

Tuesday 9th March 2021

Antony Witherdin
 Director – Key Sites Assessment – DPIE
 City of Sydney
 456 Kent Street, Sydney
 NSW 2000

City of Sydney Review Response- Waterloo Metro Quarter

Dear Antony,

It is understood that after submission of the planning documents for the Waterloo Metro Quarter Development, commentary has been provided on the submission. The comments received are noted below, with commentary in response discussed in this letter. This document is an addendum to the submitted Appendix JJ – Central Precinct Landscape Design Report.

Yours sincerely



Kate Luckraft
 Studio Director

Landscaping		
36	<i>We request that the applicant provides top of wall levels to all walls, and more detailed spot levels across all landscape spaces on all buildings and ground level.</i>	All landscape plans have been updated to include more detailed levels information, providing top of wall and more detailed spot levels. Refer to Landscape Plans. <ul style="list-style-type: none"> • WMQ-BLD2-ASP-LS-DRG-DA-001 • WMQ-BLD2-ASP-LS-DRG-DA-002 • WMQ-BLD2-ASP-LS-DRG-DA-004
37	<i>The applicant is also requested to provide comprehensive landscape sections through all green roofs and accessible landscape terraces, demonstrating soil depth and build-up, as well as the interface with the building.</i>	Sections have been provided for all green roofs and accessible terraces, showing typical soil depths and interfaces with buildings. Refer to Landscape Sections. <ul style="list-style-type: none"> • WMQ-BLD2-ASP-LS-DRG-DA-300 • WMQ-BLD2-ASP-LS-DRG-DA-301 • WMQ-BLD2-ASP-LS-DRG-DA-302 • WMQ-BLD2-ASP-LS-DRG-DA-303

Landscaping (continued)		
38	<p><i>Deep soil – Deep soil is underprovided, equating to approximately half of the area claimed. The Sydney Development Control Plan 2012 (SDCP) and ADG both have a minimum deep soil dimension of three metres. Many of the proposed garden beds are less than this three metre minimum and it is noteworthy that the remaining quantity of compliant deep soil relies heavily on permeable paving. City staff calculate that approximately 470sqm or 5.7% of the site area is allocated to deep soil.</i></p>	<p>Deep soil areas have been amended and the calculations now only include soil areas with a minimum width of 3m. This includes a 3m wide deep soil area to the Botany Road frontage, removing raised planter retaining walls and providing a continuous planting area with steps bridging this space and permeable surfacing to the cantilevered ramp. The deep soil area allocated to the site now measures 10.4%.</p> <p>Refer to Central Precinct Landscape Design Report page 15 'Deep Soil'.</p>
39	<p><i>Bollards - The use of bollards, presumably for security reasons, is awkward and excessive. This is consistent with advice provided regarding the CSSI application. To the Cope Street Plaza and the shared surface, bollards are spaced 1.2 metres apart and often directly adjacent to an alternative 'barrier' such as a raised planter or steps. Not only is the duplication of barriers unnecessary, but the 1.2 metres spacing may be prohibitive to wheelchair users who can just get through such a gap. Please remove bollards where they are unnecessary, such as in front of a natural barrier like stairs or a raised planter and increase the spacing of bollards to a more comfortable 1.5 metres.</i></p>	<p>The bollards are required for Hostile Vehicle Mitigation (HVM) and are spaced 1200mm between the outside faces of the bollards.</p> <p>Typical occupied widths of wheelchairs is 800mm therefore the bollard spacing allows for sufficient wheelchair access.</p> <p>Bollards have only been placed where required to meet the HVM requirements as stipulated by Sydney Metro.</p>
40	<p><i>Green roofs - The maintenance access to all green roofs and planters at height is to be clarified. Wherever possible, planting should be able to be maintained without the use of specialist safety systems. To this end, fence lines should sit on outer edge of planters, not in the middle to ensure all planting is accessible from within the space. Any communal allotment gardens must be supported with necessary facilities such as taps, storage shed for tools, space for compost and so on. They should also be designed to create useable, interesting spaces between, with seating and shade as appropriate.</i></p>	<p>All planters can be maintained safely from the accessible areas of the terraces.</p> <p>Inaccessible green roofs can be safely maintained from maintenance paths around the planters away from the edge of the building.</p> <p>The communal residential terrace to Building 2 provides a series of raised allotment planters spaced 1.2m apart to allow accessible movement and featuring a 300mm timber edge for perching or placing tools on.</p>

	<p><i>Flooding – Raised Finish Floor Levels to Botany Road Frontage</i></p>	<p>As a result of revised flooding measures the finished floor levels to the Botany Road frontage have been raised. This has created a low terrace along the building with a low height retaining wall facing the street and footpath. Precast steps on steel beams bridge the 3m deep soil area between the footpath and the terrace maximising the deep soil area. Low height shrubs and ground covers soften and screen the retaining wall, whilst maintaining sightlines and visual connection between the building and the street.</p>
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