

Jennifer Nguyen (MECONE)

From: Sydney Metro Corridor Protection
Sent: Tuesday, 4 February 2025 10:45 AM
To: russell.hand@planning.nsw.gov.au
Cc: Sydney Metro Corridor Protection; Peter Gerard Bourke
Subject: Waterloo Metro Quarter - Sydney Metro SEARs Input

Hi Russell,

Thank you for referring the following SSDs for Sydney Metro's input on the SEARs:

- Waterloo Metro Quarter - Second Amending Concept (SSD-79307765)
- Waterloo Metro Quarter - Northern Precinct (SSD-79307758)
- Waterloo Metro Quarter - Central Precinct (SSD-79307746)

Please find the following response from the *Sydney Metro Place Making and Precinct Activation* team to be included in the SEARs across the 3x SSDs.

Sydney Metro Place Making and Precinct Activation

- Built form, Urban Design, Public domain and Activation
 - Provide an outline of the design process leading to the proposal, including justification of the suitability of the sites for the proposed building envelopes and exploration/testing of a range of built form options and typologies.
 - Provide an urban design analysis (including development options) of the proposal with reference to the building envelope, height, setbacks, bulk and scale in the context of the Sydney Metro station precinct, and the desired future character of the Waterloo Metro Quarter and the wider planned context of Waterloo Estate.
 - Demonstrate how the proposed development will achieve enhanced public domain outcomes and access to the metro station, including consideration of the Sydney Metro interchange access plan and operations day and night throughout the proposal's construction, delivery and end state.
 - Consider impact of proposed change in uses to public domain and place and activation outcomes. The scoping reports propose preparation of Landscaping Reports but not public domain plans, Place Making and Activation Strategy and public art strategy. This should be considered to ensure appropriate place and activation outcomes throughout the various stages of the proposed development, including integration with existing metro station retail (e.g. along Raglan Walk).
- Amenity - Need to clarify that impact assessment reports would include merit based amenity assessment against ADG and wind testing for surrounding public domain and public spaces including, but not limited to Raglan Walk, Church Sq, Church Yard, Cope Street Plaza.
- Staging – Outline the proposed stages and works of the development and any implication on Sydney Metro operations and/or any mitigation measures required to minimise impact.

Please note the *Sydney Metro Corridor Protection (SMCP)* team do not have any comments for SEARs at this stage. However, once the EIS stage is completed and DPHI is finalising conditions for determination, SMCP will be issuing a *standard Prior to Construction Certificate (CC)* condition requesting the Applicant provide Sydney Metro a summary of all Over Station Development (OSD) design that will be transferred to the corresponding station support elements and so demonstrate that these loads remain within the specified limits for all load cases loads.

Sydney Metro thanks DPHI for its assistance.

Please contact me via this email should you have any further enquiries on this matter.

Many thanks,

Jennifer Nguyen

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