

WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

**Environmental Impact Statement
Appendix M – Landscape Plan**

SSD-79307765 Second Amending Concept

Detailed State Significant Development
Development Application

Prepared for **WL Developer Pty Ltd**

16 September 2025

Reference	Description
Applicable SSD Applications	SSD-79307765 Second Amending Concept
Author	ASPECT STUDIOS
Reviewed	Bianca Pineda Scott Badham
Document Number	WMQ-SITE-ASP-LA-RPT-001
Status	Final
Version	01
Date of Issue	16 September 2025
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WATERLOO METRO QUARTER SSD

Waterloo Metro Quarter - Second Amending Concept SSD-79307765

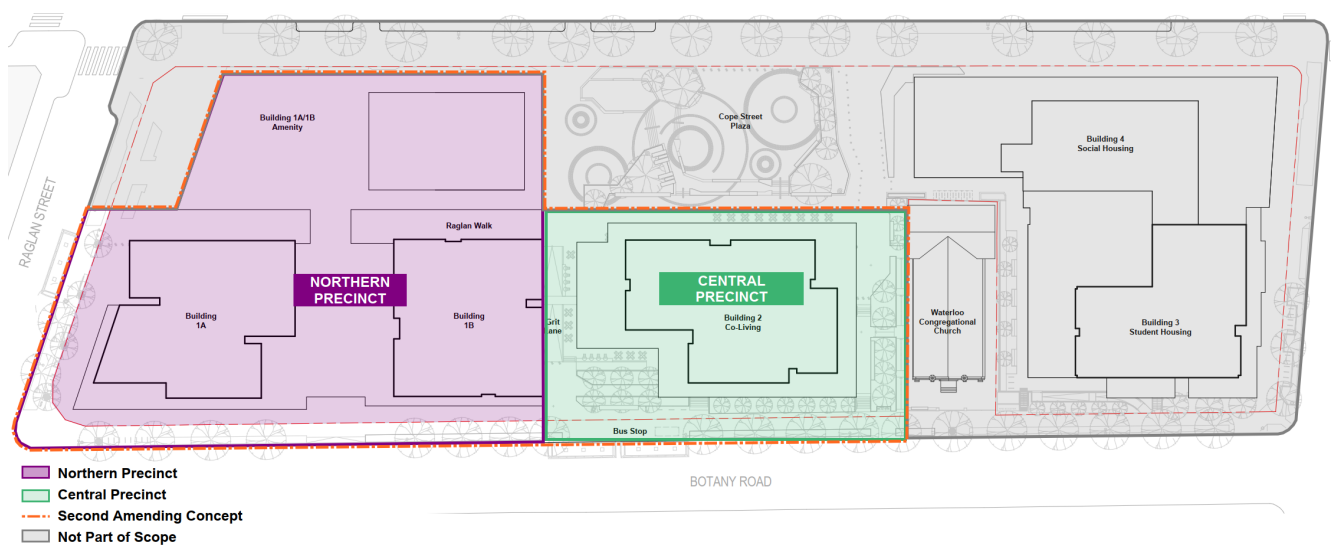
This report has been prepared by Aspect Studios on behalf of WL Developer Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for Waterloo Metro Quarter (WMQ) located at 150 Cope Street, Waterloo (the site). Specially, this application relates to the Second Amending Concept DA (SSD-79307765).

This report has been prepared to respond to Items 8 and 9 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025.

The Second Amending Concept DA is a new concept SSDA made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It seeks consent for an amendment to the Waterloo Metro Over Station Development (OSD) Concept DA (SSD 9393) (the Concept DA). As the Concept DA has previously been amended by an Amending Concept DA (SSD 10441) (hereafter referred to as the First Amending Concept DA), the subject amending DA is hereafter referred to as the Second Amending Concept DA.

Whilst the Concept DA relates to the whole WMQ site, the changes now proposed under the Second Amending Concept DA only relate to the Northern and Central Precincts of the overall WMQ site. The figure below indicates the land to which the Second Amending Concept DA applies.

Figure 1 Land to which Scoping Reports Apply



The Second Amending Concept DA seeks consent to modify the existing concept approval as it relates to the Northern and Central Precincts, by amending the building envelopes to redistribute floor space to suit a new mix of land uses. Specifically, the proposal seeks the following:

- Northern Precinct:
 - Change the approved building envelope, building height and concept land use for the Northern Precinct by replacing the 17-storey commercial office building envelope with a revised envelope for 2 residential apartment towers above a non-residential podium.
 - The residential towers will include market housing, communal facilities and the provision of 5% affordable housing.

- Central Precinct

- Change the approved building envelope and conceptual land use for the Central Precinct by replacing the residential apartment tower with a co-living housing tower, still above a non-residential podium, comprising retail and a community facility in the form of a childcare.

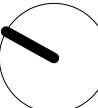
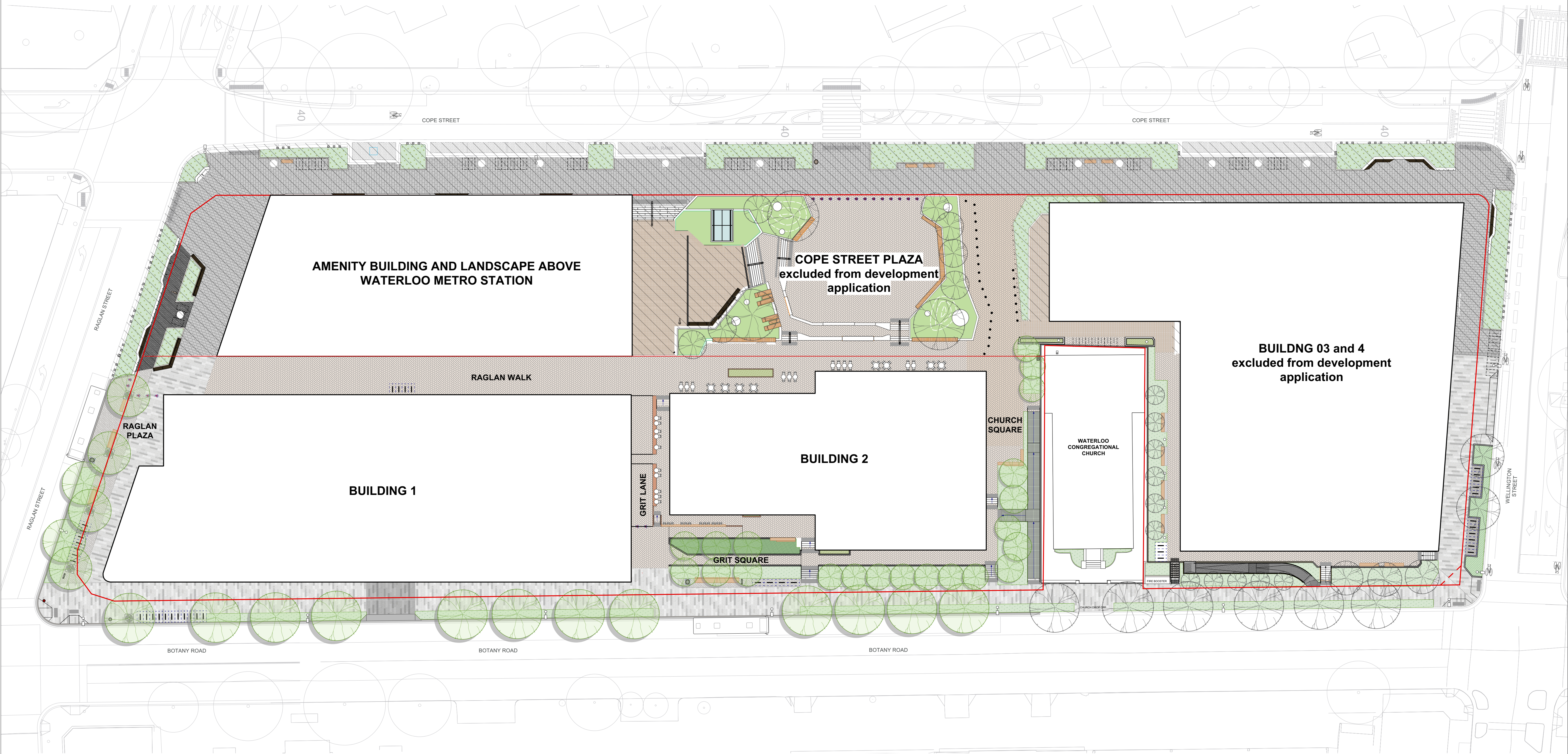
There will be no change to the maximum permitted GFA, as the floorspace will be redistributed within the revised envelopes. Further, the amended proposal will not exceed the permissible building height for the site under the SLEP 2012. No detailed design or physical works is proposed under this application.

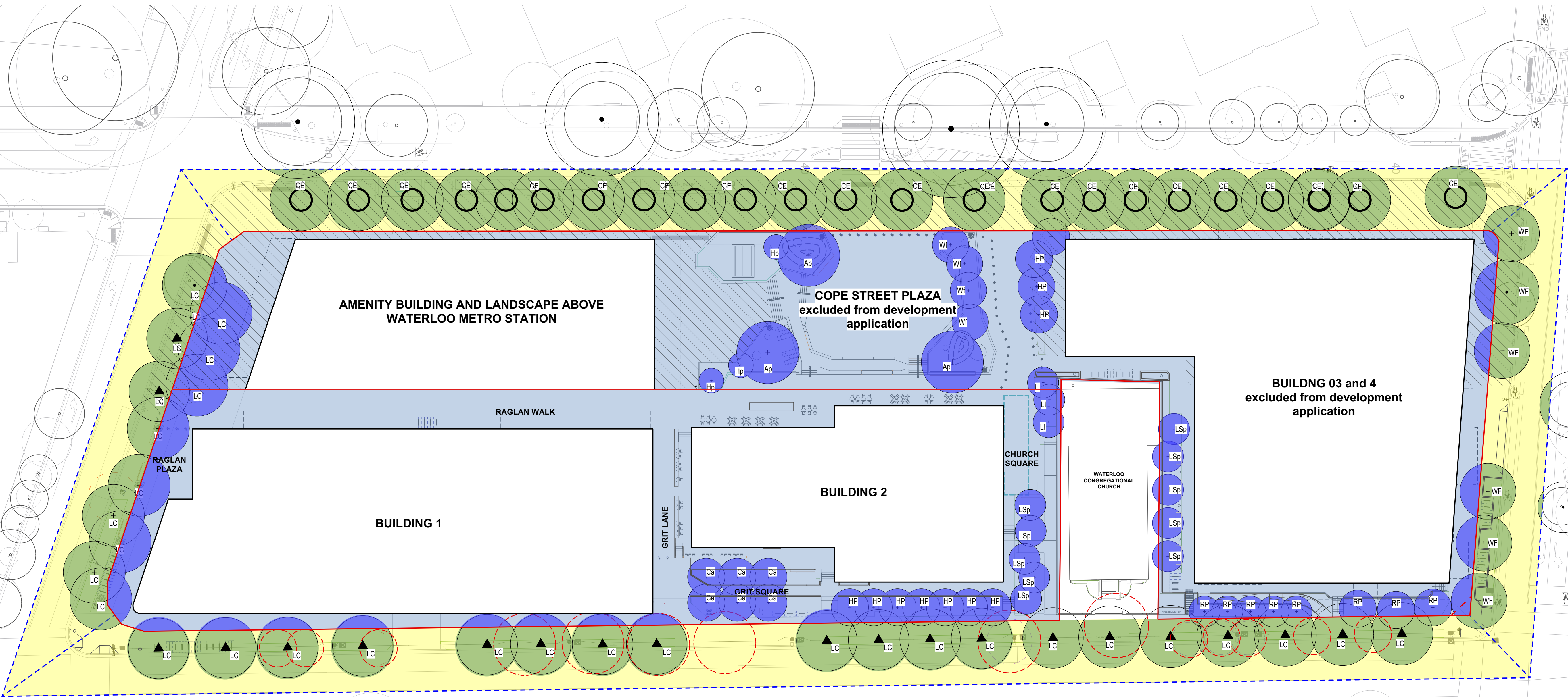
Separate Detailed SSDAs will be submitted for the detailed design, construction and operation of the Northern Precinct (SSD-79307758) and Central Precinct (SSD-79307746) of the WMQ site, to be assessed concurrently with the subject amending Concept DA. The detailed SSDAs have been prepared to be consistent with the Concept SSDA as amended by the subject application.

Separately, a Section 4.55 Modification Application will be submitted to modify the approved detailed Basement SSDA (SSD 10438) relating to the basement levels to buildings within the Northern and Central Precinct.

SEARS Item	Response
<p>8. Public Space</p> <p><i>Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</i></p> <ul style="list-style-type: none"> • <i>Maximises permeability and connectivity.</i> • <i>Maximises the amenity of public spaces in line with their intended use.</i> • <i>Maximises street activation.</i> • <i>Minimises potential vehicle, bicycle and pedestrian conflicts.</i> • <i>CPTED principles.</i> 	<p>Refer to Appendix F – Urban Design Report by Bates Smart</p>
<p>9. Trees and Landscaping</p> <p><i>Provide a site-wide landscape plan that:</i></p> <ul style="list-style-type: none"> • <i>Details proposed site planting, including canopy coverage.</i> • <i>Contributes to long-term landscape setting.</i> • <i>Mitigates urban heat island effect and ensures comfort.</i> • <i>Contributes to increased urban tree canopy cover.</i> • <i>Maximises opportunities for green infrastructure, consistent with Greener Places and bush fire risk.</i> 	<p>Refer to Appendix M - Landscape Plan by Aspect Studios and Appendix F - Urban Design Report by Bates Smart</p> <p>Tree planting and canopy coverage analysis is provided. Species selected for shade, climate resilience and habitat value. Proposed canopy cover: 27.35% of site area.</p> <p>Deep soil trees and layered mass planting establish a robust green network of garden beds and landscape areas integrating with the wider public domain.</p> <p>Shaded pedestrian areas, large canopy trees, permeable paving and Water Sensitive Urban Design (WSUD) measures reduce surface heat and improve microclimate across the site.</p> <p>Refer to canopy coverage analysis diagram on page 7.</p> <p>Green roofs, podium planting to communal terraces, raingardens and WSUD systems included as part of the landscape proposals.</p>

Sydney Metro SEARS Comments	
<p><i>Demonstrate how the proposed development will achieve enhanced public domain outcomes and access to the Metro station.</i></p> <ul style="list-style-type: none"> • <i>Consider impact of proposed change in uses to public domain and activation outcomes</i> • <i>Consideration of Landscaping Reports, Public Domain Plans, Place Making and Activation Strategy and Public Art Strategy.</i> 	<p>Refer to Appendix F – Urban Design Report by Bates Smart</p>
City of Sydney SEARS Comments	
<p><i>Communal Open Space and Landscaping requirements for residential uses (including co-living).</i></p> <ul style="list-style-type: none"> • <i>Provision of minimum 25% of relevant site area for communal open space (ADG).</i> • <i>Communal facilities and open spaces prioritised for co-living building.</i> 	<p>Refer to Appendix F – Urban Design Report by Bates Smart</p>





TOTAL AREA OF ZONE

TYPE	AREA
Private	12868m ²
Street	6084m ²
Raglan Street	808m ²
Cope Street	2138m ²
Wellington Street	746m ²
Botany Road	2392m ²
Total	18952m ²

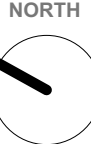
TREE CANOPY ACHIEVED

TYPE	AREA	%	TARGET
Private	1629m ²	12.66%	
Street Total	3554m ²	59.41%	50%
Raglan Street	370m ²	45.79%	
Cope Street	1634m ²	76.43%	
Wellington Street	304m ²	40.75%	
Botany Road	1191m ²	49.79%	
GF Total	5183m ²	27.35%	25%

ID	SPECIES	MATURE HEIGHT	MATURE CANOPY DIAMETER
LC	Lophostemon confertus	15m	10m
CE	Corymbia eximia	10m	10m
RP	Robinia pseudoacacia 'Frisia'	9m	6m
WF	Waterhousia floribunda	15m	9m
HP	Harpulia pendula	9m	6m
LSp	Lagerstroemia indica x fauriei 'Biloxi'	8m	5m
LI	Lagerstroemia indica 'Red'	8m	5m
Ap	Alloxylon pinnatum	15m	10m
BA	Brachychiton acerifolius	15m	10m
Ca	Cupaniopsis anacardioides	8m	5m

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KEY PLAN

REV 01 DATE 16/09/25 AMENDMENTS SSDA SUBMISSION

STATUS FOR INFORMATION

ARCHITECT WOODS BAGOT BATESMART. AILEEN SAGE ARCHITECTS

CLIENT WATERLOO COLLECTIVE

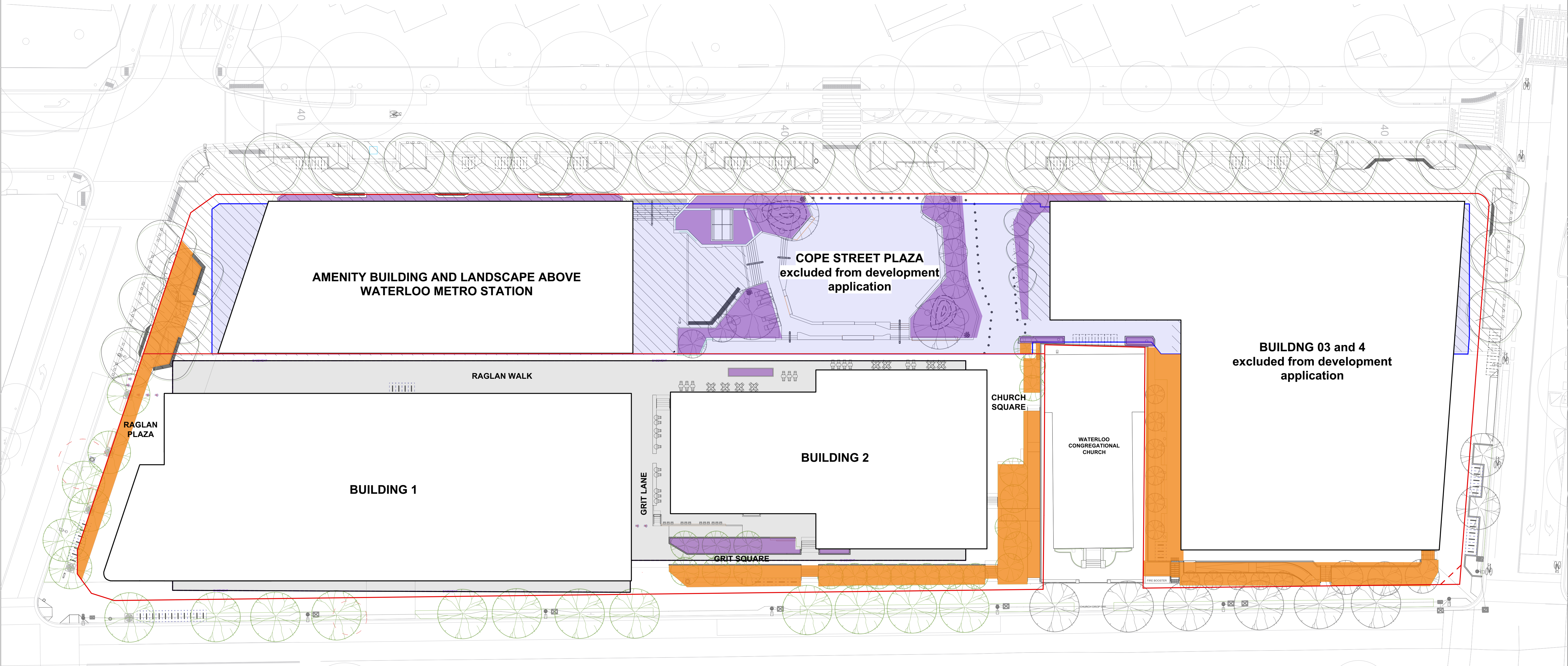
JOHN HOLLAND mivest





PROJECT WATERLOO METRO QUARTER SECOND AMENDING CONCEPT DA

DRAWING CANOPY COVERAGE DIAGRAM PRECINCT PLAN

DRAWN BM CHECKED SB | BP SCALE @ A1 1:300

DRAWING NO. WMQ-PBDM-ASP-LS-DRG-DA-112 01 REVISION



Area	
	Total Site Area = 12871m2
	Metro Box Area = 4683m2
	Total Deep Soil Area = 853m2
	Total Constructed Soil Area = 516m2

Required deep soil % = 10%	

% CALCULATION 1 (METRO BOX EXCLUDED)	
Total Site Area minus Metro Box Area = 8188m2	
Deep Soil Area = 853m2	
Deep Soil Area / Total Site Area minus Metro Box Area = 10.42%	

% CALCULATION 2 (METRO BOX INCLUDED)	
Total Site Area = 12871m2	
Combined Deep Soil and Constructed Soil Area = 1372m2	
Combined Deep Soil & Constructed Soil Area / Total Site Area = 10.66%	

