



# **WATERLOO METRO QUARTER – URBAN DESIGN FRAMEWORK**

Amending SSDA	
Reference	Description
Applicable SSD Applications	SSD-10437 Southern Precinct SSD-10437 Cope Street Plaza Public Domain SSD-14438 Shared Basement SSD-10439 Central Precinct SSD-10440 Northern Precinct
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Reviewed	Waterloo Developer Pty Ltd Nick Owen
Document Number	WMQ-SITE-HAS-UD-RPT-002
Status	Final
Version	03
Date of Issue	30 September 2020

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### Acknowledgment of Country

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



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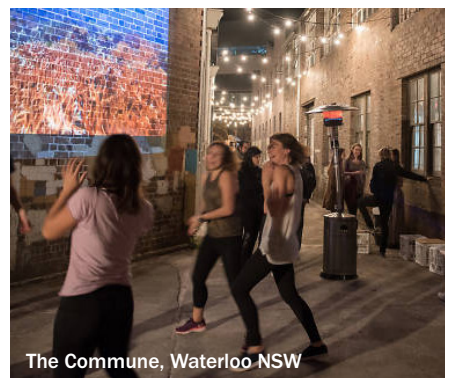
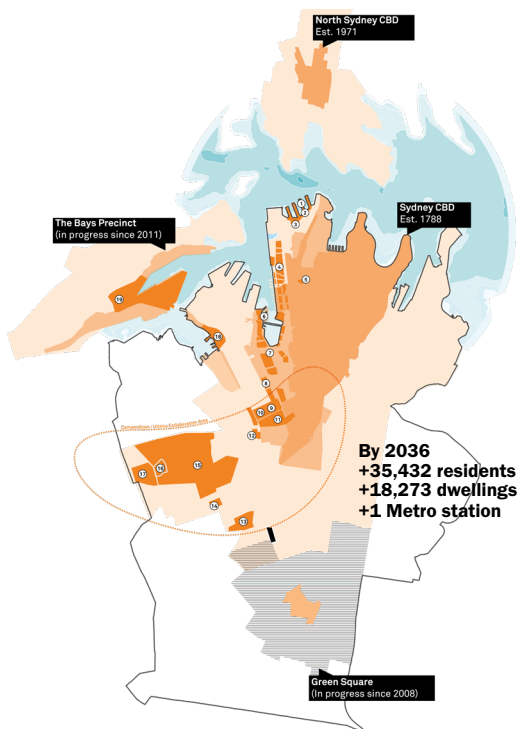
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# WELCOME TO WATERLOO



## A place of rich layers

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



## A strategically located neighbourhood

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

# 1.1

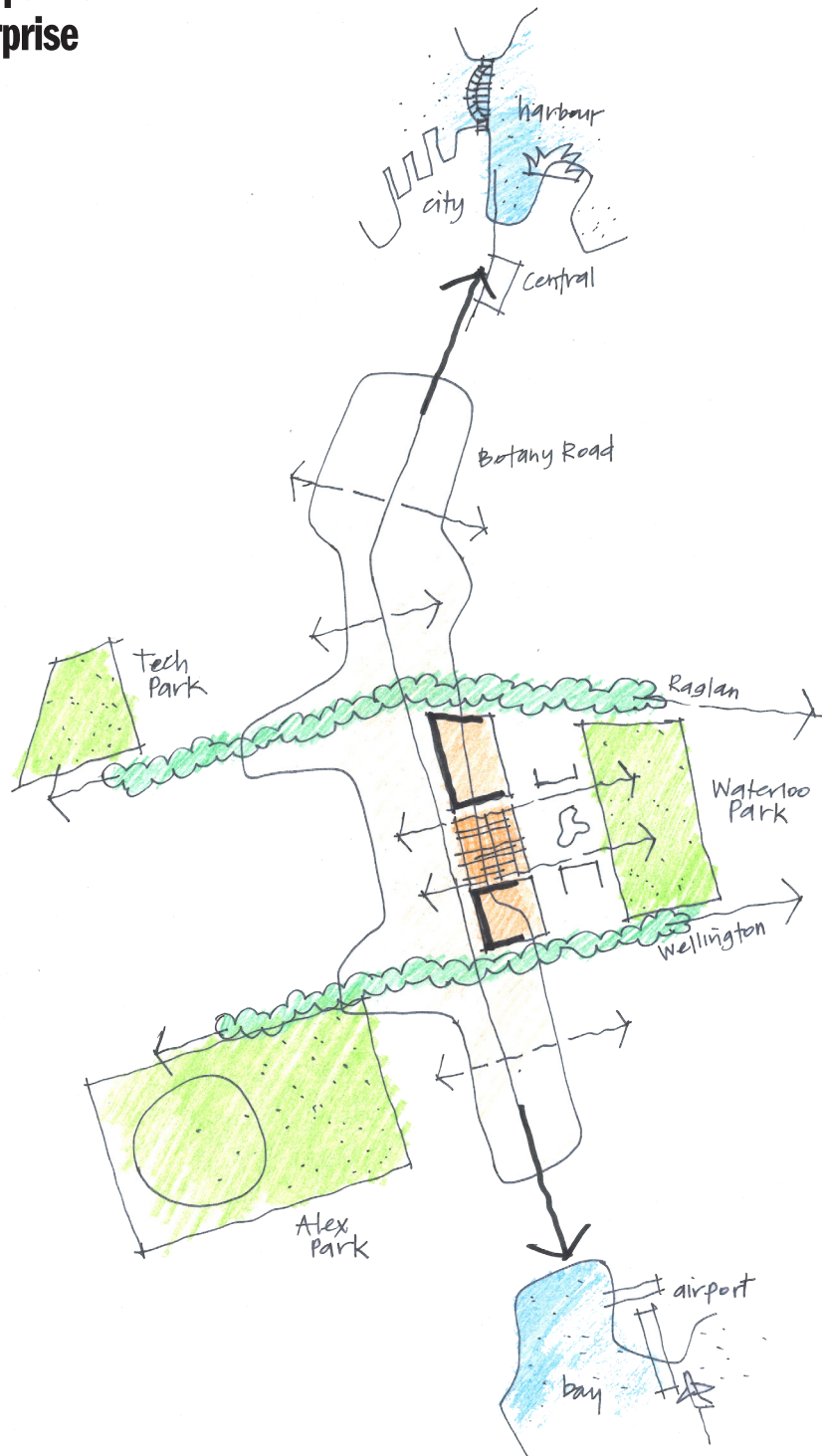
## Site Location and Context

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

Waterloo is located between the Sydney city centre and airport, close to major employment and educational precincts, and undergoing significant renewal.

Key characteristics of this place include

- The Botany Road corridor, a historic movement, trading and enterprise corridor that connects harbour and bay
- Major north-south streets that connect to the Sydney CBD and airport
- Limited east-west connectivity due to these heavily trafficked corridors
- Complex overlapping urban and natural systems
- Large green spaces and renewal sites split by transport corridors
- Distinct and diverse urban forms and spaces
- Street-oriented and people-scaled character



## With a new Metro station, Waterloo will be better connected to places of employment, education, health and well-being across the broader metropolitan area.

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

### Waterloo State Significant Precinct

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

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

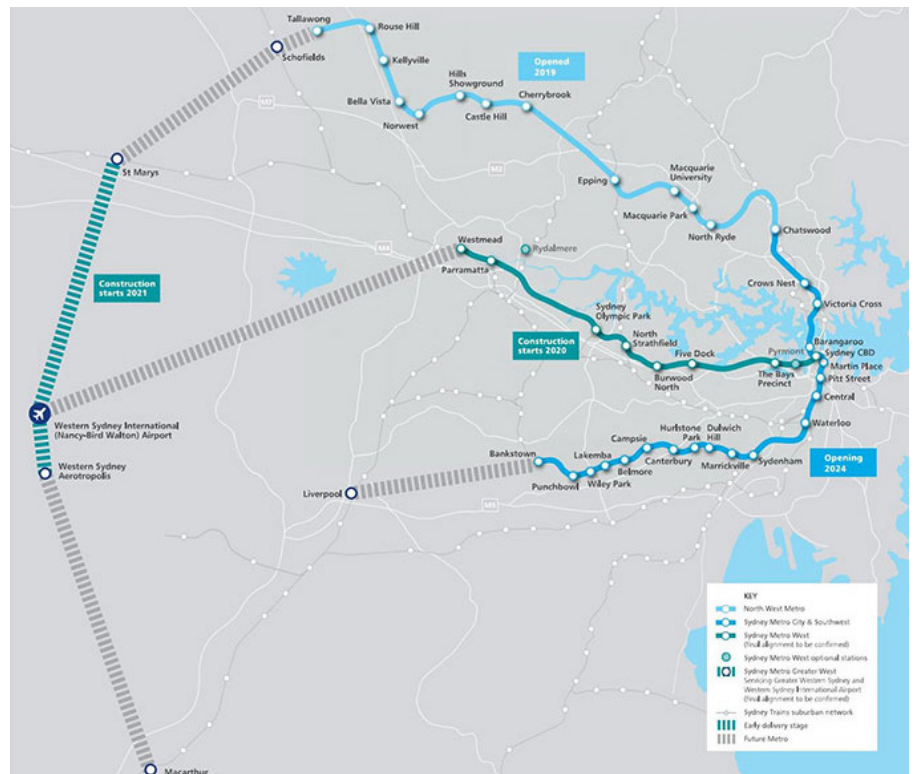
### Waterloo Metro Quarter

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

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

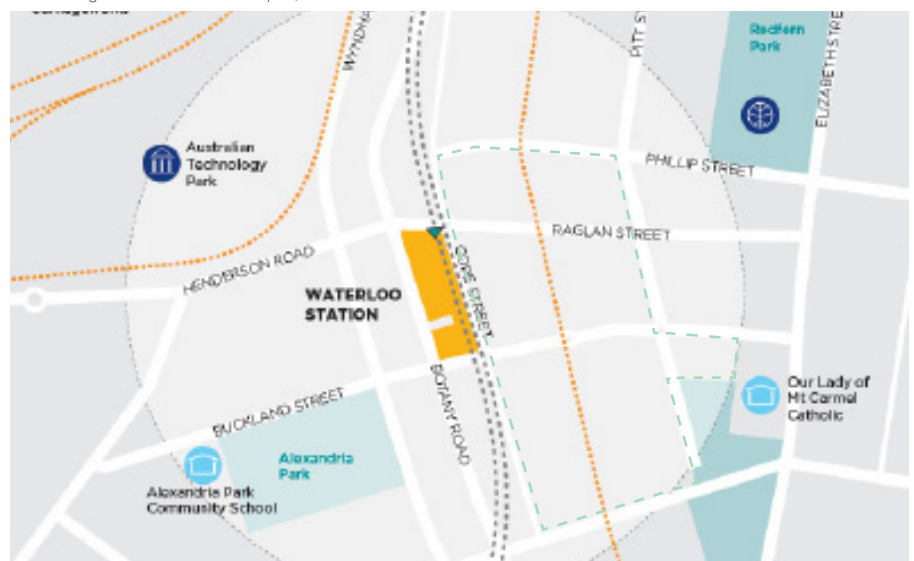
### Metro Rail Infrastructure

The proposed Waterloo metro station will be constructed within the eastern side of the site.



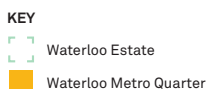
Sydney Metro alignment map

Source: Figure 15 SSD 9393 UDPD Report, November 2018



Waterloo Metro Quarter location plan

Source: Figure 15 SSD 9393 UDPD Report, November 2018



# 1.1

## Site Location and Context

### Waterloo Neighbourhood

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

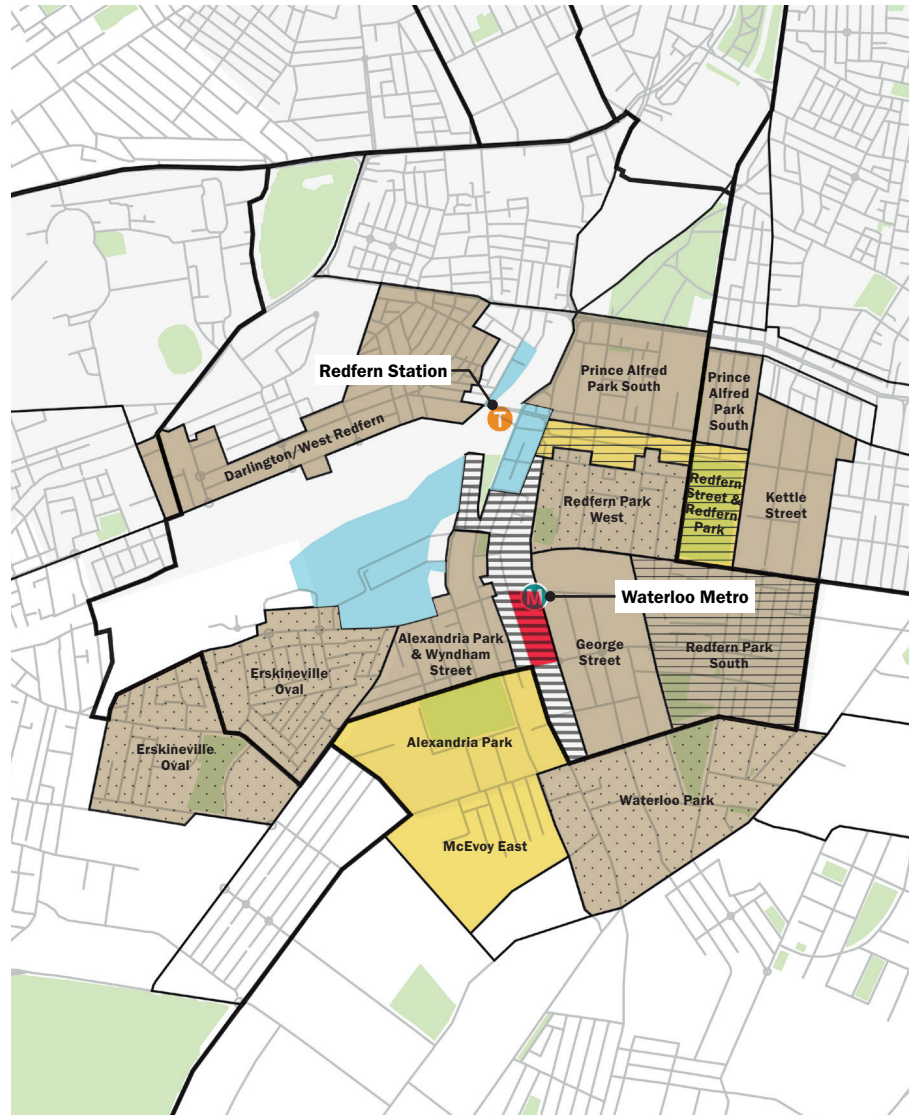
There are a number of intersecting and surrounding neighbourhoods identified in the 2012 City of Sydney DCP which outlines place-specific quality of the neighbourhood and provides important direction for the development of the place.

The majority of neighbourhoods surrounding Waterloo Metro Quarter have a residential focus with visions to uplift public amenities and street activation to create pedestrian centric environments.

Source: abs.gov.au

#### KEY

- Waterloo Metro Quarter
- City of Sydney 2012 DCP Villages
- City of Sydney 2012 DCP Neighbourhoods
- Key sites
- Residential focused neighbourhood
- Residential focused neighbourhood with active centre
- Residential focused neighbourhood with active centre and amenities
- Amenity focused neighbourhood
- Amenity focused neighbourhood with active centre
- Mixed-use active centre



Waterloo Public Housing, Waterloo NSW



Caroline Street, Redfern NSW



National Centre of Indigenous Excellence teachings in practice, Redfern NSW

## Waterloo - Beaconsfield (current statistics\*)

### SA2

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

Source: abs.gov.au



**Population (overseas %)**  
37,929 | 53.7%



**Median age**  
31.7 (37.2 Australian average)



**Household size**  
2.2 (2.6 Australian average)



**Lone person household**  
30.3%



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



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



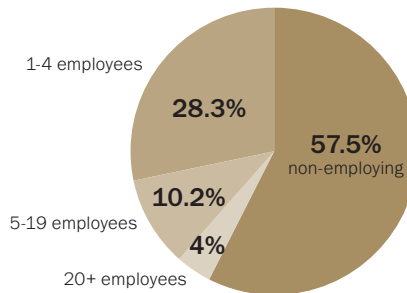
**Professionals**  
34.9%



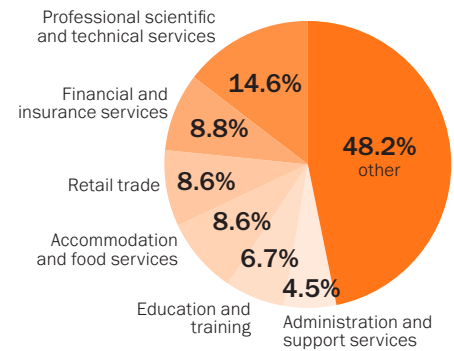
**Main employment industry**  
Professional scientific and technical services  
14.6%



**Employment industry business size**



**Employment industry business type**



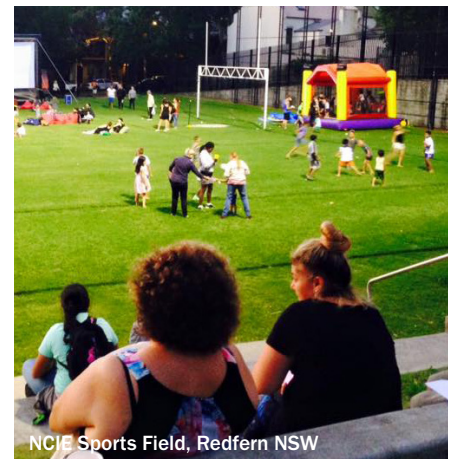
Redfern Village, Redfern NSW



Botany Road, Waterloo NSW

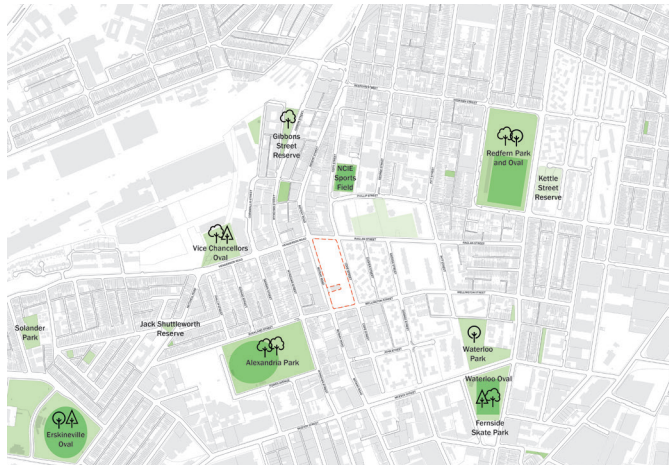


Waterloo Public Housing, Waterloo NSW



NCIE Sports Field, Redfern NSW

# 1.2 Site Analysis



## KEY

- Green open space
- Public sports fields



## KEY

- Bicycle pathway
- Off road bicycle pathway
- Dedicated bicycle pathway
- Rail corridor

## Outdoor Green Spaces

The surrounding suburbs have large parks, well-programmed and well-maintained, with additional green spaces to be created within the Waterloo Estate. The area is well serviced by district open space but under serviced by local open space. Additional space - easily accessed and focused on the needs of locals - is required.

## Pedestrian and Cycle Network

An existing local and district pedestrian and cycle network runs near the Metro Quarter, connecting to Central Sydney (north) and Green Square (south). The main barriers to pedestrian and cycle movement are Botany Road as a major road corridor and Eveleigh rail corridor.



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



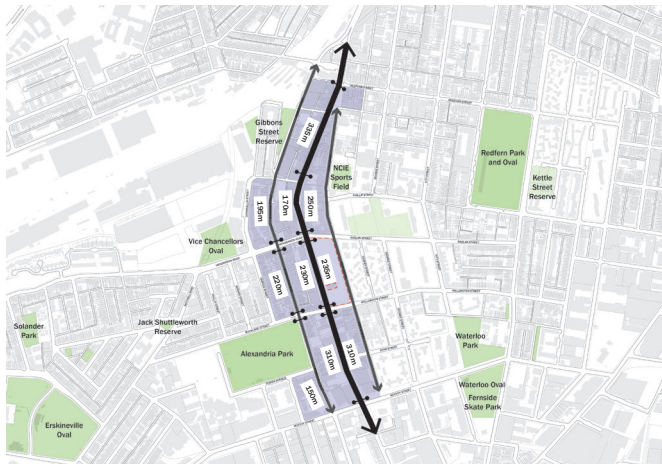
Cross park connections, Redfern NSW



Dedicated path, Waterloo NSW



Road share path, Redfern NSW



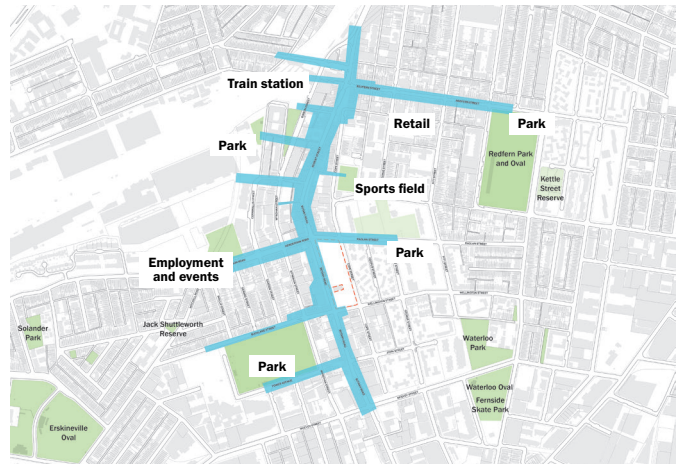
- KEY**
- Primary north/south movement
  - Secondary north/south movement
  - Pedestrian crossing
  - Block structure

## Botany Road - North/South

Botany Road traffic volumes and street block configuration create a significant barrier to east-west movement and access to transport hubs, social spaces and green amenity. Additional mid-block connections, including laneways and cycle paths, are required. The Waterloo Metro Quarter site is able to deliver this improved connectivity



Botany Road, Waterloo NSW



- KEY**
- East/west connectivity

## Botany Road - East/West

**Key observations:** Botany Road will be the spine of a green, walkable, streets-and-spaces network, connecting major renewal sites and transport hubs. Anchors, such as green open spaces and transport hubs, are key to creating greater east/west connectivity.



Cope Street, Waterloo NSW



Buckland Street, Eveleigh NSW

# 1.2 Site Analysis



## KEY

- Active frontages
- Orange: Retail/hospitality/commercial use
- Grey: Industrial building and use
- Brown: Residential with active ground use
- Dark Brown: Residential with non-active ground use
- Yellow: Terraces



## KEY

- Light Orange: 1 storey
- Pink: 2-3 storeys
- Red: 4-6 storeys
- Dark Red: 7-10 storeys
- Bright Red: 11-20 storeys

## Building Typologies

There are a range of existing building typologies across Waterloo for residential and non-residential uses, reflecting the dense grain of the area. There is increased grain and diversity on intersections and short streets, whilst mid blocks hold larger frontages and have a mix of active and inactive frontages



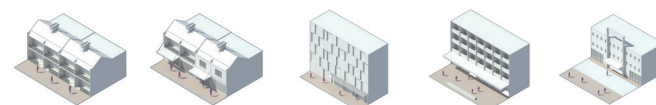
Detached terraces    Attached single-level terrace with front garden    Attached single-level terrace with loft and front garden    Attached single-level terrace    Attached two-level terrace with front garden

## Building Height

Waterloo reflects a wide range of building heights from 1-30 storeys across many residential and non-residential typologies. While the Waterloo Metro Quarter site is able to support taller buildings, the character and grain of the context needs to be expressed throughout the site.



Low scale residential with ground floor retail and street setback    Low scale residential with street facing courtyard    Low scale residential with setback on ground floor    Small scale industrial building with retail use and street setback    Small scale industrial building with bulky goods and parking



Attached two-level terrace    Attached two-level terrace with retail use    Low scale residential with ground floor retail    Low scale residential with ground floor retail and street setback    Low scale residential with ground floor retail and street setback



Single-level street facing warehouse    Single level industrial building with parking    Small scale industrial building with shop front    Small scale industrial building with blank facade    Small scale industrial building with inactivated windows



- KEY**
- Active frontages
  - Large lots
  - Small lots



- KEY**
- Heritage items
  - Heritage conservation zones
  - Potential heritage items

## Lot Building and Grain

Botany Road has a mix of small and large lots with focused areas of intensity. Cope Street is characterised by larger industrial lots. The Waterloo Metro Quarter should embrace a diversity of scales - from larger footprint buildings (such as the Metro Station) and generous community spaces to tightly-packed retail laneways

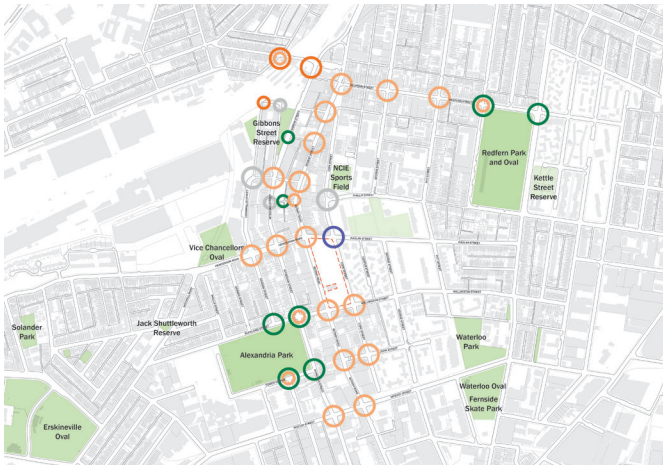


## Heritage Buildings

The broader context has significant heritage items and conservation zones - as well as a strong social and cultural history. Several heritage items sit across intersections from the precinct. Corners are the focus of historic buildings - new buildings need to carefully consider these relationships



# 1.2 Site Analysis



## KEY

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



## KEY

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

## Active Corner Anchors

The existing and future corner anchor typologies offer varied ground plane activity and engagement creating a diverse street-scape and pedestrian experience. The scale, materiality and expression of corners is critical.



Cauliflower Hotel, Waterloo NSW



Community Bike Workshop, Waterloo NSW

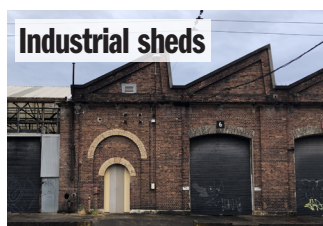
## Community Spaces

There is a constellation of community spaces from kindergartens and story factories to small bars, enterprise hubs and social service centres. The Metro Quarter exists within a gap of community spaces and services - and has potential to become a new, highly-accessible and well-connected hub.



Carriageworks, Eveleigh NSW

Four building typologies have been identified as distinctly Waterloo. These typologies vary in scale and usage but share some qualities - robust materiality, vertical expression, a balance of repetition and customisation. These typologies can be applied to different buildings across the site - to give a sense of diversity, as well as cohesion.



Street and space-fronting  
Repetition and customisation  
→ Vertical expression (lot/terrace/bay)  
Built for adaptation  
Robust, tactile, personal

## Building Character

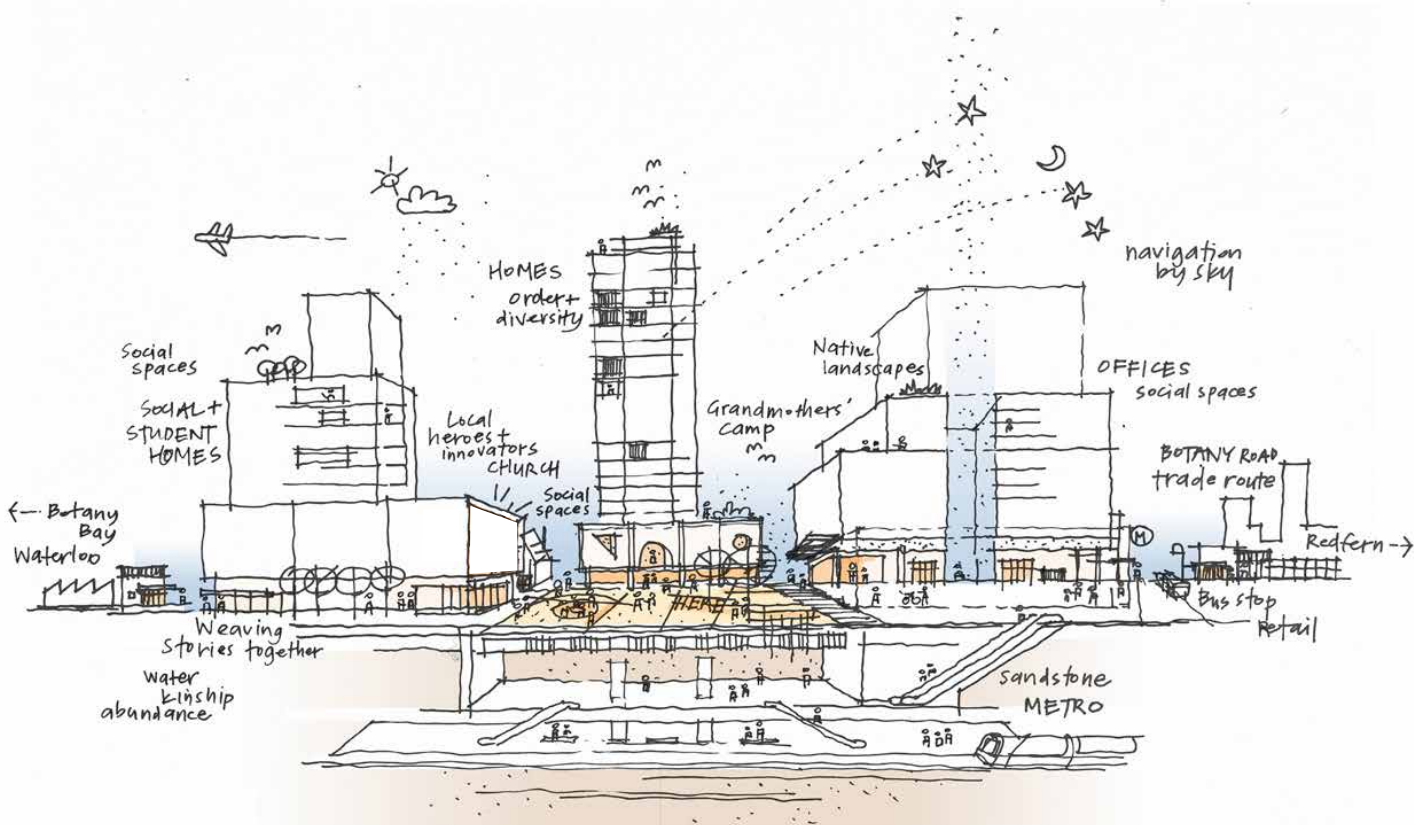
A wide diversity of building typologies front the streets of Waterloo. Shops, offices and hotels are found in clusters and at corners. Intense diversity is key to creating an active, characterful, locally-connected quarter.



## 2.1 Place Vision

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

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



### Community at the heart

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

It will deliver:

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



## A vibrant public domain

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

It will deliver:

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

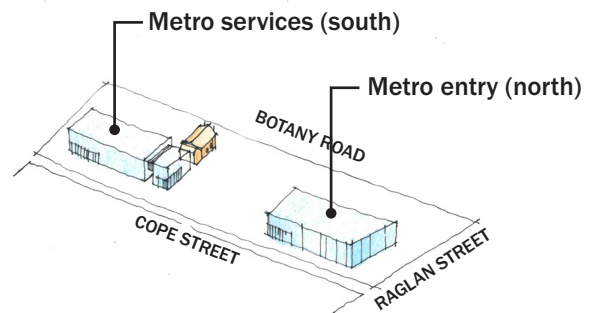
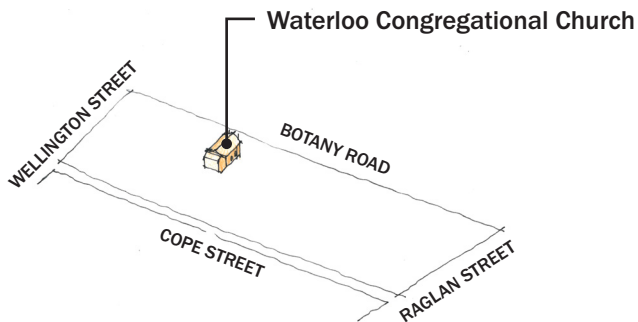
## Authentic and diverse

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

It will deliver:

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

# 2.1 Place Vision



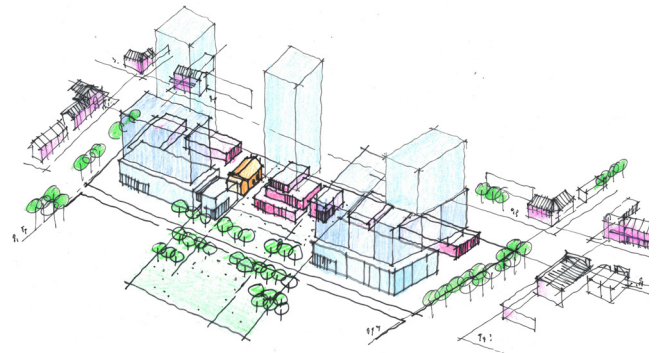
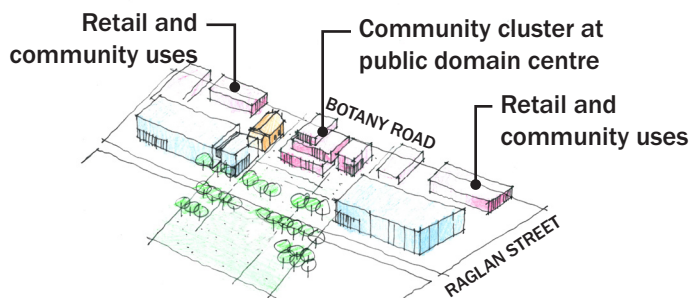
## Existing site

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

## Metro connectivity

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





## Activated, engaging ground plane

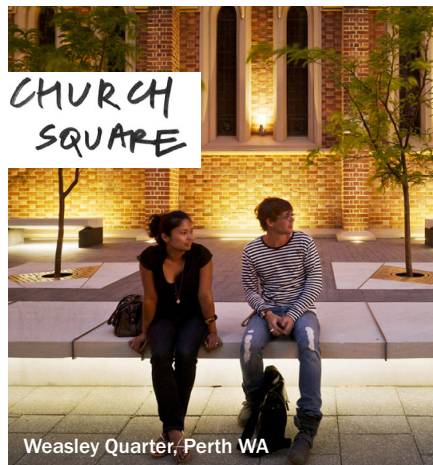
New buildings will define, enliven and activate footpaths, lanes and public spaces. Community uses are clustered at the centre of the site. The scale, materiality and personality of buildings relate to the surrounding context.

## Diverse, characterful architecture

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



Peel Street, Adelaide SA



Weasley Quarter, Perth WA



Slovenska Boulevard, Ljubljana

## 2.2 Place Story

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

The Place Story informs strategies for public art, wayfinding, retail, place naming and activation. The Place Story is summarised by a concise value proposition that is both memorable, and easily communicated.

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

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

### Our Community

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

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

### Place Promise

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

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

### Place Essence

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

### 'Unconventional potential'

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

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

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

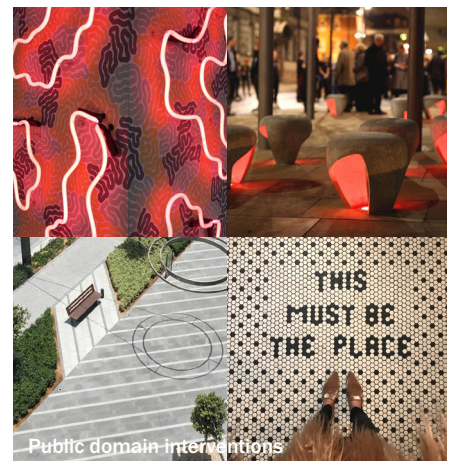
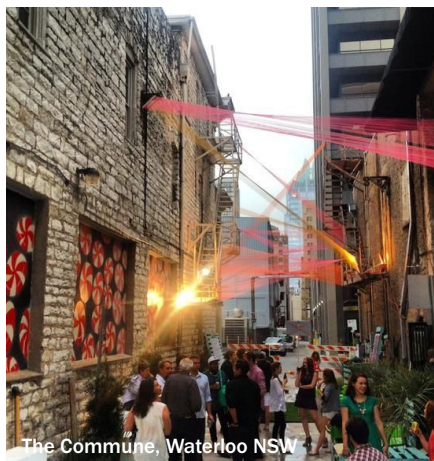
#### The Place Story

##### Delivery Strategies

→ Arts and Cultural Heritage

→ Placemaking and Activation

→ Retail and Community Facilities



## Place Pillars

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

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

### RESILIENT

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

#### Community Benefits

- Sustainability
- Employment
- Well-being

#### Experiential Attributes

- Seasonal
- Nurturing
- Spiritual



### REAL

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

#### Community Benefits

- Learning from difference
- Belonging
- Transparency

#### Experiential Attributes

- Unassuming
- Honest
- Layered



### RECIPROCITY

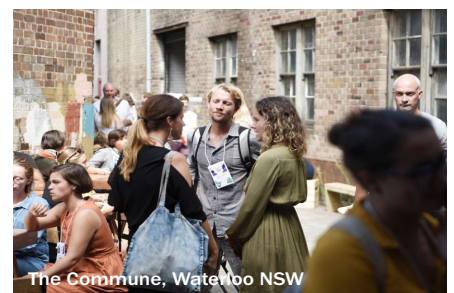
Healing and exchange fostering cultural practice, creativity, social justice, inclusion and economic participation.

#### Community Benefits

- Creative expression
- Authentic exchange
- Equity

#### Experiential Attributes

- Inclusive
- Diverse
- Co-curated



### CONNECTION

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

#### Community Benefits

- Transport connectivity
- On site amenity
- Meaningful narratives

#### Experiential Attributes

- Seamless
- Convenient
- Relevant



# 3.1

## Urban Design Objectives

### Design Objectives

Four design objectives have been established specific to the vision, objectives, principles, opportunities and challenges identified for the Waterloo Metro Quarter.



### An authentically public place

#### → Central public spaces

Clearly delineated, open and accessible public space and cross-site connections at the core of the site.

#### → Network of connections

A site-wide network of publicly accessible connections of varying scale, character and access.

#### → Community hub

Clustering of community uses, retail and commercial spaces around and adjacent to the main open space.

#### → Cultural ecosystems

A cultural ecosystem throughout the site with many moments of expression, both large and small.

### Ultra diversity in use, form, and character

#### → Diverse uses

Diversity of uses for expanded choice, complexity, interaction and round-the-clock activation.

#### → Diverse form and materiality

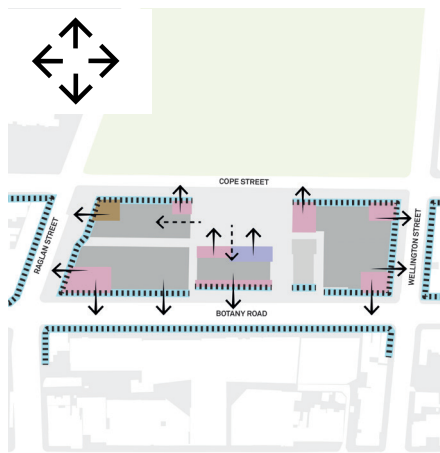
Building on and intensifying the richness of the local Waterloo vernacular.

#### → Diverse community spaces

Different spaces to attract, hold and engage a highly pro-active, diverse community.

#### → Diverse landscapes

Contemporary planting strategy that reflects complexity of original natural systems.



## Responsive to a complex and changing context

### → Urban layering

Buildings that respond to three distinct urban layers: the human, street and tower scale.

### → Intensity of grain

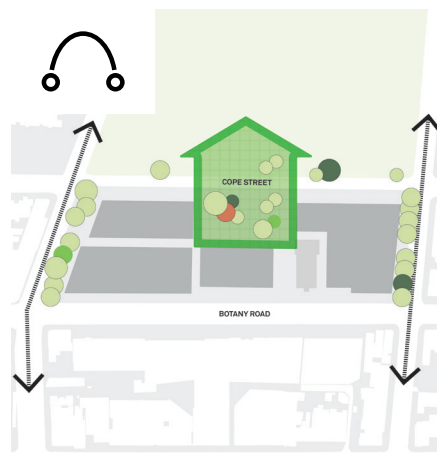
Buildings articulated at base, engaging at street level and responding to urban grain of the context.

### → Edge and corner response

Consistent street edge with expressed corners, setbacks to match church and insets at entry points.

### → Public amenity

Public amenity on and off site protected through placement and modulation of buildings.



## A local neighbourhood network

### → Green connectors

Generous landscape expression of connections along east-west streets and within the main plaza.

### → Democracy of movement

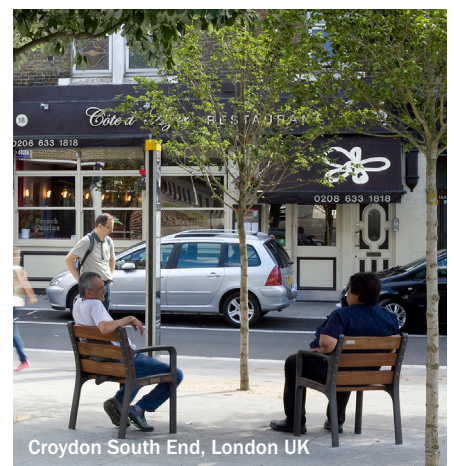
Prioritisation of pedestrians within main spaces and streets allows for easy access and interchange.

### → Connections as spaces

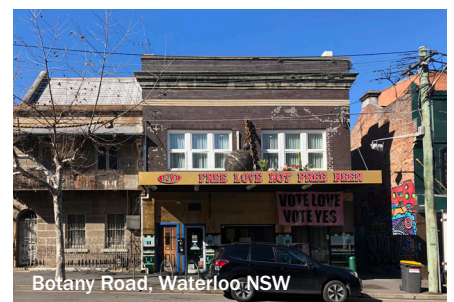
Connections through the site create a network of distinct, engaging, surprising spaces.

### → Stacked open spaces

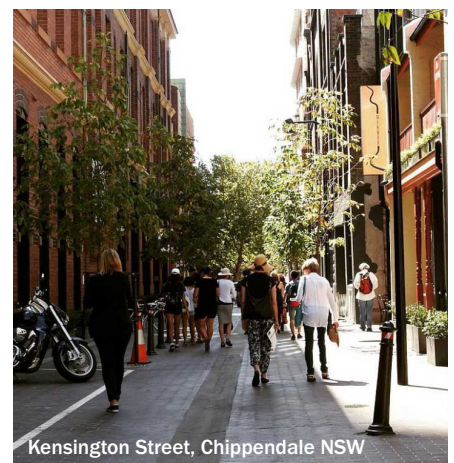
Open spaces on rooftops and terraces to create "soft centre" of community spaces and landscape expression.



Croydon South End, London UK



Botany Road, Waterloo NSW



Kensington Street, Chippendale NSW

# 3.2

## Urban Design Principles and Strategies

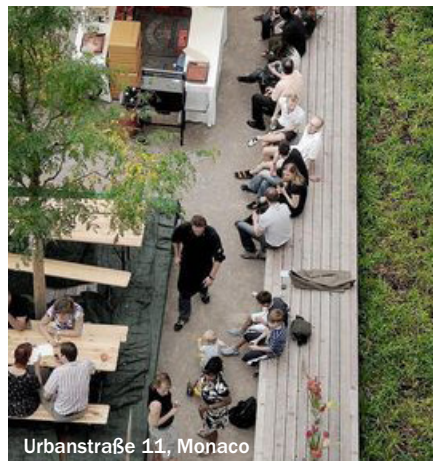
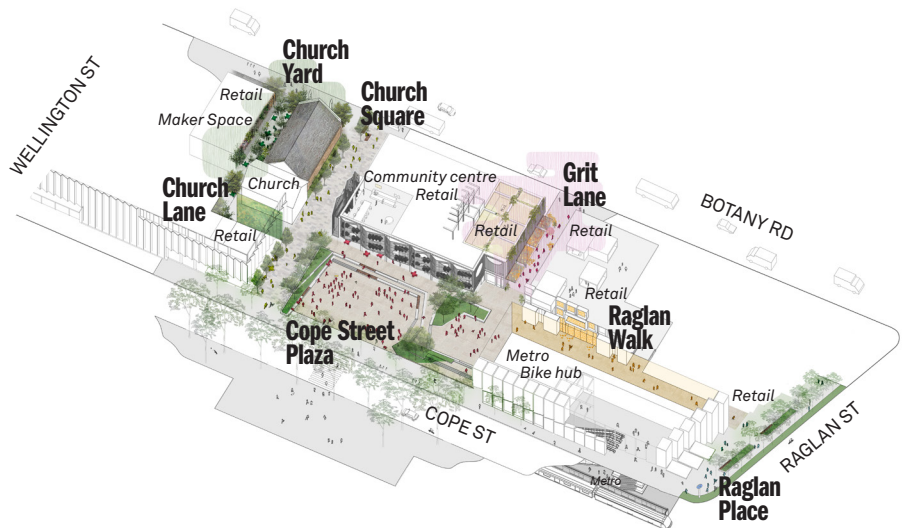
**The Waterloo Metro Quarter will be anchored by a network of public spaces - from a large central plaza to gritty laneways and green yards. It will be a place of community interaction, expression and enterprise**

Critical to our design process, has been a desire to ensure a diversity of places and experiences are provided throughout Metro Quarter to respond to the changing needs of the community.

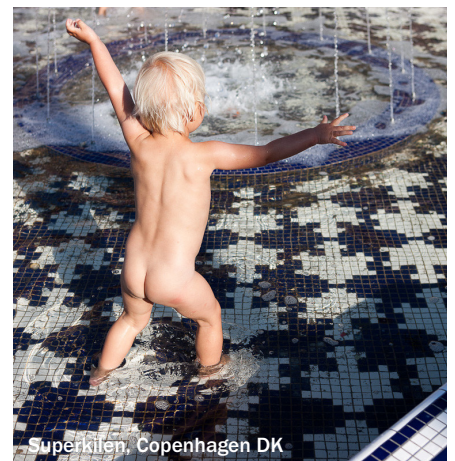
Throughout the site, the ground plane has been designed to create useable and attractive public places, whilst protecting the buildings from flooding. This results in a ground plane that is terraced and ramped up to a higher plane on which most of the buildings are located. The terraced edges create opportunities for incorporating seating and planting across the site, maximising the useability of these edges.

The ground surface materials are intended to vary in response to the type of place, with opportunities to include artwork and other appealing features.

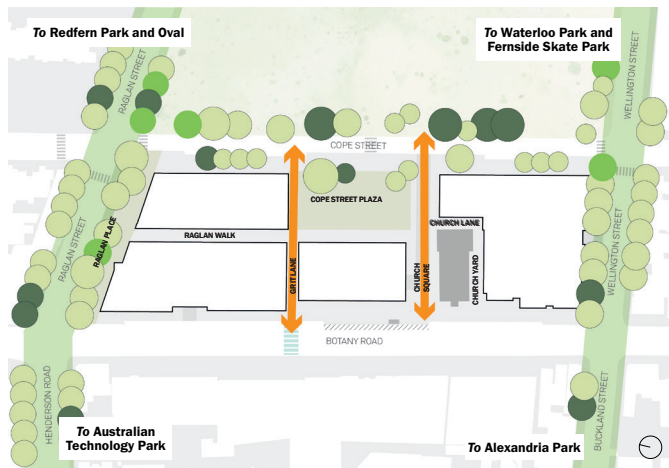
Waterloo Metro Quarter will be a successful precinct through the combination of thoughtful building ground floor uses - that attract people and create reasons to dwell in the precinct, and, through the placement and modulation of buildings, a program of community activities that occur in the public spaces on and off-site.



Urbanstraße 11, Monaco

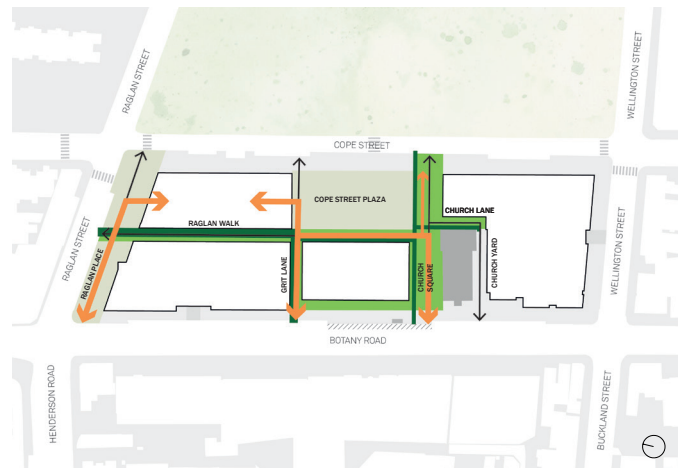


Superkilen, Copenhagen DK



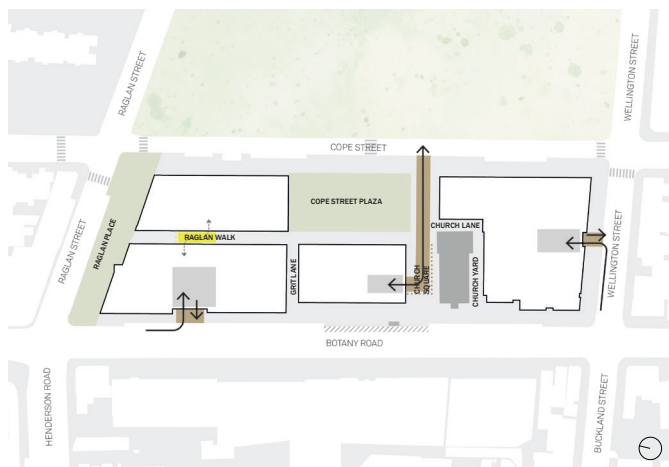
## 1. Context Integration

Generous landscape expression of connections along east-west streets and within open space.



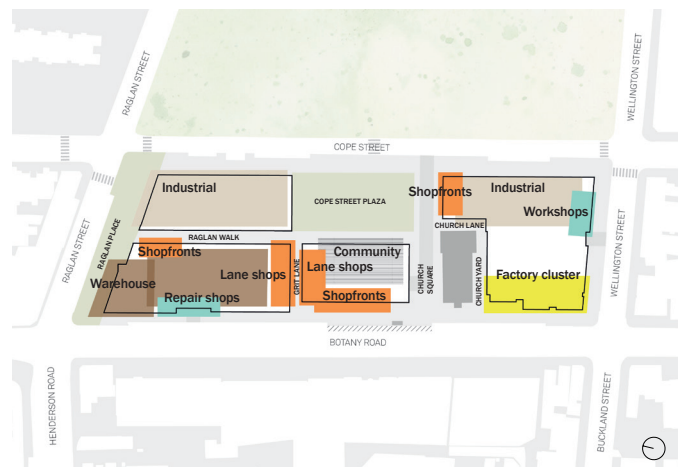
## 2. Pedestrian Movement

Clearly delineated, open and accessible public space and cross-site connections at the core of the site contributing to a site-wide network of connections of varying scale, character and access.



## 3. Vehicle Movement

A site-wide network of connections of varying scale, character and access.

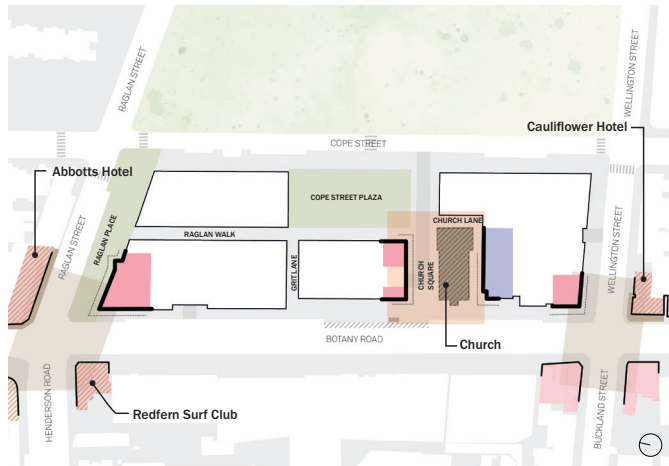


## 4. Precinct Typologies

The precinct is an assembly of diverse typologies that are drawn from the surrounding context, from large industrial sheds to street-edge shopfronts and repair yards.

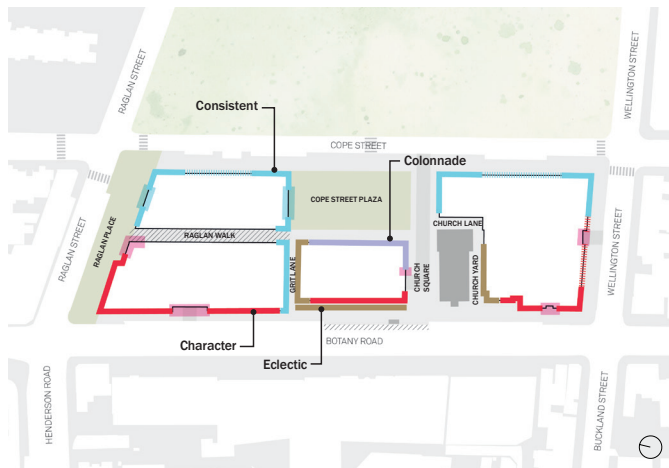


# 3.2 Urban Design Principles and Strategies



## 5. Heritage Response

Consistent street edge with expressed corners, setbacks to match church and insets at entry points.



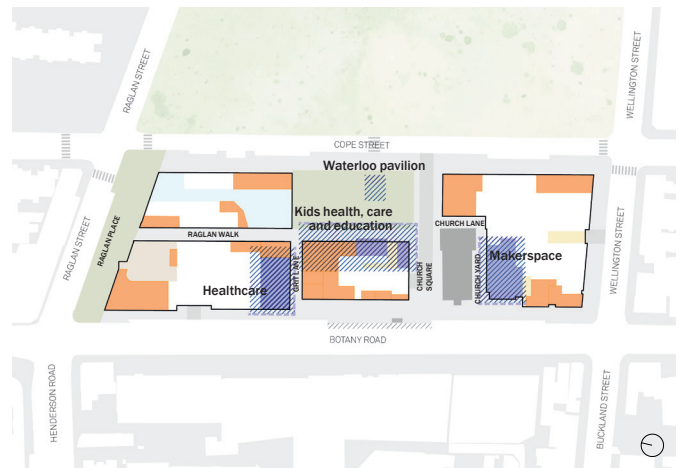
## 7. Awnings

A site-wide network of connections of varying scale, character and access.



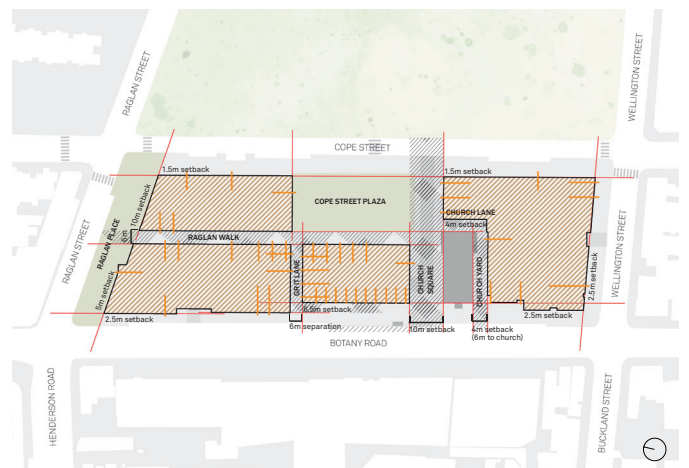
## 6. Entry and Address

Diversity of uses for expanded choice, complexity, interaction and round-the-clock activation; different spaces to attract, hold and engage a highly pro-active, diverse community.



## 8. Active Uses

Clustering of community uses, retail and commercial spaces around and adjacent to the main open space.



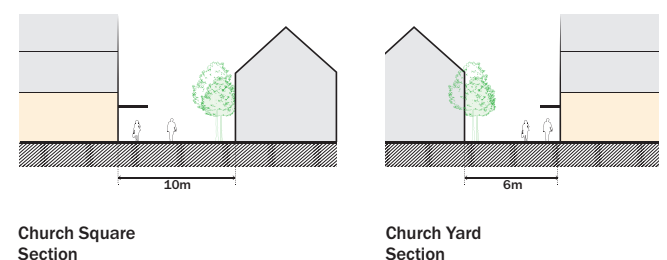
## 10. Built Form (lower)

Buildings articulated at base, engaging at street level and responding to the finer urban grain of the context.



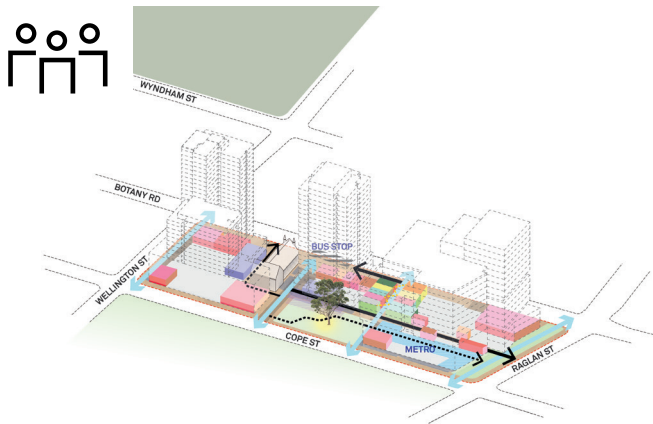
## 12. Building Materials

**Building on and intensifying the richness of the local Waterloo vernacular.**



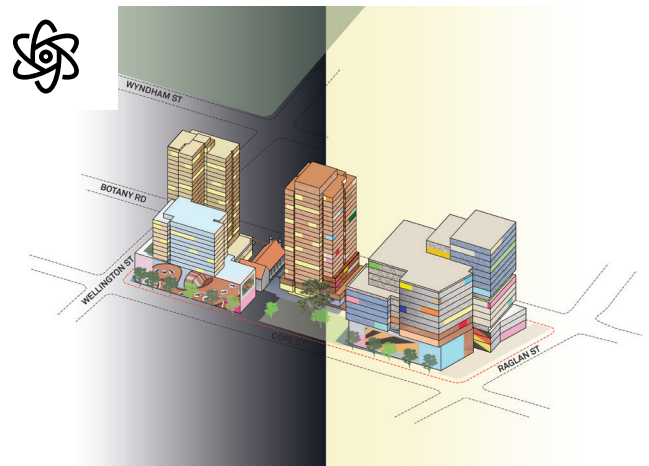
# 3.2

## Urban Design Principles and Strategies



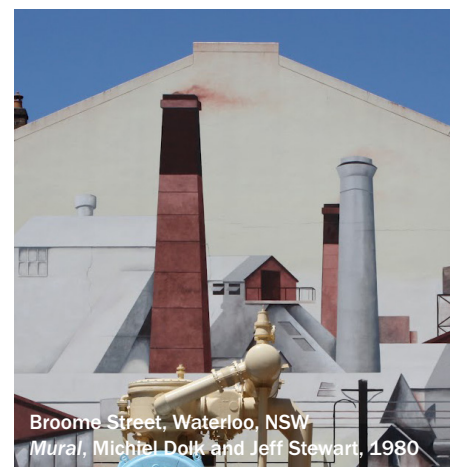
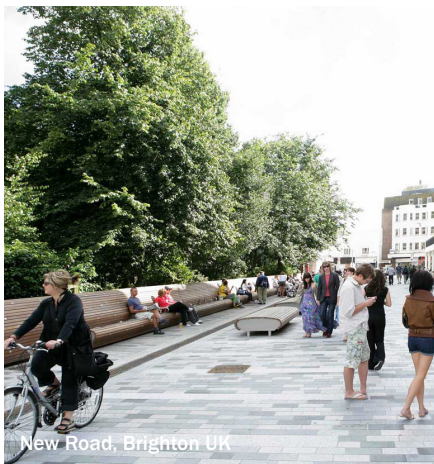
### 1. An authentically public place

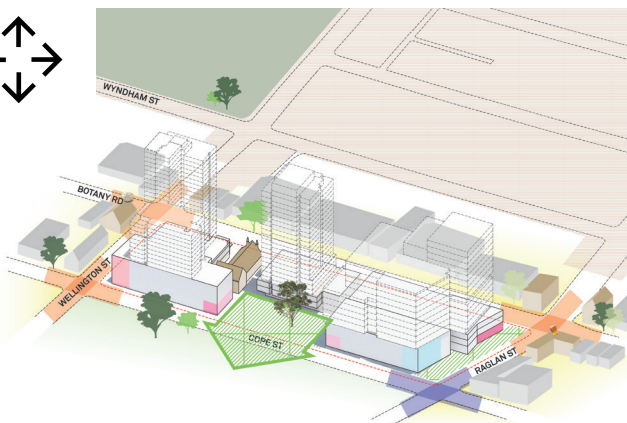
- A precinct wide network of connections of varying scale, character and access
- Clustering of community uses, retail and commercial spaces around and adjacent to the main open space.



### 2. Ultra diversity in use, form, and character

- Diverse form and materiality through building on and intensifying the richness of the local Waterloo vernacular
- Day and night activation
- Diverse ecosystems with a contemporary planting strategy that reflects complexity of original natural systems



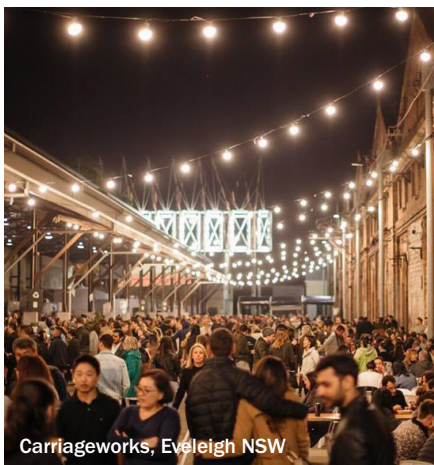


### 3. Responsive to a complex and changing context

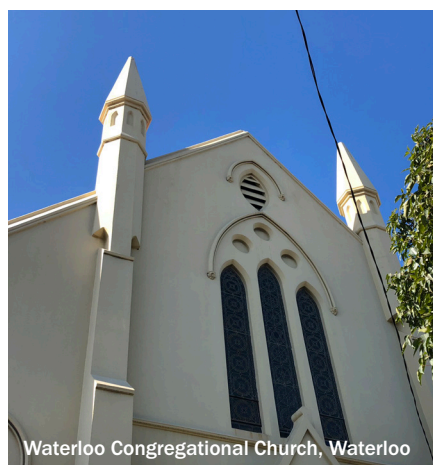
- Street edge response through consistent street edge with expressed corners, setbacks to match church and insets at entry points.
- Public amenity on and off site protected through placement and modulation of buildings.

### 4. A local neighbourhood network

- Landscape integration through generous landscape expression of connections along east-west streets and within open space.
- Connections through the site create a network of distinct, engaging, surprising spaces.



Carriageworks, Eveleigh NSW

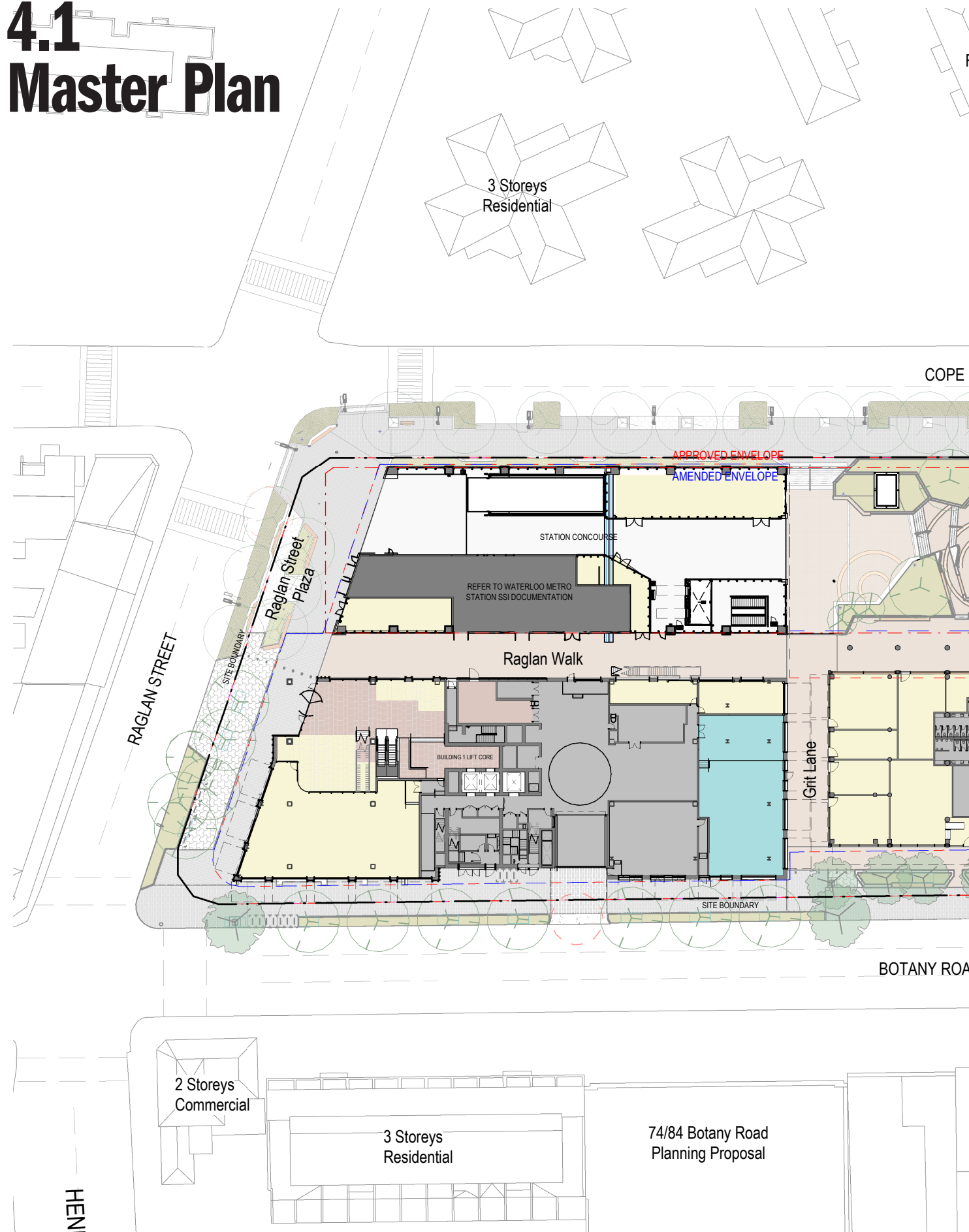


Waterloo Congregational Church, Waterloo



Botany Road, Waterloo NSW

# 4.1 Master Plan





## 4.2 Public Domain

Waterloo Metro Quarter will be a dynamic precinct within the broader surrounds of Waterloo comprised of public spaces including a neighbourhood square (Cope Street Plaza), laneways (Raglan Walk, Grit Lane and Church Lane), a courtyard (Church Yard) and surrounding streetscapes with generous footpaths and planting areas.

### Cope Street Plaza

Cope Street Plaza will provide a meeting place, a neighbourhood square, and a communal gathering area that showcases Aboriginal artworks and stories. Located at footpath level, the square is subtly separated from the surrounding circulation zones and outdoor dining areas, creating a protected place for community use. Distinctive planting will allow an understanding of the six indigenous seasons to be highlighted through the native planting selection.

Active building uses are edges to the square, making this an attractive space to be during day and evening. Circulation routes are clearly defined and slightly separate from places to dwell.

### Raglan Plaza

A wide circulation space along Raglan Street, the plaza provides access to Metro and building entries. A comfortable microclimate with shade trees and ground planting to cool the street and provide a verdant frontage along the street. Permeable paving over deep soil with bike parking and security furniture provide shade and informal resting places for people to meet or wait outside station and building entrances.

### Raglan Walk

An important north south connecting laneway activated by adjacent building lobby, retail tenancies as well as Metro retail and bike storage.

### Grit Lane

Grit Lane will be a well used connector between the Metro southern entrance and Botany Rd bus stop which is activated by retail tenancies on both sides.

### Church Square

Church Square is a generous shared zone for pedestrians and vehicles that connects to Cope Street Plaza and Church Yard. Access for vehicles entering and exiting the basement is off Cope Street. The Square features a generous planted buffer along side the church with new tree planting in deep soil, seating opportunities and a singular paved surface.

### Church Yard

A protected courtyard framed by the Church and the facade of the student accommodation building, and activated by the proposed maker space within Building 3. The space is kept open and clutter free and allows for loose furniture to be arranged informally. Interfacing with the heritage church is a densely planted garden bed with areas of seating, permeable paving and feature trees.



View north-west toward Cope Street Plaza, artist impression



Reference Design

## 4.2 Public Domain



View of Church Square and Waterloo Congregational Chapel from Botany Road, artist's impression



## 4.3 Buildings



### Building 1

Situated on the northern edge of the proposed Waterloo Metro Quarter, at the corner between Botany Road and Raglan Street and interfacing the north entry of the Waterloo Metro Station, the Northern Precinct is a 17-storey tower generating approximately 30,000 sqm of commercial space (NLA), ground floor retail tenancies, community space and shared loading dock.

The Northern Precinct also includes a two level basement car park, new public open space such as Raglan Street Plaza, Raglan Walk and deep planted footpaths along Botany Road, contributing to a greater pedestrian experience. At street level the podium manifests an identifiable link to surrounding building typologies through the articulation of facade openings, shop-fronts and the use of a rich textural materiality.

The tower above is broken down in four distinctive volumes (quadrants) descaling the archetype of the commercial towers to better integrate with the local context. Green roofs and planted recesses to the facade soften the edges of the building providing for greater general amenity within the precinct.



### Building 2

The central building is a vibrant, vertically connected neighbourhood with an active ground plane, community and childcare facility in the podium, affordable (key worker) housing and residential apartments within the tower, and a shared lounge and outdoor garden on the roof top.

Prominently located in the centre of the precinct, facing the new Cope Street Plaza to the east and the bus interchange to the west this building will play a significant role in how people engage and remember this place. The podium and ground plane is generously setback to the south to create Church Square which will be integrated with the existing Congregational Church providing improved access and visual connection to the Church from the wider precinct.

The tower expresses a sense of individuality through a finer grain floor by floor and 'room by room' expression to reflect the idea of individual homes in the sky that draws inspiration from the uniqueness and personality of the Waterloo spirit.



## Building 3 overview

Located on the south-western corner of the precinct on the corner of Botany Road and Wellington Street, Building 3 is a 13,400sqm (GFA) building consisting of a student accommodation tower and a mixed use podium containing the student accommodation communal spaces, a 300sqm community space and a commercial gym.

The podium design aims to reflect the scale and character of the surrounding area, whilst the use of brick and metal echoes the materiality of the local built context. The community space creates an active frontage to Church Yard, an intimate public space situated between Building 3 and the Waterloo Church. Entries to the student accommodation, the gym and the social housing building activate the frontages to Botany Road and Wellington Street.

An 'L shaped' tower accommodates 474 students in a range of studio and twin studio units located over 20 floors. The tower is articulated into two distinct volumes with the facades on each elevation varying according to the specific environmental conditions. On each level a common room occupies the prime street corner location capturing views to the west and south.



## Building 4 overview

Situated above the southern metro box, on the corner of Wellington Street and Cope Street, Building 4 contains 70 residential apartments over 9 levels.

The building massing, articulation and facade expression responds to the built context, building orientation and environmental conditions such as solar shading, acoustics and privacy. The floorplate design aims to provide a high level of amenity to both the apartments and the shared common spaces, whilst a communal rooftop terrace and community room provide residents with shared spaces for relaxation and socialising.

The facade design has been developed to create a building skin that offers a high degree of privacy, solidity and environmental performance. A simple palette of materials consisting of brick, concrete and metal has been chosen for their longevity, durability and their timeless quality.

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