

DANKS ST. DISTRICT

**EST. 1923
REIMAGINED
BY DASCO**

DANKS ST DISTRICT

BY DASCO

Designer Living
CONTEMPORARY TERRACES
AND LUXURY SKYHOMES

Urban Village
A MIXED USED SITE BLENDING
COMMUNITY & CONVENIENCE

Danks St Reborn
SYDNEY'S NEWLY REJUVENATED
URBAN NEIGHBOURHOOD

Artisan Architecture
AN INSPIRED COLLABORATION
OF INDUSTRY LEADERS

HOME TO THE NEW HEART OF WATERLOO





Danks Street

INSPIRED BY THE PAST BUILT FOR THE FUTURE



REIMAGINING WATERLOO'S RICH CULTURAL AND INDUSTRIAL HERITAGE

Danks St District is a future landmark built upon a richly rooted history. Once a thriving natural waterway and wetland that breathed life into the area, it evolved into a pioneering industrial district that shaped generations - home to water Mills, woolwasher factories, watercress farms and market gardens. A major pumping station

was established in 1923, transforming the area and utilising the Waterloo Dams to supply the Eastern Suburbs of Randwick, Waverley and Potts Point. Now, DASCO are boldly reimagining the next chapter of this deeply storied site, with a contemporary new urban neighbourhood inspired by the past and paving the way for the future.

DANKS ST. DISTRICT
EST. 1923
REIMAGINED
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Artwork: Samuel Elyard 1862-1873, Woolwashing estate, State Library of NSW





WELCOME TO WATERLOO'S LIFESTYLE DISTRICT

A NEW URBAN VILLAGE

An inner-city precinct poised to foster a real sense of community.

Danks St District is a truly modern lifestyle precinct with easy access to everything Sydney has to offer – alive with public art, thriving laneways, green spaces and eat-streets, this crafted collection of six unique buildings are designed around the natural environment and surrounding heritage structures.

The selection of 1, 2, & 3 bedroom apartments alongside an curated penthouse collection has been designed by a collaborative team of four leading architects. Each home features flexible layouts, abundance of natural light and sustainable attributes. The communal gardens and rooftop terracing with unobstructed city-views are exclusively accessed by the residents.



RESIDE ABOVE A SELECTION OF AMENITY



WELLNESS

Mind, Body & Soul

Staying healthy has never been easier with state-of-the-art health and wellness facilities on your doorstep. Work up a sweat at the gym and stay in top condition with access to a range of facilities effortlessly within easy reach.



HOSPITALITY

Laneway Eateries

Dank St District is grounded by its very own eat-streets, alive with diverse flavours and new found culinary creations. Whether you're grabbing a quick coffee between work-from-home meetings or catching friends for a drink, the finest local produce and global flavours are just steps away.



PARKS & LEISURE

Relax & Unwind

Live the best of both worlds, with the convenience and buzz of the inner city, surrounded by nature. Building on the natural landscape that coexisted with Waterloo's industrial past, Danks Street has an abundance of greenery, from quiet secluded grassy spaces to community lawns perfect for gathering.



RETAIL

Everyday Ease

Whether you're picking up a fresh loaf of sourdough or searching for premium artisanal goods, everything you need is close-at-hand. Danks Street District is filled with charming corner stores and gourmet delicatessens, with major supermarkets and shopping centres just a short stroll away.

AT THE HEART OF
SYDNEY'S URBAN
RENAISSANCE

WATERLOO IS FAST BECOMING
ONE OF SYDNEY'S MOST
TRANSFORMATIVE SUBURBS

Home to an abundance of culture and artistic
expression, innovative cuisine, artisan retail
and green open spaces – all connected by a
state-of-the-art Metro service. In the midst of a
visionary new regeneration, Danks Street District
represents a golden opportunity, a new era,
a new district, a new home.

BENEFIT FROM
A NEW WAVE OF
NEARBY AMENITY
& PRECINCTS

DANK ST SOUTH PRECINCT
A suburb reborn

Danks St District is placed at the
centre of a wider transformative
redevelopment set to reinvigorate
Waterloo with endless opportunities,
amenity and cultural growth.

WATERLOO METRO QUARTER
Poised to prosper

A new mixed-use Metro Quarter will
promote the area into one of the most
connected inner-city precincts, extending
the CBD further south and making it
easier than ever to travel around Sydney.

GREEN SQ TOWN CENTRE
Future-focused

Australia's first of its kind and
largest urban renewal project,
rapidly redefining Sydney's industrial
heartland into a vibrant, sustainable
and connected community.



WHERE THE SOUL OF THE INNER-CITY MEETS

THE REINVIGORATING OF A TIGHTLY HELD COMMUNITY

Positioned in an enviable inner-city location alongside Redfern and Alexandria, Waterloo is the perfect place for anyone in search of a life of connection and convenience. Make a home in the heart of Sydney's best urban playgrounds, with Surry Hills and Centennial Park just a short walk away.

This is a unique opportunity to live a truly connected life, immersed in the best the city has to offer.

DANKS ST. REBORN
A LIFESTYLE
DISTRICT
WITH HEART



Genovese Coffee House

LOCAL PROVIDORES & ARTISANAL PURVEYORS

THE CHILLI
SCRAMBLED EGGS
ARE A MUST TRY



St Jude's Cafe

ST JUDE'S CAFE

A locally loved corner café serving the best brekkie for 10 years.

Just a short stroll from Danks Street District, at the corner of Bourke and Thurlow streets, lies a Redfern favourite: St Jude's.

This beloved café, named after the patron saint of lost causes, has been a cornerstone of the local community for over a decade. Whether you're enjoying a meal under the shade of gum trees or relaxing in the cozy interior, St Jude's offers a delectable range of gourmet options, from coconut polenta porridge to katsu eggplant sandwiches and much more.

Bathed in sunlight and brimming with character, this charming café takes its coffee as seriously

as its cuisine, providing a serene and inviting atmosphere perfect for catching up with friends or focusing on your work.

"We've been piously answering Sydney's prayers for crakin' coffee and great breakfast for nearly 10 years."



St Jude's Cafe



Kepos St Kitchen

FROM FINE FISH TO FRESH SANDWICHES



JOSH NILANDS'

Fish Butchery

A modern Australian fish shop from the visionary mind of Josh Niland, founder of award-winning restaurant Saint Peter.

Open to the public on weekends, offering a selection of carefully curated fresh fish to take away — or you can dine in and choose from an incredible selection including a double yellowfin tuna cheeseburger, Fish Butchery chowder, Mooloolaba swordfish empanada and much more.



FOR GIN AFICIONADOS

Four Pillars Gin Laboratory

Indulge yourself in the world of gin. Sample a selection of different gins and gin-based cocktails at Eileen's Bar or get hands-on and try one of the many cocktail classes and workshops on offer. Make your own bottled cocktails or take a masterclass in the spirit's history in this modern temple of gin.



THE ART OF JAPANESE CUISINE

Ora Restaurant

Combining traditional techniques with contemporary Japanese dining, Omakase and cocktails, ORA is a sophisticated sensory experience just on your doorstep in Danks Street. ORA's distinctive offerings are overseen by executive chef Nobuyuki Ura from hatted CBD restaurant 'sushi e'. "We use the best quality seafood from Western Australia, Tasmania and New Zealand to as far as Japan."



AUSSIE NOSTALGIA

Good Ways Deli

Welcome to the ultimate nostalgic lunch spot. From plum jam filled lamingtons to curried kangaroo sausage rolls, you'll find a huge range of sweet and savoury options, all made in-house.

Choose from a range of sandwiches on fresh baked sourdough ciabatta from locally-sourced ingredients like kangaroo mortadella, zucchini pickles and mushroom pate.

MODERN MEDITERRANEAN MADE MINIMALIST



Michael Rantissi

FIND KEPOS
ST KITCHEN AT
CARRIAGEWORKS
MARKET

KEPOS STREET KITCHEN

A culinary hotspot giving global flavour.

Michael Rantissi is the head chef and owner of Kepos Street Kitchen, a local institution that's been in the Redfern and Waterloo area for over 13 years.

"We always say we didn't choose the area — it chose us."

Experience a contemporary twist on Mediterranean food. It's not about styling, décor or anything fancy. It's about keeping it simple, unique, delicious, healthy and fresh. Putting the food, the people and the service first and foremost.

"There's something magical about the whole Waterloo area that attracts you in more than it lets you go. It's very chill with a comforting sense of community and it's dog and people friendly — so your furry friends are also warmly welcomed.

There's lots to eat and lots of places to walk around, with plenty of parks and charming heritage listed properties but there's also a lot of new properties."

"When I see all the different crowds sitting together here, I think 'Isn't that just beautiful?' That's what this area means to me — it's the definition of what Australia is."

MICHAEL RANTISSI,
Chef & Owner



Genovese Coffee House



PIONEERING AUSTRALIA'S COFFEE SCENE



GENOVESE COFFEE HOUSE

A 52 year old family legacy of classic coffee and rich roots.

This classic Italian roasting house and café celebrates the history of the Genovese family who arrived from Italy in 1950. Now in its third generation and run by Adam Genovese – the grandson of founder Alfio Genovese, the Melbourne-based coffee roaster has set up its first Sydney venue – a refurbished industrial warehouse in the leafy backstreets of Alexandria.

“We really love the space and local community, and our goal is to broaden awareness of our coffee within Sydney.”

With retro, 70s inspired furniture and décor, it's the perfect spot for a cosy catch up over

a cappuccino – or grab your coffee to go from the stand-up espresso bar beside the entrance. Admire the antique coffee equipment displayed inside while you wait and soak up the warm ambience reminiscent of 1950s Italy.

“We're all about creating the feeling of an authentic Italian espresso bar”

Genovese Coffee House also runs home barista courses so you can lift your at-home espresso game, whether you're looking to refine your barista skills or explore alternative brewing methods. But it's not just about the coffee – you'll also find a selection of Italian desserts, panini and deli plates here. From panini and focaccia sandwiches to biscotti and cannoli, everything is baked in-house.

ADAM GENOVESE,
Managing Director

CULTURE & ARTS

LIVE WITHIN WATERLOO'S WAREHOUSE ART SCENE

Waterloo's vibrant history endures through its transformed warehouses, now bustling with arts and culture. Explore unique art galleries, dynamic event spaces, and lively markets, where even the most passionate culture enthusiasts will find endless inspirations and activities.

STUDIO GALLERY		2MIN
AMBUSH GALLERY		7MIN
ARTBANKS		10MIN
STELLA DOWNER		10MIN



CHECK AHEAD
TO SEE CURRENT
EXHIBITIONS



Studio Gallery



Joynton Avenue Creative Centre. Image by Michael Nicholson

JOYNTON AVENUE CREATIVE CENTRE

Peter Stutchbury Architecture, in collaboration with Design 5, transformed the former Esme Cahill nurses' quarters into the Joynton Avenue Creative Centre, a vibrant space designed for artistic expression and community connection.

This renovated landmark offers affordable workspaces for creative professionals, artists, and small businesses. It also features a range of programs and learning opportunities, while providing spaces for community and cultural organisations to run creative events and functions.

STELLA DOWNER FINE ART

Explore the finest modern artists or find your next investment piece with one of Australia's most respected art valuers right on your doorstep. Stella Downer Fine Art is a contemporary art gallery, representing around 16 established, mid-career and emerging Australian artists. With regular exhibitions, this is an opportunity to find something truly unique for your home.

AMBUSH GALLERY

Experience a vibrant infusion of culture and creativity with aMBUSH, a multi-award-winning art gallery and social enterprise home to Waterloo. aMBUSH is home to an eclectic mix of local and international artists working with a range of mediums from paint, photography, ink, clay, spray guns, video and more.

The team also champions art outreach, bringing art into unexpected places, from urban art workshops for refugee and Indigenous young people, to transforming new precincts into outdoor public art galleries.



Art Leven

ART LEVEN

In nearby Redfern you'll find Australia's oldest exhibiting First Nations focused fine art gallery, curating ethically sourced art from Australian Indigenous communities. With established community relationships spanning 40 years, Art Leven's team regularly travels to remote areas of Australia to consign artworks and works in collaboration with First Nations curators, art centres and represented artists.

OPEN GREEN SPACE



Joynton Park



Centennial Park

LEAFY PARKS AND GRASSY PLACES

Escape the bustle of inner-city life with an array of parks and green spaces just a short distance away. From wide-open ovals and sports fields to tree-lined paths and secluded shady spots, there are endless opportunities to immerse yourself in nature within a few minutes walk from home.

Enjoy an alfresco workout on the outdoor gym equipment at Waterloo Oval, just two minutes away. Or head to Centennial Park for over 189 hectares of open space, including cycle tracks, wetlands, gardens and sports fields.

CROWN ST PARK	🚶	4MIN
WATERLOO OVAL	🚶	6MIN
REDFERN PARK	🚶	8MIN
CENTENNIAL PARK	🚶	24MIN



Centennial Park

GRAB A POST-WALK LUNCH AT THE HOMESTEAD

PILATES THAT HIITS DIFFERENT

REDEFINING REFORMER

Just a short 12-minute walk from Danks St District, you'll find yourself in a vibrant, growing community that prioritises health and well-being. Carla Sconce, the founder of HIIT Pilates, combines PT workouts with reformer exercises – starting with high-intensity interval training off the carriage then moving to the reformer.

“We opened the Waterloo studio in August 2022, you really can’t beat the location. It was my third studio and the right time to make something big and bold.”

The local community coming to HIIT Pilates’ Waterloo studio is truly wonderful, and with so much nearby apartment living, it hosts a broad variety of people.

“When you have group of people from 17 to 60-plus in a class, all working really hard, it’s a great moment as a teacher.”

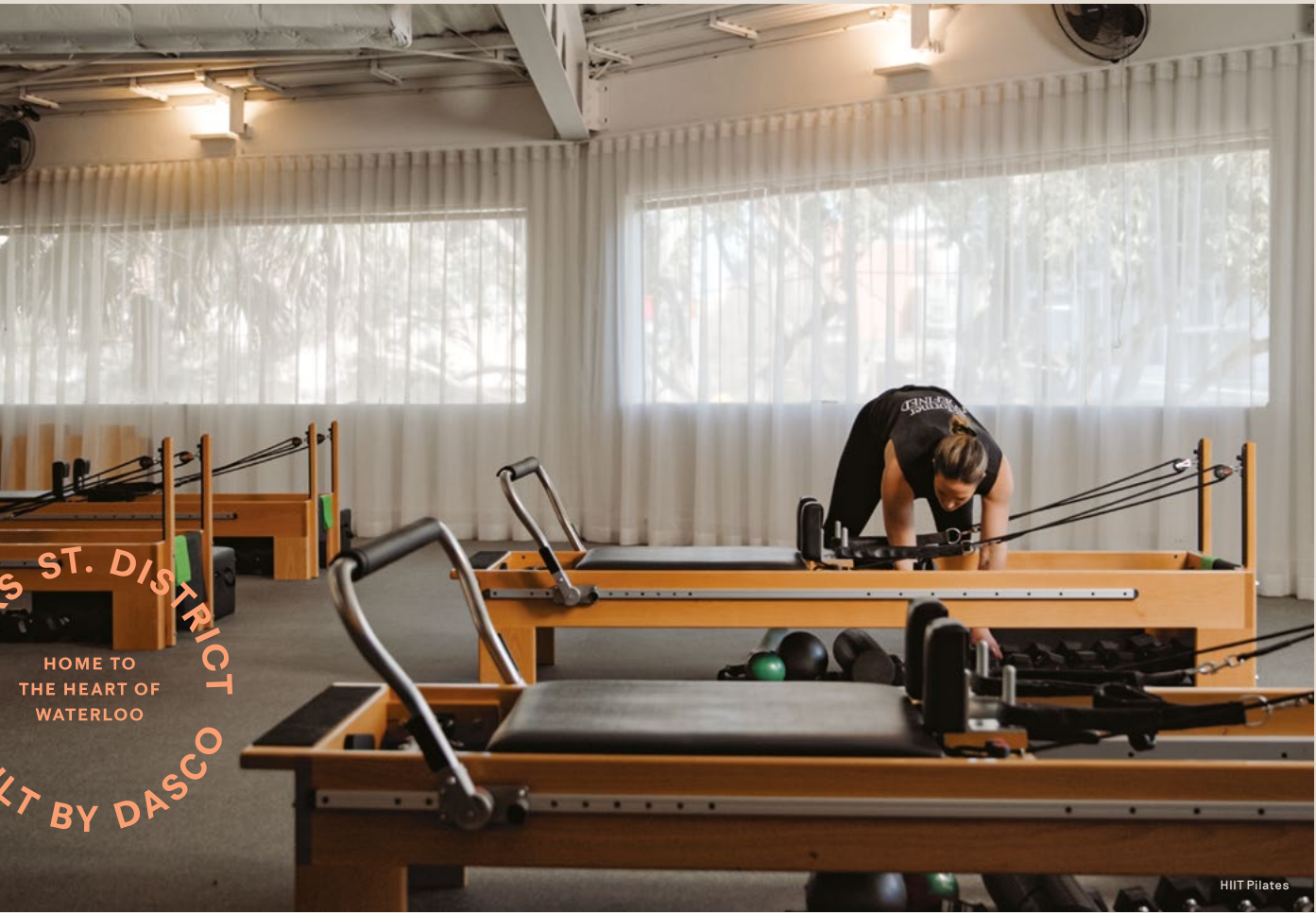
CARLA SCONCE,
Founder



Carla Sconce



HIIT Pilates

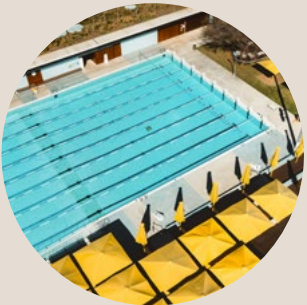


DANKS ST. DISTRICT
BUILT BY DASCO

HOME TO
THE HEART OF
WATERLOO

HIIT Pilates

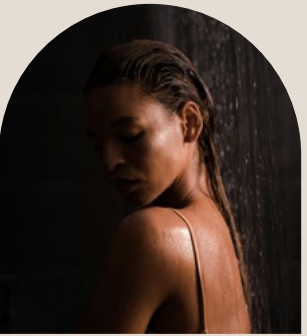
A health and wellness playground



PRINCE ALBERT POOLS

Relax, recharge and cool off in summer with this 50m heated outdoor pool and splash pad located right beside Central Station. Prince Alfred Park Pool is an inner-city oasis where you can swim, play or simply relax on the grass.

NEW TO THE NEIGHBOURHOOD



CAPYBARA BATHHOUSE

Nestled in nearby Surry Hills, Capybara is a place to unwind, gather with friends and family and rejuvenate. Choose from a range of services including a magnesium infused thermal bath, traditional hot stone sauna, handcrafted cold plunge and heated lounge with an ice well.



9 DEGREES, WATERLOO

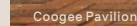
Whether you’re keen to try something new or looking for a way to meet new people and get a great workout in, this bouldering gym is a fun way to challenge yourself and improve your fitness. With courses set up for every level of experience, 9 Degrees is a welcoming and inclusive community.



Nestled next door to Surry Hills, offering unparalleled connection to anywhere in Sydney. On its doorstep, it's a thriving hub of activity for work, play and dining – encircled with pocket parks and cultural attractions.

Relax nearby under the avenues of Centennial Park, sip coffee in the Grounds of Alexandria, or experience the best in Sydney entertainment at the SCG and Entertainment Quarter. Venture further to find water lapping your feet and salt in the air as you walk the famous sandy beaches of Coogee and Bondi.

CROWN PARK		4MIN
GREEN SQUARE STATION		12MIN
WATERLOO METRO QUARTER		15MIN
SURRY HILLS		20MIN
SOUTH EVELEIGH		24MIN
REDFERN STATION		24MIN
CENTENNIAL PARK		5MIN
PADDINGTON RETAIL		9MIN
NEWTOWN		10MIN
ENTERTAINMENT QUARTER		10MIN
COOGEE BEACH		15MIN
INTERNATIONAL AIRPORT		17MIN
CENTRAL STATION		1MIN
SYDENHAM		3MIN
MARTIN PLACE		5MIN
NORTH SYDNEY		10MIN
CHATSWOOD		16MIN



Waterloo – colloquially
coined, *‘The ten minutes to
anywhere suburb’*



IN A RUSH?
GRAB THEIR PRE-
MADE 'GELATO
ON-A-STICK'

Photo by David Photography. Ciccone & Sons

RETAIL THERAPY TO RAVE ABOUT



DAILY ESSENTIALS

East Village Centre

This award-winning retail destination built by DASCO is moments away in nearby Zetland. Here, you'll find whatever you need, from groceries to homewares, clothing to cosmetics and more. It also features health and wellness facilities including massage, acupuncture and a medical centre.



OLD-SCHOOL GELATERIA

Ciccone & Sons

Take a trip back in time with this retro-inspired artisan gelateria. All gelato is hand-made in house with an emphasis on locally sourced, seasonal ingredients. Created using traditional methods, you'll be transported to the winding back streets of Italy from your first bite.



BOUTIQUE FLORISTRY

Merchant & Green

Brighten up your or someones special's day and bring a little nature inside. This botanical lifestyle boutique offers beautiful bouquets, plants, gifts and homewares along with workshops in flower arranging, terrariums, bonsai and Kokedama.



BRIC-A-BRAC

The DEA Store

Placed among Bourke Streets leafy terraces, browse this delightful homewares store for quirky and unique pieces. Whether you're shopping for yourself or looking for the perfect gift, you're sure to find something among the curated collection of ceramics, glassware and other homewares.

WHAT'S ON IN WATERLOO

LOCAL RETAIL AND EVENTS FOR ADVENTUROUS WEEKENDS

Waterloo pulses with cultural and creative energy, showcasing art galleries and performances that celebrate both shared and unique human experiences. The new Green Square precinct features a state-of-the-art library and a spacious public plaza with areas for markets and events.

Shopping options around Waterloo are nearly endless. Head to East Village Shopping Centre for essentials, browse over 1,800 square metres of shops on O'Dea Avenue, or take a short walk to the eclectic boutiques and lively stores of Surry Hills.

When it's time to upgrade your home decor, Danks Street offers high-end designer furniture, lighting, linens, and more.



DANKS ST. DISTRICT
A NEW ERA
A NEW DISTRICT
A NEW HOME
WATERLOO. SYD

Bourke St Bakery



Paddock to Plate

GROUND'S OF ALEXANDRIA

Home to the famous Grounds Café, the Potting Shed Restaurant and the Garden Bar & BBQ, this cosmopolitan venue is a Sydney institution.

QE FOODSTORES

Support the planet and local farmers when you take your pick of the freshest produce and gourmet grocers at QE Foodstores.

CARRIAGEWORKS FARMERS' MARKET

Discover Sydney's culinary heart at this weekly market, featuring fresh produce and artisanal goods from local NSW growers.

The Culture Club

ENTERTAINMENT QUARTER

From restaurants and bars to cinemas, shops, theatres and markets, this iconic leisure and retail precinct has it all.

PINE ST CREATIVE ARTS CENTRE

Get creative and learn something new with workshops in ceramics, printmaking, jewellery, drawing and painting.

STUDIO GALLERY

Once home to the original Fratelli, Studio Gallery's expansive venue exhibits a diverse array of emerging and celebrated artists.

TITLE STORE, SURRY HILLS

All things music, film, books and art. This eclectic store hosts creative events and a beautifully tasteful curation of goodies.

Let's Get Physical

GUNYAMA PARK AQUATIC AND RECREATION CENTRE

Embrace wellness, relax, unwind and take time out at Green Square's urban beach.

SYDNEY CRICKET GROUND

This sporting precinct offers world-class facilities and plays host to a range of local and major sporting events across the year.

ROYAL RANDWICK RACECOURSE

Australia's longest standing racing venue, the perfect excuse to get dressed up and head off for an unforgettable day.

MOORE PARK GOLF COURSE

One of Sydney's best public golf courses is on your doorstep at nearby Moore Park.

Raise The Roof

BELVOIR STREET THEATRE

Head to this iconic theatre in Surry Hills for new stories, reinvented classics and a strong emphasis on Indigenous stories.

OXFORD ART FACTORY

Visit this exciting venue to see international and local artists showcase their talents in visual art, performance art and live music.

HORDEN PAVILION

Take in your favourite big-name acts in a stunning heritage building at one of Sydney's most loved entertainment venues.



Photo by the Grounds of Alexandria

AN INNER-CITY SUBURB ON THE MOVE

LOCAL SOUL, GLOBAL VISION

Waterloo is rapidly evolving, with rising population and property values making it one of Sydney's most sought-after inner-city investment hotspots. It's set to benefit from a significant pipeline of proposed infrastructure projects, which will only continue to boost demand for residential developments in the area.

FAST FACTS

The numbers speak for themselves



WATERLOO METRO QUARTER VALUED \$900 MILLION

Integrated with the new Waterloo Metro Station, the Metro Quarter is set to deliver a mixed-use precinct, featuring retail, office and several community facilities.



GREEN SQ PUBLIC SCHOOL VALUED \$57 MILLION

A new school, multipurpose spaces and communal hall are to be shared with the community, featuring 24 classrooms for 600 students, a library, canteen and a covered outdoor learning area.



SYDNEY METRO SOUTHWEST VALUED \$3 BILLION

The newly completed Metro line provides Waterloo residents with fast, frequent and direct connections to major employment centres, including Central and Barangaroo within 5 minutes.



TECH CENTRAL PRECINCT VALUED \$3 BILLION

The development of a technology and innovation hub. The Precinct is set to create ~25,000 jobs in fintech, cyber, e-health, digital and the creative industries.



PROPERTY ON THE RISE

Over the past decade, new apartments in Waterloo recorded an average annual price growth of 3.6%, exceeding the Greater Sydney average of 2.2%, showing strong price growth and robust rental yields.



EDUCATION & EMPLOYMENT

Waterloo is strategically located near key employment areas and world-leading universities such as the University of Sydney, the University of NSW and the University of Technology Sydney.



A HUB OF HEALTHCARE

Offering locals convenience and peace-of-mind, with Prince of Wales Hospital just 10 minutes away, Royal Prince Alfred Hospital 13 minutes, and Surry Hills Day Hospital a quick 15-minute walk.



MORE OF MOORE PARK

The Moore Park Precinct Village valued at \$171 million will expand one of Australia's most famous sports and entertainment precincts, delivering new public spaces, hospitality venues and 1500 car spaces.

THE NEW WATERLOO
EST. 1923
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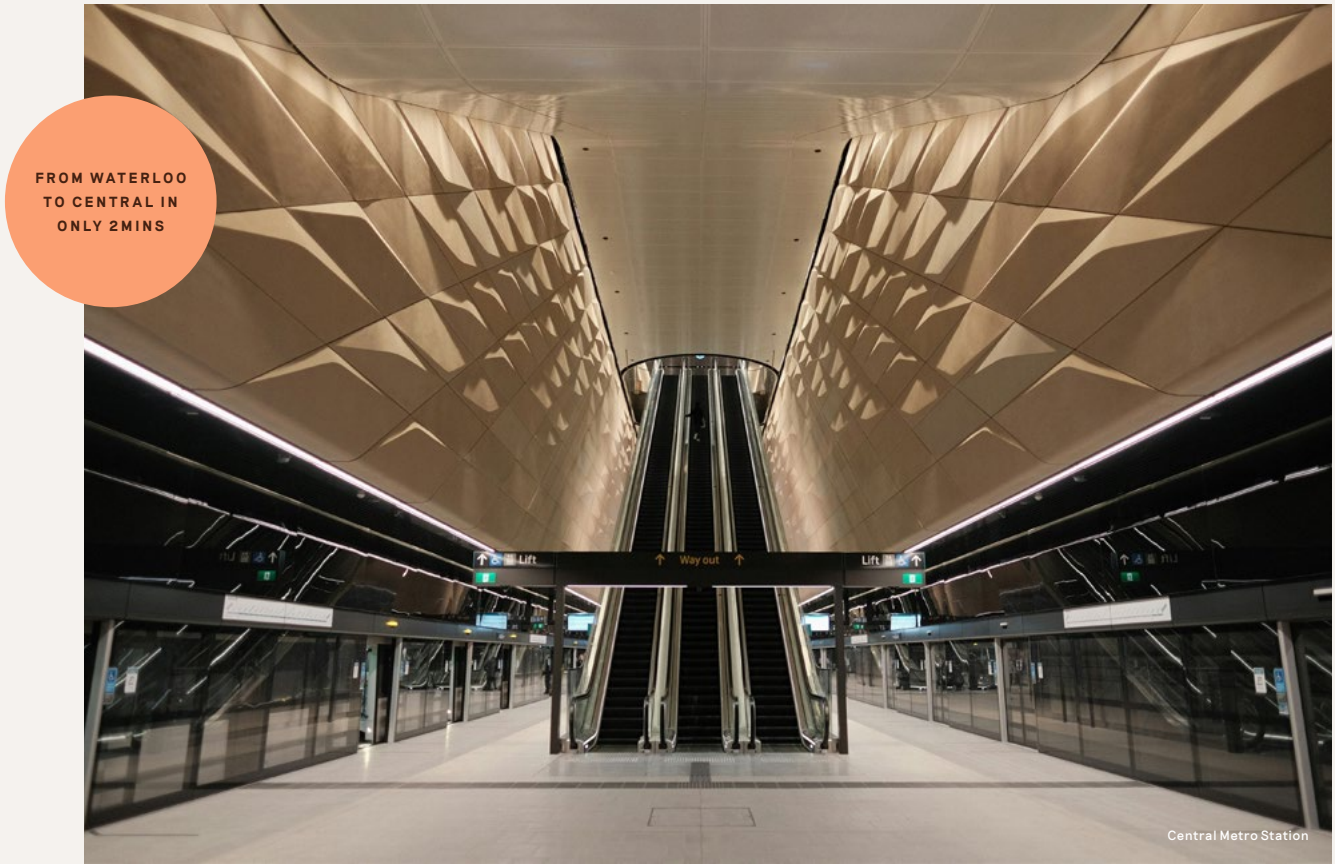
*All information stated is gathered from an urbis market report correct at the time of publication

PERFECTLY PLACED

FIND EFFORTLESS CONNECTION, FROM SYDENHAM TO CHATSWOOD

With the new Waterloo Metro station now open, it looks to significantly revitalise the suburb and extend the CBD out further, bringing more people to the area to work and live. A new work hub at Danks Street District brings more opportunities for greater investment in Waterloo, from residential to commercial tenancies and retail.

With unrivalled transport connections and its location at the South edge of the CBD, Waterloo is well positioned for future growth.



What Waterloo locals are saying

"Love living here - I call Waterloo the 10 minutes to anywhere suburb!!"

DARREN

"I've lived in Waterloo for 20 years and watched a wonderful gentrification, many highly educated and superbly creative individuals have moved in to this popular suburb."

MARILYN

"A rapidly gentrifying inner-city suburb with one of the most central locations in Sydney"

JESSICA

"I've been living in Waterloo for 3 years now and I love it! There are so many developments going on that can only mean it will get better. Great investment for first home owners"

MATT

Sourced from homely.com

WELCOME

PAGE 26

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WATERLOO. SYD

DANKS ST

HOME TO



PAGE 27

DISTRICT



THE NATURAL BEAUTY OF HOME

A COLLABORATION BETWEEN A QUARTET OF ARCHITECTS

Crafted by a shared vision between Australia's foremost architecture practices
- Bates Smart, MHNDU, Fieldwork and Richards & Spence - Danks St District
ushers in a collection of thoughtfully designed residential buildings harmoniously
blending with the area's natural history and landscape while taking aesthetic
inspiration from the site's existing heritage architecture.

DANKS ST. DISTRICT
AUSTRALIAN
ARTISAN
ARCHITECTURE



Artist Impression

THE ART OF LIVING WELL

PAGE 32



Danks St District is all about keeping life in balance. Find tranquility with rooftop gardens and hidden pocket parks or join the social buzz among a ground plane of eat-streets and retail lanes.



LIAM HANCOCK,
Lead Architect, MHNDU

“The two words that sum up the broader vision for this project are: transformation and connectivity, creating an active mixed-use communal development.”

WARM UP
OUTDOORS WITH
RESIDENT-ONLY
FACILITIES



Artist Impression

PAGE 33



GREEN HEART, URBAN SOUL

BOURKE ST RESIDENCES

A layered expression inspired by a rich natural history.

Danks St District by DASCO was crafted by a shared vision between Australia's foremost architecture practices – Bates Smart, MHNDU, Fieldwork and Richards & Spence.

MHNDU collaborated with Fieldwork from Melbourne for Stage 1. Together, creating a series of beautiful homes for people to live in, while also providing a series of public spaces that are activated and integrated with the landscape. It's part residential sanctuary and part retail and civic destination.

A collection of buildings wrap protectively around a carved out plaza with a centered oculus, scooped out of the sandstone base. This creates a visual connection between Bourke Street, the

calm green heart of the building and the public plaza. Lead architect from MHNDU, Liam Hancock states;

“One of the standout features is how we've sought to reinterpret some of the geological and natural histories with an expression of a strata-like rock geology, almost like the final layering of the water erosion of a rock face.”

Inside the buildings, we've continued the theme of the exterior. When you arrive by car in the basement, the tones are earthy and dark. The communal areas and central lobbies will reflect that. As you move above the ground level to the residential levels, the tone becomes lighter and the patterns are more reflective of the geology that forms the exterior architecture.

MHNDU | FIELDWORK



Artist Impression



Artist Impression

MODERN RESIDENCES, AUTHENTIC CHARACTER



GUY LAKE,
Lead Architect, Bates Smart

PARKSIDE APARTMENTS

Australian artisan architecture.

Bates Smart collaborated with Richards & Spence on designing Stage 2 & 3. For the precinct's two central buildings, the materiality and architectural language was in part inspired by the site's unique heritage-listed structures, informing how

the masterplan's composition was designed and shaped for both the future residents and the local community.

Guy Lake from Bates Smart states;

"Our vision is centred around three key ideas; civic generosity, character & place, and residential amenity – providing an opportunity to be the new heart of Waterloo."

Sustainability and wellness is a primary principle in any Bates Smart project – with incredible solar access, natural ventilation, residential amenity spaces and a strong connection to landscape and nature.

This development has an incredibly generous ground plane, supported by a truly diverse range of residential buildings that will form an intimate new urban village.

BATESSMART. | RICHARDS & SPENCE

Experience new heights of contemporary urban living among the stunning resident rooftops of Danks St District, offering panoramic views that stretch across the city skyline and beyond.

Beautifully landscaped with lush greenery and curated design, these spaces feature multiple seating areas perfect for relaxing or entertaining with friends, along with state-of-the-art cooking facilities for alfresco dining. With sweeping horizon views in every direction, this rooftop sanctuary is an oasis of sophistication and tranquility amidst the bustling city below.



Artist Impression

DANKS ST. DISTRICT
A NEW ERA
A NEW DISTRICT
A NEW HOME
WATERLOO. SYD



WORK, LIVE, PLAY

Meet deadlines in your own time with a versatile range of landscaped breakout spaces and seating zones, perfect for client meetings, mid-day coffee breaks or afterwork Friday refreshments.

SYDNEY'S NEW
INNER-CITY OASIS



A NATURAL COMMUNITY

Danks St District features a mosaic of native pocket parks. Blending modern living with lush contemplative gardens — as you move throughout the precinct the planting palette will evolve naturally, thriving and harmonizing with the distinct identity of each space.



HEALTH & WELLBEING

Holistically incorporated into the design and architecture, the Stage 1 release will benefit from residential state-of-the-art gym facilities, so you can keep kicking goals right on your doorstep.



LANDSCAPE VISION

Anticipate a natural
state of mind.

The vision for Danks St District was about opening it up to the public. It's a really exciting space that's been closed off to the local community for a very long time. Being able to open all the spaces up, connect the streetscape and tell stories about the site has been a big focus for us.

We worked alongside a renowned team of Australian architects who designed a series of buildings that, while sharing a common flavour, each possess their own unique character. Our responsibility has been to unify these distinct structures within the public domain.

We've achieved this through a selection of sympathetic materials that will allow residents to understand that you are part of a precinct where everything is connected. From public green spaces and communal plazas on the ground plane to skygardens

and shared rooftop facilities for the residents to come together — the landscape vision will seamlessly unite Danks St District.

“The process of connection with country has been really rich throughout this project – collaborating closely with City of Sydney, MAPA and Bangawara.”

ARCADIA



MICHAEL BARNETT,
Director, Arcadia

AN URBAN VILLAGE POISED TO FLOURISH



DANKS ST. DISTRICT
A LIFESTYLE
DISTRICT
WITH HEART
BUILT BY DASCO



Live above a burgeoning
new lifestyle district.

RESIDENTIAL BUILDINGS

- | | | |
|---|----------------------|-------------------|
| 1 | BOURKE ST RESIDENCES | MHNDU |
| 2 | THE ARTISAN | FIELDWORK |
| 3 | THE WATERMARK | BATES SMART |
| 4 | THE PAVILION | BATES SMART |
| 5 | THE TERRACES | RICHARDS & SPENCE |
| 6 | THE AVENUE | RICHARDS & SPENCE |

AMENITY ZONES

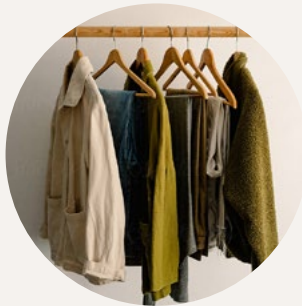
- | | | |
|---|------------------|------------------|
| A | BOURKE ST EATERY | CAFÉS & DINING |
| B | WASHERS LANE | RETAIL & GROCERS |
| C | DANKS ST SQUARE | COMMUNAL PLAZA |
| D | DANKS ST RESERVE | PUBLIC PARK |
| E | SENSORY LANE | GARDEN LANEWAY |
| F | DAHL'WAH CIRCLE | COMMUNAL SEATING |
| G | WATER FEATURE | PUBLIC ART |

MEET THE NEIGHBOURHOOD



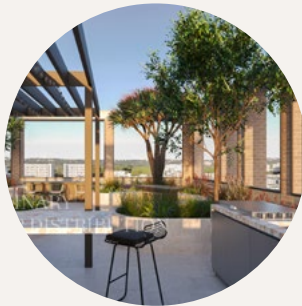
DANKS ST DELI

Enjoy the convenience of fresh produce and goods from onsite providers and purveyors



WASHERS LANE

Not your average retail mix, here you'll find eclectic shops and local artisans close at hand



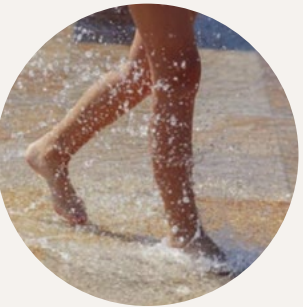
SKYGARDENS

Live the high life with lush rooftop gardens fit with cooking facilities and sweeping Sydney views



DANKS ST SQUARE

Waterloo's new focal point and civic heart that will attract markets, events and much more



HISTORY FLOWS

Once a wetland, Danks St District has a rich natural heritage that's retold throughout the site



CREATIVE CULTURE

Danks St District will engage your senses through a series of public-art pieces by local artists



DANKS ST RESERVE

A communal central park adding to Waterloo's love for pocket parks and green open space



BOURKE ST EATERY

A contemporary eat-street that reflects the neighbourhoods modern dining scene

DELIVERING THE DASCO DIFFERENCE

BUILDING AND DEVELOPING WITH CARE SINCE 1993

DASCO creates, builds and delivers to the highest standards. As a privately-owned Australian developer and builder, we value our buildings, our clients, our partners and our team. Always standing behind our projects from start to finish.





THE NEWLANDS, ST LEONARDS
323 Apartments



THE KENSINGTON, KENSINGTON
142 Apartments



WILLOUGHBY GROUNDS, WILLOUGHBY
164 Apartments

THE DASCO DIFFERENCE

Our end-to-end service, built on experience, purpose and ambition.



LATENT DEFECTS INSURANCE

- PROTECTS YOUR NEW PROPERTY FROM DEFECTS FOR 10 YEARS**
- CONFIDENCE AND PEACE OF MIND FOR TIMELY REPAIRS**
- PROVIDES GREATER FINANCIAL SECURITY AND ASSURANCE**
- NO BUYER ACTION REQUIRED JUST ENJOY YOUR NEW HOME**

WHAT IS LDI?	IS IT RELIABLE?	WHO DOES IT BENEFIT?	DASCO'S DEDICATION
The NSW Government has recently implemented legislation encouraging developers and builders to provide long-term protection and insurance coverage for the first 10 years of a building's lifespan.	Latent Defects Insurance is only offered to developers and builders deemed trustworthy by the insurance industry and who demonstrate commitment and integrity to their properties and customers.	The LDI cover is attached to the property with the beneficiaries being the individual property owners, providing cover for repairing, replacing and reinforcing the property from defects for the first 10 years.	DASCO is proud to be one of the first builder/developers to adopt LDI, aligning with our customer-first approach. We believe this insurance will be driven by customer demand for quality and protection.



CREATING WITH CARE FOR OVER 30 YEARS



4.5 stars
ICIRT ACCREDITED DEVELOPER

7000+
DWELLINGS COMPLETE

2000+
DWELLINGS PLANNED

30+years
OF CREATING COMMUNITIES



MEET THE MAKERS

Building upon a family legacy.

Meet Dank St District's visionary developers, co-directors Daniel & Salim Nicolas OAM.

DASCO has been creating quality homes and thriving communities where people love to

live since 1993. Known for quality, integrity and delivering on our promises, DASCO has created over 7,000 dwellings over the last three decades.

Our vision for Danks Street District is to create a vibrant neighbourhood precinct that embodies community spirit, convenience and leisure at its core. A natural extension of nearby lifestyle Surry Hills, bringing the vibrancy of the inner-city to the community of Waterloo.

"We're incredibly excited to play a significant role in the rejuvenation of Waterloo. The area's rich history and the way it will embrace the broader community will bring the City of Sydney's vision to life."



A BEST-IN-CLASS TEAM PROUDLY LED BY DASCO

Bates Smart is a citymaking design practice. We combine architecture, interior design and urban design to create places and spaces that improve people's lives. Our combined expertise and integrated methodology allow us to lead complex projects across a diverse portfolio of sectors and industries, positively impacting the ways in which people live, learn, work and heal.

Our work reflects an enduring timeline of Australian development, having designed historic landmarks and modern, contemporary buildings for 170 years across Melbourne, Sydney and Brisbane.

BATESMART.



Twenty8 Freshwater Place



35 Spring Street

Fieldwork sees architecture as a social and civic practice. From our homes to our schools, from our workplaces to our creative and civic spaces, we all engage with architecture on a daily basis. We believe architecture is a sensitive, spatial practice from which the entirety of life unfolds.

We are a Melbourne-based architecture and interior design studio founded in 2013. We have grown into a team of more than 25 practitioners from diverse cultures spanning expertise in the fields of architecture, commerce, design, urbanism, publishing and art.

FIELDWORK



1 Wilson Ave, Brunswick



38 Albemarle St, Kensington



Bronze Collection by Fortis



Luna Greensquare

MHNDU is a Sydney architectural collective committed to creating timeless spaces which cater to modern sensibilities. Dedicated to our craft for over twenty-five years, our ethos is unwavering: to cultivate experiential beauty in built form.

All of our projects are a physical testament to our fundamental philosophy of respecting the nuances of the architectural artform, catering to our clients' needs for a unification of residential liveability and luxuriousness. MHNDU represents the holistic union of our talented principals, Brian Meyerson, Kevin Ng, Liam Hancock and Tanya Awadallah.

MHNDU



Fish Lane Town Square



Fish Lane Town Square

Richards & Spence collaborated with Bates Smart on Stage 3 of the development, designing a duo of industrial inspired residential structures that echo the sites civic history.

Richards & Spence is committed to the creation of built infrastructure as a catalyst for civic interaction. Our practice seeks to enhance and challenge the experience of our built environment without deliberately seeking novelty solutions.

RICHARDS & SPENCE

Arcadia is an award-winning landscape architecture and urban design practice working at the intersection of the built form and nature. Our focus is to enrich community and Country, shaping meaningful places for all Australians in regional and urban settings.

Our nation-wide team of designers deliver landscape architecture, urban design, and masterplanning. These multiple capabilities position us as the leading designers for large-scale, complex projects that require thoughtful integration of the natural environment, alongside high-quality architecture.

ARCADIA



Wadunggarri Park



Newmarket

We are consultants, designers, storytellers, curators, conservators makers and more. Arts, culture, and creativity have always played a vital role in bringing people together. UAP continues this tradition with an enduring belief that creativity can inspire incredible possibilities.

By pairing exceptional strategies and manufacturing capabilities with our team's unrivalled dedication to excellence, we ensure that our generation creates timeless and relevant objects, ideas, and places that will inspire and connect people for generations. As a company, this is the common ground on which we move forward.

UAP



Jenni McGuire

Our mission is to provide the best one stop service to our Vendors, Purchasers, and the Community at large.

Whether you are a seller, buyer, renter, or simply want property advice, WhomeGroup is here to help. WhomeGroup provides significant market reach, maximising the exposure for your property, therefore optimising the outcome. Our network of agents is extensive, combine that with the WhomeGroup Property Trade Desk, we can provide you with the maximum and the most efficient coverage for your property.

WhomeGroup

We are Australia's leading specialist property communication agency. We create places with our unique blend of inspiring creativity and commercial nous.

Our process starts by strategically understanding your buyers and connecting them with that compelling truth that makes each place unique. Every place has a story to be told. We will give that place a name and bring its story to life across a diverse range of channels including websites, brochures, social media, films, signage, display suites and advertising.

THE PROPERTY AGENCY

DNKS ST DIST
BY DASCO



BATESSMART. MHNDU^{NI}ON FIELDWORK RICHARDS & SPENCE ARCADIA UAP  WhomeGroup

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1800 168 188
danksstdistrict.com.au

