



THE BOTANY WATERLOO

TB.W

REFINED URBAN LIVING HAS LANDED IN WATERLOO  
219-231 BOTANY RD, WATERLOO

**INTRODUCING  
THE BOTANY, WATERLOO**

A fusion of industrial chic and contemporary refinement, The Botany redefines boutique urban living with low-density city living and low strata in one of Sydney's most vibrant precincts.

This curated collection of residences combines visionary design with sustainability and beautifully curated green spaces, offering a rare chance to live at the heart of a dynamic inner-city renewal project.

# Luxury boutique living with an urban pulse



Artists Impression



- 4 Mins Walk to Green Square Station
- 8 Mins Walk to Waterloo Metro
- 3km to CBD

- 1.5km to Australian Technology Park
- 15 Mins to Sydney University & UNSW by Bus

- 1 Stop to UTS
- 5 Mins Walk to Green Square Town Centre & Woolworths

- 7 Mins to Future Waterloo Town Centre

# The future looks bright

Waterloo continues to evolve, with transformative infrastructure developments, road upgrades and innovation projects enhancing local amenity and promoting a dynamic urban lifestyle. This wave of investment is reshaping the neighbourhood, driving exceptional capital growth and supporting strong rental returns.



## WATERLOO RENEWAL PROJECT

Over the coming decades, this multi-billion-dollar project will deliver new homes, community places, retail and green spaces, creating an authentic, distinctive and welcoming place. Building on Waterloo's past and current strengths, it will be delivered in three stages: Waterloo South, Waterloo Central and Waterloo North.

## WATERLOO METRO QUARTER

Anchored by the recently opened Waterloo Metro Station, this \$900 million mixed-use precinct due for completion in 2026 will become a thriving community hub home to social and cultural offerings, office spaces and curated retail, all seamlessly integrated with the high-frequency Metro transport link.



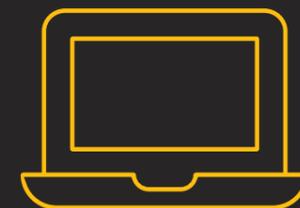
## MOORE PARK'S EXCITING EVOLUTION

The \$171 million Moore Park Precinct Village will deliver new public open spaces and parkland, exciting food and beverage offerings, a children's play area and a new car park for up to 1,500 vehicles, elevating it into a lively lifestyle and entertainment destination just minutes from The Botany.



## TECH CENTRAL – A CATALYST FOR OPPORTUNITY

Connecting multiple neighbourhoods around Central Station, the \$3 billion Tech Central is a 25 hectare innovation hub designed to foster collaboration between tech companies, start-ups, researchers and universities. Aiming to be a global leader in innovation, attracting talent and driving economic growth, it's expected to generate around 25,000 new jobs.



## LIFE SCIENCES CAMPUS

The \$490 million 26,000sqm precinct on Botany Road is set to house high-tech laboratories, collaborative research spaces and professional facilities to support the innovation and commercialisation of research and development. Aimed at driving growth in advanced medical and health sciences, it's expected to create 1,200 jobs in construction and 1,700 jobs from ongoing operations.



### GREEN SQUARE TOWN CENTRE

Experience the perfect blend of convenience and lifestyle with Woolworths shopping just steps from your door and the Green Square Library nearby. Whether it's daily essentials, weekend errands, or quiet moments with a good book, everything you need is within easy reach, making everyday living effortless and enjoyable.



### DINING & CAFES

From the whimsical garden oasis of The Grounds of Alexandria, serving artisan coffee and farm-to-table dishes, to Waterloo's vibrant dining scene - whether it's brunch at Kepos Street Kitchen, cocktails at Bart Jr, or your morning fix from Sable—you're surrounded by flavour, creativity, and local charm, all just minutes from your door.



### MOORE PARK ENTERTAINMENT QUARTER SCG

From live music and blockbuster movies to major sporting events at the SCG and Allianz Stadium, Moore Park delivers non-stop energy and excitement.



### BARS & NIGHTLIFE

From the laid-back charm of No. 5 Wine Bar to the eclectic energy of Redfern Surf Club, Waterloo's nightlife is intimate, local, and always inviting — perfect for a casual drink or a late-night catch-up.



# Waterloo is where it's at



Dining out is second nature in Waterloo, with dozens of cafés and restaurants within walking distance. From casual brunch spots to elegant evening dining, there's something to suit every taste.

Spend weekends exploring The Grounds of Alexandria, with its artisan coffee, floral laneways, and buzzing food market energy. Enjoy long lunches at Bread & Circus, Sable, or Kepos Street Kitchen. Catch a concert or game at the Moore Park Entertainment Precinct, or unwind with a local pour at hidden gems like No. 5 Wine Bar or Redfern Continental.



## A culinary moment



# A super-connected neighbourhood

Catch a movie at the Entertainment Quarter, peruse Alexandria's beloved antique stores or head to Gunyama Park Aquatic & Recreation Centre for your daily laps and workout. Walk just five minutes to Green Square Station for a seven-minute ride to the CBD, stroll 10 minutes to the Waterloo Metro and be in the city in just three minutes or jump on a bus along Botany Road.



Located at the junction of several dynamic urban villages, Waterloo connects you to the inner city's best. From the established urban cool of Surry Hills and Redfern to the charm of Erskineville and designer flair of Rosebery, you're surrounded by diversity, convenience, green open spaces, Moore Park and its golf course, as well as the iconic horse racing course.



# A hub of



With easy access to highly regarded tertiary institutions, Waterloo is a popular choice for students. Take advantage of the city's ongoing investment in urban cycleways and enjoy a 10 minute cycle to The University of Sydney, a 12 minute ride to UTS and TAFE Ultimo or a 15 minute ride to the University of New South Wales. Nearby, Sydney Girls High and Sydney Boys High are two of Sydney's leading selective secondary schools.

2.3  
km to USYD



2.8  
km to UTS

3.8  
km to UNSW



# education

# Designed to breathe, built to last

The Botany's façade is a carefully orchestrated balance of texture, tone, and timeless design. Drawing inspiration from the classic terraces that define Waterloo's streetscape, its crafted brickwork delivers both durability and character — an architectural nod to the past, reimagined

for contemporary living. Layered greenery spills across balconies and softens the building's silhouette, grounding it in nature and creating a warm, welcoming atmosphere from every angle. The result is a building that doesn't just occupy space — it enhances it.

## KEY FEATURES

- Heritage-inspired brick façades echo the local character while providing year-round climate control and durability.
- Street-level glass frontage with timber accents creates a seamless connection between retail and residential spaces, blending function with visual warmth.
- Landscape-integrated design that uses cascading greenery to reduce heat and enhance privacy.





Artists Impression

# Design that defines a lifestyle



Artists Impression

The Botany is more than just architecture — it's an experience shaped by visionaries. Designed by award-winning Cottee Parker, with interiors curated by the globally acclaimed DKO Architects, every element is crafted to elevate how you live, feel, and connect.

Blending industrial edge with soft sophistication, this boutique development brings together striking design, lush green spaces, and curated public art to create a lifestyle that's immersive, expressive, and undeniably modern.

Set in the heart of Waterloo's creative energy, The Botany offers a rare sense of individuality — a place where home becomes part of something greater.

# Inspired

An architectural nod to the past reimagined for contemporary living, The Botany has a rare sense of individuality. Inspired by the classic terraces and warehouses of Waterloo, the heritage brick façade with timber and glass accents balances texture, tone and timeless design. With lush greenery, a sky garden with BBQ facilities, and estimated low strata, it offers a lifestyle both practical and beautiful.



Artists Impression

# by the past

# Designer inspired living



Artists Impression

The interiors speak in timeless tones — Scandinavian-inspired palettes, soft timber flooring, and stone surfaces that feel effortlessly luxurious.

Crafted for the design-conscious and detail-focused, each residence at The Botany delivers a refined balance of comfort, space, and style. Choose from 1, 2, and 3-bedroom apartments, double-storey townhouses, and sky homes—each designed to maximise natural light, airflow, and everyday function.

Every element has been considered, from natural textures and warm finishes to integrated lighting and premium appliances, creating interiors that feel bespoke, balanced, and effortlessly liveable. Generous proportions and flowing layouts enhance openness, while versatile spaces adapt seamlessly to modern living—whether entertaining, working from home, or simply enjoying the quiet comfort of your own sanctuary.

## KEY FEATURES

- Engineered timber flooring throughout living spaces for natural warmth and High Quality Wool Carpet for comfort in the bedrooms.
- Open layouts that flows seamlessly to outdoor areas that extend your living space and invites fresh air.
- Spacious bedrooms and open living zones enhanced by large windows and full height sliding doors that invite natural light and breezes.

# Effortlessly functional, undeniably beautiful

At the heart of every home at The Botany is a kitchen crafted for both everyday ease and elevated entertaining. The design is clean and considered — Where premium finishes meet practical beauty.

## KEY FEATURES

- Stone benchtops and custom cabinetry with soft-close drawers, concealed handles and elegant finishes.
- Integrated Bosch appliances including gas cooktop, multifunction oven, dishwasher and fully ducted rangehood.
- Ambient LED lighting and premium tapware enhance both functionality and atmosphere.

Stone benchtops provide a timeless work surface, while soft-close cabinetry keeps the aesthetic refined and clutter-free. Integrated Bosch appliances, including gas cooktops and dishwashers, ensure every detail reflects a commitment to quality. Thoughtful lighting, elegant tapware, and generous storage make this a space that's as functional as it is visually striking. Whether you're preparing a quiet weeknight meal or hosting with friends, these kitchens have been designed to support your lifestyle—seamlessly.



# Calming, comforting havens

The bedrooms at TB.W are designed to be more than just a place to sleep — they're a personal sanctuary. Generous in size and rich in natural light, each room has been carefully planned to create a sense of calm, comfort, and quiet retreat from the pace of urban life. Large windows draw in the daylight, while soft-toned finishes and plush flooring bring warmth and balance. Built-in wardrobes offer seamless storage, keeping the space refined and clutter-free. It's a setting where every detail contributes to a feeling of effortless

## KEY FEATURES

- Large windows frame leafy outlooks, welcome natural light and create a peaceful, airy atmosphere.
- Soft-toned finishes and quality carpet bring warmth to the spaces.
- Built-in wardrobes with LED strip lights and internal shelving provide streamlined, functional storage.



Artists Impression

# An expression of modern minimalism

Bathrooms exude a sophisticated hotel-like aesthetic, with curated finishes bringing a sense of calm. A palette of soft, natural hues meets refined textures, complemented by ambient lighting and premium tapware, setting the tone from morning routine to evening wind-down.



Artists Impression

## KEY FEATURES

- Frameless glass showers, concealed mirrored storage and full-height tiling maintain clean, minimalist lines.
- Elegant wall-hung stone-topped vanities are accompanied by quality brushed metal tapware.
- Soft lighting and natural tones create an ambient mood.



Artists Impression

# An

There's a sense of stepping out of the hustle and bustle into an urban sanctuary at The Botany. Thoughtfully integrated greenery and landscaped courtyards soften the architectural lines, grounding the development in nature and promoting wellbeing.

Inspired by the City of Sydney's 'Greening Sydney' initiative, the landscape design encourages biodiversity. Rooftop barbeque and entertaining spaces invite alfresco dining and relaxation, while cascading plants and shaded walkways bring a resort-like ambience to daily life.



Artists Impression

# urban oasis

# Developer & Builder



As a fully integrated property developer, HYG is passionate about developing, constructing, selling and managing extraordinary residential and commercial spaces that enhance lifestyles. By continually evolving, innovating and refining their processes, they ensure their decisions today impact lives tomorrow, creating a legacy of iconic projects that positively contribute to the fabric of everyday life.

United in their vision for meticulous quality at every stage, their dynamic and diverse professionals are the cornerstone of HYG's pioneering developments, all built with meticulous attention to detail and the finest materials to guarantee the highest quality. Recognised with the prestigious iCIRT Trustworthy Rating, HYG remains committed to creating timeless designs and buildings that will last for generations.

## COMPLETED



### OPULENCE

270-272 Quarry Road, Ryde  
Completed 2020



### CHORUS

14 Park Crescent, Pymple  
Completed 2021



### SYMPHONY

16 Park Crescent, Pymple  
Completed 2022



### ELLERY

12 Bridge Street, Epping  
Completed 2024

## NOW SELLING



### KEYNOTE RESIDENCES

5 Wongala Crescent, Beecroft  
Completion mid-2026



### WESTWOOD ESTATE

44-66 O'Connell Street, Caddens  
Land Registered 2025

## COMMERCIAL



727 Hunter St, Newcastle  
A-Grade commercial



27 Argyle St, Parramatta  
11 Storey Office Building



211 Northumberland St, Liverpool  
Commercial Office Building

# Architect

# COTTEEPARKER

# Interior designer

# DKO



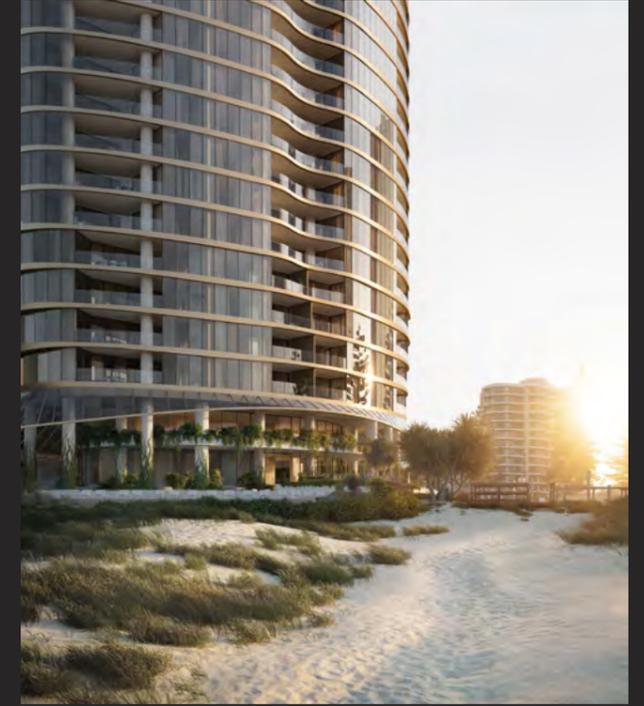
**AMBROSE  
MILTON**



**QUEEN'S WHARF  
BRISBANE**



**PARK QUARTER  
MELBOURNE**



**ROYALE  
GOLD COAST**

Cottee Parker is an award-winning global architecture and interior design practice that delivers creative design solutions for clients. Established in 1989, the practice is now regarded as one of the country's foremost design houses, envisioning iconic precincts throughout Australia and New Zealand. Combining intellect with creativity, they produce timeless designs that create meaningful outcomes for the community. By offering a fully integrated design service, their holistic concepts focus on the big picture and ensure that every aspect of a project works together seamlessly.

DKO is an award-winning architecture, urban and interior design practice, established in 2000 and operating across Australia, New Zealand and South-East Asia. Their experienced interior design team creates spaces with integrity, ensuring each project is bespoke and responsive to its context. With authenticity and attention to detail at the core, DKO crafts interiors that are both beautiful and functional. For The Botany, they've drawn on international expertise to deliver modern, perfectly planned spaces with custom elements for contemporary living.

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THEBOTANYWATERLOO.COM

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