

Subject	Waterloo Metro Quarter Over Station Development Addendum to Visual Impact Assessment (Cardno, Final V2, 29 July 2020) [Appendix HH to Environmental Impact Statement] SSD-10437 Southern Precinct		
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Introduction

This document provides an assessment of the visual impacts of **minor design amendments to Building 3** which is one of two buildings proposed within the State Significant Development (SSD) Application (DA) (No. 10437) located within the Southern Precinct of the Waterloo Metro Quarter site. This report forms an Addendum to the Visual Impact Assessment (VIA) prepared by Cardno (NSW/ACT) Pty Ltd to accompany the SSD.

Background

The VIA submitted with the application addressed the relevant (visual amenity impact) conditions of the concept SSD DA (SSD 9393) and the Secretary's Environmental Assessment Requirements (SEARs) issued for the detailed SSD DA (SSD 10437).

In summary, the detailed SSD DA seeks development consent for the design, construction and operation of the following within the Southern Precinct of the wider Waterloo Metro Quarter site:

- 25-storey residential building (Building 3) comprising student accommodation, to be delivered as a mixture of studio and twin apartments with approximate capacity of 474 students
- 9-storey residential building (Building 4) above the southern station box to accommodate 70 social housing dwellings
- Ground level and level 1 and uses comprising retail uses, a gymnasium, communal facilities for student accommodation, open spaces, expanded footpaths, signage location, utilities and service provision and stratum subdivision.

The VIA outlined a sound methodology that was informed by an earlier assessment of the visual impacts of the amending concept development application (also prepared by Cardno, July 2020). This involved a process of consideration of established visual assessment criteria, Land and Environment Court planning principles, and identification of key viewpoints through GIS mapping and photomontage analysis. A comparative assessment of close, medium and long distance views impacts of the concept plan envelopes and proposed development compared to the existing situation was undertaken.

Overall, the VIA concluded that *"contingent on the recommended mitigation measures in this report (ie. implement principles of design excellence for buildings; and tree planting scheme), the Southern Precinct proposal has been found to represent an improvement in visual impacts in comparison with the approved concept and is considered worthy of support with regard to its effects on the existing visual environment of the site and its locality."*

Modified Proposal

Minor amendments to the design of Building 3 are proposed to accommodate roof plant that will increase the height of the building. The key driver for this change was additional plant space requirement and plant reconfiguration through the detailed design development process after the SSDA submission.

Submitted Design:

The roof level on the originally submitted design are at RL 90.5 with roof structures located generally at the western portion of the roof at heights at RL 93.1 (comms enclosure); RL 92.50 (stairwell) and RL 93.25 (lift overrun), the latter being the highest point of the building.

Proposed Amendments:

The comms enclosure structure increases from RL 93.1 to RL 93.450 (increase of 350mm to this portion of the building); and provision of a screen enclosure at RL 93.950 on the rooftop (northern half). This will become the highest point of the building, being 700mm higher than the originally submitted design.

The screen structure that will form the highest point of the building will be constructed in dark bronze vertical aluminium louvres to compliment the dark and medium bronze materials and finishes of the building façade.

All proposed amendments (increases) to the building height remain well within the approved building envelope of RL 96.9 (SSD 9393).

Excerpts from the relevant plans and elevations illustrating the key comparative changes (in green shading on the elevations) are provided below (*Bates Smart Project Number S1238; Sheet Number WMQ-BLD3-BSA-AR-DRG-...*) at **Figures 1 to 6**. The originally-submitted plans ('SSDA Issue') are dated August 2020. The plans indicating the proposed amendments ('RTS') are dated 15 February 2021.

The north and south elevations only are provided in this report, being the wider points of the building exhibiting the increased height across the building roofline (albeit minor). The roof structures on the east and west elevations are narrow and hence virtually imperceptible, even on the increased plan excerpts.

Figure 1 (Left): Submitted Plan (excerpt): Level 24 (Roof) Plan: DWG125 Rev H

Figure 2 (Right): Proposed Amended Plan (excerpt): Level 24 (Plant) Plan: DWG125 Rev K

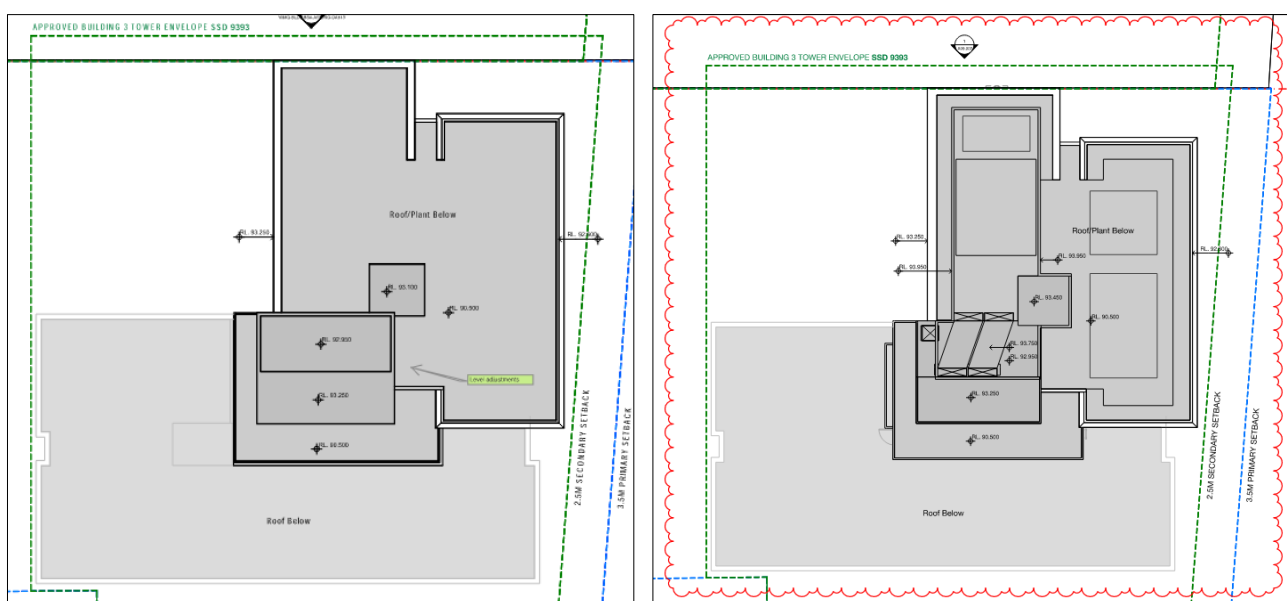


Figure 3: Submitted Plan: North Elevation: DWG140 Rev F

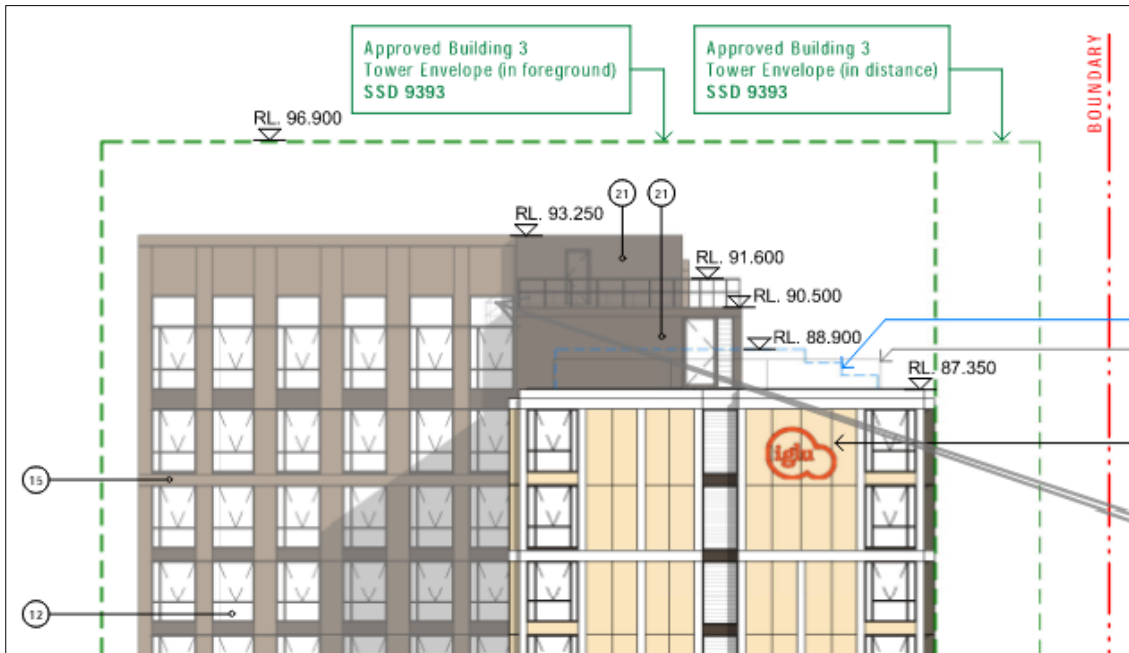


Figure 4: Proposed Amended Plan: North Elevation: DWG140 Rev I (additional height in green)



Figure 5: Submitted Plan: South Elevation: DWG142 Rev F

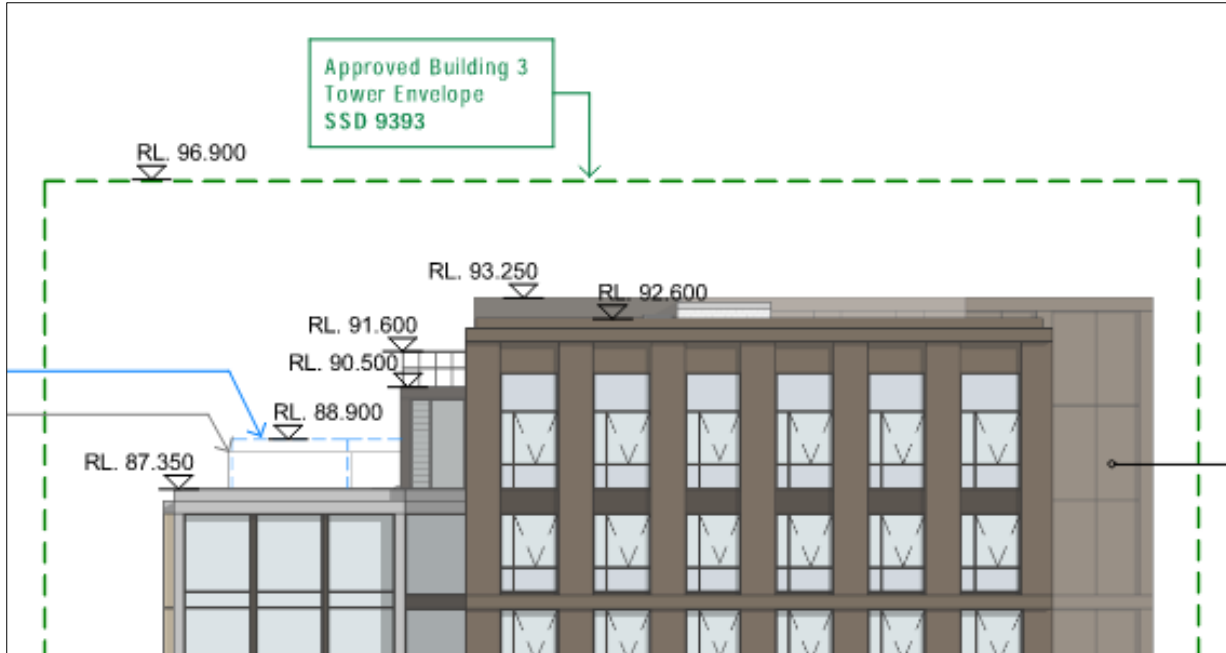
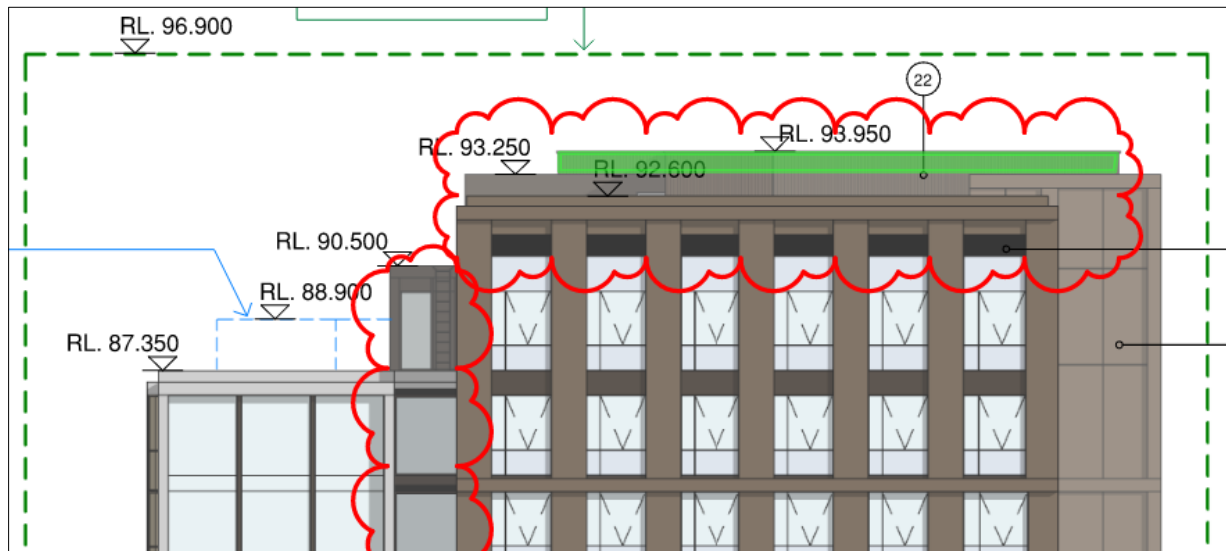


Figure 6: Proposed Amended Plan: South Elevation: DWG142 Rev I (additional height in green)



Visual Impact Analysis

This assessment is limited to the anticipated visual impact from the proposed amendments to the design of the roof structures and associated minor increase to building height of Building 3. All structures are set in from the perimeter of the building roof/parapet at a minimum of 1.5 metres (northern edge) and are generally limited to the northern half of the building also within the approved concept envelope.

Close Views, Medium-Distant Views within the Waterloo Estate and Distant Views

Having regard to the limited increased height (ranging from 350mm to 700mm) and this being set in from the building edge, the roof structures are unlikely to be visible from areas within close proximity to the site. While the upper part of Building 3 will be visible from within the Waterloo Estate as a new element in the skyline, the proposed roof structures and increased height will not be perceptible from this distance. Hence, there will be no anticipated changes to views than that discussed in Sections 11.1 and 11.2 of the VIA dated July 2020. Distant views are limited to Sydney Park (located 1.5 kilometres away), where the increased height would be also be imperceptible to the viewer.

Medium-Distant Views outside the Waterloo Estate

The VIA identified that visual impacts from the north, south and east will be minimal or negligible and the proposed amendments will not alter this assessment. The building(s) are most visible from the west of the Waterloo Metro Quarter site and includes Alexandria Park. The towers of the development, including Building 3 will be visually prominent from the Park. However, the buildings will read as being substantially screened by foreground parkland trees (refer Viewpoint D at Figures 45-48 of the VIA, and Viewpoint H at Figures 57-59).

Viewpoint D1 provides the most visibility of Building 3 from the western side of Alexandria Park. **Figure 7** (overleaf) is a reproduction of Figure 52 of the VIA showing a rendered montage of the as-submitted building design. As indicated earlier, the western (and eastern) elevations have highly limited visibility, being the slimmer portion of the additional roof elements. As viewed from the west, the proposed roof structures and higher elements are located 'behind and beyond' the lift overrun structure (which will remain the same height). Hence the lift overrun structure will visually screen the proposed higher elements, which are unlikely to be perceptible from this distance. Revised photomontages are therefore not considered to be warranted.

Conclusion

Minor amendments to the design of Building 3 are proposed to accommodate roof plant that will increase the height of the building (ranging from 350mm to 700mm higher than the originally submitted design). The proposed highest portion of the building comprises a screen enclosure at RL 93.950 on the rooftop (generally limited to the northern half of the roofscape). The screen is to be constructed in dark bronze vertical aluminium louvres that will complement the dark and medium bronze materials and finishes to form a unified building façade. The assessment of these amendments (in accordance with the VIA) identified that the areas of increased height are set back from the building edge, and hence the roof structures are unlikely to be visible from the relevant close, medium and distant viewpoints. The overall assessment outcomes, justification and mitigation measures and conclusions of the VIA prepared for the originally-submitted proposal remain valid.



Figure 7: Viewpoint D1 showing submitted Concept rendered montage
(Source: Figure 52 of VIA by Cardno dated July 2020. Photomontage by David Duloy)