



Mr Tim Manning
WL Developer Pty Ltd
Senior Development Manager
Level 28, 200 George Street
SYDNEY NSW 2000

14/12/2020

Dear Mr Manning,

**Waterloo Metro Quarter State Significant Developments
(SSD-10437, SSD-10438, SSD-10439, SSD-10440 and SSD-10441)
Response to Submissions**

The exhibition of the above development applications ended on 2 December 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects

Please note that submissions from NSW Health, NSW Police and Fire and Rescue NSW are forthcoming and will be forwarded to you when received.

The Department requests that you provide a response to the issues raised in submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department requests that you provide a response to the issues outlined in **Attachment A**. Please provide your response by **15 February 2021**.

If you have any questions, please contact Russell Hand, who can be contacted on 02 8275 1313 or at russell.hand@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin
Director
Key Sites Assessments
as delegate for the Planning Secretary

Attachment A

1. Public Benefits

- a. Provide written evidence of agreements with relevant authorities securing the public benefits outlined in the Concept Approval and SEARs.
- b. Demonstrate the proposed childcare centre meets the definition of a community facility under Sydney LEP 2012 and that it satisfies the requirements for the provision of a 2,000m² community facility under the Concept Approval. Further, please confirm:
 - the community facility would be owned or controlled by a public authority or non-profit community organisation
 - the mechanism (such as a restriction on land title or similar) that would be put in place to restrict the use of the property for a community facility
 - how the community facility would be retained in perpetuity, consistent with the Concept Approval and Sydney LEP 2012.

2. Design Integrity Reports

- a. Provide the following additional information on the project team's feedback to the DRP advice, including:
 - advice letters from each DRP review session as endorsed by Panel Chair
 - a log of advice from the above letters, if the advice is not already included in Appendix C of the DIR, indicating how it has been responded to, and where it hasn't been responded to or adopted with justification/reasons why
 - review the content of Appendix C and provide the project team's responses to DRP advice
 - provide a timeline for resolution of "Open" items in Appendix C as they relate to the SSD designs
 - expand on the project team's response to the DRP feedback on Northern Precinct building mass and facade articulation.

3. Wind Impact Assessment

- a. Demonstrate the proposal would meet the requirements of Condition B14 of the Concept Approval regarding applying standing criteria to waiting zones at crossings of intersections (e.g. Locations 80 and 96 in the Wind Assessment), including on the opposite sides of the streets.

4. Active Street Frontages

- a. Address compliance with Clause 7.27 of Sydney LEP 2012 - Active Street Frontages.

5. Amended Concept SSD

- a. Provide updated Design Guidelines relating to the proposed design changes to the Concept. This shall include the additional design objectives and criteria contained within the submitted Urban Design Report and Design Integrity Report.

6. Northern Precinct SSD

- a. Provide updated Design Guidelines for the Amended Concept SSD.
- b. Mitigate the visual bulk of the building, particularly when viewed from the north-west, south-west and west, including further consideration of:
 - the proportion and distribution of building mass across the base, middle and top of the building
 - the composition of the facade and building articulation.
- c. Illustrate how the bulk and scale of the proposed building is compatible with the evolving streetscape in the surrounding area and other proposed buildings at the Waterloo Metro Quarter.

7. Central Precinct SSD

- a. Demonstrate compliance with the Concept Approval in relation to the commitment to provide affordable housing in perpetuity.
- b. Provide further justification that the proposed childcare centre use is suitable for the tenancy and consent can be granted for the use, without operational management and fit-out details. This must include further consideration and demonstration of:
 - the proposed lifts having sufficient size and capacity for the proposed number of children
 - the proposed emergency and evacuation management procedures for the facility, particularly in response to any building and site constraints, such as flooding
 - the size of the floorplate dimensions and building services that would allow grouping of children into separate play spaces, with the required amenity and supervision
 - the proposed size and capacity of servicing and amenities to accommodate the demands of the childcare centre
 - children and staff numbers with respect to car parking and access.
- c. Consider options to improve solar access to living rooms and balconies of the proposed apartments, consistent with the objectives and design criteria in the Apartment Design Guide.
- d. Clarify if works (including any required remediation works in response to SEPP 55 contamination assessment) to the Waterloo Congregational Church land are included in the application and if so, provide landowners' consent.
- e. Provide further information on how the proposed retail premises can be serviced from basement loading docks.

8. Southern Precinct SSD

- a. Address the inconsistency of the proposal with Condition B4 of the Concept Approval, which prevents residential uses within the podium levels.
- b. Provide an assessment of the proposed signage against SEPP 64 - Advertising and Signage and the Sydney DCP 2012 controls for Advertising and Signage (as

guidance on the appropriate design objectives and criteria for the proposed signage).

- c. Provide a Design Verification Statement and assessment against Schedule 1 of SEPP 65 for the social housing development.

Provide Appendices A, B and C to the Contamination Strategies, comprising further information on the site conditions in the Phase 1 and Phase 2 Assessments that has informed the remediation strategy for the site.