

13 July 2022

Russell Hand
Principal Planning Officer
Key Sites Assessments
Department of Planning and Environment

Our R/2020/7/C
reference:

Your SSD 10438 MOD 1
reference:

Subject: Advice on Modification - Waterloo Metro Quarter OSD - Northern and Central Precinct
Basement - SSD 10438 MOD 1

Dear Russell,

Thank you for your correspondence dated 22 June 2022 inviting the City of Sydney Council ("the City") to provide comments on the proposed modification to State Significant Development application SSD 10438. The City has reviewed the proposal and understands the proposed modification is for the reconfiguration of basement beneath northern and central precinct. Proposed design modifications are as follows:

- Reduction in footprint and excavation volume of the basement by approximately 200 square metres and 1,400 cubic metres.
- Refinement and reconfiguration of services elements.
- Relocation of the End of Trip Facilities to align with the Northern and Central Precinct requirements.
- Introduction of one way circulation aisles in the northern section of the car park on both levels.
- Consolidation of the residential parking onto Basement Level 1 and reconfiguration of the layout of car parking spaces to provide a more logical and efficiency basement layout.
- Adjustment of slab levels on ground levels to suit the requirements of the flood analysis.
- Further development of the onsite stormwater detention tank design by the civil engineer and coordinated with landscape to maximise deep soil in Church Square. This has resulted in the change to the footprint of the onsite stormwater detention tank. The onsite stormwater detention

tank can continue to comply with stormwater requirement.

The City provides the following comments below for your consideration.

Basement modifications

No objection is raised in regard to the proposed design modifications from a transport perspective. The modifications improve the functioning of the basement relative to the approved plans. There is no change to the number of car parking, bicycle parking, motorbike parking or end of journey facilities provided. Council provides no comment on this.

The removal of blind parking aisles in favour of a one-way circulation system in the northern end of levels B1 and B2 is supported. This will reduce conflicts and the complex manoeuvres required to exit some spaces. Additionally, the consolidation of residential parking into one location is noted and supported.

Further, the new location of the end of journey and bike parking is now midway between the two lift cores rather than closer to the northern core, which makes bike access to both buildings similar. This new location is supported, noting that wayfinding will be required to help users orientate themselves.

Slab level adjustment

The proposed amended access levels to basement areas are to comply with the required flood planning levels as requested by the City in previous recommendations. The levels will not affect the public domain and no objection is raised.

Stormwater detention tank modifications

The modification application seeks to amend the area of the OSD tanks however, no details are provided regarding the amended design of the tanks except for a statement confirming that they still comply with the Sydney Water specified volumes. The City defers to Sydney Water for any further comment.

Please contact Marie Burge on ph: 02 9265 9333 if you need to discuss your request.



Andrew Rees
Area Planning Manager