

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-79307765 Waterloo Metro Quarter - Second Amending Concept
Applicant	WL DEVELOPER PTY LTD
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and assessment report is available [here](#).

[Waterloo Metro Quarter – Second Amending Concept SSD | Planning Portal – Department of Planning, Housing and Infrastructure](#)

Date of decision

9 June 2026

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2021*;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the Department's Assessment Report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including 1,153 full time jobs, \$297 million capital investment, and local infrastructure contributions;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Eastern City District Plan and Future Transport Strategy 2056. The project will contribute to the increase of housing supply to support the Government's priorities to deliver well-located housing, including affordable housing, directly above the Waterloo Metro Station;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent;
- the proposal would achieve design excellence;
- the proposal complies with the maximum building height and floor space ratio standards for the site; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

Once the EIS was submitted to the Department it was placed on exhibition from 27 November 2025 until 15 January 2026 (50 days). During this period, 17 submissions were received, including six objections, two in support of the project and nine submissions providing comments.

The Department also inspected the site and surroundings during the course of the assessment process to gain a deeper understanding of the issues raised in public submissions.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include built form, land use, community facilities, design excellence, traffic and road noise and the quality of the social impact assessment supplied by the Applicant. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<i>Built form</i> - objection to increased height in the Northern Precinct - concerns that the Northern Precinct increase in height will overshadow the surrounding area	<i>Assessment</i> - The Department finds that the new Northern Precinct building envelopes and proposed heights are acceptable as the built form complies with the height provisions within the <i>Sydney Local Environmental Plan 2012</i>. - Overshadowing and solar analysis studies confirm that the revised built form massing does not result in any additional impacts to nearby parks and open spaces and will improve solar access to Cope Street Plaza. <i>Conditions</i> Recommended conditions require that future development applications to demonstrate consistency with the Design Guidelines (Condition B3) and Concept Approval conditions (Condition A6).
<i>Land use</i> - objection to reduction of office premises land use which is necessary to support the local economy - WMQ has an opportunity to support expansion of Sydney CBD commercial core - concerns that higher density residential are not supported by adequate services or social infrastructure provided as part of the proposal - concerns regarding an existing oversupply of student housing within the immediate locality - the proposal could be strengthened by better integrating essential services and preserving employment generating floorspace to support a genuinely mixed, active and sustainable precinct	<i>Assessment</i> - The Department notes there are differing views in submissions with regards to the reduction of employment generating floorspace at the site and introduction of the co-living housing land use. The Department considers the proposed mix of land uses acceptable as co-living housing is permissible within the MU1 Mixed Use zone. - The Department notes the proposal presents a non-residential floor space shortfall across the overall site of 1,369 m², and an 11.4% departure from the requirements of the <i>Sydney Local Environmental Plan 2012</i>, but this variation to the site-specific floorspace standard is considered acceptable in this case because the proposal will continue to provide a quantum of commercial floorspace within the Northern Precinct which will generate 572 ongoing operational office jobs at the site. The Department notes the proposed co-living units (being a managed and serviced housing model), will also provide employment opportunities. - The Department is satisfied the Waterloo Metro Quarter precinct will provide an overall mix of uses that are capable of supporting community needs, housing and employment opportunities at this highly accessible location. <i>Conditions</i> - No conditions are necessary in relation this issue.
<i>Community facility</i> - objection to the reduction of community floorspace proposed - proposed childcare disguised as community facility is unacceptable - community facilities should be made available to local community organisations	<i>Assessment</i> - The Department notes that the proposal identifies that the Central Precinct will continue to accommodate at least 2,000 m² of community facility floorspace, which is consistent with the requirements of the <i>Sydney Local Environmental Plan 2012</i>. - The detailed design over station development SSD for the Central Precinct (submitted separately under SSD-79307746) will provide further details on the specific use of the 2,000 m² community

at affordable rates affordable community space is increasingly scarce, allowing developers to avoid these obligations will have cumulative impacts on the capacity of community organisations to serve growing populations	facility space. This application is currently being separately assessed by the Department and will be considered with further Social Impact Assessment. <i>Conditions</i> Recommended conditions include Condition A15 and A16 which requires future SSDs to provide evidence that the community facility proposed is in accordance with the requirements of the <i>Sydney Local Environmental Plan 2012</i>.
<i>Design excellence</i> - concerns raised that the new development will be unattractive - stricter design excellence standards should be in place to avoid replicating quality of architecture shown in the Southern Precinct	<i>Assessment</i> - The proposal has been subject to four rounds of State Design Review Panel (SDRP) feedback, which has been appropriately adopted in the final design of the proposal. The Department notes the SDRP supported the proposal, in terms of building setbacks, overshadowing minimisation, tower façade details and solar access design outcomes. - The detailed design over station development SSDs for the Central and Northern Precincts will provide further details on building articulation, materials and finishes. These applications are currently being separately assessed by the Department. <i>Conditions</i> - Recommended conditions include a requirement for the submission of a Design Integrity Report to be prepared in order to demonstrate how design excellence and design integrity will be achieved (Condition B7) and that it must include a summary of feedback by the State Design Report Panel (Condition B8).
<i>Traffic and road noise</i> - heavy bus traffic along Botany Road imposes amenity impacts to residents - fears more students occupying the co-living building will contribute to additional bus services which impact traffic and safety of streetscape - new open space and public domain areas will be impacted by heavy bus corridor traffic	<i>Assessment</i> - The Department is satisfied the proposal will have acceptable parking and traffic impacts. - Existing Concept Approval conditions limit car parking, and therefore traffic generation, to the maximum parking rates in the <i>Sydney Local Environmental Plan 2012</i>. - The submitted Traffic and Transport Impact Assessment states that the revised proposal will result in a reduction of trip generation at the site and will therefore contribute to a safer traffic and parking arrangement than the previously approved land-use outcome. - The site is located directly above the Waterloo Metro Station and is therefore well-served by a high frequency metro service with fast train services to the Sydney CBD and beyond. The proposal will also improve connectivity between the existing bus stops along Botany Road and the Metro Station with Grit Square, to support a better transport interchange experience. <i>Conditions</i> - Conditions B9 and B10 have been recommended to restrict car parking at the site and manage private vehicle trip generation impacts.
<i>Social Impact Assessment</i> - the demand analysis for childcare does not demonstrate real community needs based on the locality and existing services available - the engagement outcomes contradict proposed childcare use where it states an 'emphasised need for recreational and genuine community facilities' to be provided at the site - evidence based analysis provided in the SIA demonstrates that the proposed childcare centre capacity exceeds the	<i>Assessment</i> - The Department notes that submitted Social Impact Assessment addresses the Department's <i>Social Impact Assessment Guideline for State Significant Projects</i>. - The specific use of the community facility is proposed and assessed as part of the detailed design over station development SSD for the Central Precinct (submitted separately under SSD-7930774) which provides further details on the specific use and operations of the 2,000 m² community facility space. <i>Conditions</i> - No conditions are necessary in relation to the issue.

demand generated by the proposal the SIA includes selective ABS data and does not factor in the real social inequalities and lower socio-economic demographic percentile of the surrounding population	
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