



An artist's impression of the Waterloo Metro Quarter residential (left), commercial buildings (right rear) and metro station southern entrance (right front) looking northwest across Cope Street plaza.

Waterloo over station development – public exhibition

November 2020

Invitation to have your say

Sydney Metro is Australia's biggest public transport project. It will transform Sydney, delivering more trains and faster services for customers across the network.

The NSW Government has identified the Waterloo metro station as a location for an over station development (OSD) to revitalise the Waterloo precinct as a strategic centre for jobs and homes in Sydney's inner west.

The OSD will be known as the Waterloo Metro Quarter (WMQ) and includes a proposed development above and next to the metro station.

You are invited to a community information webinar to learn more about the detailed proposal and how to have your say on the new development during the Department of Planning, Industry and Environment's (DPIE) public exhibition period.

Waterloo Metro Quarter

The Waterloo Metro Quarter development will feature:

- four buildings with a mix of commercial, residential, affordable and social housing, student accommodation and retail premises
- inviting public domain including a plaza off Cope Street and Raglan Walk, which will be a covered pedestrian laneway
- community facilities and spaces supported by local cafes
- landscaping and public art.

The Waterloo Metro Quarter will be on the doorstep of a world-class metro system, with easy access to employment hubs in the Sydney CBD, North Sydney, Barangaroo and Macquarie Park and convenient travel to Sydney's key destinations just minutes away.



An artist's impression of the new office building from Botany Road and Grit Lane which is a pedestrian link to the Cope Street plaza.

Planning process

A concept plan for the Waterloo over station development was approved in late 2019 after public consultation by Sydney Metro.

The John Holland and Mirvac joint venture was awarded the contract to deliver the project and has prepared the State Significant Development applications (SSDAs), each with an Environmental Impact Statement, for the detailed designs. These include:

- four detailed SSDAs (northern precinct, central precinct, southern precinct and basement car park)
- a modification to the concept SSDA approval - including a reduction in height of the northern precinct building.

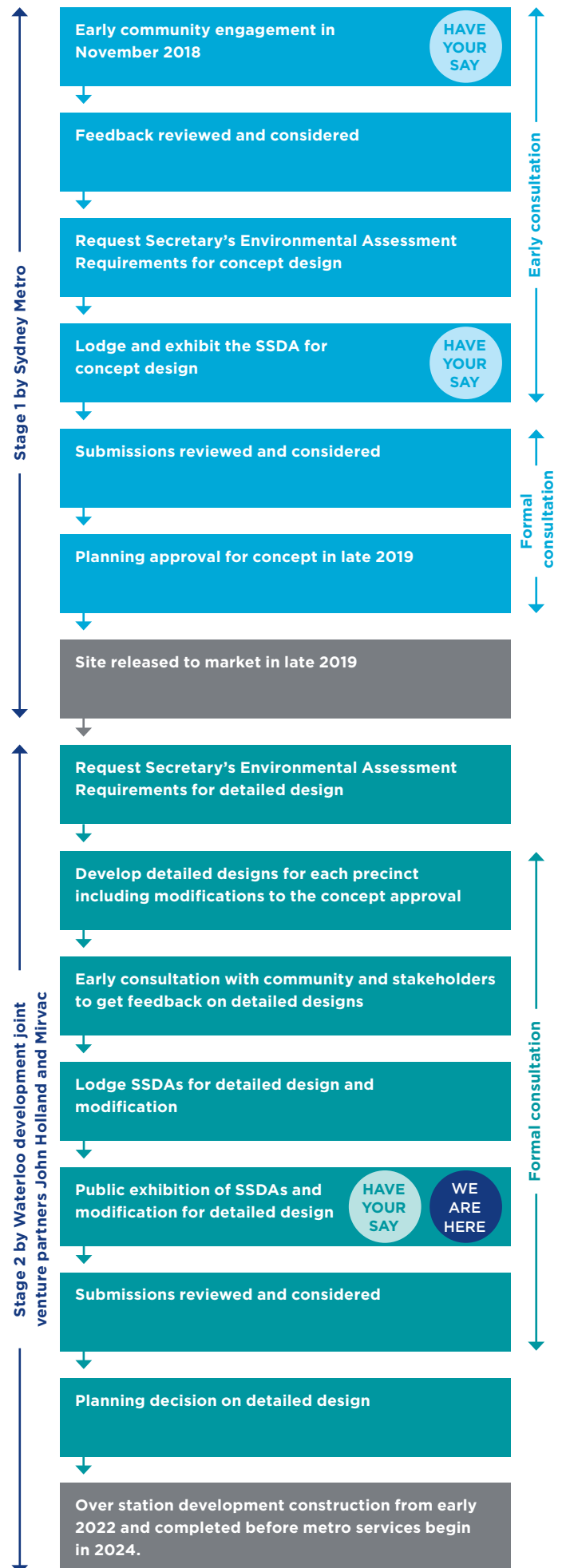
These five applications, and their Environmental Impact Statements, have been lodged with DPIE for assessment.

You will have an opportunity to make a formal submission to DPIE during the public exhibition period. The planning process timeline to the right highlights where we are up to.



An artist's impression of the Cope Street plaza looking towards one of the entrances to the new metro station.

The planning timeline





An artist's impression of the Waterloo Metro Quarter residential building looking southwest from Cope Street plaza.

What is an EIS?

An Environmental Impact Statement (EIS) is required for any development application (DA) under the Planning and Development Act 2007 (unless an exemption is granted).

An EIS details and assesses any likely environmental, social and economic impacts and benefits. It also outlines the ways in which impacts will be avoided, minimised or offset. The John Holland and Mirvac joint venture has prepared these documents to enable the community and decision-makers to understand the environmental consequences of a proposed development.

Public exhibition period

The modification and four development applications (including the EIS documents) for the Waterloo Metro Quarter will be available for review during the exhibition period.

The documents can be found on DPIE's Major Projects website at www.planning.nsw.gov.au/WaterlooOSD. They will be online for a minimum of 28 days from 5 November 2020 until 2 December 2020.

A project overview booklet will also be available for download at <http://www.wisd.com.au/planning process>.



An artist's impression of the Waterloo Metro Quarter social housing building above the metro station southern entrance and student accommodation building (left) looking north from Cope Street at the Wellington Street intersection.

