



Waterloo Over Station Development

The Metro Quarter

CONCEPT STATE SIGNIFICANT DEVELOPMENT APPLICATION
ENVIRONMENTAL IMPACT STATEMENT OVERVIEW

NOVEMBER 2018



Artist's impression of the Metro Quarter



For more than 60,000 years Waterloo has been home to the Gadigal people, the traditional custodians of the land we call Waterloo today. Sydney Metro pays respect to these people.

The integrated station development at Waterloo is called the Metro Quarter and is made up of Waterloo Station and a separate proposal for the over station development above and around the new station.

The Metro Quarter will provide opportunities for Aboriginal people to live and work locally. Sydney Metro is committed to working with the local Aboriginal community to celebrate its culture by looking for opportunities to embed Aboriginal stories in the building design, landscape and open space of the Metro Quarter.

Sydney Metro invited Aboriginal graphic designer, Nikita Ridgeway, to tell the story of the connection between the many peoples of Waterloo and the land through the medium of digital design. Sydney Metro would like to thank Nikita for sharing her work with Sydney Metro and the people of Waterloo.

Artist recognition

Nikita is a Bundjalung/Biripi woman and she was born and raised in Sydney. Her family lived near Waterloo on 'the block' in Redfern.

Nikita has used traditional Aboriginal symbols to show community and gathering, and a journey that is both literal and personal.

Her art piece shows the community as originating from many Aboriginal tribes, places in Australia and overseas from different environments – water, desert, bushland and rainforest.

The colours she has used represent feelings of warmth, energy, security, abundance, happiness, optimism, community, strength and fun – feelings that signify the community vision for the future of Waterloo.

Sydney Metro is Australia's biggest public transport project. This new stand-alone railway will deliver 31 metro stations and 66 kilometres of new metro rail, revolutionising the way Australia's biggest city travels. Joining other great global mass transit development initiatives, the NSW Government has identified stations on the Sydney Metro system which can be better integrated with the areas around them, creating world-class places that will shape our city's future.

Waterloo Station has been identified as a prime location for an integrated station development to align with strategic plans for the Waterloo precinct. The new Sydney Metro station at Waterloo provides a once-in-a-lifetime opportunity to revitalise this diverse and vibrant community, and make the area one of the most connected and attractive places in the inner city to live, work and visit.

The Metro Quarter is bounded by Botany Road, Cope Street, Raglan Street and Wellington Street, and will connect people with employment, transport and some of Sydney's key destinations.

The over station development will deliver new homes, shops, community services and a new public plaza with a freestanding building that could house community and recreational facilities.

As the new metro station is built, the buildings could be built above and around it at the same time. This helps reduce community impacts, and allows for the over station development to be completed close to when Sydney Metro City & Southwest services start in 2024.

Sydney Metro received planning approval for Waterloo Station in January 2017, and is now seeking a concept State Significant Development approval for the over station development.

This overview document highlights key features of Sydney Metro and the concept for the over station development. It also summarises important elements of the Environmental Impact Statement for the over station development.

The full concept application can be downloaded from majorprojects.planning.nsw.gov.au and sydneymetro.info.



Artist's impression of Waterloo Station entrance

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Premier's Message



Sydney Metro is one of the great global infrastructure projects of our times, not only revolutionising the way we get around our great city but also revitalising its potential for decades to come.

This world-scale investment will be a catalyst for growth well into the 21st century – mirroring the city-shaping projects of the great Dr JJC Bradfield of 100 years ago, which have served us so well, like the Sydney Harbour Bridge and the underground city railway line.

Today, as Sydney Metro rapidly takes shape, we look to a strong and vibrant future for Australia's biggest city, underpinned by an unprecedented investment in new infrastructure like the \$20 billion-plus Sydney Metro.

Join us as we build tomorrow's Sydney.

Gladys Berejiklian MP

Premier of New South Wales

Minister's Message



Sydney's transformation is well and truly underway.

Australia's biggest public transport project is unlocking the potential of the nation's biggest city right before our eyes – 31 stations, 66 kilometres of new metro rail – on a scale comparable to anything being delivered around the world right now.

Sydney Metro is more than just a new mass transit system for tomorrow's Sydney; it's an investment in city-building and nation-building that will not just make getting around our great city faster and easier, but will shape its future potential for generations to come.

Welcome to tomorrow's Sydney.

Andrew Constance MP

Minister for Transport and Infrastructure

Sydney Metro would like to acknowledge the ancestors and spirits of this great land and pay our respect to the Elders past and present. We acknowledge the Aboriginal people as the Traditional Custodians of this land and extend this respect to all Aboriginal and Torres Strait Islander peoples.

Artist's impression of the Metro Quarter public plaza



The customer is at the centre of the Sydney Metro rail product.



The success of the Sydney Metro program of works relies not only on the step-change which comes with a new-generation metro rail service, but also on its effective integration into Greater Sydney.

The customer is at the centre of the metro rail product: Sydney Metro is delivering a level of transport service never before seen in Australia, but common in global cities.

Revolutionising how we travel

Sydney Metro will evolve with the city it will serve for generations to come.

Global Sydney's population will pass 6 million by 2036; an extra 1.7 million people will progressively move into Australia's biggest city, which will support an extra 840,000 jobs and 680,000 homes.

Sydney Metro will make it easier and faster to get around, boosting economic productivity by bringing new jobs and new educational opportunities closer to home.

Designed with customers at their centre, stations will be quick and easy to get in and out of; trains will be fast, safe and reliable; and technology will keep customers connected at every step of the journey.

A catalyst for growth, Sydney Metro will integrate with new communities and transform existing suburbs and economic centres. Services will start in 2019.

Welcome aboard Australia's biggest public transport project.

Key benefits

Metro delivers improved connectivity across multiple levels:

- moving more people faster than ever before
- fast and easy to change to trains, buses, ferries and light rail
- making it fast and easy to move around a growing city
- making a big city better connected
- aligning and integrating with other city-building transport projects
- opening up options for work, education, health care and much more
- taking the guesswork out of travel – no need to plan, just turn up and go.

The biggest urban rail project in Australian history

Northwest
 Sydney Metro Northwest

Open 2019

- 13 stations
- 4000 commuter car parks
- 36 kilometres

City & Southwest
 Sydney Metro City & Southwest

Open 2024

- 18 stations
- New CBD connections
- 30 kilometres, including under Sydney Harbour

West
 Sydney Metro West (Final alignment to be confirmed)

Open second half 2020s

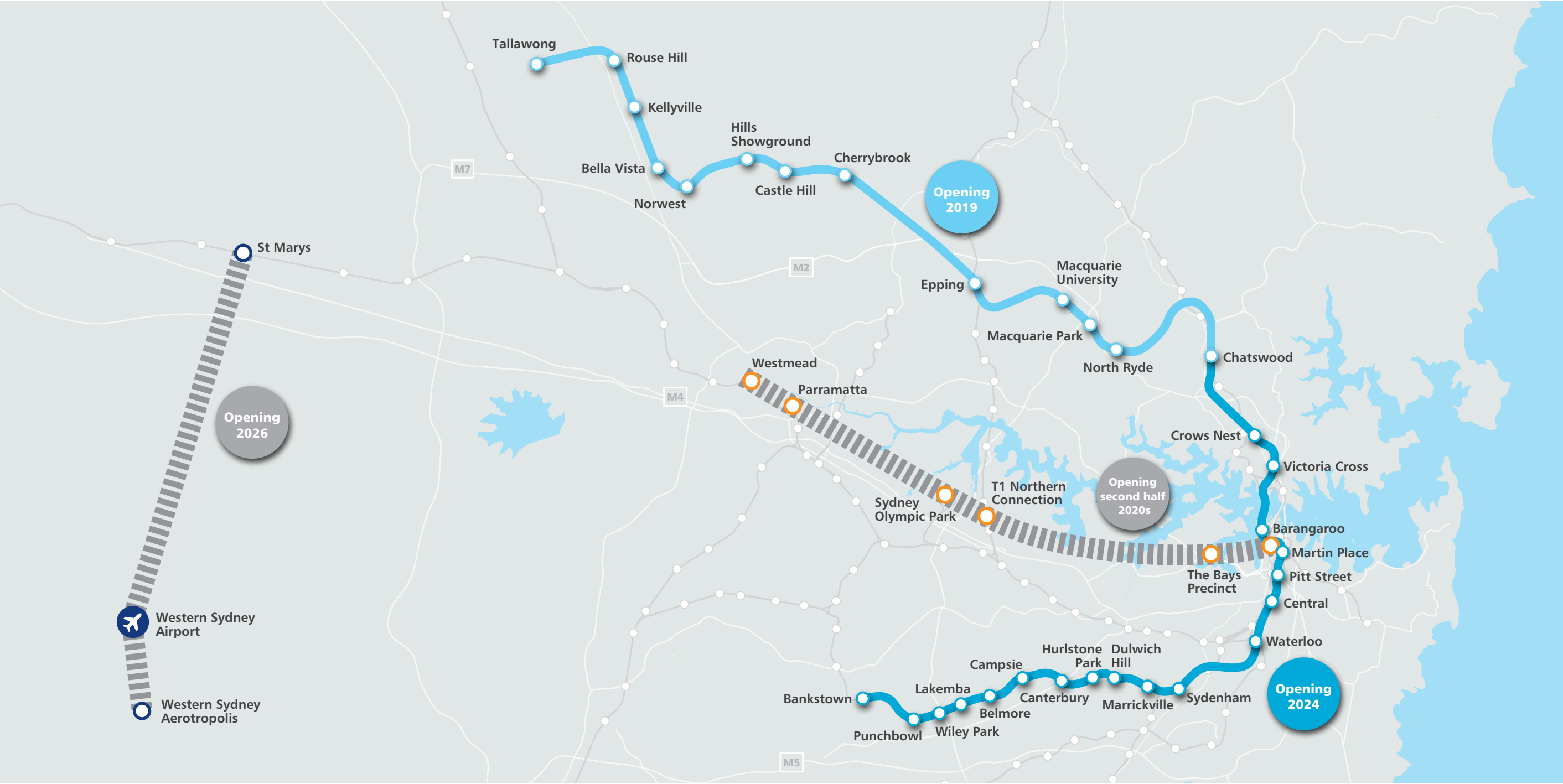
- Connecting Parramatta and Sydney CBDs
- Five key precincts serviced
- 3.2 Million Western Sydney population, 2036

Western Sydney Airport
 Sydney Metro Western Sydney Airport Stage 1 (Final alignment to be confirmed)

Open 2026

- Connecting Western Sydney Airport to the rest of Sydney
- Servicing Western Sydney Aerotropolis
- Opening together with new airport

— Sydney Trains suburban network



Reimagining places

A new hub for Waterloo

The Metro Quarter will be a new hub in the diverse community that it will serve, with new places for people to live, work, shop and play – and public spaces designed to encourage walking, cycling and social interaction in an inclusive way.

Sydney Metro will help create places at Waterloo that are easy to access, are connected to their surroundings, are comfortable and clean, and that provide social interactions and employment opportunities.

The Metro Quarter will have its own character, and will require a tailored approach to planning to strengthen the connection between people and the places they share.

A new international standard of place

In building a new metro station for Waterloo, an exciting opportunity exists to integrate global best practice and innovative thinking to create a sense of place. Our specialist team is drawing inspiration from some of the most memorable city shaping projects, including Crossrail in the UK.

The vibrancy of the Metro Quarter will strengthen the community, attract investment and enhance liveability. It will be dynamic by integrating community and retail facilities, open spaces, footpaths, buildings and other public spaces. This will invite greater interaction between people and foster healthier, more social and economically viable communities.

Supporting and developing the local community

The local community is the focal point in planning, designing and managing the public spaces within the Metro Quarter.

Through urban design principles and placemaking, the Metro Quarter will be more than somewhere to catch the train; it will be the centre of the community through a variety of uses.

Sydney Metro will work closely with the community on how best to deliver buildings that are thriving, welcoming hubs for everyone to enjoy.

“ The Metro Quarter represents a substantial investment in Waterloo, providing the opportunity to kick-start regeneration of the area with a mix of private, social and affordable housing, supported by community and government services, retail services and more local jobs. ”

Patricia Forsythe, Executive Director, Sydney Business Chamber



Artist's impression of new shops and footpaths at the Metro Quarter

Shaping tomorrow's Sydney

Australia's biggest public transport project will shape Sydney for generations to come

Sydney Metro is a game-changing project for Sydney and key to making this part of Sydney more connected.

The new station will take pressure off Redfern and Green Square stations, and provide a new fast, safe and reliable metro rail link to key employment areas in the Sydney central business district (CBD), North Sydney and Barangaroo.

It will contribute to the NSW Government's objective to transform Waterloo and Redfern and will provide additional connectivity to the Australian Technology Park.

With high-quality bus services along Botany Road, it will allow for the further development and expansion of the Global Economic Corridor between the Sydney CBD and Green Square.



Over station development

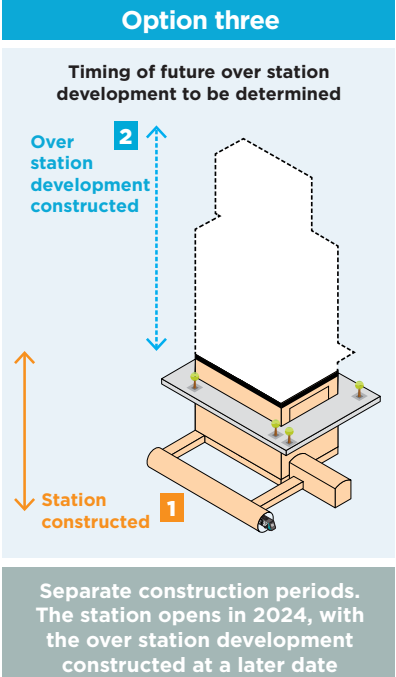
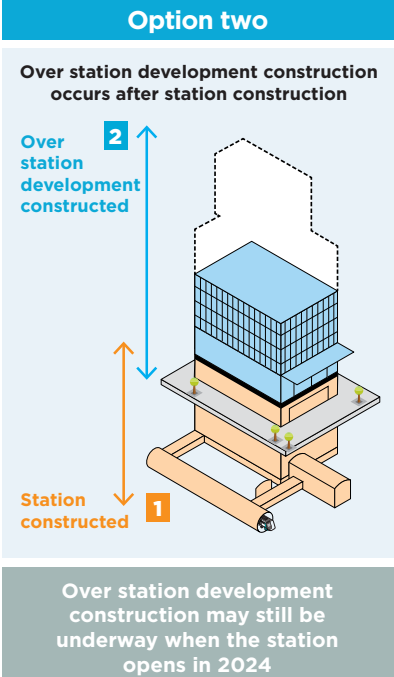
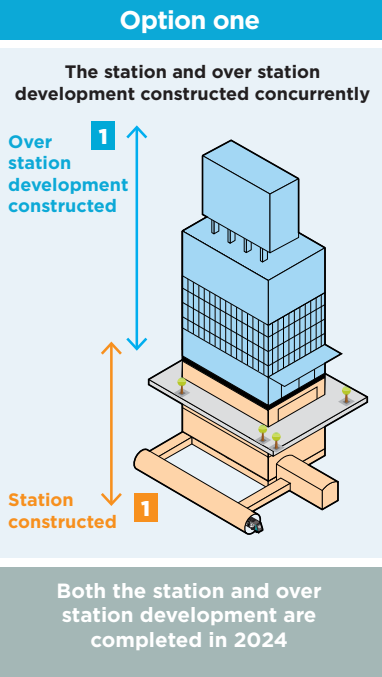
The Metro Quarter is made up of Waterloo Station and a separate proposal for buildings above and around the new station. Together, these buildings are the over station development.

As the new metro station is built underground, the over station development could be built above and around it at the same time. This helps reduce community impacts and the length of time required to deliver the benefits of the Metro Quarter. The metro station has been designed so that work on the over station development can start while the station construction is underway. This integrated approach means buildings can be completed close to when Sydney Metro City & Southwest services start in 2024.

Staging

Three possible staging options were identified for delivery of the over station development in relation to the metro station below:

- **Option one** - the station and over station development are constructed at the same time by building the transfer slab first and then building both the underground station and the over station development above. Both the station and over station development would be completed in 2024.
- **Option two** - the station is constructed first and ready for operation in 2024. Over station development construction occurs after station construction is completed. This means that over station development construction is likely to still be underway upon opening of the station in 2024.
- **Option three** - the station is constructed first and ready for operation in 2024. The over station development is staged, with timing yet to be determined. This creates distinct construction periods for the station and over station development.



Excellence in design

Design excellence principles will support the placemaking and urban design requirements of integrated station developments.



New city icons

- Development that shapes Sydney's growth and identity
- Contributing to Sydney's reputation for design excellence
- Leaving a lasting legacy

Vibrant public places

- Welcoming and inclusive places for social and cultural interaction
- Opportunities to create places and buildings that celebrate Sydney's culture and values
- Contributing to the vibrant and accessible streets and open spaces around stations

Integrated and inclusive

- Maximising opportunities for land use and transport integration
- Meeting the increasing demand for well-located residential, commercial, retail and community precincts
- Contributing to economic growth through appropriate land use outcomes
- Supporting opportunities for the expansion, improvement and activation of public open spaces

Designed for the future

- Buildings and surrounding spaces will be of the highest quality, exceeding community expectations now and into the future
- New infrastructure and public spaces will be durable, hard wearing and easy to maintain
- Sustainability will be embedded into initiatives

Safety and accessibility

- Day and night-time activation will make precincts vibrant, including safe access
- A sense of security will ensure people can see and be seen

The Metro Quarter






A new village for Waterloo

The Metro Quarter will be integrated with the new Waterloo Station and will deliver new homes, shops, community services and a new public plaza with an adjoining building that could house community and recreational facilities.

The Metro Quarter will join mass transit developments around the world where stations are fully integrated with the areas around them, creating vibrant public places for everyone to enjoy.

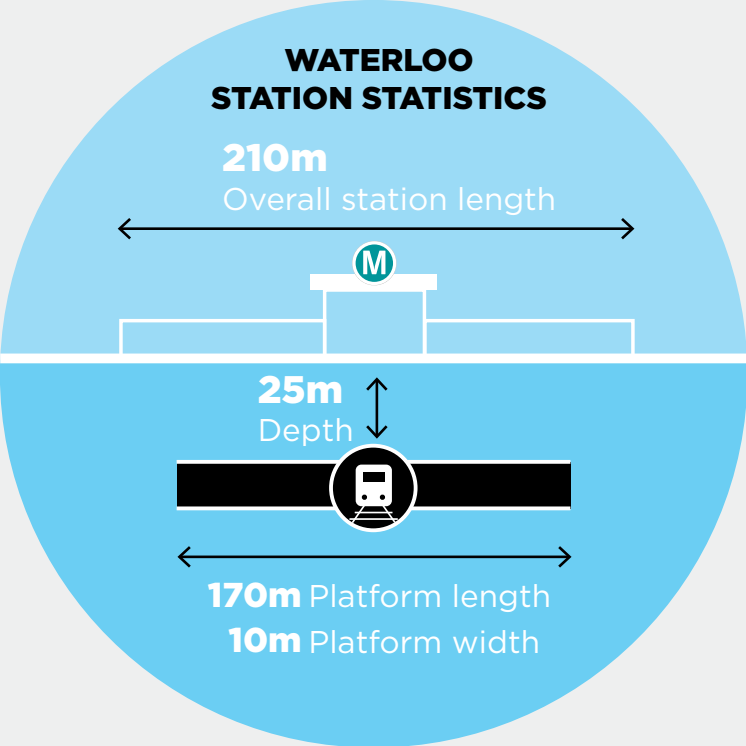
The Metro Quarter precinct is bounded by Botany Road, Cope Street, Raglan Street and Wellington Street.

Nearby transport interchanges

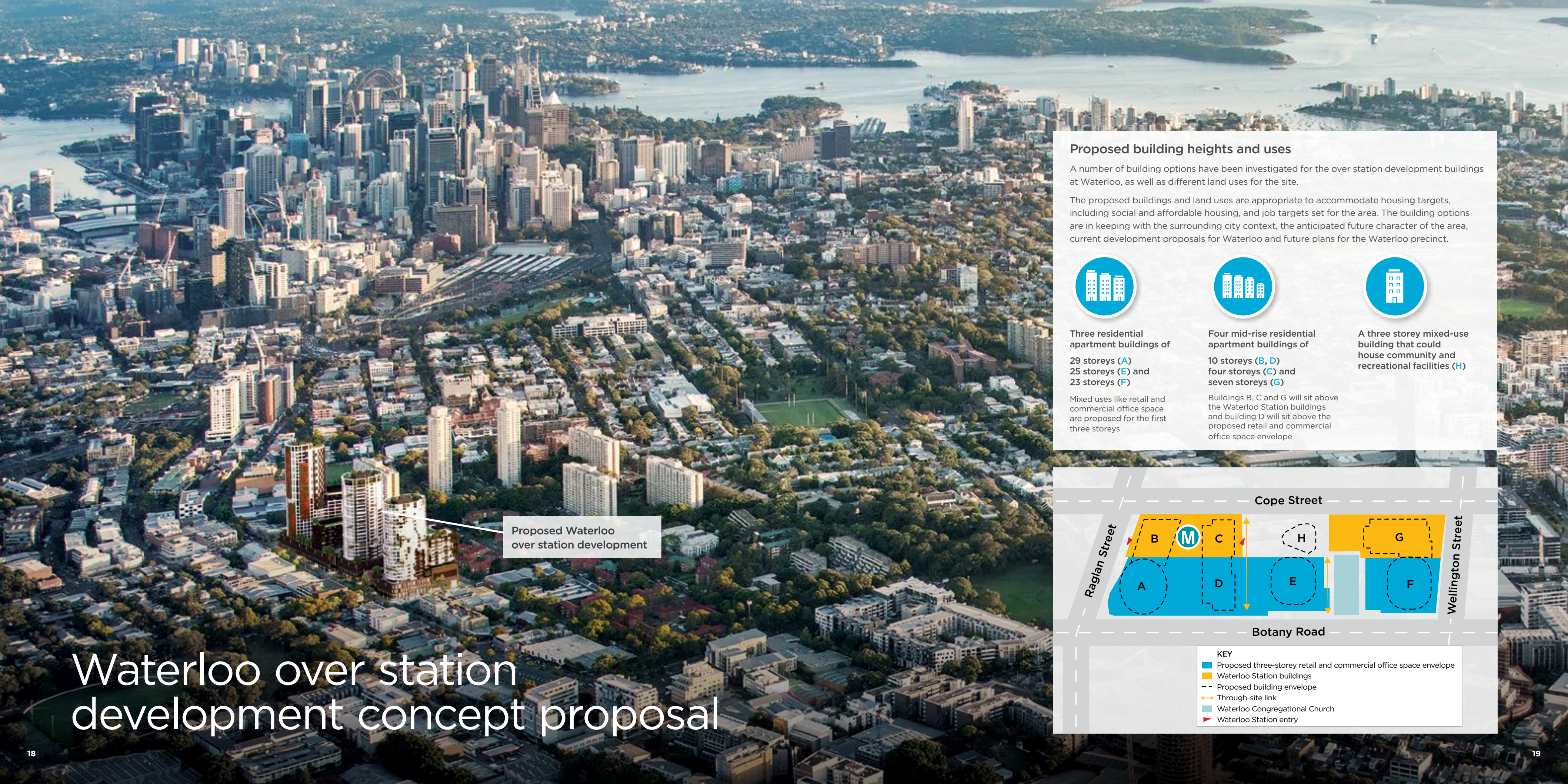
-  Bus
-  Walking
-  Cycling
-  Taxi
-  Kiss and ride

00:04
 A train every four minutes in the peak - with ultimate capacity for a train every two minutes in each direction

- 2** Minutes to **CENTRAL**
- 6** Minutes to **MARTIN PLACE**
- 8** Minutes to **BARANGAROO**



500m walking distance to Sydney Metro



Proposed Waterloo over station development

Waterloo over station development concept proposal

Proposed building heights and uses

A number of building options have been investigated for the over station development buildings at Waterloo, as well as different land uses for the site.

The proposed buildings and land uses are appropriate to accommodate housing targets, including social and affordable housing, and job targets set for the area. The building options are in keeping with the surrounding city context, the anticipated future character of the area, current development proposals for Waterloo and future plans for the Waterloo precinct.



Three residential apartment buildings of 29 storeys (A), 25 storeys (E) and 23 storeys (F)

Mixed uses like retail and commercial office space are proposed for the first three storeys

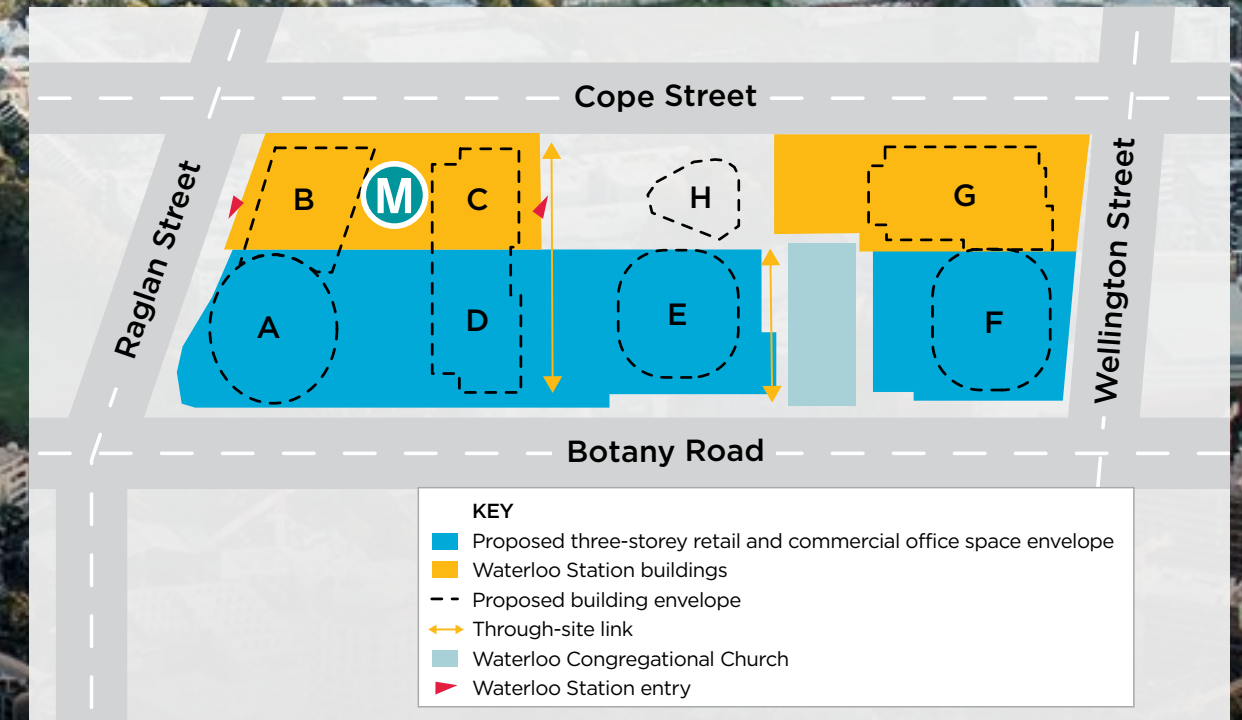


Four mid-rise residential apartment buildings of 10 storeys (B, D), four storeys (C) and seven storeys (G)

Buildings B, C and G will sit above the Waterloo Station buildings and building D will sit above the proposed retail and commercial office space envelope



A three storey mixed-use building that could house community and recreational facilities (H)





6050 people

will move through Waterloo Station in the morning peak

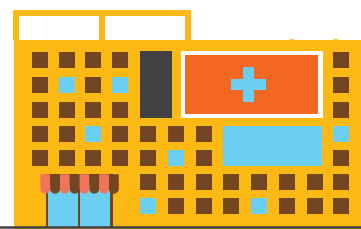


About **450 new permanent jobs** in addition to jobs during construction and operation of the station



Around 700 new homes

including 5-10 per cent affordable housing and 70 social housing dwellings



A new community plaza including shops and services



Improved public areas including new walking and cycling paths, new trees and wide footpaths

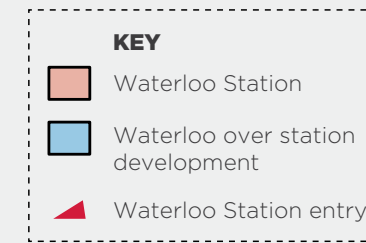


New spaces for creative and cultural uses

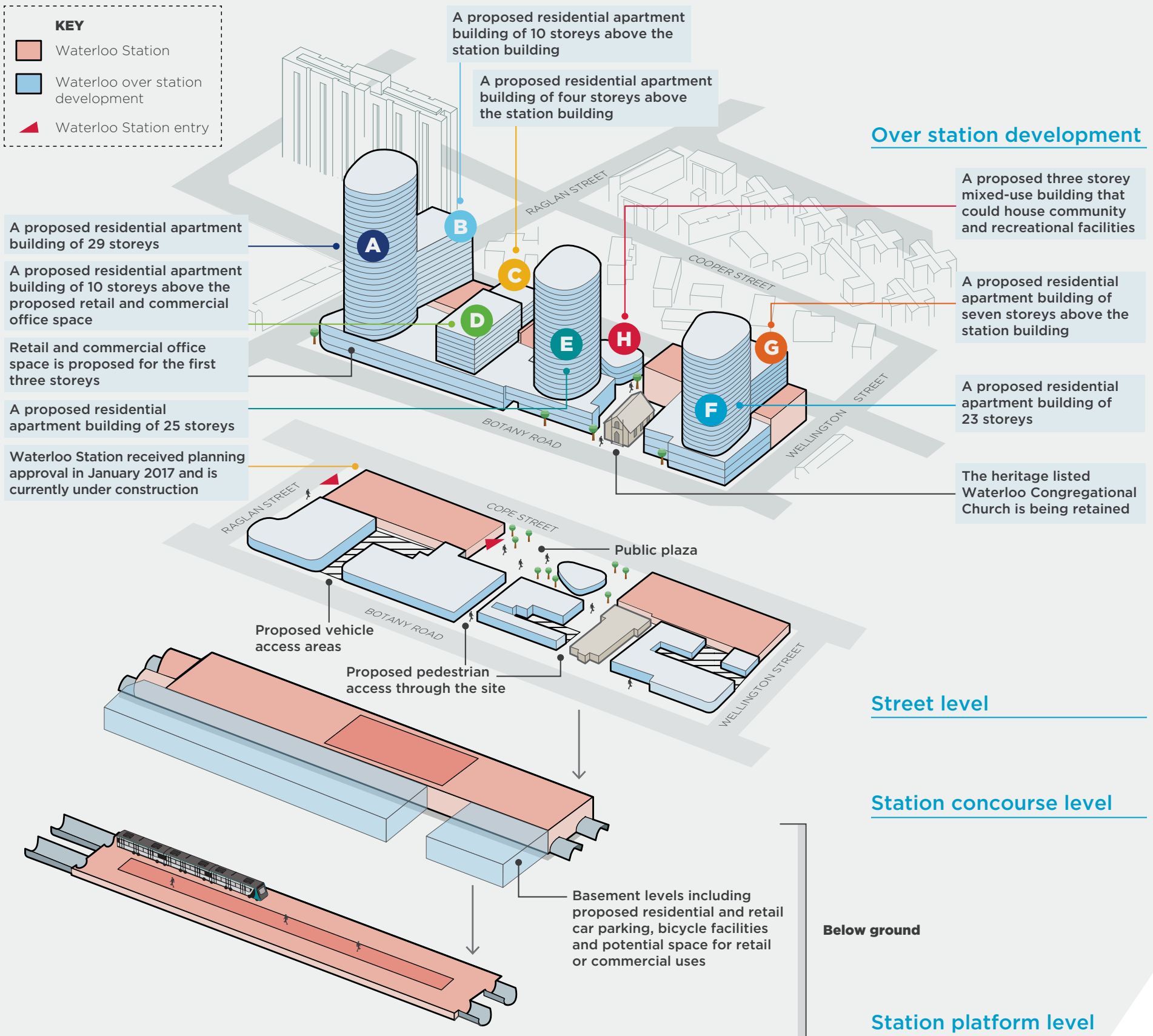
The Metro Quarter is an integrated station development made up of Waterloo Station and a separate proposal for the over station development. The integrated approach means buildings can be completed close to when Sydney Metro City & Southwest services start in 2024.

The station concourse and platform will be underground. Customers will be able to access the station entry from the corner of Cope and Raglan streets and from the public plaza off Cope Street.

Sydney Metro received planning approval for Waterloo Station in January 2017 and the station is currently under construction.



- A proposed residential apartment building of 29 storeys
- A proposed residential apartment building of 10 storeys above the proposed retail and commercial office space
- Retail and commercial office space is proposed for the first three storeys
- A proposed residential apartment building of 25 storeys
- Waterloo Station received planning approval in January 2017 and is currently under construction



*indicative building design only

Waterloo history and heritage

European settlement in the Waterloo area dates back to the mid-nineteenth century. Historical records show that in 1855 a builder called William Powell took out a 99-year lease of the entire block where the Metro Quarter site is located, some of which he sub-let.

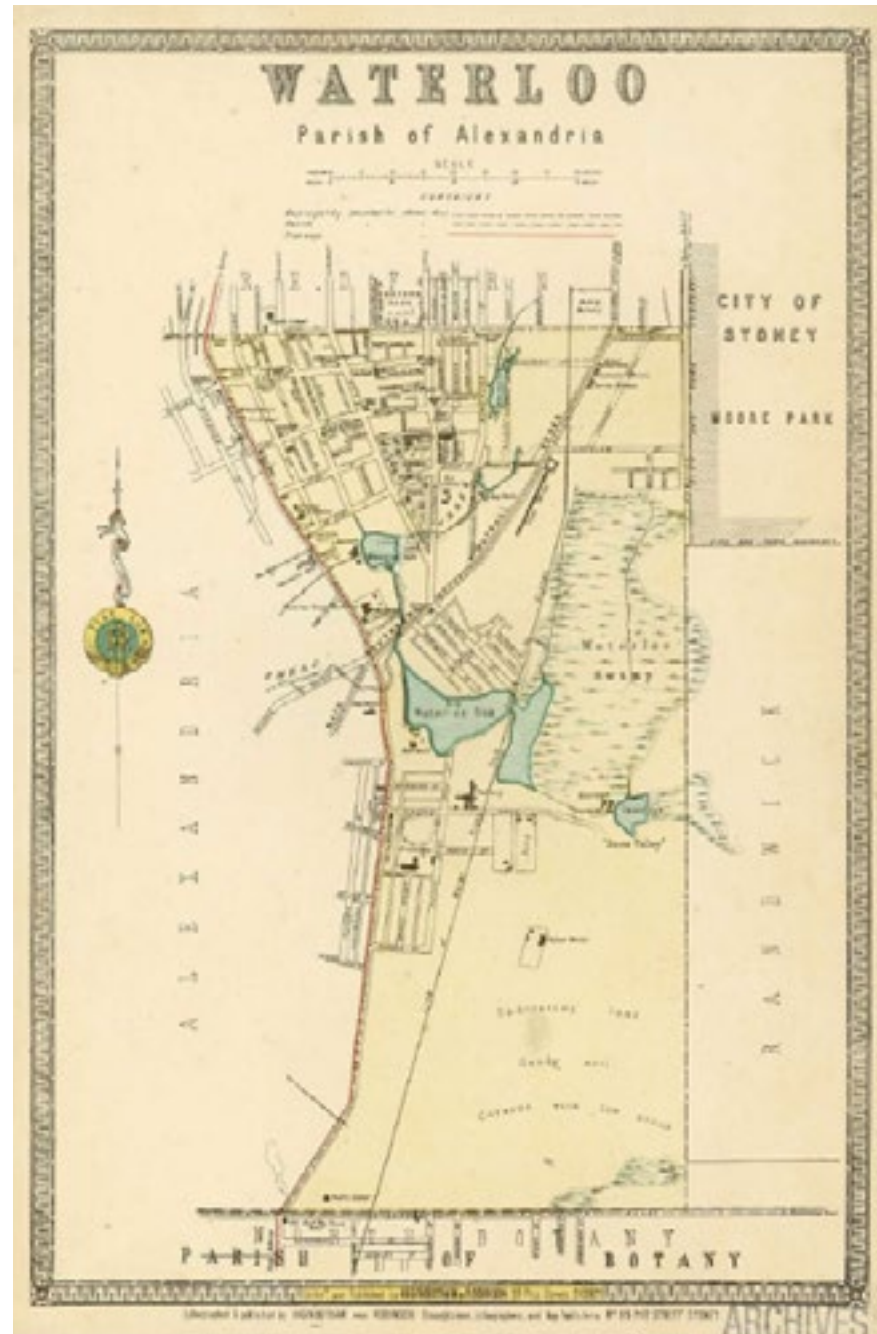
A Sydney Water plan of the Waterloo Station site dated 1893 shows that many of these houses were likely to date back to at least the 1860s. Artefacts from the remains of 19th century houses on the Waterloo Station site, buried for decades, were uncovered by the Sydney Metro team in 2018. These artefacts help to tell the story of the Waterloo of the past and support what we know about the early history of the area. Some of these artefacts found are shown on page 23.

Nineteenth century Waterloo was characterised by a spread of makeshift housing and streets that failed to comply with Sydney building regulations at the time, or any form of urban planning. As a result, health and hygiene among the population was very poor. The area was not connected to water or sewerage systems until the 1880s and 1890s.

From the 1920s into the post World War II period, 19th century houses were mainly replaced by industrial warehouses and in the 1940s an urban planning initiative established the first social housing in Waterloo.

After 1970, many of the older industries moved out of the Waterloo area and the terraces and old warehouses became the site of renewal and gentrification.

Today the Waterloo area is recognised as a thriving inner city hub with a vibrant and diverse community.



Map of Waterloo circa 1886



Cupie doll circa 1910s



Medicine bottles and a small ceramic pudding doll circa 1860s

In 2018, the Sydney Metro team uncovered a number of heritage artefacts that help to tell the story of the Waterloo of the past. These artefacts provide understanding of the history and settlement of Waterloo by giving insights into everyday life that are not available from other sources.



Brick paving may have been used in early 20th century houses after a plague outbreak in 1910



Marbles, buttons, a thimble and pins circa 1850-70

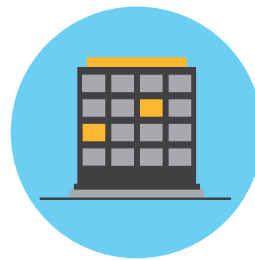
A masterplan for the Waterloo of the future

The NSW Government's urban transformation agency, UrbanGrowth NSW Development Corporation (UrbanGrowth NSW), is developing a comprehensive masterplan for the Waterloo State Significant Precinct, in conjunction with the NSW Land and Housing Corporation.

Redevelopment of the area will support a diverse and vibrant community into the future and ensure modern, fit-for-purpose homes for people who need them, alongside new community facilities, services and public open spaces.

The masterplan will allow for the staged growth of Waterloo over the next 15-20 years, and the metro station is the catalyst for renewal.

The precinct is made up of the Metro Quarter, which is being reimagined by Sydney Metro in conjunction with UrbanGrowth NSW, and the Waterloo Estate, which is being redeveloped by the NSW Land and Housing Corporation as part of the NSW Government's Communities Plus program.



The Metro Quarter

Sydney Metro will deliver the Metro Quarter as an integrated station development. It will encompass the new Sydney Metro Waterloo Station and over station development, including new homes, shops, community facilities and a public plaza.



The Waterloo Estate

The NSW Land and Housing Corporation will deliver the Waterloo Estate redevelopment to create a new mixed community that includes new social, affordable and private housing as part of the NSW Government's Communities Plus program. This program is subject to a separate State Significant Precinct study.



What is the Environmental Impact Statement about?

The buildings and location

The Waterloo over station development buildings will sit above and around Waterloo Station in the block bounded by Botany Road and Raglan, Cope and Wellington streets.

The proposed buildings will have a mix of residential apartments, retail and community uses and commercial office space. The building concept plan includes:

- A proposed three storey mixed-use building envelope and a free standing building located within a public plaza. Together, these buildings could accommodate a range of uses including:
 - community services
 - health facilities
 - social services
 - recreational facilities
 - entertainment venues
 - food and beverage venues
 - retail offerings like a small supermarket
 - office space.
- Three proposed residential buildings of 23, 25 and 29 storeys, and four proposed mid-rise buildings of four storeys, seven storeys and 10 storeys (two buildings) above the approved metro station buildings or the proposed three storey mixed use building envelope. These buildings will integrate with the buildings below and will accommodate about 700 apartments including 5-10 per cent affordable housing and 70 social housing dwellings.

Building materials and architectural elements for all buildings will be considered and developed as part of the detailed design.

Please refer to pages 19 and 21 to view the concept plan for these buildings.

Planning approval was granted for Waterloo Station in January 2017, which includes additional retail spaces within the station buildings, bicycle parking facilities and public domain improvements to support bus and metro interchanges.

Further public domain improvements within the Metro Quarter including a public plaza, through-site links, additional bicycle facilities and enhanced pedestrian crossings and footpaths will be delivered as part of the over station development.

Traffic

There are not expected to be any significant adverse impacts on the performance of the surrounding road network as a result of traffic generation from the Waterloo over station development. Waterloo Station will also reduce reliance on cars in the local area by promoting public and active transport options, like walking or cycling.

The concept proposal includes parking for up to 427 cars, 36 motorcycles and loading areas for eight service vehicles. Facilities will also be provided for about 700 residential bicycles and 440 public bicycles to encourage active transport. This is in addition to the 180 bicycle parking spaces being provided at Waterloo Station.

Transport integration

As part of the approval for the metro station, some existing bus stops around the Metro Quarter may be relocated to better integrate with the station entry and provide convenient interchange between Sydney Metro and the bus network.

By 2036, 77 per cent of people will arrive to the Metro Quarter in the morning peak using a form of active transport, so the Metro Quarter will include two east-west pedestrian links to create easy access through the area.

Noise and vibration

An acoustic assessment undertaken for the buildings demonstrates that impacts both to and from the buildings can be sufficiently mitigated.

The acoustic performance of the buildings will be considered further as part of the detailed design phase.

Views

The over station development will act as a visual landmark for Waterloo Station in the surrounding area, and the building envelope aligns with proposed controls under the State Significant Precinct study.

View sharing principles have been considered when designing the buildings and the Metro Quarter will only moderately change views in the nearby areas because existing buildings and large trees will, in many cases, provide a visual barrier to the buildings of the Metro Quarter.



Overshadowing

All buildings will be appropriately set back from adjoining properties and the building envelopes will align with proposed controls under the State Significant Precinct study.

The building envelopes will create some additional overshadowing to nearby properties, generally limited to brief periods in the morning or afternoon.

Under the relevant planning controls, new buildings are not required to fully maintain sunlight to adjoining and nearby properties, and changes outlined below are in keeping with the context of a growing inner city area.

Impacts have been assessed for mid-winter. At other times of the year, when the sun sits higher in the sky, periods of overshadowing will be shorter.

Some residential properties within the Alexandria Park Conservation Area along Wyndham and Garden streets will experience minor additional overshadowing in the morning. These buildings will remain compliant with solar access planning controls.

Apartments with windows on the north-eastern facade of 74 Wyndham Street will experience minor additional overshadowing in the morning and apartments in the 133-149 Botany Road building with windows on the eastern facade at the north-eastern corner of the building will experience minor additional overshadowing in the afternoon. These buildings will remain compliant with solar access planning controls.

The planned building at 74-88 Botany Road would experience overshadowing of windows that face onto Botany Road. Alternative built forms are being investigated for this property to work towards complying with the solar access planning controls.

Terrace houses at 130-136 Wellington Street will experience some minor additional overshadowing to facades facing Wellington Street at ground level as a result of the metro station building. The over station development buildings will not add to this impact.

Terrace houses at 122-128 Wellington Street will receive some minor additional overshadowing in the afternoon. These properties will remain compliant with solar access planning controls.

Heritage

The Metro Quarter buildings are considered unlikely to have an impact on the heritage significance of the area.

The Metro Quarter is close to a number of heritage items. The Waterloo Congregational Church, at 103-105 Botany Road, is located in the same block as the Metro Quarter, and will be retained. This building does not form part of the Metro Quarter proposal. Other buildings of heritage significance near the development include:

- The Cauliflower Hotel
- The former CBC Bank
- The Cricketer's Arms Hotel.

The Metro Quarter is also located one block east of the Alexandria Park Heritage Conservation Area.

The concept design seeks to create harmony with local heritage buildings by aligning the height of the ground level street wall with the heights of these heritage buildings. The design also allows for generous setbacks around the Waterloo Congregational Church to improve its visibility from the street.

Aboriginal heritage

Assessments undertaken as part of the Waterloo Station Environmental Impact Statement identified no Aboriginal heritage sites within the boundaries of the Metro Quarter. The study concluded that it would be unlikely to find Aboriginal artefacts during excavations.

The Waterloo area is home to many Aboriginal people from a number of tribes. There are a number of important Aboriginal stories that relate to Waterloo which can be developed further as part of the Public Art Plan for the Metro Quarter.

Public art

The concept application identifies accessible and visible locations for public art opportunities and a methodology for the selection, commission and delivery of public art.

A Public Art Plan will be developed as part of the detailed State Significant Development application.

Economic

The proposal will boost local employment opportunities by providing up to 12,500 square metres of space for retail, office and community uses. The future development has the potential to provide about 450 permanent jobs in addition to jobs during construction and station operations.

The Environmental Impact Statement also considers a number of other environmental aspects including:

- air quality
- environmental sustainability
- streetscape and public domain
- stormwater and flooding
- impact on rail infrastructure
- design excellence
- airspace for Sydney Airport
- utilities, infrastructure and services
- construction impacts
- crime prevention through environmental design
- wind.

Mitigation measures

Mitigation measures have been outlined to manage the impacts for each stage of future design development and construction for the Waterloo over station development.

Some of these mitigation measures include:

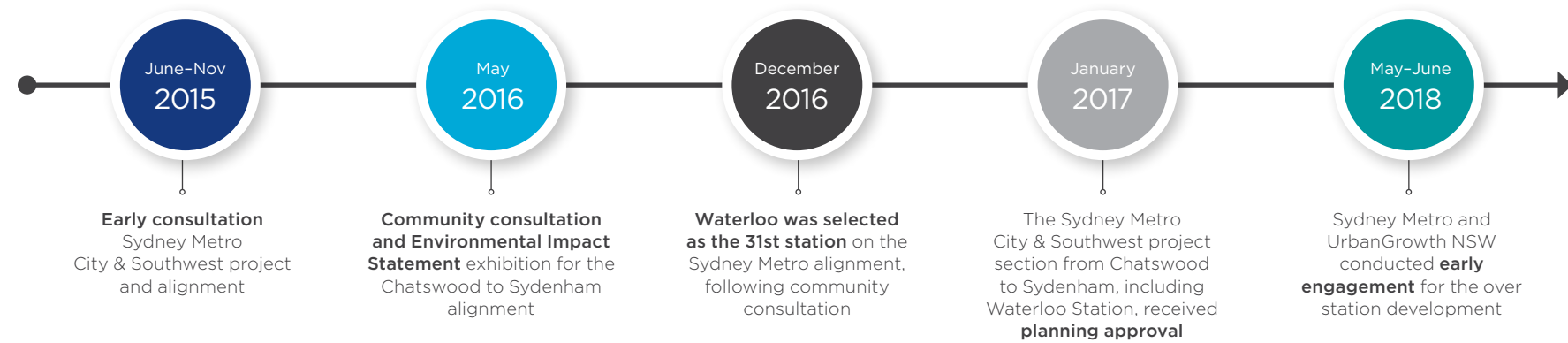
- strategies to protect and enhance local heritage and ensure the development achieves a positive heritage outcome for the area
- implementing best-practice sustainability initiatives during design and construction
- measures to minimise noise and vibration once the buildings are in operation, including reducing noise at the loading docks, acoustic treatment required for plant and equipment, and apartment orientation and design
- wind-tunnel testing to model wind and inform mitigation strategies
- an assessment of building façade treatments and their sun reflection potential on motorists and pedestrians
- implementation of stormwater management measures to minimise flooding
- adherence to recommendations in the traffic impact assessment to mitigate traffic impacts

- waste management strategies
- site accessibility provisions
- preparation of a Construction Environmental Management Framework to identify and mitigate construction impacts – this will include measures to mitigate noise, vibration, dust and traffic
- adherence to the principles outlined in the design excellence strategy, including a design that demonstrates quality and best practice against international standards.



Community consultation

Planning for Waterloo Station and the Metro Quarter has been informed by ongoing engagement with the community.



During May and June 2018, Sydney Metro and UrbanGrowth NSW conducted early engagement to seek feedback on the Metro Quarter proposal prior to the formal planning assessment processes. This included holding 10 face-to-face engagement events with:

- local community members and stakeholders
- resident groups
- non-government organisations and service providers
- members of the Aboriginal community
- Russian and Chinese language groups.

A total of 308 people attended these sessions.

Sydney Metro will continue to work with stakeholders and the community to ensure they are informed about the project and have opportunities to provide feedback to the project team.

Further feedback

Information on how to provide feedback on the concept State Significant Development application is provided on pages 34–35 of this booklet.

Construction work to build Waterloo Station is underway ahead of Sydney Metro being delivered to Waterloo in 2024.

Between 2014 and 2017, ongoing community engagement was undertaken by UrbanGrowth NSW and the NSW Land and Housing Corporation about the Central to Eveleigh corridor, and the Waterloo masterplan. Place making insights from these engagements have helped to shape the concept proposal for the Metro Quarter.

Community vision



Community life is important. There should be activity day and night and it is important to respect the land and Aboriginal people.



The new metro station should be integrated with other forms of transport.



Housing needs to accommodate people with different backgrounds, ages, incomes, abilities and lifestyles.



Suitable and essential services should be provided so that all residents have easy access to health, wellbeing, community support, retail and government services.



Places should promote walking and a healthy lifestyle.

The Metro Quarter

The Metro Quarter will be a lively, vibrant, safe and welcoming new hub. The public art strategy will seek opportunities to include designs that recognise the land, history and Aboriginal people.

The Metro Quarter will integrate with the bus stop on Botany Road to provide an easy transport interchange. Around 1300 parking spaces will be provided for bicycles to encourage active transport to and from the metro station.

The Metro Quarter will include around 700 new apartments including 5–10 per cent affordable housing and 70 social housing dwellings.

The Metro Quarter will have dedicated spaces for community and retail facilities that could include a range of human and essential services like a medical centre and retail facilities like a supermarket, restaurants or pharmacies.

The Metro Quarter plazas and walkways will provide plenty of space to move, even during the busiest times. Wide footpaths will connect the metro station to Waterloo and surrounding suburbs, with safer street crossings at Raglan and Wellington streets, and a 'slow zone' on Cope Street.



The planning process

Sydney Metro and UrbanGrowth NSW have been working closely to progress integrated transport and land use outcomes for the Metro Quarter.

Two separate statutory planning processes underpin the urban renewal process before any development can occur.

Sydney Metro has submitted a concept State Significant Development application with the NSW Department of Planning and Environment for the over station development above and around Waterloo Metro Station.

UrbanGrowth NSW has submitted a State Significant Precinct study to establish new planning controls, including what sort of buildings can be included in the area. This will enable the redevelopment of the Metro Quarter.

The outcome of both planning processes will be determined by the NSW Minister for Planning.

What is a 'concept approval'?

The concept State Significant Development application includes an assessment of the building envelopes, land uses and potential environmental impacts, including height and possible impacts on neighbouring land. The application does not seek consent for any construction or other physical work.

The next stage is to refine and develop the design, including the final architecture of the buildings. This is called a detailed State Significant Development application. Following a competitive tender process, Sydney Metro will select a development partner to build the development who will prepare and submit the detailed State Significant Development application.

Planning for the Waterloo Estate

The NSW Land and Housing Corporation is responsible for the redevelopment of the Waterloo Estate, under the Communities Plus program.

The NSW Land and Housing Corporation will continue to engage with the community throughout the Waterloo Estate master planning process.

Once the masterplan and rezoning is approved, the NSW Land and Housing Corporation will then manage the redevelopment of the Waterloo Estate over a 15-20 year period.

Further information on the NSW Land and Housing Corporation redevelopment is available at: communitiesplus.com.au/major-sites/waterloo.

Metro Quarter State Significant Precinct Process - (UrbanGrowth NSW)

State Significant Development Application Process - (Sydney Metro City & Southwest)



Have your say

The concept State Significant Development application is on public exhibition until 30 January 2019.

The community, government agencies and project stakeholders can make a submission on the concept State Significant Development application to the NSW Department of Planning and Environment. At the end of exhibition, the Department will collate submissions and publish them on its website.

It is the NSW Department of Planning and Environment's policy to place a copy of your submission on their website. If you do not want your name made available to Sydney Metro, or to appear on the Department's website, please clearly state this in your submission.

Your submission can be in any language and must reach the NSW Department of Planning and Environment by 30 January 2019.

It must include:

1. Your name and address
2. The name of your application
3. The application number that your submission is relevant to – SSD18_9393
4. A brief statement on whether you support or object to the proposal
5. The reasons why you support or object to the proposal.

Your submission should be marked **Attention: Director, Key Sites Assessments and can be sent via:**

Website:

majorprojects.planning.nsw.gov.au and follow the 'on exhibition' links

Post to:

Key Sites Assessments
Department of Planning and Environment
GPO Box 39, SYDNEY, NSW 2001

Anyone lodging a submission must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

For more details, and a disclosure form, go to planning.nsw.gov.au/donations.

All submissions and information obtained during the public exhibition period will be used in accordance with the *Privacy Act 1988*. All submissions received are regarded as public documents and any information contained in them can be published in subsequent assessment documents.

Copies of the submissions received may be issued to interested parties. If the author of a submission does not wish for the information to be distributed, this needs to be clearly stated in the submission.

For enquiries, please contact the **NSW Department of Planning and Environment:**

Phone: **1300 305 695**

Email: information@planning.nsw.gov.au

Following exhibition, issues raised in these submissions will be summarised in a submissions report. Sydney Metro will consider the issues raised, and may make changes to the project as a result of submissions. The Minister for Planning will then make a decision about whether to approve the concept State Significant Development application.

If the over station development proceeds, consultation with key stakeholders and the community will continue during the preparation and assessment of the detailed State Significant Development application, and the construction and operation phases. This ongoing engagement process will play an important role in reducing potential impacts and enhancing the benefits for all stakeholders.

Where to view the concept State Significant Development application

The Environmental Impact Statement and its accompanying documents may be viewed on the NSW Department of Planning and Environment website:

majorprojects.planning.nsw.gov.au and sydneymetro.info

You can also view the documents at:

City of Sydney Council
Town Hall House
Level 2, 456 Kent Street
Sydney NSW

Waterloo Library
770 Elizabeth Street
Waterloo NSW

Green Square Library
355 Botany Road
Zetland NSW

Community information sessions

The project team has organised community drop-in sessions where displays and information about the Environmental Impact Statement will be available.

You are invited to attend these sessions and meet expert members of the project team who will be there to answer any questions you may have.

There is no need to make a booking – and you can call in at any time.

Date and time	Location
Saturday 1 December 10am–1pm	Alexandria Town Hall 73 Garden Street Alexandria
Tuesday 4 December 4–7pm	Alexandria





Contact us

Keeping in touch

For more information visit our website sydneymetro.info or contact us via:

Sydney Metro



1800 171 386

24-hour community information line



sydneymetro@transport.nsw.gov.au



Sydney Metro, PO Box K659,
Haymarket, NSW 1240



Translating and Interpreting Service

If you require the services of an interpreter, please contact the **Translating and Interpreting Service on 131 450** and ask them to call **Sydney Metro on 1800 171 386**. The interpreter will then assist you with translation.

আপনার, একজন দোভাষীর (ইন্টারপ্রেটার) সেবা সাহায্য আবশ্যিক হলে, অনুগ্রহ করে ১৩১ ৪৫০ নং এ ট্রান্সলেটিং এন্ড ইন্টারপ্রেটিং সার্ভিস এর সাথে যোগাযোগ করুন, এবং ১৮০০ ১৭১ ৩৮৬ নং এ সিডনী মেট্রো কে কল করতে তাদের বলুন। তখন অনুবাদ/ভাষান্তরে, দোভাষী আপনাকে সাহায্য করবে।

如果您需要翻译服务, 请致电 131 450 翻译和口译服务, 让他们打 1800 171 386 给悉尼地铁, 翻译员然后将帮助您进行翻译。

Εάν χρειάζεστε τις υπηρεσίες διερμηνέα, παρακαλείστε να επικοινωνήσετε με την Υπηρεσία Μεταφραστών και Διερμηνέων στο 131 450 και ζητήστε τους να καλέσουν το Sydney Metro στο 1800 171 386. Ο διερμηνέας θα σας βοηθήσει στη μετάφραση.

통역서비스가 필요하시면, 번역 및 통역 서비스 (Translating and Interpreting Service) 전화 Translating and Interpreting Service on 131 450 에 연락하시어 Sydney Metro 전화 1800 171 386 에 연결해달라고 요청하십시오. 통역관이 통역을 도와 드릴 것입니다.

إذا كنتم بحاجة إلى خدمات مترجم, يرجى الاتصال بخدمة الترجمة الكتابية والشفهية على الرقم 131 450 واطلبوا منهم الاتصال بمترو سيدني على الرقم 1800 171 386. وبعد ذلك سيقوم المترجم بمساعدتكم في الترجمة.

Nếu quý vị cần dịch vụ thông dịch viên, xin liên lạc Dịch vụ Thông Phiên Dịch (Translating and Interpreting) ở số 131 450 và yêu cầu gọi Sydney Metro ở số 1800 171 386. Sẽ có thông dịch viên giúp cho quý vị việc thông dịch.

यदि आपको दुभाषिए की सेवाओं की ज़रूरत है, तो कृपया अनुवाद एवं दुभाषिया सेवा (Translating and Interpreting Service) से 131 450 पर संपर्क करें और उन्हें सिडनी मेट्रो 1800 171 386 पर को फोन करने का निवेदन करें। फिर दुभाषिया अनुवाद में आपकी मदद करेगा।

Если Вам необходима помощь переводчика, свяжитесь, пожалуйста, с переводческой службой Translating and Interpreting Service по телефону 131 450 и попросите их соединить Вас с Сидней Метро (Sydney Metro) по номеру 1800 171 386, Затем переводчик поможет вам с переводом.



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Information in this document has been prepared in good faith and is correct at the time of printing, November 2018.

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