

Through the community consultation sessions facilitated by Murawin, a desire was voiced for tangible and measurable commitments to be made to the community.

There is an opportunity for the public artwork to incorporate Community Co-design and making, engaging with existing community groups.

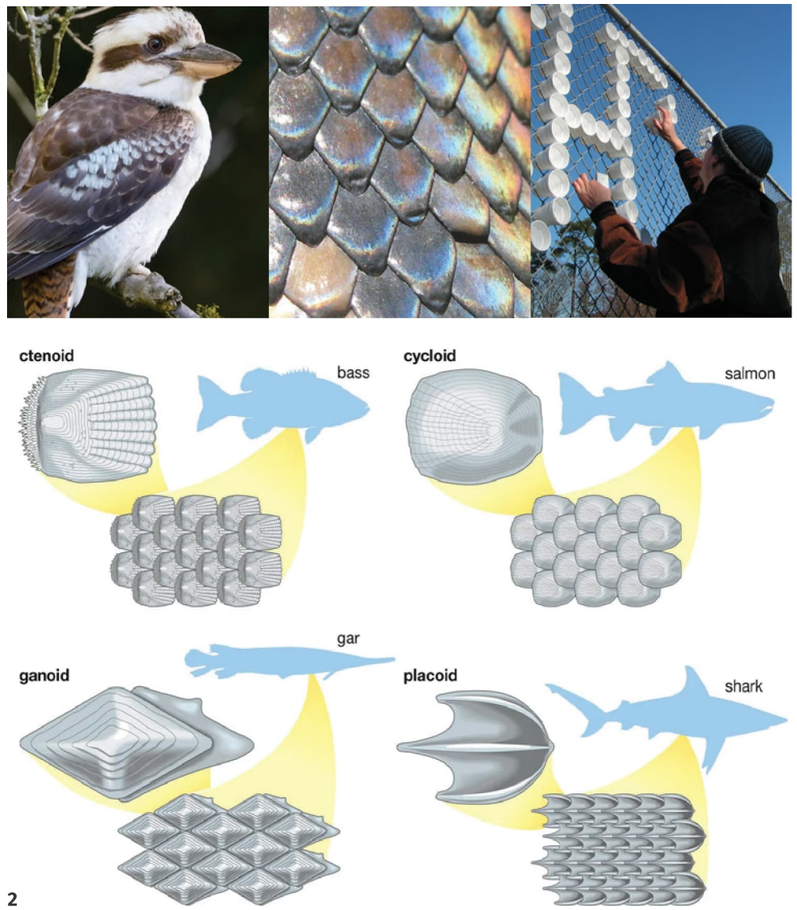
The full extent of the artwork and collaboration process is pending further development with the selected artist.



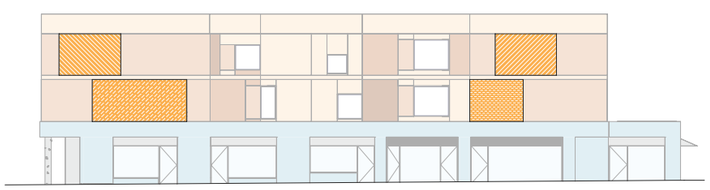
1

Pictured

1. Indicative artwork to be further developed with Selected Artist.
2. Artist's references from concept stage proposal.



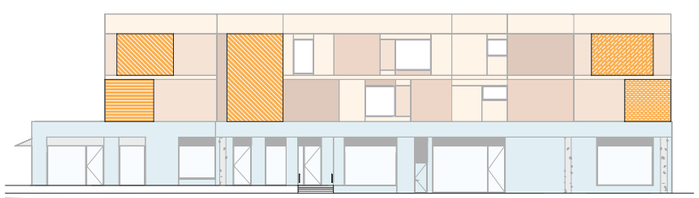
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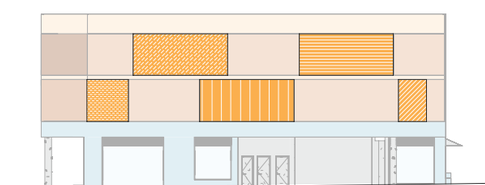
EAST



NORTH



WEST



SOUTH

6.3 Public Art Opportunity
Podium Facade Integration



The artwork is highly visible from the public realm and the childcare, as shown here in the childcare entry overlooking Grit Square. The artwork provides a distinctive character to this place, adds interest both up close as well as from a distance, tells stories of this place, provides an education and storytelling opportunity for the childcare facility and public domain experience.

6.4 Materials & References
Tower



1



2



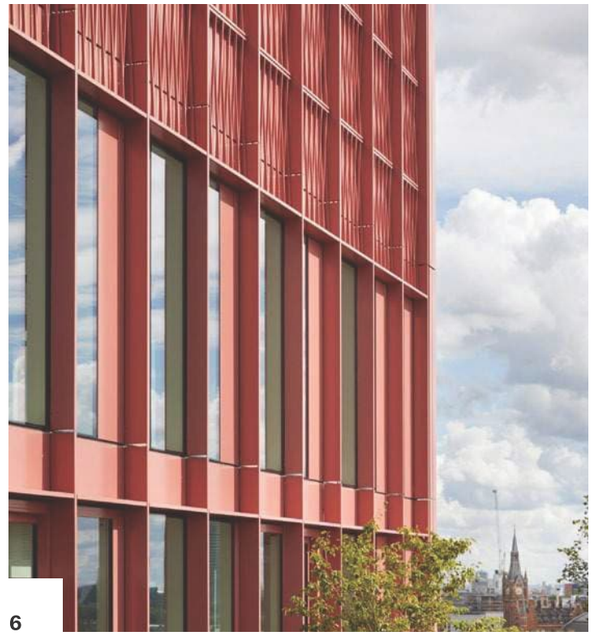
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4



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6



7



8

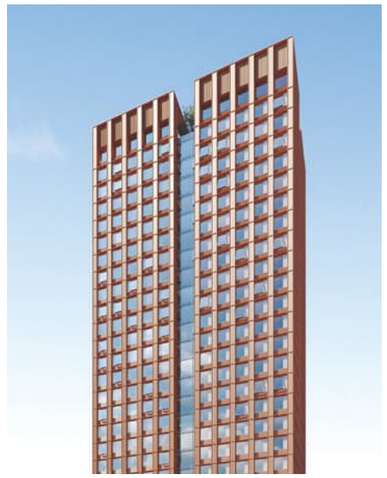
Pictured

1. UC Medical School Santiago - Alejandro Aravena,
2. 2 Bligh Street - Bates Smart
3. Kings Cross Office Buiding - Duggan Morris
4. 4 Pancras Square - Eric Parry
5. Iglu Mascot - Bates Smart
6. Kings Cross Office Buiding - Duggan Morris
7. Image of Metal Panel Detail
8. Vita Student Barcelona

6.5 A1 - East
Facade Typologies

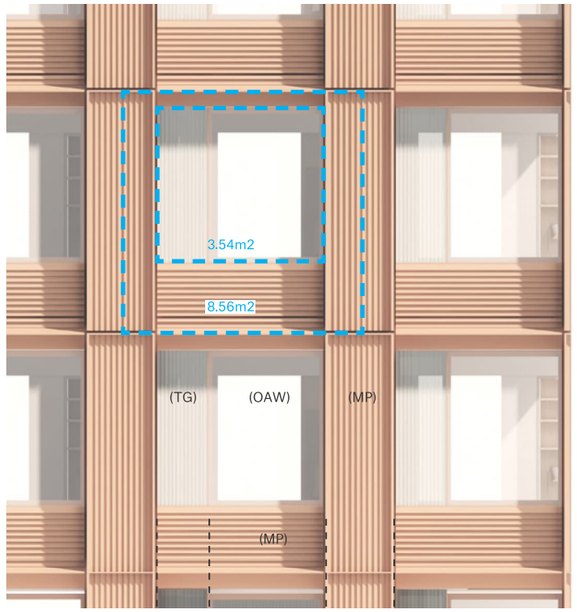
A recessive horizontally profiled metal spandrel, when combined with the vertically profiled metal piers, creates the impression of a woven texture that is cohesive with the podium design.

Eastern morning sun exposure

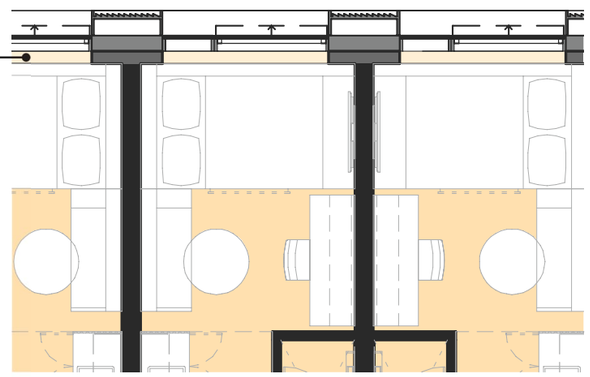




Elevational View



Window wall ratio: 41.4%



0.3m Facade Zone

Plan View



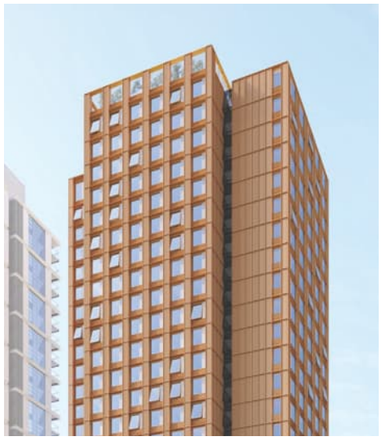
6.5 A2 - West
Facade Typologies

A recessive horizontally profiled metal spandrel, when combined with the vertically profiled metal piers, creates the impression of a woven texture that is cohesive with the podium design.

Due to western afternoon sun exposure & botany road acoustics, the Type A2 facade reduces the window-wall ratio down to 29%.

Fixed sidelight is insulated. Solid panel to west facade

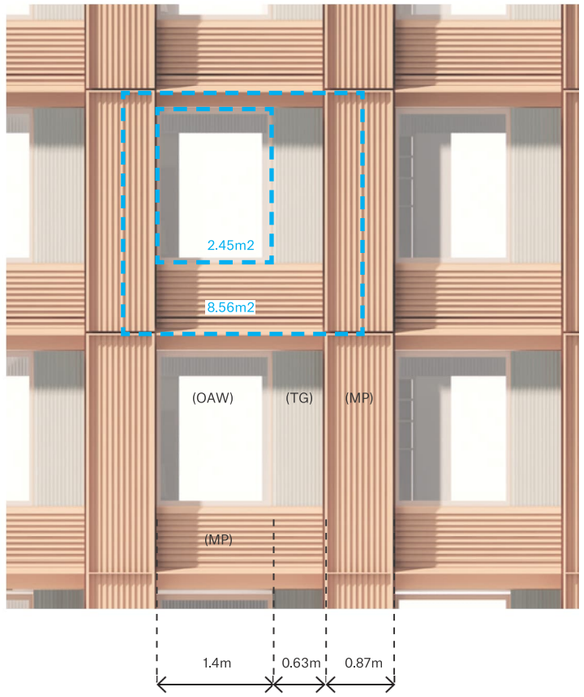
Facade maintains a square proportion

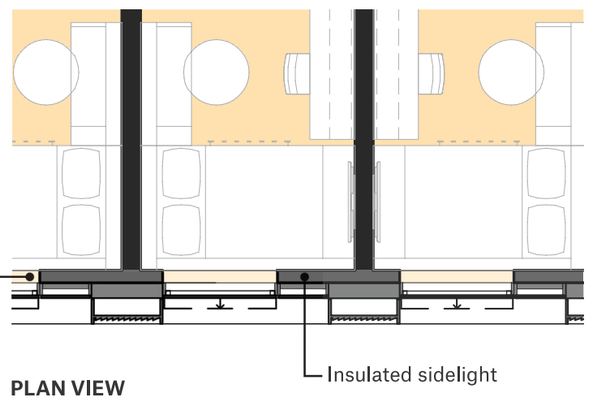






ELEVATIONAL VIEW





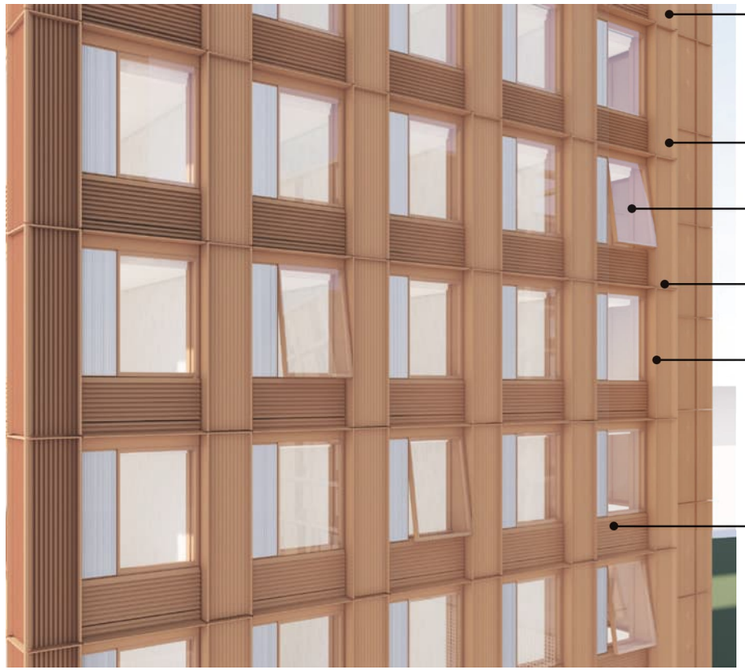
PLAN VIEW

6.5 A3 - South
Facade Typologies

The Southern facade is highly visible from various viewpoints due to the Church creating a gap.

The Southern facade is reduced to minimal depth.

Increased vision glass take advantage of oblique views out to Alexandria Park.



Single-story module creates point of difference from Northern and Southern precincts

Profiled metal spandrel

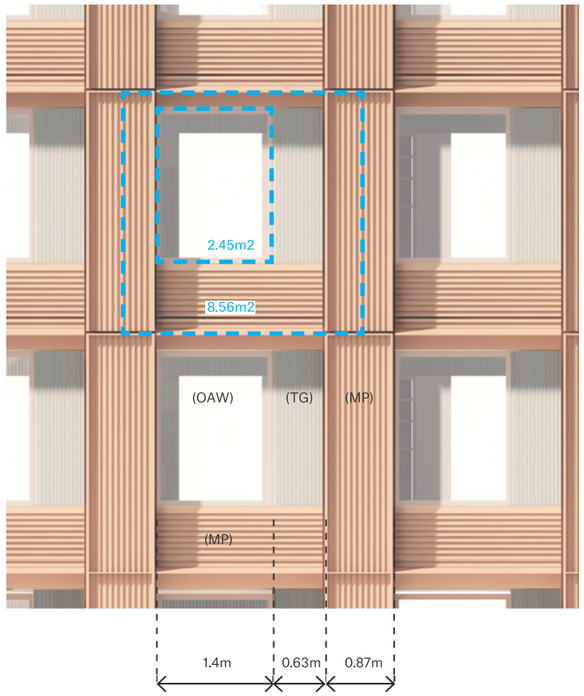
Ceramic frit to fixed sidelight

0.15m deep horizontal metal shading

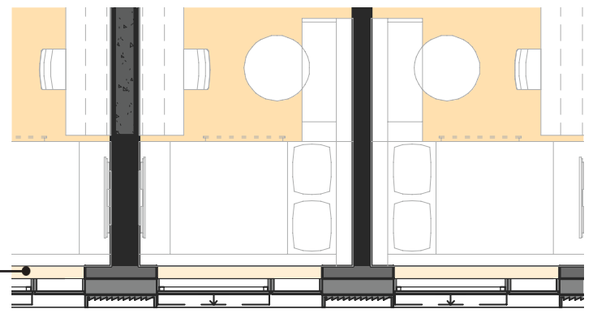
1.4m wide operable awning window. Is on a restricter that limits max opening aperture for compliance. (OAW)

0.15m deep vertical metal shading with profiled metal panel

ELEVATIONAL VIEW



Window wall ratio: 28.6%



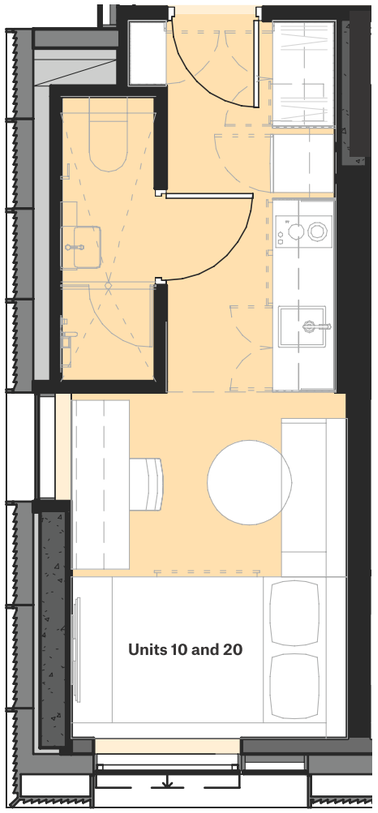
150mm deep pony / insulation wall

0.15m Facade Zone

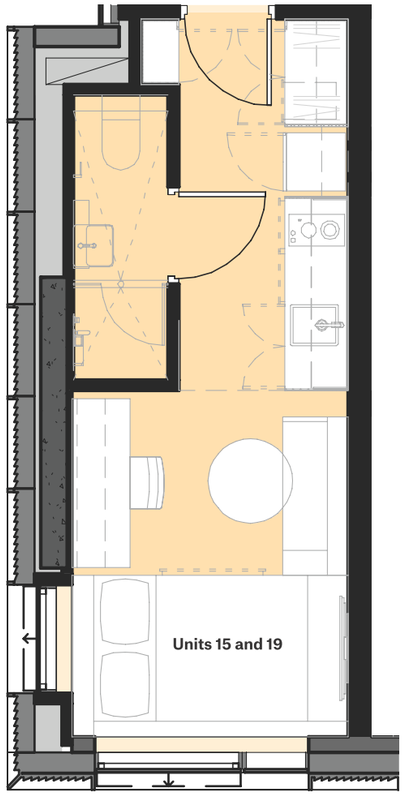
PLAN VIEW



6.5 B1 - Side Walls (Vision Glass)
Facade Typologies

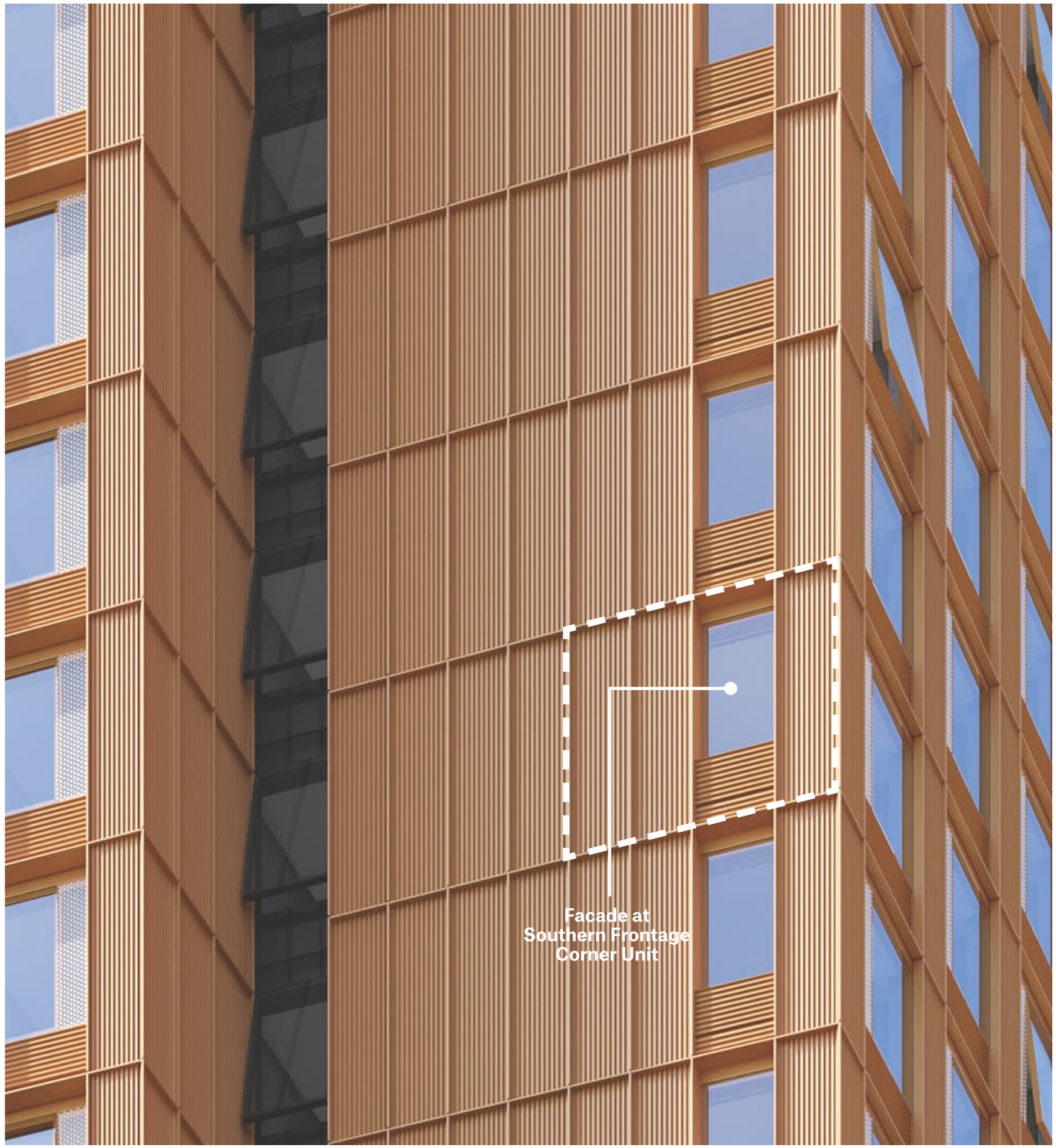


EASTERN / WESTERN FRONTAGES



SOUTHERN FRONTAGE





6.5 B2 - Side Walls
Facade Typologies

The B2 - Side Walls Facade Type has a consistent facade depth and strategy to Type B1, with the exception that Type B1 includes a side-window.

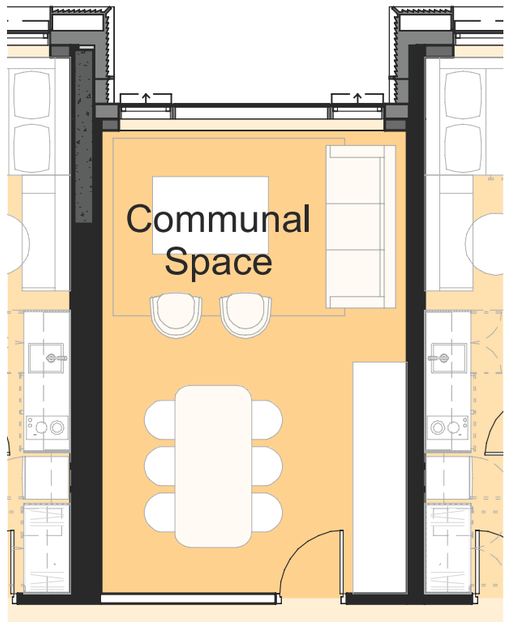


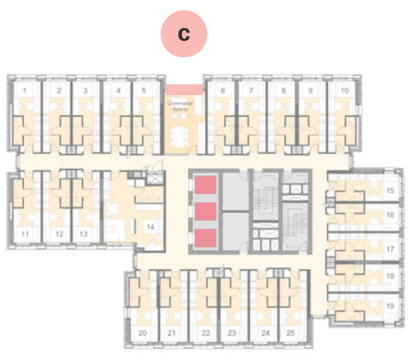
B2

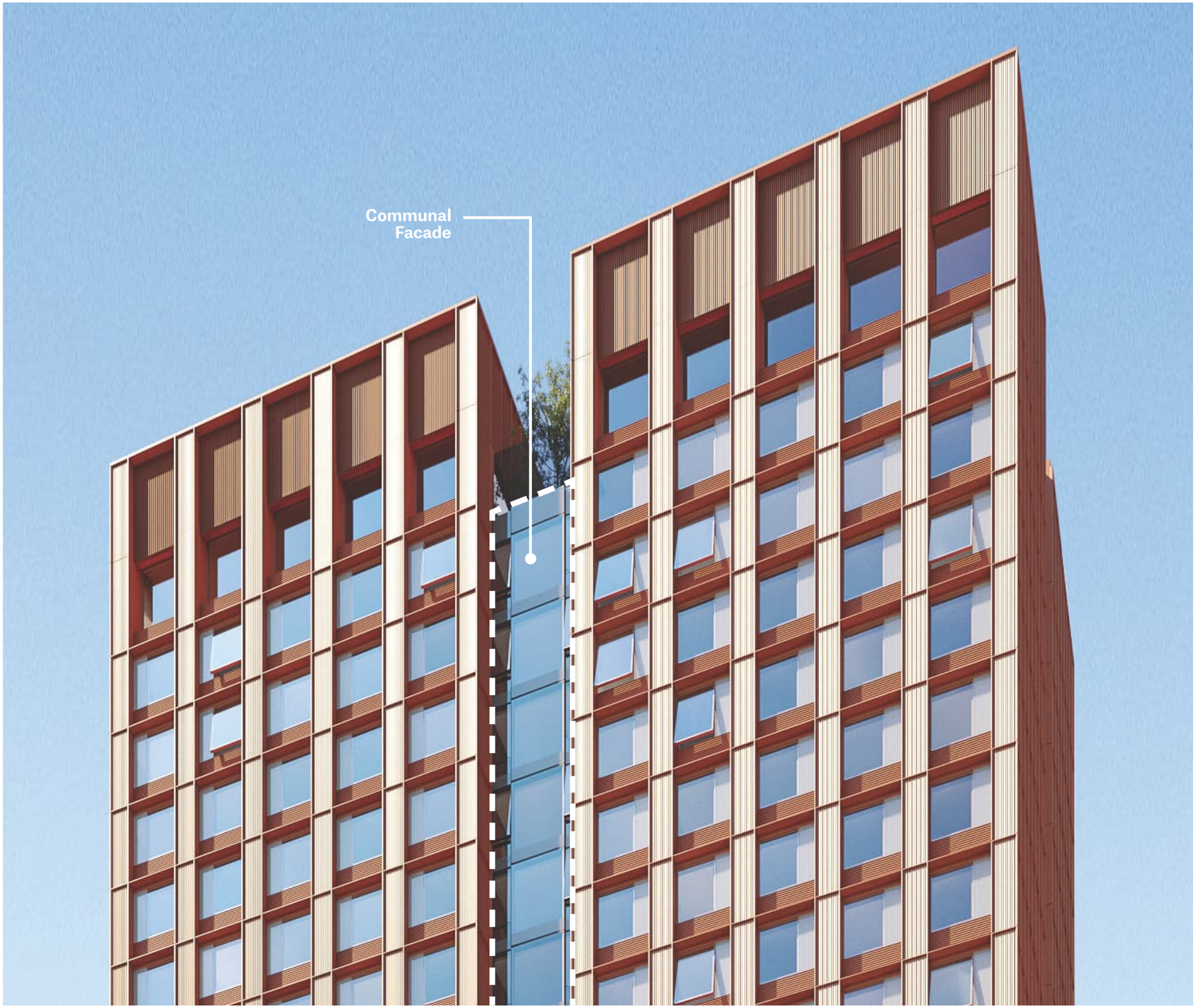


6.6 C - Communal
Facade Typologies

Full height clear vision panels with top or side hung awning sashes and shadow box spandrels.





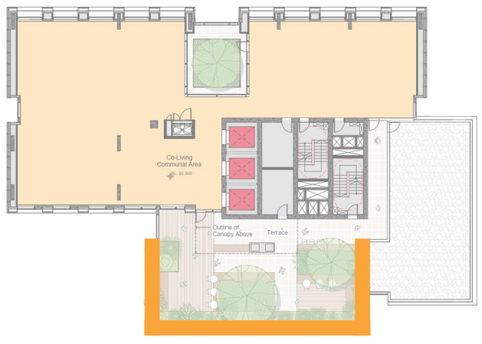


6.7 - Rooftop Terrace
Facade Typologies

Mesh provides fall protection for the rooftop terrace and is preferred by the operator for security reasons.



Indicative Image- Crown at Rooftop Terrace





7.0

Sustainability Strategy



7.1 Environmentally Sustainable Design
Performance Targets

A holistic sustainability agenda addressing environmental and social sustainability for the central precinct.

Sustainability Targets:

- 6 Star Green Star Communities | v1.1
- 5 Star Green Star Desing and As-built | v1.3
- All electric buildings with 100% renewable energy for all areas under developer control
- Water-efficient buildings, including efficient fittings, fixtures and appliances

Low-Carbon Design

- Solar-photovoltaic array for clean energy production
- Responsible material selection with low-carbon, recycled, reused and durable products preferred
- Solar shading designed for orientation
- Social sustainability through provision of childcare, retail, community employment opportunities
- Regenerative braking and energy efficient lift motors on main lifts.

Considered Landscaping and Public Domain

- Improved biodiversity through selection of native and endemic species
- Reduced stormwater pollution through water sensitive urban design and stormwater retention

Ingrained Sustainability

- High-density co-living units; efficient use of space to tackle affordability crisis
- Close integration with Waterloo Metro Station promotes alternatives to fossil-fuel vehicle use
- Active transport encouraged through design for active living, EOT facilities, and close access to public transport
- Proximity to Cope Street Plaza, Alexandria Park, and a future Waterloo Estate Recreation Area
- Buildings and hardscapes designed with reduced urban heat island effect in mind



7.2 Wind Comfort
Public Domain Overview

RWDI's wind assessment demonstrates that:

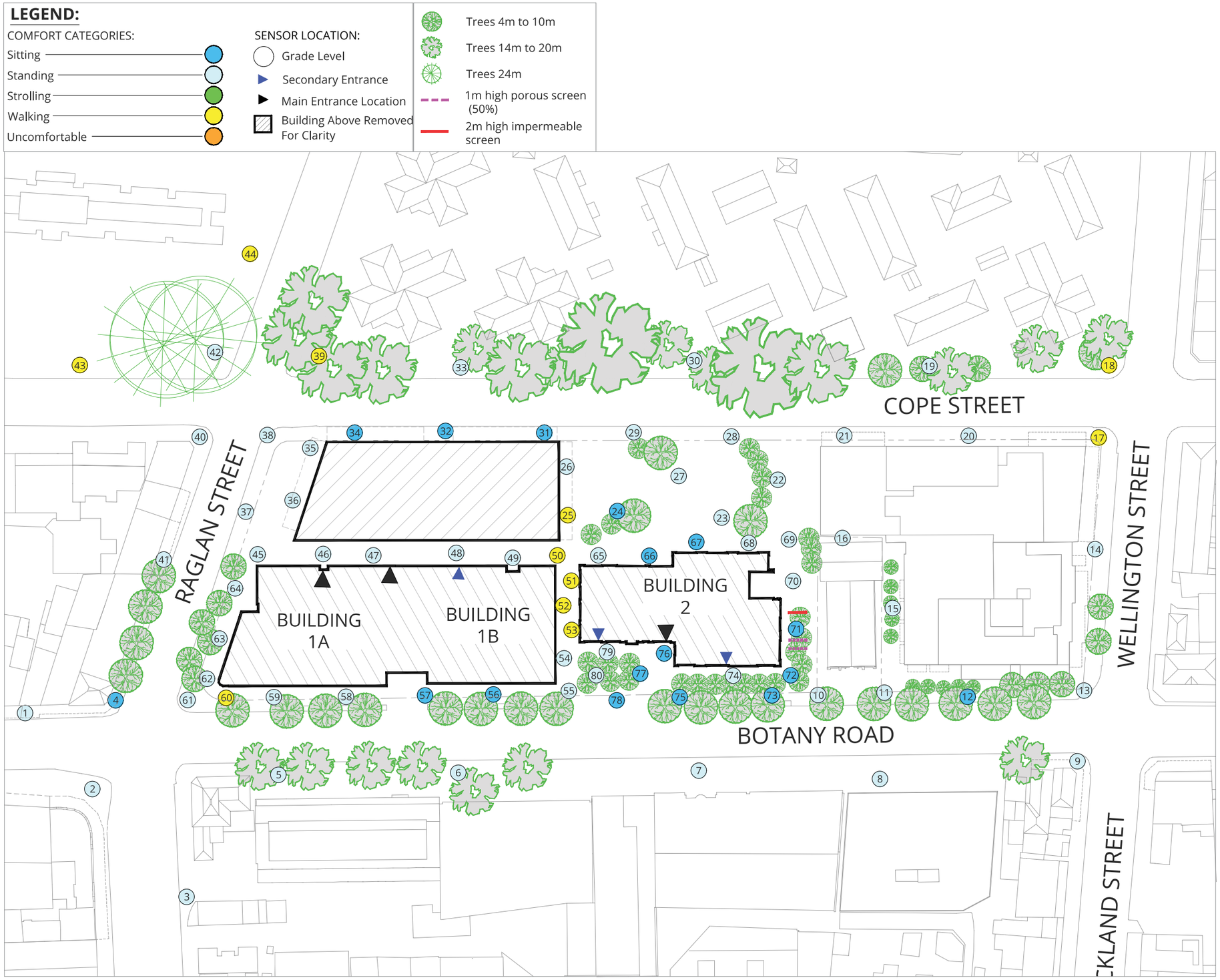
"In the Proposed configuration the overall wind comfort levels on the ground level areas align well with the requirements of Waterloo Metro Design Quality Guidelines. Wind conditions at the majority of ground level areas within and around the Proposed Development were observed to range from standing to walking use throughout the year.

Wind conditions around key entrances, within Cope Street Plaza and along Raglan Walk are expected to satisfy the standing comfort criteria with recessed areas around Building 2 suitable for sitting use."

Refer to **Appendix I - Wind Impact Assessment** for more detail.



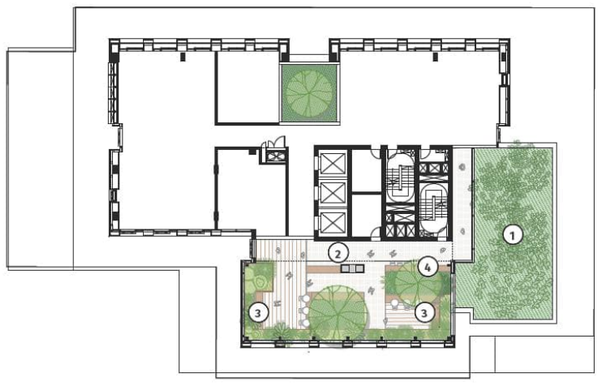
Above: Wind Tunnel Study Model by RWDI

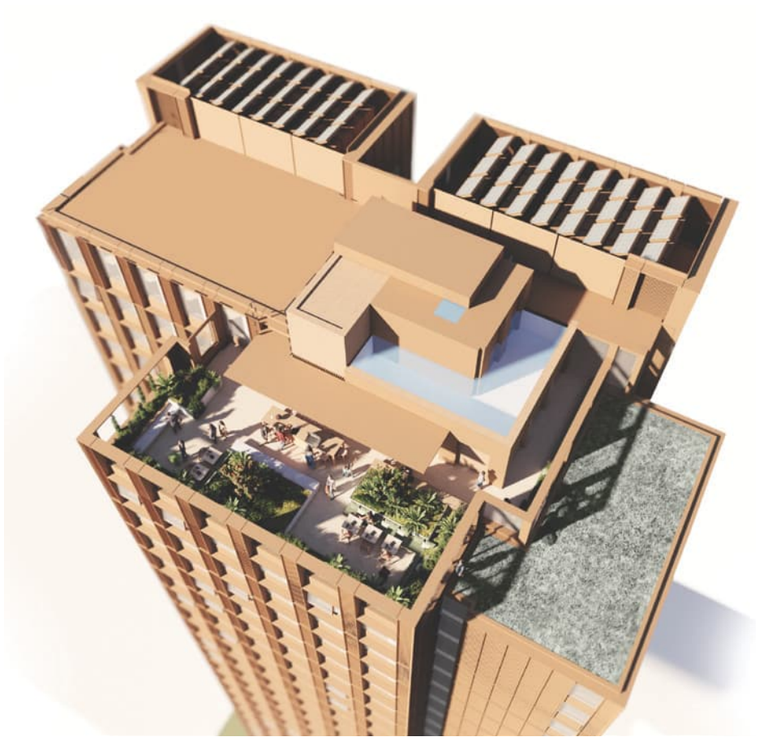


Source: Appendix I - Wind Impact Assessment by RWDI
Explanatory note: the numbers in the above image are sensor location labels. Wind speeds are colour categorised according to the legend at top of the page.

7.2 Wind Comfort
Podium and Rooftop Terraces

The outdoor terraces appear to sit comfortably within the desired wind comfort criteria, with the majority of sensor locations achieving sitting or standing speeds when landscaping is accounted for in RWDI's wind tunnel tests. For example, the primary seating areas along the Level 24 communal roof terrace appear to meet the comfort criteria for sitting. Refer to the **Appendix I - Wind Impact Assessment by RWDI** for additional details.



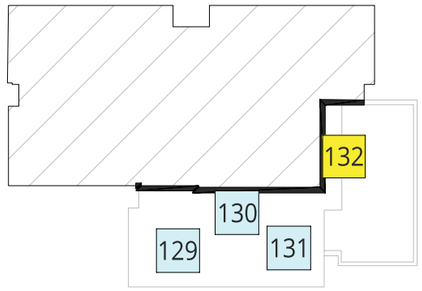


Pedestrian Wind Comfort Conditions
Wind Assessment by RWDI
Annual Conditions
(January to December, 0:00 to 23:00)

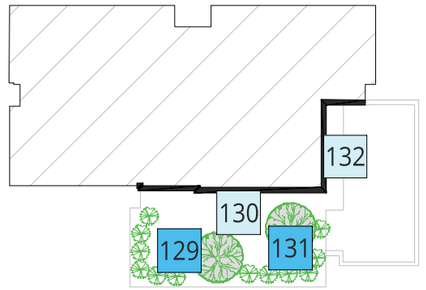
Legend

COMFORT CATEGORIES:
- Sitting
- Standing
- Strolling
- Walking
- Uncomfortable

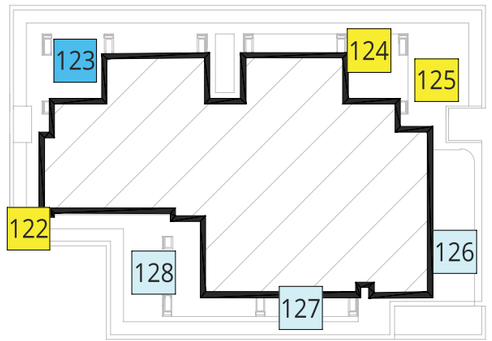
SENSOR LOCATION:
- Terraces
- Balconies
- Building Above Removed For Clarity



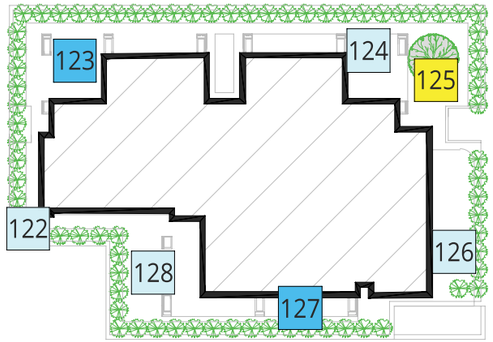
Level 24



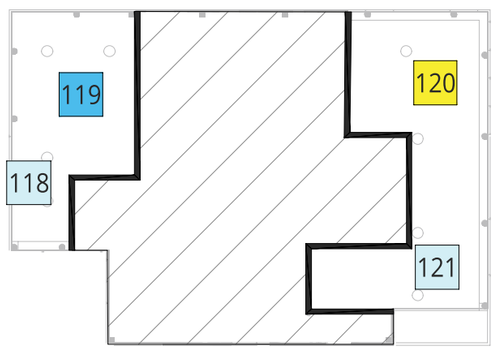
Level 24 (with landscaping)



Level 03



Level 03 (with landscaping)



Level 01



Level 01 (with landscaping)

Conditions Without Landscaping

Conditions With Landscaping

7.3 Improved Solar Access
Alexandria Park Overview

The precinct complies with the Waterloo Metro Quarter Design and Amenity Guidelines objectives and criteria for solar access, which are outlined below.

Waterloo Metro Quarter Design and Amenity Guidelines:

3M Solar access and amenity

Objectives:

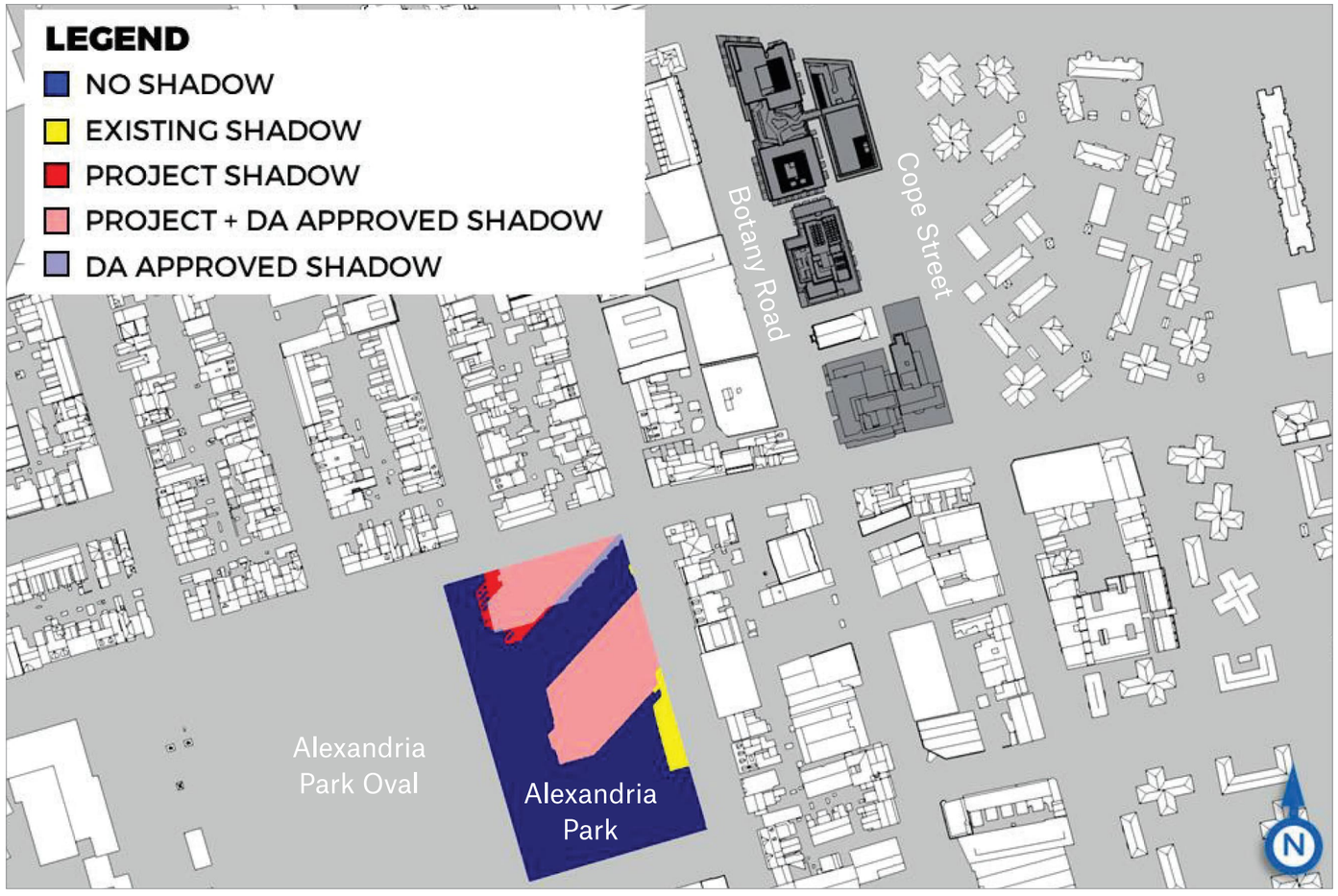
1. Ensure solar access to the public domain on the site including Cope Street plaza and Raglan Street plaza
2. Minimise overshadowing on Alexandria Park and the wider public domain

Design criteria:

1. Development does not result in any additional overshadowing of Alexandria Park after 10am on 21 June
2. No more than 30% of Alexandria Park excluding the oval (as shown in Figure 21) is overshadowed by the development as measured at any time after 9am on 21 June



Above: key plan from the Waterloo Metro Quarter Design and Amenity Guidelines dated February 2021. The black dashed outline above notes the test area.



Above: overview of RWDI's Alexandria Park simulation at 9am on the 21st of June - the shortest day of the year.
Source: **Appendix X – Overshadowing Analysis by RWDI.**

7.3 Improved Solar Access
Alexandria Park Analysis



9:00AM 21ST JUNE



10:00AM to 3:00 PM 21ST JUNE

LEGEND
- NO SHADOW
- EXISTING SHADOW
- PROJECT SHADOW
- PROJECT + DA APPROVED SHADOW
- DA APPROVED SHADOW

Analysis by RWDI

"The simulations indicate that no more than 30% of Alexandria Park is overshadowed by the Proposed scheme after 9:00 am AEST, and no additional overshadowing of Alexandria Park is predicted after 10:00 am AEST. The overshadowing caused by the Proposed scheme is similar to that caused by the Approved DA scheme."

"It is noted that the scheme that was previously approved overshadowed 29.94% of Alexandria Park at 9 AM on 21 June. The proposed scheme accordingly reduces the overshadowing impact by approximately 7 m² at this time."

The design amenity guidelines specify a defined area of the park. The requirement for 30% or less overshadowing of this zone excludes the oval, which is a significantly larger space that is not affected by the development.

For additional detail, refer to Appendix X – Overshadowing Analysis by RWDI

Above: Simulations of Solar Access to Alexandria Park from Appendix X – Overshadowing Analysis by RWDI. For more detail, refer to the report.

The Design and Amenity Guidelines criteria are met for solar access to Alexandria Park.

Source: Appendix X – SSDA Overshadowing Analysis



Aerial View of the Central Precinct's Rooftop: Services and plant locations have been amended following feedback from the Design Review Panel. The tower rooftop is sculpted to maximise solar access to Alexandria Park.

8.0

Design & Amenity Guidelines Compliance



8.0 Design & Amenity Guidelines

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 Guideline includes:

— Objectives that describe the desired design outcomes

— Design criteria that provide measurable requirements for how an objective can be achieved

— Design guidance that provides advice on how the objectives and design criteria can be achieved through appropriate design responses, or in cases where design criteria can not be met.

The Central Precinct’s development application needs to demonstrate how the objectives and design criteria are met. If it is not possible to satisfy the design criteria, applications must demonstrate how the objective has been achieved.

The following pages contain an assessment of the proposed envelope and reference design against the objectives of the Design and Amenity Guidelines.

8.1 3A Desired outcomes

The design objectives for the Metro Quarter have been informed by the Waterloo State Significant Precinct vision and objectives. The design objectives are to:

— Support the NSW Government’s planning strategies and objectives including the Greater Sydney Region Plan (2018) and the Eastern City District Plan (2018)

— Enable the development of a mixed use precinct at the site which caters to a range of different uses and works to create a fully integrated station precinct at Waterloo

— Support a range of spaces that would cater for the social and economic needs of the local Waterloo community

— Enhance the community’s experience and the urban amenity through the development of an integrated design concept that ensures delivery of a quality public domain area with strong connections to the site’s surroundings

— Create an urban environment that drives high usage of the Sydney Metro network responding directly to the principle of transit oriented development

— Enable a building form which maintains excellent solar access to public open spaces and nearby residential areas

— Provide a harmonious relationship between the proposed development of the Metro Quarter and its surrounding heritage context

— Achieve design excellence in the final integrated station development

— Enable a new transport interchange that prioritises public and active transport

— Establish new publicly accessible open space in the form of plazas that would provide access to the station entries, connect the Metro Quarter with surrounding streets and functions as spaces for passive recreation and social interaction

— Embrace sustainability initiatives including lower levels of on-site car parking, stormwater re-use and water sensitive design and measures intended to improve the environmental performance of buildings.

— Support the provision of affordable and social housing and ensure the social housing will be tenure blind (i.e. visually indiscernible from the market and affordable housing).

8.2 3B Design approach

The following design principles have been adopted for the Metro Quarter to respond to the opportunities and constraints of the site and the surrounding urban context:

— Development integrated with the station and public domain that delivers an active transport hub with seamless interchange, pedestrian priority and accessibility. Complementary interfaces between the station and development will be high performing and achieve activation ready functionality.

— Inclusive integrated station development and public domain that provides accessible amenity, services and open space, shared democratic spaces for both the commuter and community, and creates places for social interaction and activities for all.

— Connected integrated station development and public domain that is legible, safe and walkable day and night, acts as a gateway and community marker. The integrated station development stitches places into the surrounding context and has social connectedness and shared spaces.

— Diverse mix and layering of uses and employment with extended hours, fine grain and active street edges. Adaptable mixes of dwelling types and living choices are provided and are architecturally distinctive with variance.

— Local reflection of the proud community character and diversity in response to place and context. Local retail, business and services are fostered and embed the arts and local cultures.

— Liveable community that creates micro– neighbourhoods and vertical villages, public and community facilities, access to food sources and everyday needs. The integrated station development is contextual, resilient, uses with green infrastructure and high quality materials and finishes.

— Culture is respected in the integrated station development and public domain design by seeking endorsement and permission to use Aboriginal Creation and local stories that have been identified through the design phase.

8.3
3C Public domain

Objectives:

1. Provide publicly accessible plazas adjacent to the station entries that connect the Metro Quarter to the surrounding streets and neighbourhood
2. Create a high quality, integrated, permeable and multifunctional public domain that caters for movement, recreation and social interaction
3. Provide good levels of solar access and amenity to the public domain
4. The design of the public domain is consistent with Crime Prevention Through Environmental Design principles
5. Balance all forms of movement through creating a public domain which facilitates transport interchange
6. Provide for a diversity of awning expressions, with scale, materiality and character related to context and use.

Response:

The Central Precinct detailed design builds upon the second amending DA's public domain framework to provide a series of high quality public spaces. A number of amendments have been made to improve the functionality and performance of the public domain including:

- Refinements to the Central Building 2 podium to create a generous landscape forecourt to Grit Lane.
- Relocation of the B2 basement entry to improve the landscape and amenity of Church Square.
- Relocation of the Botany Road Bus Stop to be immediately adjacent Grit Lane, providing a more direct connection to the Metro entry.

The Central Precinct's design complements the provision of 2,200m² of total public space between Cope Street Plaza and Raglan Place. Additionally, the proposed B2 design creates a new public space notionally named Grit Square, which provides some generosity to the bus stop, relocated for improved proximity to the Metro station.

Clear pedestrian access has been considered throughout the site to maintain a safe and accessible journey for pedestrians. Clear widths have been adhered to and licensed seating zones are identified. Sightlines through the WMQ are direct and generous, with active uses along key movement paths, creating a safe environment throughout the day and evening.

The principle public spaces enjoy solar access at different times of day, providing a range of complementary experiences.

Public seating in the public domain is considered, including a long seating area adjacent Grit Square that supplements the bus stop.

Further details of the public domain are included in the Central Precinct's Landscape and Public Domain Report.

8.4
3D Streets, lanes and footpaths

Objectives:

1. Provide high quality materials and finishes in the public domain that respond to the character of the local area.
2. Expand the public domain by considering the boundary interface with the Waterloo Congregational Church.
3. Create visual interest and reflect the character of the area through the selected materials for the public domain.
4. Material selection is to include consideration of the mass and/or sound insulation or absorption properties.

Response:

The Central Precinct's detailed design is consistent with the design criteria. The refined Grit Lane and Grit Square provide a through-site pedestrian link from Cope Street to Botany Road that provides a clear, safe, direct and convenient connection from the metro station to the relocated bus interchange. The lane is fully open to the air, with a minimum width of 6m, and lined with active uses.

The landscaped planting zones and built form provide adequate footpath widths and building setbacks between 2.5m and 6.5m along Botany Road in the vicinity of the relocated bus interchange.

Church Square, along the southern edge of Cope Street Plaza, has been refined to prioritise pedestrian movement whilst also providing access to bicycle parking and resident car parking. The path of vehicular travel to the basement has been reduced in order to minimise the impact of cars on public domain.

Both east-west links are open to the sky. Additionally, the central precinct tower has been setback from it's eastern podium edge to improve wind conditions and improve the sky view from within Raglan Walk.

The materials to be used in the public domain will respond to the character in the area and provide high quality durable public domain consistent with the City of Sydney standards.

Further details of the public domain are included in the Central Precinct's Landscape and Public Domain Report.

8.5
3E Tree canopy cover

Objectives:

1. Mitigate the impacts of urban heat island effect through the provision of tree planting and soft surface areas.
2. Enhance the biodiversity of the site through providing a range of native species and opportunities for urban habitat.

Response:

The Central Precinct's detailed design is consistent with the second amending DA's tree canopy cover, which maximises opportunities for tree planting and landscape areas.

Within streetscapes around the site, the street tree canopy cover is 3,554 sqm out of a guideline defined area of 6,084sqm, equating to **58.4%** (exceeding the minimum requirement of 50% and the existing approval at 54.8%).

The overall tree canopy cover (includes street trees and trees within the site) is 5,183 sqm out of a guideline defined area of 18,952 sqm. This equates to **27.3%** (exceeding the minimum requirement of 23% and existing approval at 25.3%).

Planting typology within the precinct varies within the landscape spaces. It is intended that all planting at ground level of the project, including the planting on City of Sydney public domain, is comprised of native plant species.

The palette has been developed to create urban ecologies which may provide habitat or food sources for native birds, bees and insects.

Further details of the public domain are included in the Central Precinct's Landscape and Public Domain Report.

8.6
3F Tree planting specifications

Objectives:

1. To create a safe welcoming and healthy place to live, high quality public spaces, and a sustainable and adaptable urban environment.
2. Provide a resilient, healthy and diverse urban forest.
3. Provide an integrated long-term strategy that promotes trees as critical infrastructure and assets.
4. Retain and protect existing trees and canopy cover.

Response:

The site has been designed to maximise opportunity for tree planting and landscape areas, to provide comfortable spaces for people to move through and enjoy. The basement has been designed to enable **10.4%** deep soil to be achieved within the site boundary (excluding the station box area), which allows maximisation of tree canopy height and spread.

The landscape strategy allows for significant tree canopy to be established on the site, coordination of new trees with overhead and below ground infrastructure.

Further details of the public domain are included in the Central Precinct's Landscape and Public Domain Report.

8.7
3G Wind

Objectives:

1. Mitigate potential wind impacts and ensure adequate levels of comfort are achieved in the public domain for intended activities.
2. Ensure the wind environment created by the development does not result in uncomfortable or unsafe wind conditions on publicly accessible open space.

Response:

The Central Precinct will provide adequate levels of wind comfort in the public domain, generally consistent with the intended uses of the different spaces. Wind impacts are primarily managed through the built form and the provision of the tower facade having a setback from the podium's outer extents, rather than excessive reliance on other mitigation measures such as awnings or planting.

The wind assessments demonstrate that the revised massing has improved the wind conditions compared to the Approved envelopes. The introduction of tower setbacks, improved generosity to the laneways, and refined corner articulation, has created improved levels of comfort in areas of the key public spaces, including areas that are contemplated for outdoor seating.

The inclusion of additional wind mitigation elements, such as building awnings and tree planting, will further improvement comfort levels in areas susceptible to wind impact.

The southern laneway achieves a comfortable balance between achieving visual east-west connectivity and mitigating south-western-winds through the provision of a minor change in level that is complimented by raised seating.

Further details are included in the Pedestrian Wind and Environment report.

8.8
3H Building Uses

Objectives:

1. Provide a diverse range of businesses and community activities that support a vibrant day and night-time economy and activate the public domain.
2. Provide a mixed use precinct with residential, retail, commercial and community uses, and where appropriate, entertainment uses.
3. Manage potential noise conflicts so that appropriate levels of residential amenity and non-residential activity are achieved.

Response:

The Central Precinct will contain a diversity of different uses, including Co-Living, retail, community, and childcare uses.

The revised design provides a minimum of 2,000m2 of floor space for community facilities in accordance with LEP 2012, including a large two-storey childcare facility, and a community run cafe/community room at ground level. These facilities are provided within the podium of the Central Precinct with a frontage and visual connection to the Cope Street Plaza.

The entrance to the community facilities are proposed to be accessed from the generous new Grit Square Plaza, clearly identified and readily accessed from the Plaza, the Metro, and the Botany Road bus stop.

The Co-Living tower is carefully designed to reduce the number of units fronting onto Botany Road. Each floor of the co-living tower has a community room that provides access out towards Cope Street Plaza and the future Waterloo Estate recreation area.

The podium and tower rooftops provide further high-quality communal space for Co-Living tenants, ensuring that all units have access to high-amenity spaces.

8.9
3I Street activation

Objectives:

1. Maximise active frontages through the ground plane and provide for a high quality pedestrian experience.
2. Locate uses at ground level that activate the public domain and provide a convenient experience for metro customers and local community.
3. Respond to site flooding constraints and ensure flood protection measures do not impact activation.
4. Activation of through-site links and laneway.

Response:

Open spaces and public connections will be activated by a mix of retail, commercial and community uses. The size of spaces varied across the site, with finer grain retail fronting Grit Lane and Raglan Walk, and larger tenancies around the edges of Cope Street Plaza.

A wider footpath is created at the Botany Road bus stops, with retail tenancies accessed from an upper path set behind deep soil planting in response to site flooding constraints.

The introduction of grit square, the increased podium setback form Cope Street plaza, and the increase in pedestrian only space adjacent to the church (via the minimisation of the vehicular travel path) all improve the quality of the active frontages.

8.10
3J Podium and street wall

Objectives:

1. Minimise the visual bulk, scale and unbroken length of the podium.
2. The form, scale, massing and articulation responds to the local context.
3. Respect the Waterloo Congregational Church and enhance the setting for the heritage item

Response:

The detailed design of the Central Precinct establishes a clearly defined podium, with the B2 tower glazing line typically setback from the podium edge by 3m or more.

The Central Precinct podium is articulated to create the Grit Square forecourt and align with the adjacent Waterloo Congregational Church on Botany Road.

The clear separation between tower (Co-Living) and podium (non-residential uses) helps clarify separation of uses within the Central Precinct site.

Tower setbacks assist to diminish the visual bulk of the taller building forms. Compared to the previous scheme, the Building 2 tower form has been modified with tower setbacks to all frontages, including Cope Street Plaza. Significant reductions to the mass on the eastern side contribute to a greater sense of generosity in the Plaza and provides clear sightlines from Raglan Walk.

Minimum setbacks and separations (as outlined in the Design and Amenity Guidelines criteria) are all generally achieved. A minimum setback of 10m is provided from the dominant face of the Church to the Building 2 podium. The tower above is setback 3m to provide a total setback of 13m from the Church, exceeding the required 10m.

The relocation of the driveway allows for increased landscaping immediately adjacent to the Waterloo Congregational Church, further enhancing the setting for the heritage item.

A masonry material is applied to the Central Precinct podium, which responds to local context and provides screening to the childcare.

8.11
3K Built form above the podium

Objectives:

1. Provide architectural diversity in the built form above the podium.
2. Provide slender tower forms and reduce the visual bulk through articulation of the facades.
3. Minimise overshadowing impacts on Alexandria Park and the wider public domain.

Response:

The design of the Central Precinct's Co-Living tower demonstrates architectural diversity from the other towers on the site, both in form and appearance.

The detailed design has benefited from rigorous engagement with the State Design Review Panel and has demonstrated an elegant form that provides moments of relief to reduce the visual bulk and scale.

The separation between towers and the articulated forms responds to wind conditions and supports appropriate levels of comfort in public and communal areas. Additional wind mitigation devices such as impermeable canopies, awnings, pergolas and trees are incorporated to further improve amenity.

The tower form has been carefully articulated to maintain the required levels of solar access to Alexandria Park, including no additional overshadowing of Alexandria Park after 10am on 21 June and no more than 30% of Alexandria Park overshadowed at any time after 9am on 21 June.

8.12
3L Residential amenity

Objectives:

1. Minimise the potential noise impacts primarily along the western edge of the site.
2. Minimise the wind impacts across the site.
3. Provide natural ventilation and solar amenity for residents of the apartment buildings.
4. Provide sufficient areas for communal and private open space.

Response:

The Central Precinct's co-living tower has been designed to deliver high quality, high amenity design outcomes. Solar amenity, acoustic and visual privacy, natural ventilation, communal and private open space have been key considerations.

The Co-Living tower's primary frontage is to the east, with only 6 of 25 units adjacent to Botany Road on a typical level.

Each level has a community space with east-facing views towards Cope Street plaza and the future Waterloo Estate recreation area.

Generous communal space is provided on the podium roof and tower roof, with significant greenery and vegetation to the outdoor areas.

8.13
3M Solar and amenity

Objectives:

1. Ensure solar access to the public domain on the site including Cope Street plaza and Raglan Street plaza.
2. Minimise overshadowing on Alexandria Park and the wider public domain.

Response:

The Central Precinct's detailed design achieves the criteria required, including:

No additional overshadowing of Alexandria Park after 10am on 21 June;

No more than 30% of Alexandria Park overshadowed at any time after 9am on 21 June;

Protection of solar access to private open spaces and living rooms of adjacent residential properties. Further details are provided in the solar assessment report.

8.14
3N Pedestrian and cycle network

Objectives:

1. Prioritise walking and cycling trips in and around the Metro Quarter over vehicles.
2. Manage potential conflict between cyclists and pedestrians through the design of the public domain and locations of bike parking.
3. Provide a pedestrian network that aligns with key pedestrian desire lines and is integrated with the active frontages.

Response:

The Central Precinct's detailed DA provides clear and legible pathways that support the master plan's prioritisation of the pedestrians and cyclists, including those accessing public transport.

Clear lines of sight and movement are provided, connecting people across the site and to the surrounding context. Generous, shady footpaths, with areas for dwelling and sitting, run along street edges. Laneways are open to the sky, with activated edges, characterful shopfronts and awnings. A new square provides a generous seating area to public-transport users changing from metro to bus.

Bicycle parking is provided within the shared basement, accessed via the carpark ramp and respective lift lobbies.

Further details of the public domain are included in Central Precinct's Landscape and Public Domain Report.

8.15
3O Carparking access

Objectives:

1. Prioritise walking, cycling and public transport above private car use.
2. Provide safe, convenient and legible movement for the public.
3. Provide convenient access between different transport modes.
4. Encourage public transport use and minimise the amount of car parking provided within the development.

Response:

The master plan prioritises the movement of cyclists and pedestrians. Access to the station, and interchange with buses, is via accessible, weather-protected routes.

Vehicular access to the central precinct (including the church) is provided at the southern edge of Cope Street Plaza. The Second Amending Concept and reference design for Building 2 has refined this accessway to further minimise visual impact and potential conflict with pedestrians. Relocating the basement access point further east results in an improved environment adjacent the Church, minimising areas of conflict with vehicles and providing opportunities for more extensive planting.

Vehicular access to loading areas is from Botany Road and Wellington Street, with the frontage of service areas minimised to reduce impact on pedestrian movement and the quality of building edges.

Further details of the public domain are included in the Landscape and Public Domain Report.

8.16
3P Service vehicles and waste collection

Objectives:

1. Ensure that demand for transport generated by development is managed in a sustainable manner.
2. Locate servicing and loading at the site edges to minimise potential conflicts with pedestrians and cyclists.

Response:

Impacts of servicing and waste collection for the northern and central precincts are minimised primarily through location of these areas at the street frontages of Botany Road and within the shared basement.

Dedicated spaces are provided for waste and service vehicles, in accordance with the Design + Amenity Guidelines.

Co-living waste is typically stored in the basement and then transported on collection day within the shared basement via bin-tug and services lift up to the loading dock within the Northern-Precinct.

Futher details are included in the Central Precinct's Waste Management Report.

8.17
3Q Integration with the metro station

Objectives:

1. Integrate the design of the development with the metro station.

Response:

The Second Amending Concept removes the majority of built from above the northern Metro entry building. This, together with making Raglan Walk an open air laneway, greatly reduces the complexity of the relationship between the operational station and the development above.

Development directly on the Metro entry building is limited to plant, a single storey pavilion, and outdoor communal open space, as detailed in the reference design and Building 1A+1B SSDA.

The revised design provides functional autonomy between the station and over station development, including separation of services, egress, and clearances between air intakes and exhausts.

8.18
3R Sustainability

Objectives:

1. Create an integrated sustainable infrastructure network incorporating transport facilities, public domain, water systems and vegetation.
2. New development encourages sustainable water use practices.
3. Reduce energy consumption, emissions and urban heat island effect and improve air quality and the absorption of carbon.

Response:

The planning and design of the site enables an integrated approach to sustainability - from facilitating active transport, protecting solar access to key spaces and maximising tree canopy, to the detailed design of buildings.

The sustainability framework is underpinned by the provision of high-density co-living in close proximity to the Metro station. This utilises land efficiently and promotes sustainable mobility, including public transport, cycling and walking.

The Central Precinct's DA has also made modest but important improvements to the landscape provisions on site, with increased tree canopy cover, increased deep soil provision and extensive planting to podium roofs. These initiatives assist to mitigate urban heat island effect, improve biodiversity, and assist with stormwater management.

The ongoing engagement with First Nations people, the integration of public art through the precinct, the provision of community facilities and childcare, all contribute to social sustainability.

The development has ambitious sustainability targets, including 6-star Green Star Communities (v1.1) and 5-star Green Star Design and As-built (v1.3). The buildings will be all-electric and include water efficient fittings, fixtures and appliances, as well as solar PV for energy production.

Further details of this sustainability strategy are described in the Central Precinct's ESD Report.

8.19
3S Stormwater and flooding

Objectives:

1. Improve water quality and reduce stormwater runoff.
2. Manage flooding impacts and provide design responses that are integrated with the public domain and ensure street activation.

Response:

A site-wide stormwater and flooding strategy has been prepared, with buildings and public domain designed to accommodate requirements of this strategy.

An OSD tank is to be accommodated along the southern edge of the Central Precinct site, adjacent to the church, and located in a paved zone above the minimum RL for a gravity-fed tank. Access hatches are designed to be reasonably concealed and topped with paving tiles where possible.

Further details are provided in the Stormwater Management Strategy and Flood Impact Assessment.

8.20
3T Waste management

Objectives:

1. Ensure that each dwelling has adequate space to manage waste and recycling.
2. Ensure that buildings provide appropriate facilities to manage waste and maximise recovery of resources.
3. Ensure that residential amenity is not impacted by waste systems and collection.

Response:

The sustainability strategy for the site includes consideration of waste minimisation. The Central Precinct has been designed to allow for adequate waste and recycling facilities.

Further details of this sustainability strategy are described in the ESD Report. Further details demonstrating adequate waste storage and management are located in the Waste Management Report.

8.21
3U Culture

Objectives:

1. Reflect Waterloo's distinct culture in a design approach that respects and celebrates the area's significant heritage and contemporary cultural values.
2. Express Aboriginal cultural heritage values and narratives and integrate culture with the design of the built form, landscape and public art.
3. Embrace and respond to Transport for NSW's Reconciliation Action Plan 2019-2021.

Response:

The Central Precincts detailed design continues to build upon the Place Story that was developed for the site to provide strategic guidance to the project team and inform strategies for public art, wayfinding, retail, place naming and activation.

The Place Story describes WMQ as a place of 'unconventional potential', an opportunity to bring diverse mindsets together, celebrate difference, and explore a new economic tomorrow.

The Place Story is underpinned by recognition that the Waterloo- Redfern area is culturally and historically significant for the Aboriginal people of Sydney, New South Wales and the country. The revised massing and associated reference designs have been informed by continued engagement with First Nations communities who have identified thematic priorities relating to inclusion, cultural safety, art and storytelling, and opportunities for empowerment and enterprise.

Many of these cultural priorities are reflected in the public domain and public art strategy but are also intrinsic in the design of Building 2's podium which has a prominent position facing the Plaza and houses the key community facilities.

8.22
3V Public art

Objectives:

1. Integrate public art in the urban environment to offer unique experiences and bring a diverse and changing community together.
2. Build an authentic sense of place through activating the site and enabling the creative voices of the local community and its artists to be embedded in the design.
3. Create opportunities to celebrate Aboriginal culture and voices within the context of the wider cultural narratives of Waterloo.

Response:

Heritage interpretation and public art strategies have been prepared for the whole site, informing the design of buildings and public spaces. Opportunities for specific artworks have been identified. Four main themes have been identified for interpretation in the project:

Celebrating Country;

Celebrating Community & Language;

Celebrating Innovation & Knowledge;

Development of the Urban Landscape.

A range of public art works and heritage interpretations exploring these themes have been delivered on site or are in planning and delivery. The reference design for Building 2 identifies several specific opportunities for works to be integrated into the architecture.

9.0

SDRP Comment Responses



9.1 SDRP Comment Responses

SDRP 04 Advice:

07. Demonstrate that the path adjacent to the western facade of Building 2 can provide accessible access between Grit Lane and the ramp adjacent to the Waterloo Congregational Church.

08. Ensure that the serviceability of the retail offerings is considered during design development. For example, access to shared amenities, ventilation requirements and kitchen exhausts.

10. Ensure windows reveals are deep and consistent with the design approach for the facade orientation.

11. Ensure dual aspect windows are operable to utilise opportunities for cross ventilation.

12. Consider integrating blinds within awning windows so that natural ventilation can be achieved while minimising solar gain and retaining privacy.

13. Provide detail on the metal cladding profiles and ensure that the profile depth/play of shadow provides the necessary level of contrast and visual interest.

14. Sufficiently angle the horizontal shading to discourage birds perching or nesting.

15. Further consider how to connect the tile base with the perforated brick screen above.

16. Provide detailed facade drawings that describe the relationship and junctions between the different materials and wall planes.

17. Ensure the proposed glazed tile is of a high quality and provide samples.

Response:

07. The path provided along the western facade of Building 2 is consistent with accessible requirements.

08. Building 2 retail premises staff and patrons are provided with amenities accessed from the Western side of the building. End of trip facilities for staff are provided in the basement (shared with Building 1). Louvers are integrated into the retail glazing system to allow flexibility in future fit outs. Kitchen exhausts are cable of being provided to all future tenancies.

10. East and west-facing windows are designed with 300mm deep horizontal and vertical sunshades.

11. This advice was not adopted. Dual aspect corner units have one fixed and one operable window.

12. Conventional dual shade roller blinds will be provided for each unit.

13. Details of the facade profiles have been provided within the design report.

14. Horizontal sun shades are splayed. Refer to facade details provided within the design report.

15. Details of the relationship between the tile base at ground level and the masonry facade at levels 1 & 2 have been provided within the design report.

16. See response to item 15.

17. Details for the tile has been outlined in the design report and architectural drawing package.

10.0

Appendix



10.1

Material Finishes Board

10.1 Materials and Finishes Board
Central Precinct

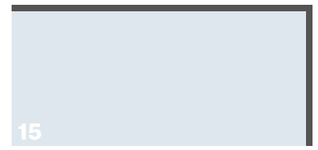


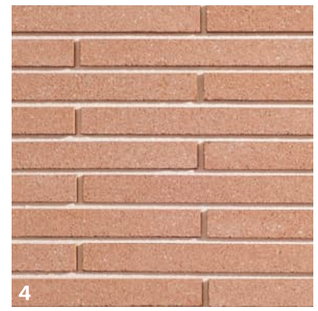
1. Masonry blockwork, terracotta colour, open screen
2. Masonry blockwork, terracotta colour, smooth finish
3. Masonry blockwork, terracotta colour, smooth finish
4. Masonry blockwork, terracotta colour, sawnface finish
5. Masonry blockwork, terracotta colour, splitface finish
6. Ceramic tile, glazed finish
7. Coloured aluminium doors, louvers, metal detailing and window frames
8. GRC planter boxes to future detail
9. Stainless steel tensile mesh
10. Extruded aluminium vertical and horizontal sunshades in a terracotta colour
11. Aluminium unitised curtain wall system in a terracotta colour with projecting metal textured profiles.
12. Operable window as part of unitised curtain wall system
13. High performance DGU of neutral-grey (non-green) glass with VLT greater than 60%
14. Fixed glazed sidelight
15. Vision glazing identical to material 14 with insulated shadow box within unitised curtain wall system.
16. Aluminium framed unitised curtain wall system with plant louvres in terracotta colour.



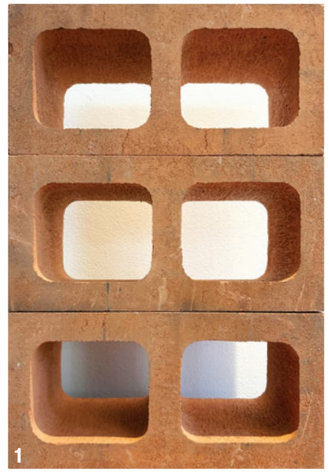




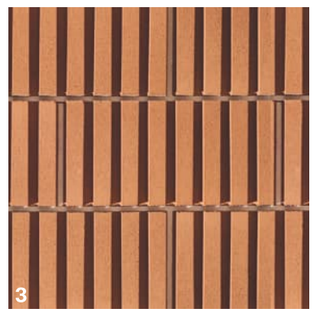


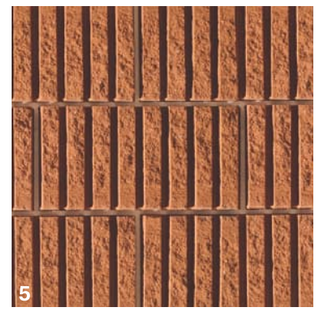


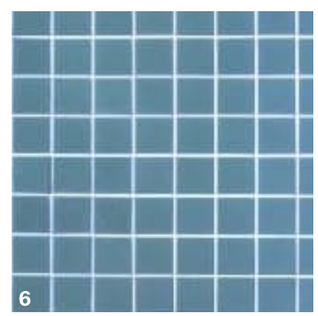












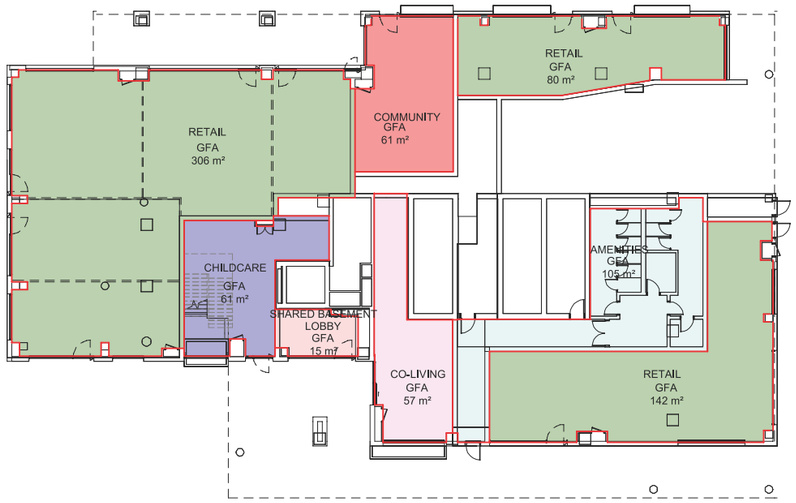


10.2

Area Schedule

10.2 Area Plans
Podium

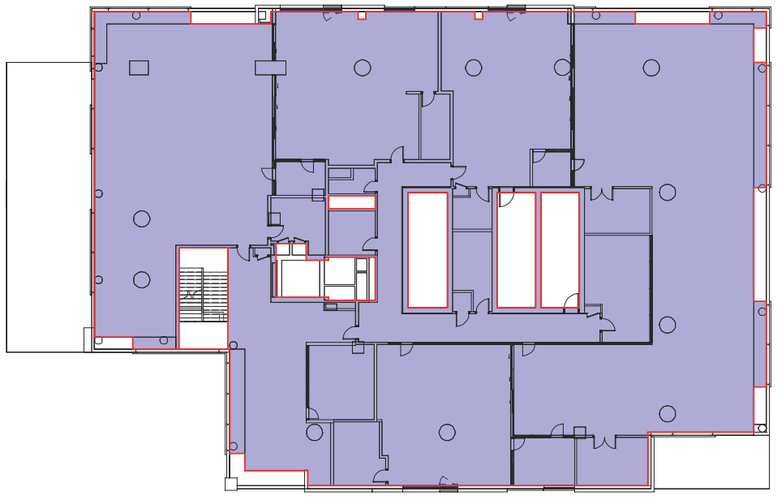
The Gross Floor Area (GFA) calculations provided are for reference and planning purposes only. All GFA figures are approximate and should not be used without independent verification.



1 GFA - Ground Floor
1 : 200

GFA Schedule

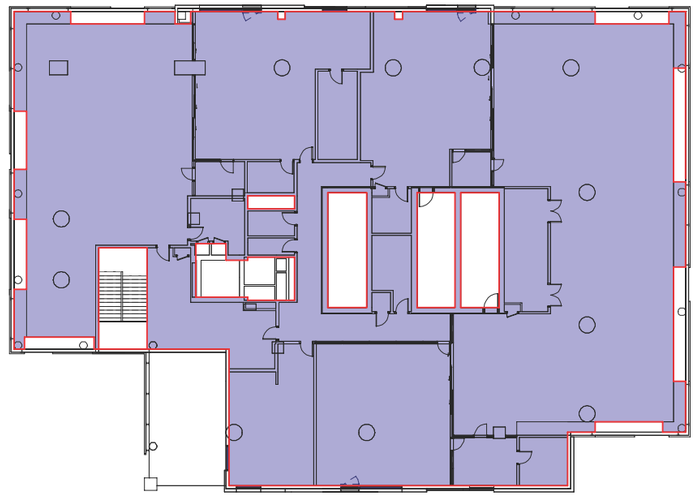
Type	(sqm)
GF Datum	
Amenities	105 m²
Childcare	61 m²
Co-Living	57 m²
Community	61 m²
Retail	529 m²
Social Housing	15 m²
	828 m²



2 GFA - LEVEL 01
1 : 200

GFA Schedule

Type	(sqm)
LEVEL 01	
Childcare	1123 m²
	1123 m²



3 GFA - LEVEL 02
1 : 200

GFA Schedule

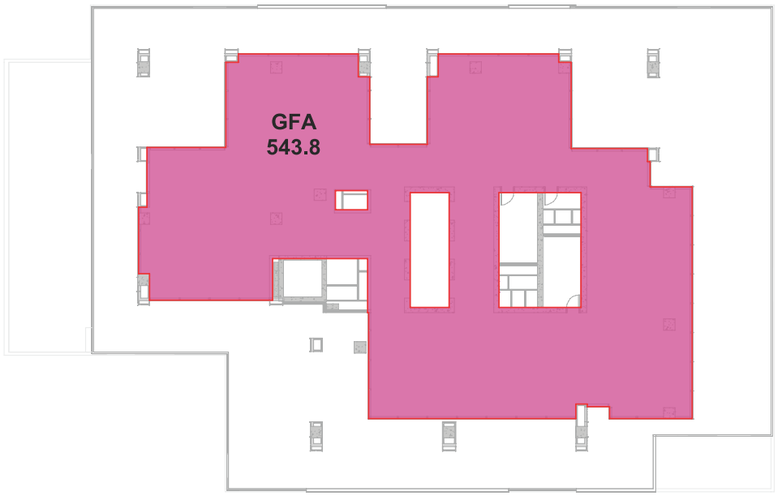
Type	(sqm)
LEVEL 02	
Childcare	1070 m²
	1070 m²

GFA Schedule (Childcare)

Type	(sqm)
GF Datum	
Childcare	61 m²
LEVEL 01	
Childcare	1123 m²
LEVEL 02	
Childcare	1070 m²
Grand total	2254 m²

10.2 Area Plans
Tower

The Gross Floor Area (GFA) calculations provided are for reference and planning purposes only. All GFA figures are approximate and should not be used without independent verification.



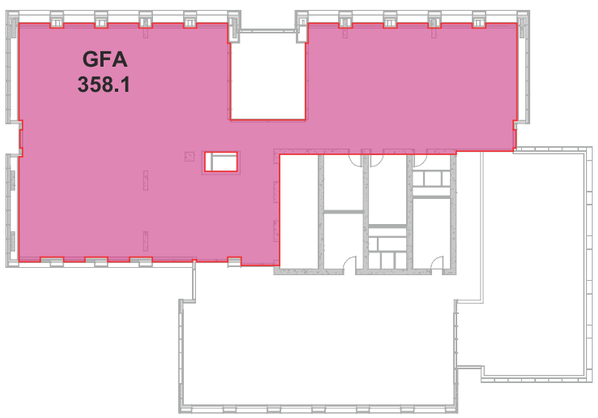
1 GFA - LEVEL 03
1 : 200



3 GFA - LEVEL 04
1 : 200



2 GFA - LEVEL 05-23 (19 LEVELS)
1 : 200



4 GFA - LEVEL 24
1 : 200

10.2 Schedule of Areas

The Gross Floor Area (GFA) calculations provided are for reference and planning purposes only. All GFA figures are approximate and should not be used without independent verification.

19.09.2025

Level	Use	Town Planning GFA	Exterior Communal Area	Co-Living Units Premium	Standard	Total
26	Roof Top					
25	Plant					
24	Amenity Level & Sky Terrace	358	189			
23	Co-Living	677		1	24	25
22	Co-Living	677		1	24	25
21	Co-Living	677		1	24	25
20	Co-Living	677		1	24	25
19	Co-Living	677		1	24	25
18	Co-Living	677		1	24	25
17	Co-Living	677		1	24	25
16	Co-Living	677		1	24	25
15	Co-Living	677		1	24	25
14	Co-Living	677		1	24	25
13	Co-Living	677		1	24	25
12	Co-Living	677		1	24	25
11	Co-Living	677		1	24	25
10	Co-Living	677		1	24	25
9	Co-Living	677		1	24	25
8	Co-Living	677		1	24	25
7	Co-Living	677		1	24	25
6	Co-Living	677		1	24	25
5	Co-Living	677		1	24	25
4	Co-Living	654		1	24	25
3	Sky Lobby & Terrace	544	571			
2	Child Care	1,070				
1	Child Care	1,123				
GL	Ground Level	828				
Total		**17,444** m²	760 m²	20	480	**500**

Ground Level Area Breakdown	GFA
Retail	529
Amenities	105
Community	61
Childcare Lobby	61
Co-Living Lobby	57
Social Housing Lobby	15

Level	Communal Area	Internal	External
24	Amenity Level & Sky Terrace	358	189
5-23	On Floor Communal (19 Levels)	464	0
4	On Floor Communal	6	0
3	Sky Lobby & Terrace	544	571
Total		**1,372**	**760**

Total Communal Area (Internal and External) =	2,131 m²
Total number of units = (25 units x 20 Levels) =	500 units
Total Communal Area (Internal and External) per unit =	4.26 m² / unit

10.3

Building 2
Drawing Set

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2
SSD 79307746 Architectural Drawings

WMQ BD2 Drawing List

Sheet Number	Sheet Series	Sheet Name	Current Revision
DA000	Title Sheet	Drawing List	01
DA010	Site and Existing Conditions	Site Plan	01
DA100	General Arrangment	Level 00 - Ground	01
DA101	General Arrangment	Level 01	01
DA102	General Arrangment	Level 02	01
DA103	General Arrangment	Level 03	01
DA104	General Arrangment	Level 04	01
DA105	General Arrangment	Level 05-23 - Typical	01
DA124	General Arrangment	Level 24	01
DA125	General Arrangment	Level 25 - Plant	01
DA126	General Arrangment	Level 26 - Roof	01
DA130	Elevations	North & East Elevations	01
DA131	Elevations	South & West Elevations	01
DA135	Elevations	Podium Elevation - West Elev Botany Road	01
DA136	Elevations	Podium Elevation - East Elev Cope Street	01
DA137	Elevations	Podium Elevation - North & South Elev Laneway	01
DA140	Sections	Section - East West	01
DA141	Sections	Section - North South	01
DA145	Sections	Podium Sections	01
DA190	Area Diagrams	GFA Calculation Plans - 1	01
DA191	Area Diagrams	GFA Calculation Plans - 2	01
DA195	Artist Impression	Botany Road	01
DA196	Artist Impression	Cope Street Plaza	01
DA197	Artist Impression	Grit Square	01
Total Sheets: 24			



Recent revision history

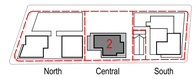
#	Description	Date
01	SSDA ISSUE	19.09.25

Notes
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Do not scale drawings.

Key Plan



Client

WATERLOO COLLECTIVE
JOHN HOLLAND | mirvac
NSW GOVERNMENT | sydney METRO

Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

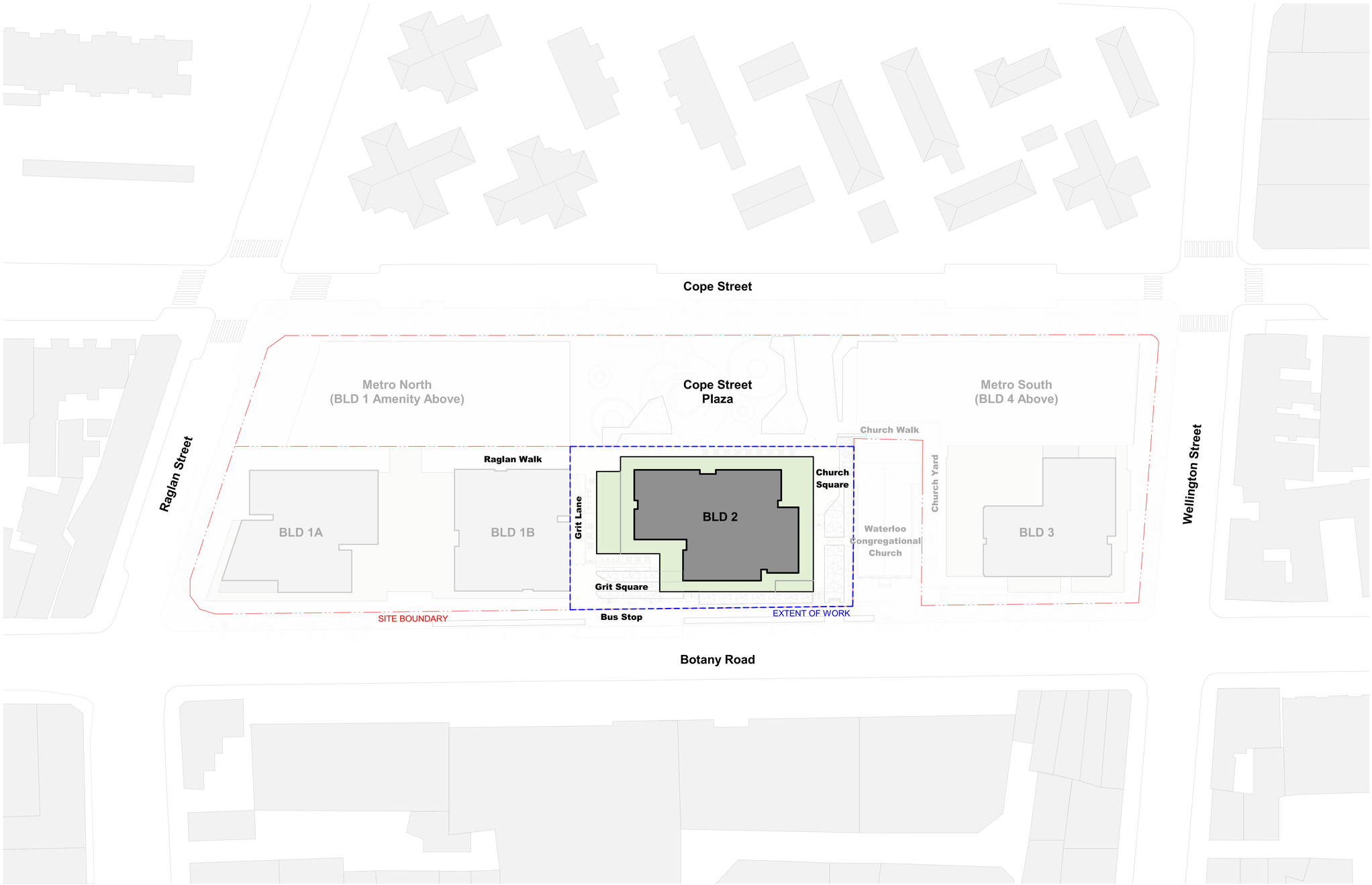
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S12398.A	25mm

Checked	Approved	Sheet size	Scale
DS/RT	NB	B1	1 : 1

Sheet title
Title Sheet
Drawing List

Status	Revision
SSDA ISSUE	01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA000



Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Key Plan

North Central South

Client

WATERLOO COLLECTIVE
JOHN HOLLAND | mirvac
NSW GOVERNMENT | sydney METRO

Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

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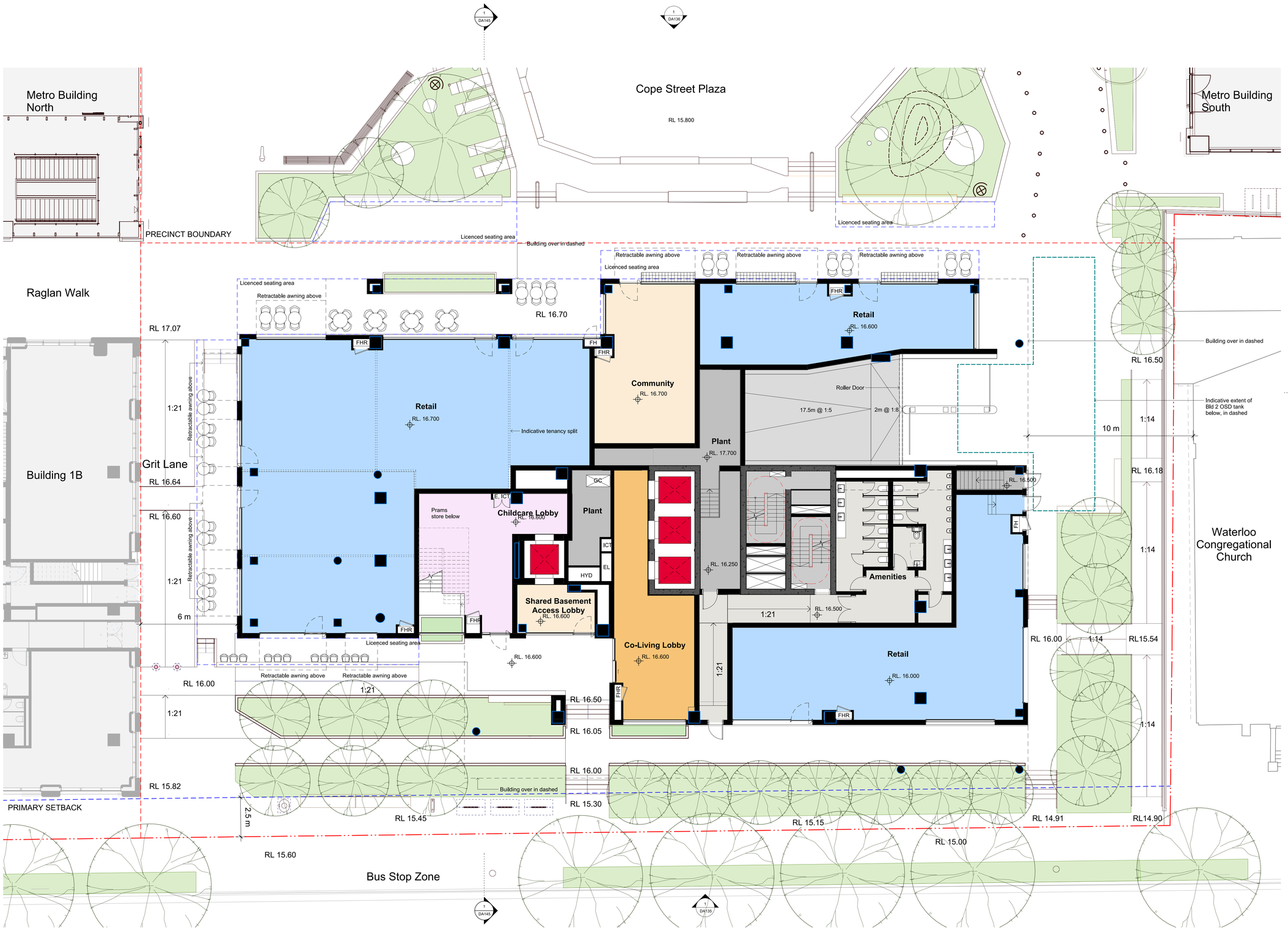
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Site and Existing Conditions
Site Plan

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA010



Date generated 19/09/2025 11:07:23 AM Autodesk Docs://121234_WMQ North Precinct/WMQ-BLD2-ASA-AR-MDL-0101-RVT-R24.rvt

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

Notes

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Legend

- Masonry Facade
- Fire wall
- Tower Structure
- Podium Structure
- Outline of Approved Podium/Tower SSD10439

Note

Base building only the subject of this DA. Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes, floor finishes will be subject to separate future fitout DA.

Key Plan



Client

WATERLOO COLLECTIVE
JOHN HOLLAND | mirvac

NSW GOVERNMENT | sydney METRO

Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT

Central Precinct - Building 2

Project number	Size check
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Sheet title

General Arrangement Plan Level 00

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA100



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Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

Notes

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Legend

- Masonry Facade
- Fire wall
- Tower Structure
- Podium Structure
- Outline of Approved Podium/Tower SSD10439

Note

Base building only the subject of this DA. Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes, floor finishes will be subject to separate future fitout DA.

Key Plan



Client

WATERLOO COLLECTIVE
JOHN HOLLAND | mirvac

NSW GOVERNMENT | sydney METRO

Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT

Central Precinct - Building 2

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Sheet title

General Arrangement Plan
Level 01

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA101



Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Legend

- Masonry Facade
- Fire wall
- Tower Structure
- Podium Structure
- Outline of Approved Podium/Tower SSD10439

Note

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Key Plan



Client

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JOHN HOLLAND | mirvac
NSW GOVERNMENT | sydney METRO

Consultant

BATESSMART

Consultant

Aileen Sage

Project

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Central Precinct - Building 2

Project number	Size check
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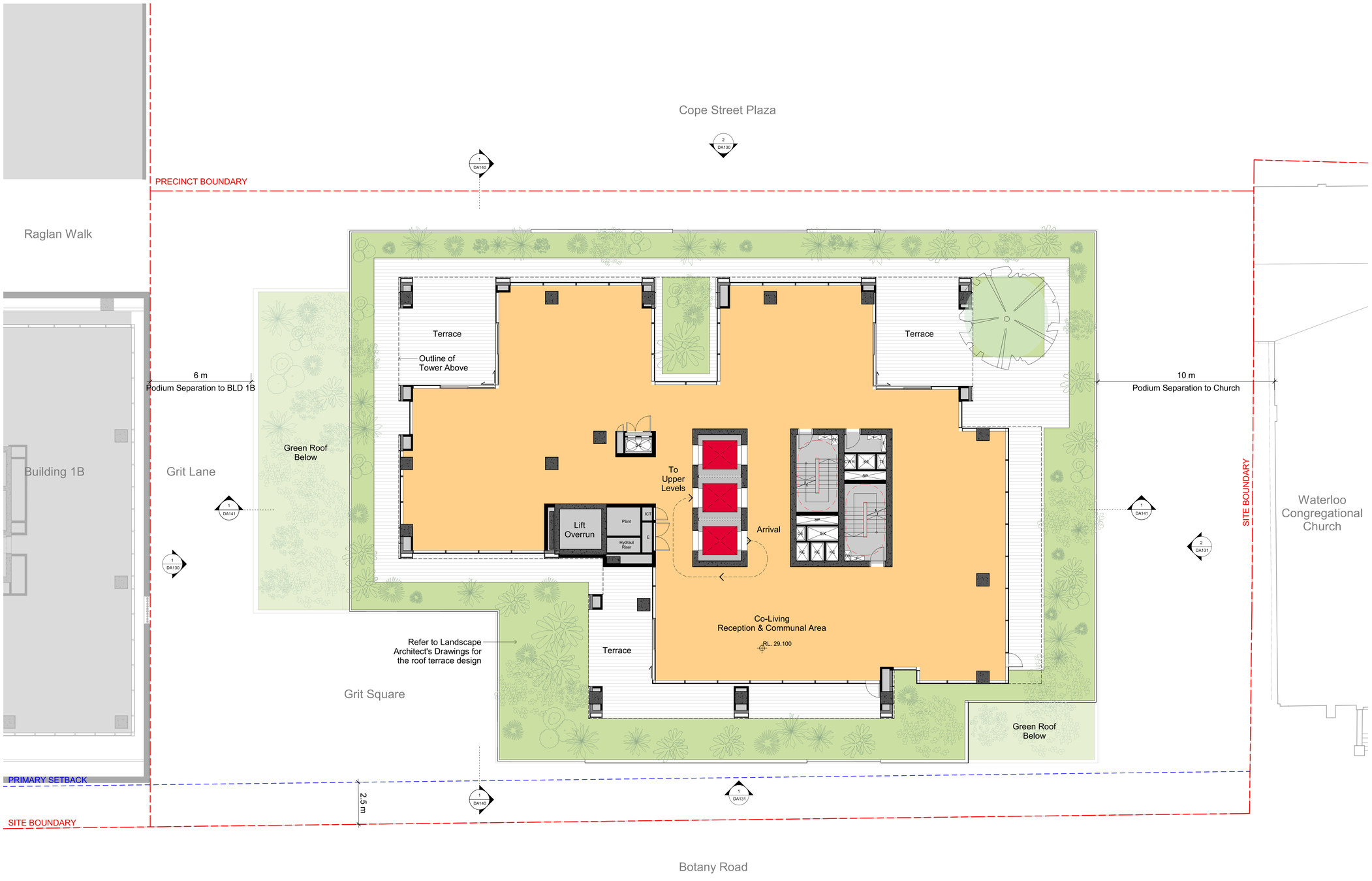
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General Arrangement Plan
Level 02

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA102



Recent revision history

#	Description	Date
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Client

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Consultant

Aileen Sage

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Central Precinct - Building 2

Project number
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DS/RT

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Approver

Sheet size
B1

Scale
1 : 100

Sheet title

General Arrangment
Level 03

Status
SSDA ISSUE

Revision
01

Sheet number
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Consultant

Aileen Sage

Project
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Central Precinct - Building 2

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DS/RT	Approver	B1	1 : 100

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General Arrangment
Level 04

Status	Revision
SSDA ISSUE	01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA104



Recent revision history

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Note

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Central Precinct - Building 2

Project number	Size check
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Sheet title

General Arrangment
Level 05-23 - Typical

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA105

Cope Street Plaza

2 DA130

1 DA140

PRECINCT BOUNDARY

Building 1B

15 m
Tower Separation to BLD 1B

1 DA141

1 DA130

Co-Living
Communal Area
RL. 92.300

Elec &
Comms

VRF

Outline of
Canopy Above

Terrace

1 DA141

2 DA131

SITE BOUNDARY

26 m
Tower Separation to BLD 1B

Refer to Landscape
Architect's Drawings for
the roof terrace design

SECONDARY SETBACK

3 m

PRIMARY SETBACK

2.5 m

1 DA140

1 DA131

SITE BOUNDARY

Botany Road

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Do not scale drawings.

Key Plan

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Consultant

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Consultant

Aileen Sage

Project

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Central Precinct - Building 2

Project number	Size check
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Sheet title

General Arrangment
Level 24

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA124

Cope Street Plaza

PRECINCT BOUNDARY

Plant

RL. 96.300

Void

Plant

15 m

Tower Separation to BLD 1B

Plant Screen

Roof

RL. 96.300

Lift Overrun

Void

Canopy Below

Void

Building 1B

SITE BOUNDARY

SECONDARY SETBACK

3 m

PRIMARY SETBACK

2.5 m

SITE BOUNDARY

Botany Road

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

Notes

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Do not scale drawings.

Key Plan

North Central South

Client

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WATERLOO METRO QUARTER DEVELOPMENT

Central Precinct - Building 2

Project number S12398.A

Size check 25mm

Checked DS/RT

Approved Approver

Sheet size B1

Scale 1 : 100

Sheet title

General Arrangment

Level 25 - Plant

Status SSDA ISSUE

Revision 01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA125

Cope Street Plaza

PRECINCT BOUNDARY

Building 1B

RL. 99.650

Roof / Plant Below

RL. 96.300

Void

Roof / Plant Below

RL. 99.650

Roof Below

RL. 96.300

RL. 99.450

RL. 98.650

RL. 96.300

Void

Canopy Below

Void

SITE BOUNDARY

SECONDARY SETBACK

3 m

PRIMARY SETBACK

2.5 m

SITE BOUNDARY

Botany Road

1 DA140

2 DA130

1 DA141

1 DA135

1 DA141

2 DA131

1 DA140

1 DA131

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

Notes

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Do not scale drawings.

Key Plan

North Central South

Client

WATERLOO COLLECTIVE

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Consultant

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Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT

Central Precinct - Building 2

Project number	Size check
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DS/RT	Approver	B1	1 : 100

Sheet title

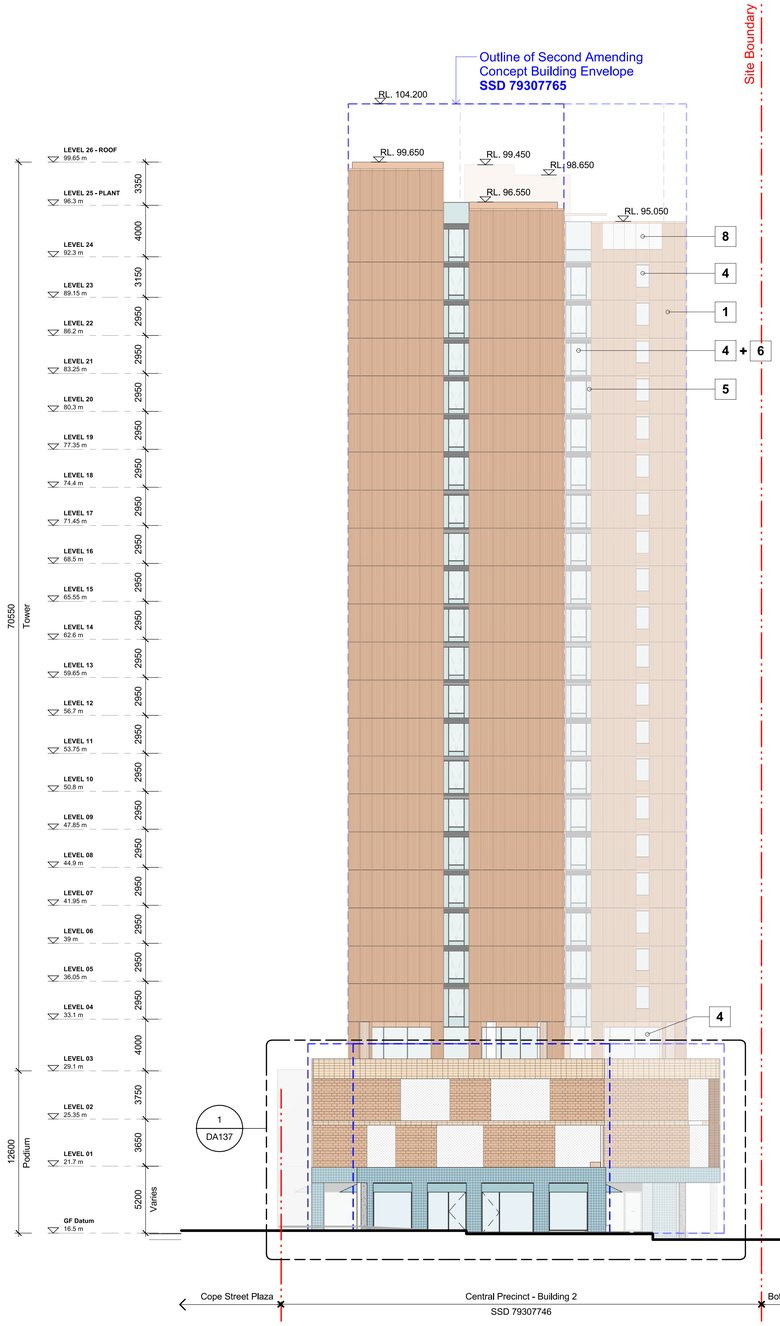
General Arrangment

Level 26 - Roof

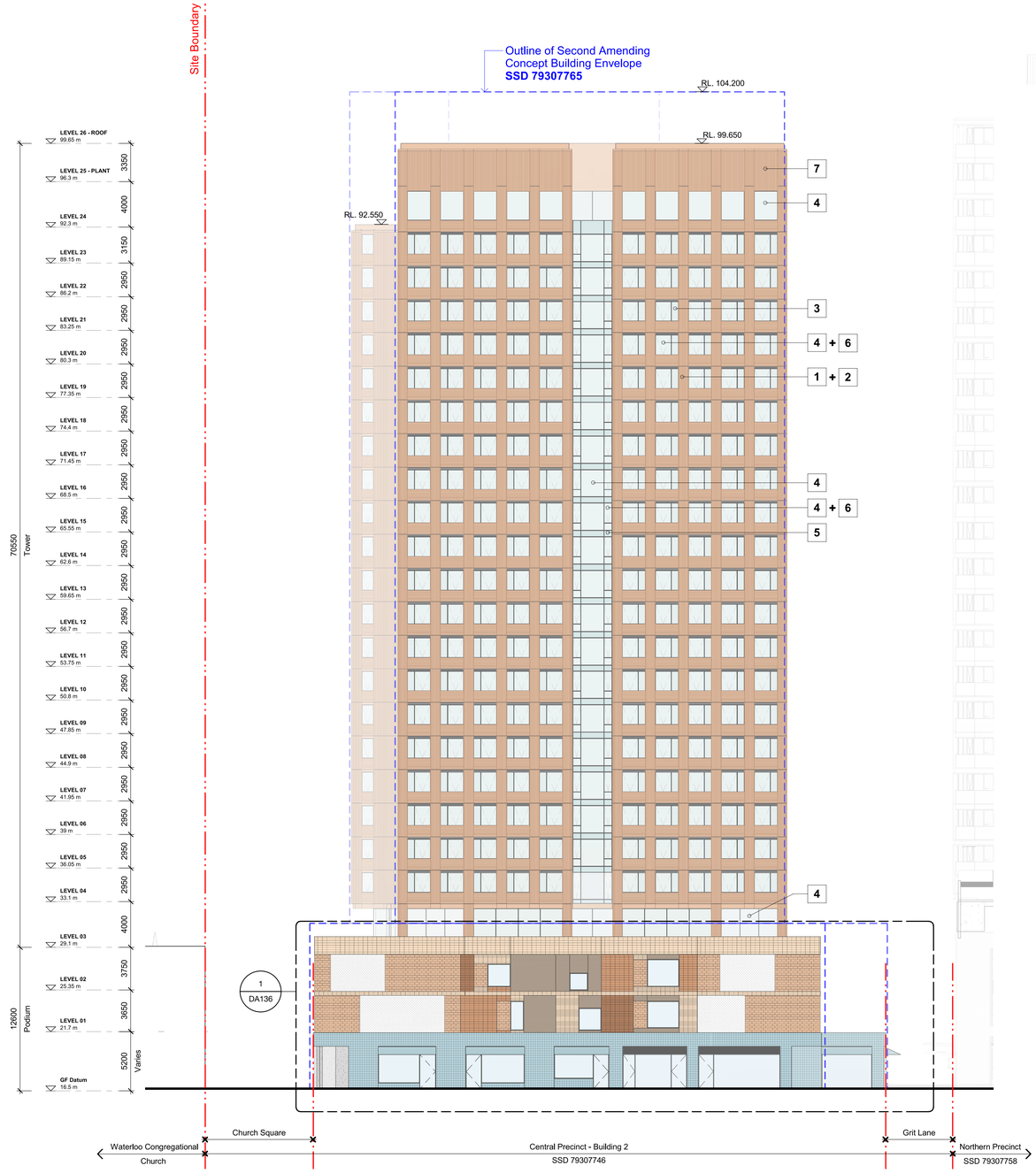
Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA126



1 Grit Lane - North Elevation
1 : 200



2 Cope Street - East Elevation
1 : 200

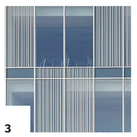
Materials



1
Aluminium unitised curtain wall system in a terracotta colour with projecting metal textured profiles



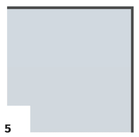
2
Extruded aluminium vertical and horizontal sunshades in a terracotta colour



3
Fixed glazed sidelight



4
High performance DGU of neutral-grey (non-green) glass with VLT greater than 60%



5
Vision glazing identical to material 4 with opaque insulated shadow box within unitised curtain wall system



6
Aluminium unitised curtain wall system in a terracotta colour with structurally glazed awning sash



7
Aluminium framed unitised curtain wall system with plant louvres in terracotta colour



8
Stainless steel tensile mesh

Recent revision history

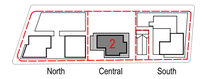
#	Description	Date
01	SSDA ISSUE	19.09.25

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Key Plan



Client
WATERLOO COLLECTIVE
JOHN HOLLAND | mirvac

NSW GOVERNMENT | sydney METRO

Consultant
BATESSMART

Consultant
Aileen Sage

Project
WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number
S12398.A

Size check
25mm

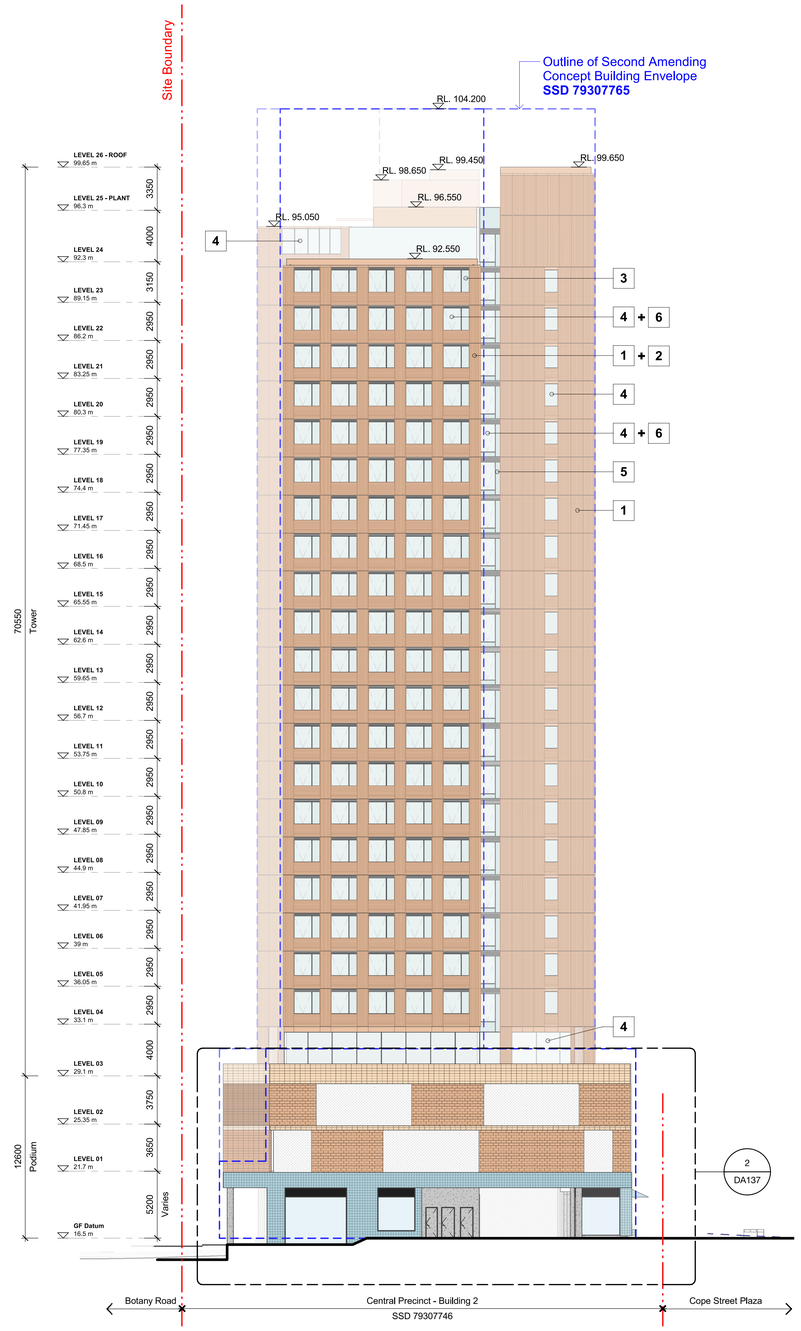
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DS/RT	NB	B1	1 : 200

Sheet title
Elevations
North & East Elevations

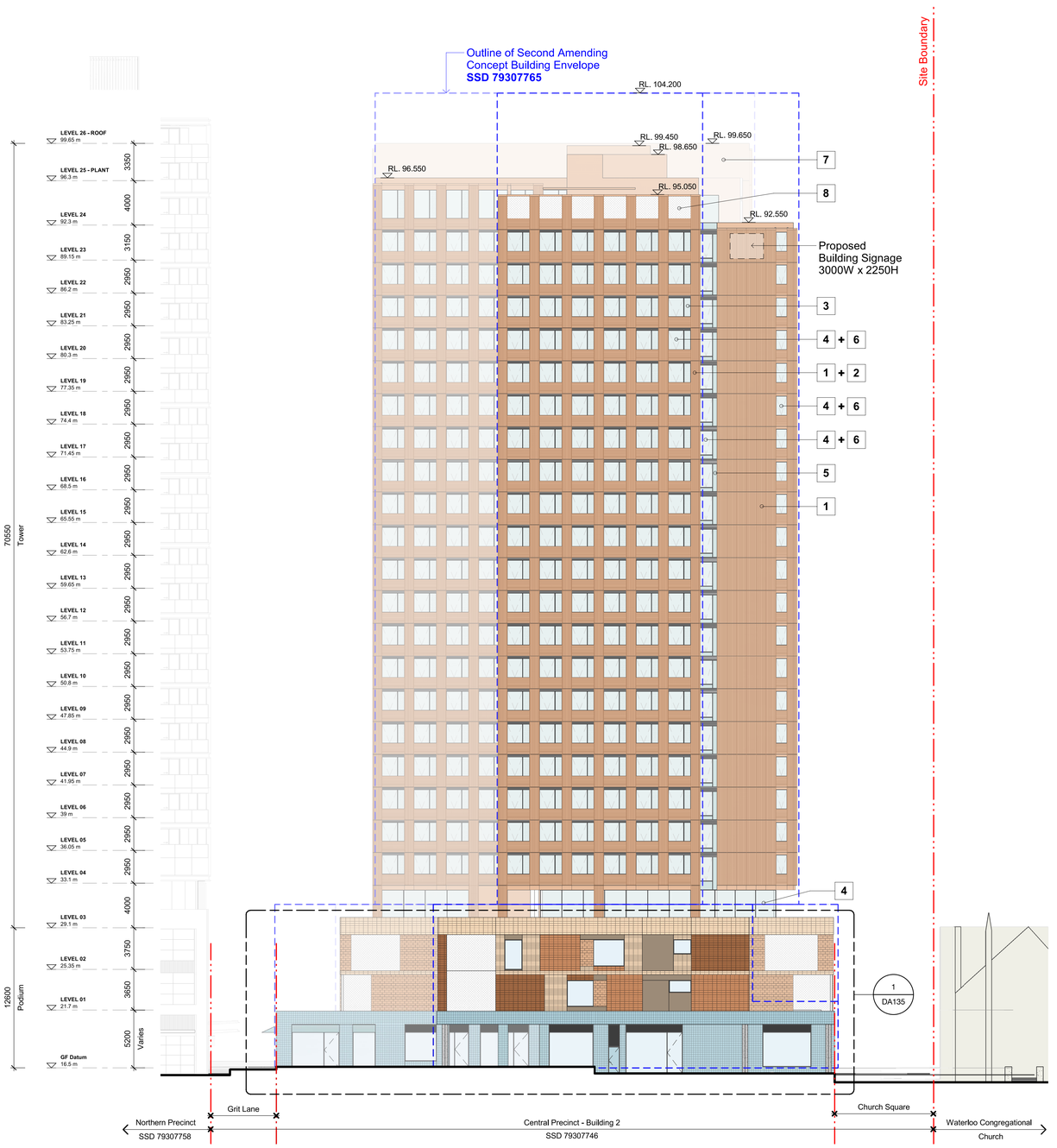
Status
SSDA ISSUE

Revision
01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA130



2 Church Square - South Elevation
1 : 200



1 Botany Road - West Elevation
1 : 200

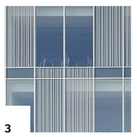
Materials



1
Aluminium unitised curtain wall system in a terracotta colour with projecting metal textured profiles



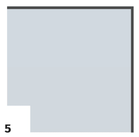
2
Extruded aluminium vertical and horizontal sunshades in a terracotta colour



3
Fixed glazed sidelight



4
High performance DGU of neutral-grey (non-green) glass with VLT greater than 60%



5
Vision glazing identical to material 4 with opaque insulated shadow box within unitised curtain wall system



6
Aluminium unitised curtain wall system in a terracotta colour with structurally glazed awning sash



7
Aluminium framed unitised curtain wall system with plant louvres in terracotta colour



8
Stainless steel tensile mesh

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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NSW GOVERNMENT | sydney METRO

Consultant
BATESSMART

Consultant
Aileen Sage

Project
WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number
S12398.A

Size check
25mm

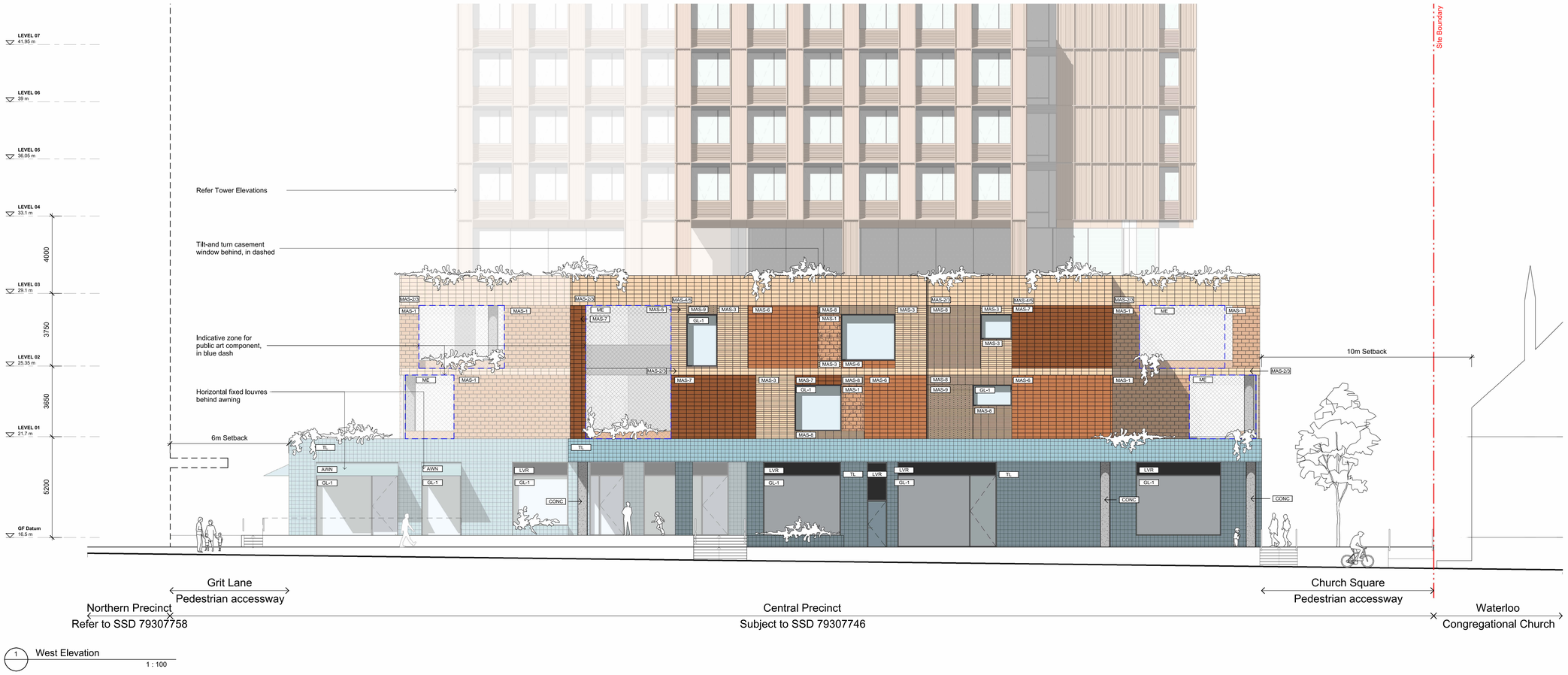
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Sheet title
Elevations
South & West Elevations

Status
SSDA ISSUE

Revision
01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA131



1 West Elevation
1 : 100

External Materials & Finishes

CONC
Concrete
Off-form concrete
Paint finish

GL-1
Glazing
Clear glazed windows, Framing colour to match TL

LRV
Louvre
Colour to match TL



ME
Mesh
SS wire rope mesh



AWN
Awning
Retractable fabric awning



TL
Ceramic Tile
Glazed Finish



MAS-1
Masonry Blockwork
Type 1
Open screen
Terracotta colour



MAS-2
Masonry Blockwork
Type 2
Terracotta colour

MAS-4
Masonry Blockwork
Type 4
Terracotta colour



MAS-3
Masonry Blockwork
Type 3
Terracotta colour

MAS-5
Masonry Blockwork
Type 5
Terracotta colour



MAS-6
Masonry Blockwork
Type 6
Terracotta colour



MAS-7
Masonry Blockwork
Type 7
Terracotta colour



MAS-8
Masonry Blockwork
Type 8
Terracotta colour

MAS-9
Masonry Blockwork
Type 9
Terracotta colour

Date generated 19/09/2025 11:07:40 AM Autodesk Docs://121234_WMQ North Precinct/WMQ-BLD2-ASA-AR-MDL-0101-RVT-R24.rvt

Recent revision history

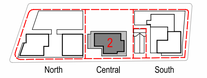
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Consultant
BATESSMART

Consultant
Aileen Sage

Project
WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number
S12398.A

Size check
25mm

Checked
Checker

Approved
Approver

Sheet size
B1

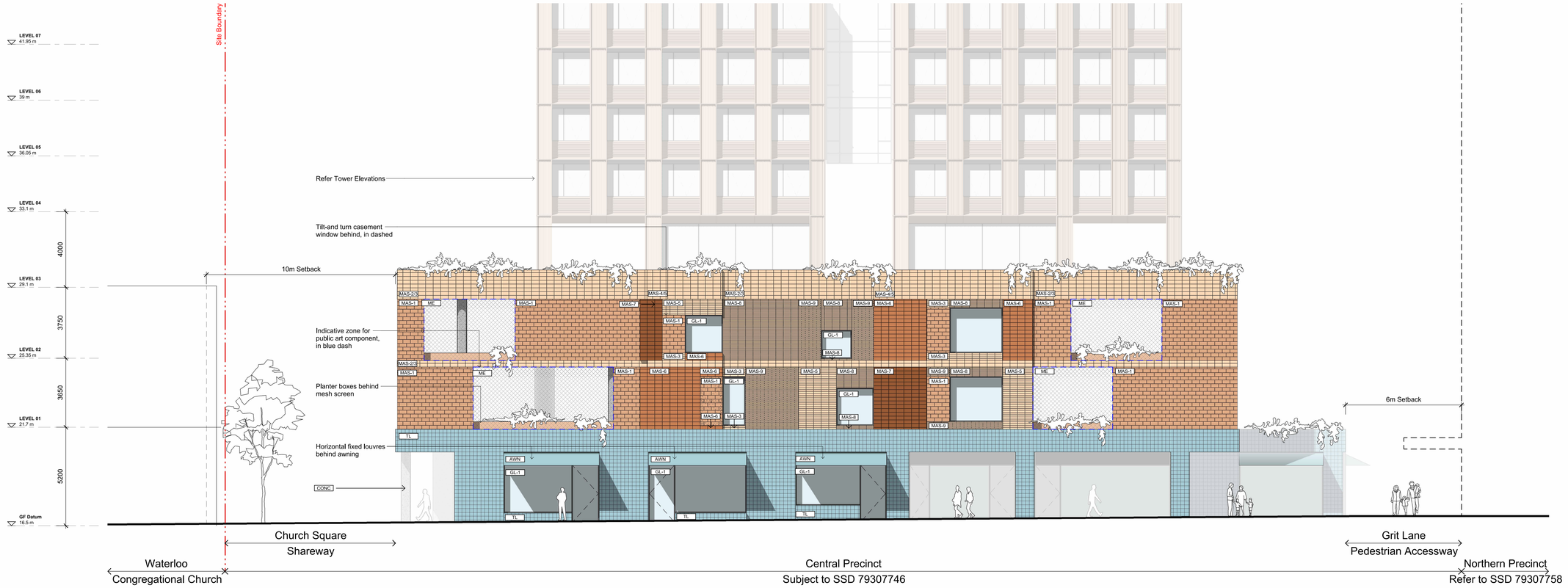
Scale
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Sheet title
Podium Detail - West Elev
Botany Road Elevation

Status
SSDA ISSUE

Revision
01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA135



1 East Elevation
1 : 100

External Materials & Finishes

CONC
Concrete
Off-form concrete
Paint finish

GL-1
Glazing
Clear glazed windows, Framing colour to match TL

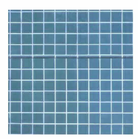
LRV
Louvre
Colour to match TL



ME
Mesh
SS wire rope mesh



AWN
Awning
Retractable fabric awning



TL
Ceramic Tile
Glazed Finish



MAS-1
Masonry Blockwork
Type 1
Open screen
Terracotta colour



MAS-2
Masonry Blockwork
Type 2
Terracotta colour

MAS-4
Masonry Blockwork
Type 4
Terracotta colour



MAS-3
Masonry Blockwork
Type 3
Terracotta colour

MAS-5
Masonry Blockwork
Type 5
Terracotta colour



MAS-6
Masonry Blockwork
Type 6
Terracotta colour



MAS-7
Masonry Blockwork
Type 7
Terracotta colour



MAS-8
Masonry Blockwork
Type 8
Terracotta colour

MAS-9
Masonry Blockwork
Type 9
Terracotta colour

Date generated 19/09/2025 11:07:47 AM Autodesk Docs://121234_WMQ North Precinct/WMQ-BLD2-ASA-AR-MDL-0101-RVT-R24.rvt

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01	SSDA ISSUE	19.09.25

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Key Plan



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Consultant
BATESSMART

Consultant
Aileen Sage

Project
WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

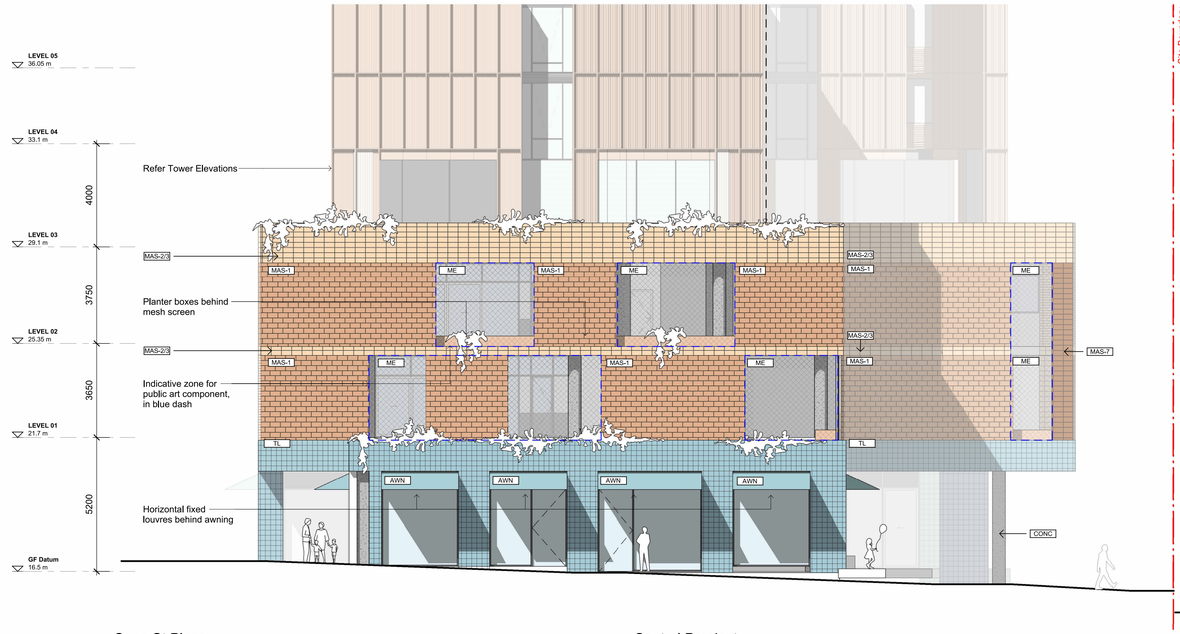
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Checked	Approved	Sheet size	Scale
Checker	Approver	B1	1 : 100

Sheet title
Podium Detail - East Elev
Cope Street Elevation

Status	Revision
SSDA ISSUE	01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA136



Site Boundary



Cope St Plaza
SSD 10437

Central Precinct
Subject to SSD 79307746

Central Precinct
Subject to SSD 79307746

1 North Elevation
1 : 100

2 South Elevation
1 : 100

External Materials & Finishes

CONC
Concrete
Off-form concrete
Paint finish

GL-1
Glazing
Clear glazed windows,
Framing colour to match TL

LRV
Louvre
Colour to match TL



ME
Mesh
SS wire rope mesh



AWN
Awning
Retractable fabric awning



TL
Ceramic Tile
Glazed Finish



MAS-1
Masonry Blockwork
Type 1
Open screen
Terracotta colour



MAS-2
Masonry Blockwork
Type 2
Terracotta colour

MAS-4
Masonry Blockwork
Type 4
Terracotta colour



MAS-3
Masonry Blockwork
Type 3
Terracotta colour

MAS-5
Masonry Blockwork
Type 5
Terracotta colour



MAS-6
Masonry Blockwork
Type 6
Terracotta colour



MAS-7
Masonry Blockwork
Type 7
Terracotta colour



MAS-8
Masonry Blockwork
Type 8
Terracotta colour

MAS-9
Masonry Blockwork
Type 9
Terracotta colour

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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BATESSMART

Consultant
Aileen Sage

Project
WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number
S12398.A

Size check
25mm

Checked
Checker

Approved
Approver

Sheet size
B1

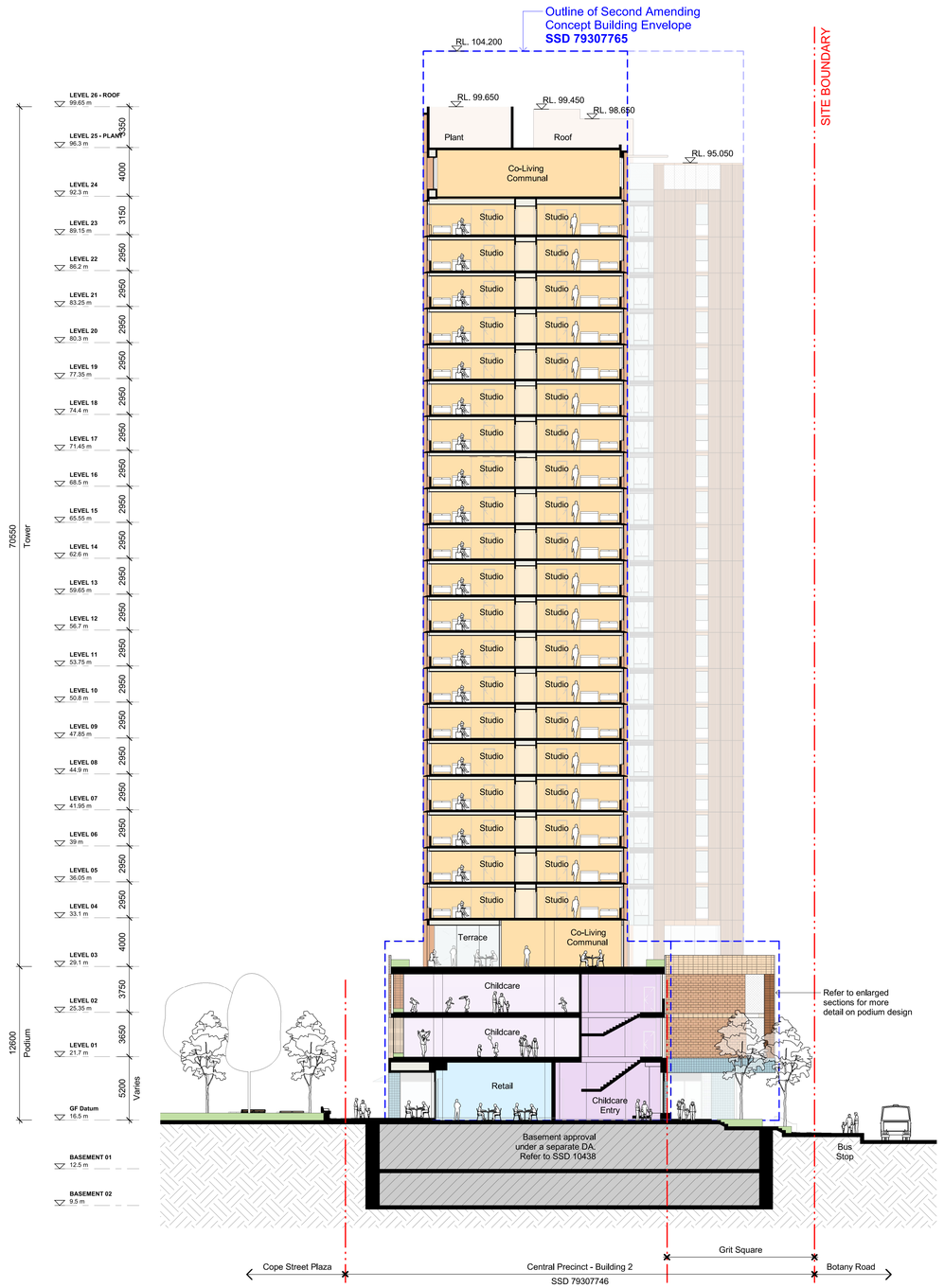
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1 : 100

Sheet title
Podium Detail - North, South Elev
Laneway Elevations

Status
SSDA ISSUE

Revision
01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA137



Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT

Central Precinct - Building 2

Project number	Size check
S12398.A	25mm

Checked	Approved	Sheet size	Scale
DS/RT	NB	B1	1 : 200

Sheet title

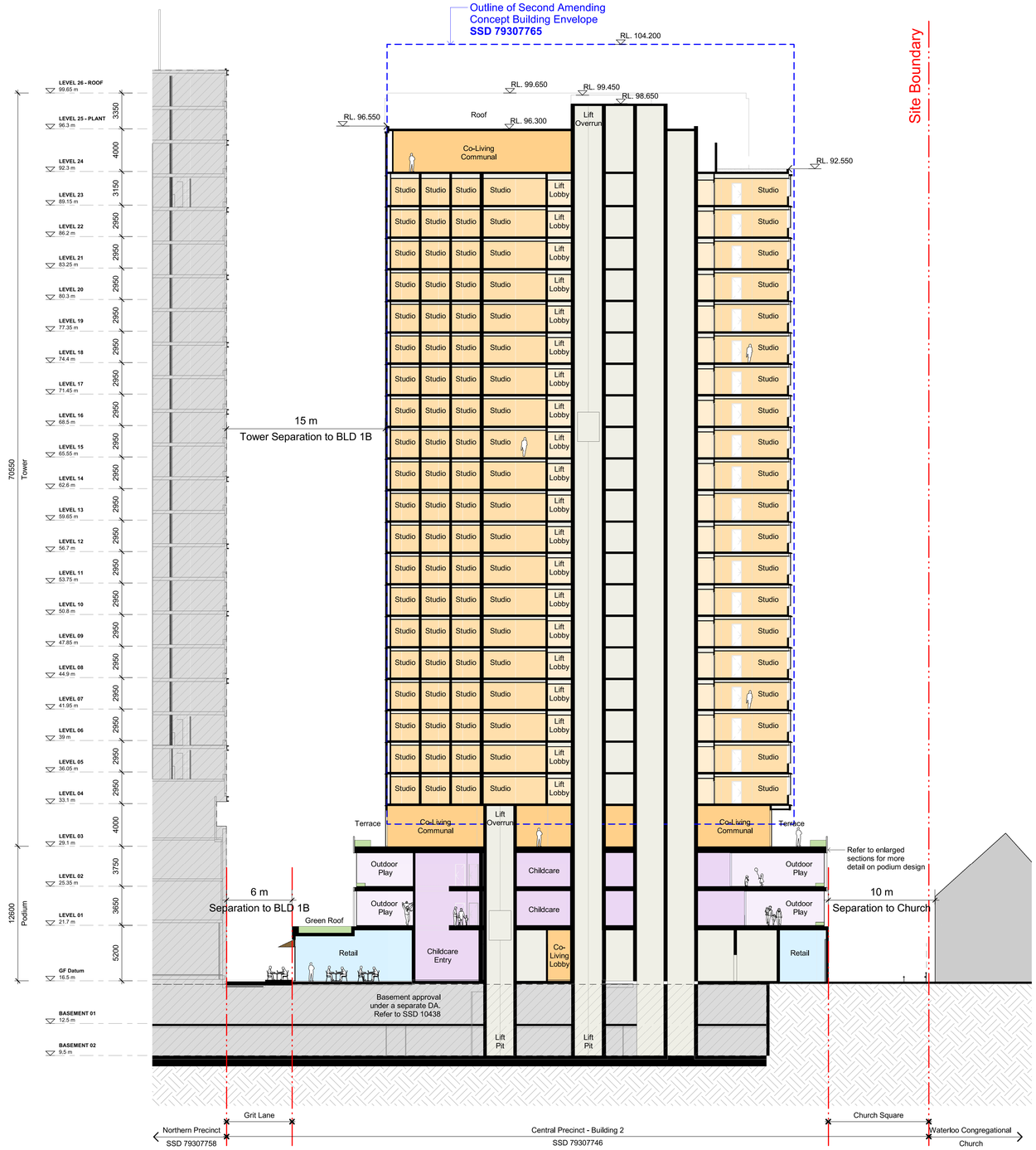
Sections

Section - East West

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA140



Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

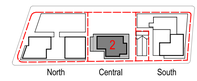
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Key Plan



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Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number	Size check
S12398.A	25mm

Checked	Approved	Sheet size	Scale
DS/RT	NB	B1	1 : 200

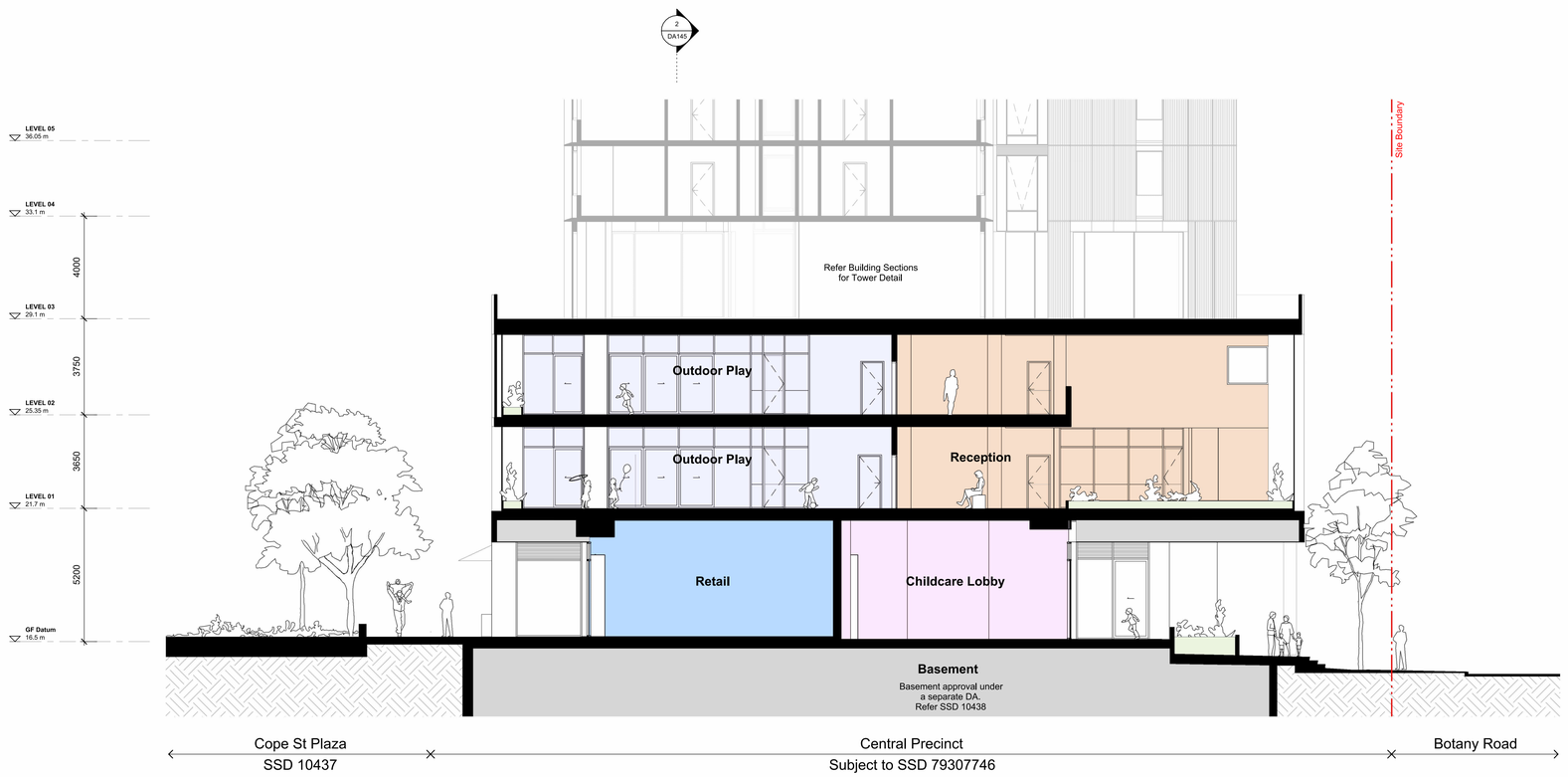
Sheet title

Sections
Section - North South

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA141



1 Building Section

1 : 100



2 Building Section

1 : 100

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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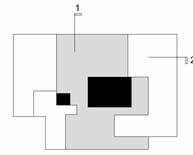
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Legend

- Masonry Facade
- Fire wall
- Tower Structure
- Podium Structure
- Outline of Approved Podium/Tower SSD10439



Key plan

Note

Base building only the subject of this DA. Fit out design indicative and for test fit purposes only. All fitout works including but not limited to internal layout, seating, internal wall finishes, floor finishes will be subject to separate future fitout DA.

Key Plan



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Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT

Central Precinct - Building 2

Project number	Size check
S12398.A	25mm

Checked	Approved	Sheet size	Scale
Checker	Approver	B1	As indicated

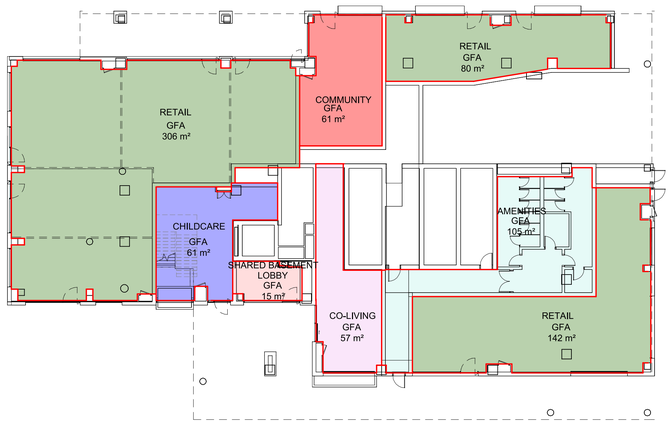
Sheet title

General Arrangement Plan
Podium Sections

Status	Revision
SSDA ISSUE	01

Sheet number

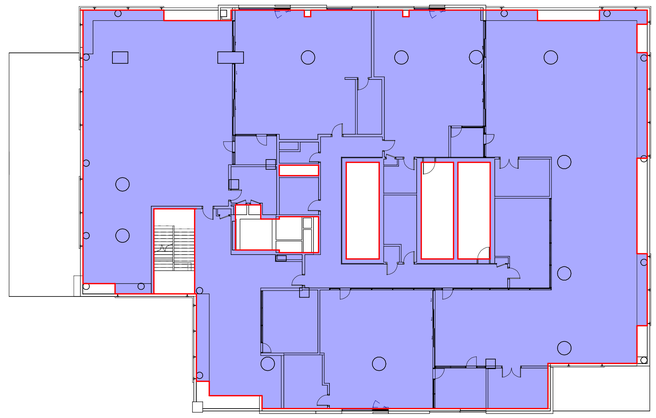
WMQ-BD2-BSA-AR-DRG-DA145



1 GFA - Ground Floor
1 : 200

GFA Schedule

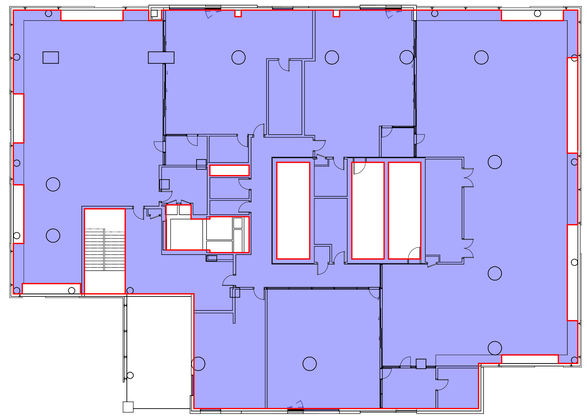
Type	(sqm)
GF Datum	
Amenities	105 m²
Childcare	61 m²
Co-Living	57 m²
Community	61 m²
Retail	529 m²
Social Housing	15 m²
	828 m²



2 GFA - LEVEL 01
1 : 200

GFA Schedule

Type	(sqm)
LEVEL 01	
Childcare	1123 m²
	1123 m²



3 GFA - LEVEL 02
1 : 200

GFA Schedule

Type	(sqm)
LEVEL 02	
Childcare	1070 m²
	1070 m²

GFA Schedule (Childcare)

Type	(sqm)
GF Datum	
Childcare	61 m²
LEVEL 01	
Childcare	1123 m²
LEVEL 02	
Childcare	1070 m²
Grand total	2254 m²

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

Notes

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Key Plan



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Consultant
BATESSMART

Consultant
Aileen Sage

Project
WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number
S12398.A

Size check
25mm

Checked
Checker

Approved
Approver

Sheet size
B1

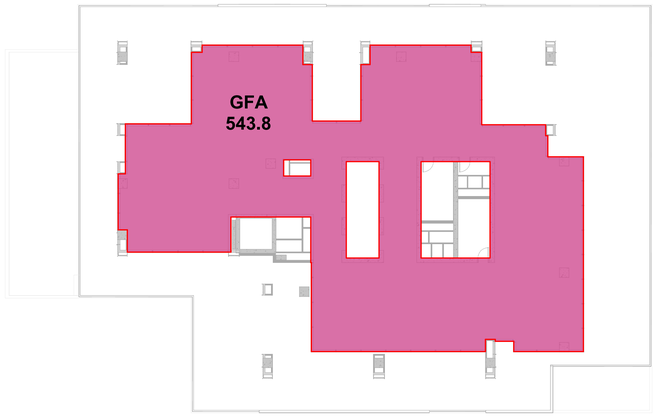
Scale
As indicated

Sheet title
General Arrangement Plan
GFA Calculation Plans - 1

Status
SSDA ISSUE

Revision
01

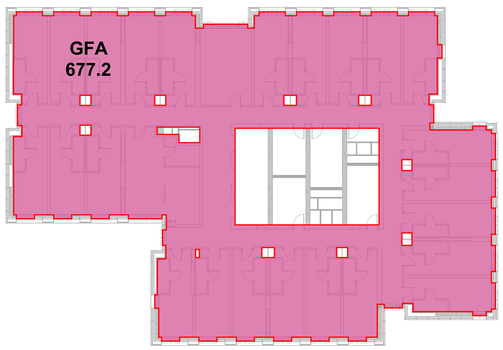
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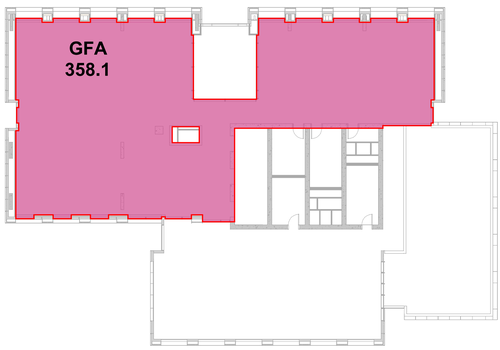
1 GFA - LEVEL 03
1 : 200



3 GFA - LEVEL 04
1 : 200



2 GFA - LEVEL 05-23 (19 LEVELS)
1 : 200



4 GFA - LEVEL 24
1 : 200

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Key Plan



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Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number	Size check
S12398.A	25mm

Checked	Approved	Sheet size	Scale
DS/RT	NB	B1	1 : 200

Sheet title

Area Diagrams
GFA Calculation Plans - 2

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA191



Artist Impression - Botany Road

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Key Plan



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Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number	Size check
S12398.A	25mm

Checked	Approved	Sheet size	Scale
DS/RT	Approver	B1	

Sheet title

Artist Impression
Botany Road

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA195



Artist Impression - Cope Street Plaza

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Key Plan



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JOHN HOLLAND | mirvac
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Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number
S12398.A

Size check
25mm

Checked
DS/RT

Approved
Approver

Sheet size
B1

Scale

Sheet title
Artist Impression
Cope Street Plaza

Status
SSDA ISSUE

Revision
01

Sheet number
WMQ-BD2-BSA-AR-DRG-DA196



Artist Impression - Grit Square

Recent revision history

#	Description	Date
01	SSDA ISSUE	19.09.25

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Key Plan



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JOHN HOLLAND | mirvac

NSW GOVERNMENT | sydney METRO

Consultant

BATESSMART

Consultant

Aileen Sage

Project

WATERLOO METRO QUARTER DEVELOPMENT
Central Precinct - Building 2

Project number	Size check
S12398.A	25mm

Checked	Approved	Sheet size	Scale
DS/RT	Approver	B1	

Sheet title

Artist Impression
Grit Square

Status	Revision
SSDA ISSUE	01

Sheet number

WMQ-BD2-BSA-AR-DRG-DA197