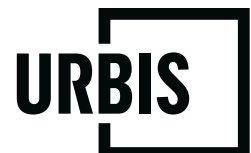


# SCOPING REPORT

Waterloo Metro Quarter Over  
Station Development -  
Second Amending Concept DA

Prepared for  
**WL DEVELOPER PTY LTD**  
20 December 2024



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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Project Code P0056227

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**Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

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<b>Version</b>	<b>Date of issue</b>	<b>Prepared By</b>	<b>Reviewed By</b>
1_Draft	19 December 2024	Anna Wang	Peter Strudwick
Final	20 December 2024	Anna Wang	Peter Strudwick

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# 1. INTRODUCTION

## 1.1. REPORT PURPOSE

This Scoping Report is prepared by Urbis Pty Ltd on behalf of WL Developer Pty Ltd (**the Proponent**). This Scoping Report constitutes a request for Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development (**SSD**) Development Application (**DA**) (**SSDA**) referred to as the Waterloo Metro Quarter (**WMQ**) Second Amending Concept DA.

The subject amending DA is a new concept SSDA made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**). It will seek consent for an amendment to the Waterloo Metro Over Station Development (**OSD**) Concept DA (SSD 9393) (**the Concept DA**). As the Concept DA has previously been amended by an Amending Concept DA (SSD 10441) (hereafter referred to as the **First Amending Concept DA**), the subject amending DA is hereafter referred to as the **Second Amending Concept DA**.

Whilst the Concept DA relates to the whole WMQ site, the changes now proposed only relate to the Northern and Central Precincts of the overall site. The Second Amending Concept DA seeks consent to modify the existing concept approval as it relates to the Northern and Central Precincts, by amending the building envelopes to redistribute floor space to suit a new mix of land uses now proposed. In doing so, this application will establish a new planning framework as the basis for which the design of the future built form will be assessed against within the relevant detailed SSDA.

Detailed SSDAs will be submitted for the detailed design, construction and operation of the Northern Precinct and Central Precinct of the WMQ site, to be assessed concurrently with the subject amending DA. The detailed SSDAs have been prepared to be consistent with the Concept SSDA as amended by the subject application. The two detailed SSDAs will replace the previous detailed approved applying to each precinct.

The boundaries of previous approvals are generally illustrated in Figure 1, while Figure 2 indicates the land to which the Second Amending Concept DA and concurrent detailed SSDAs apply.

Figure 1 Precincts within WMQ Site

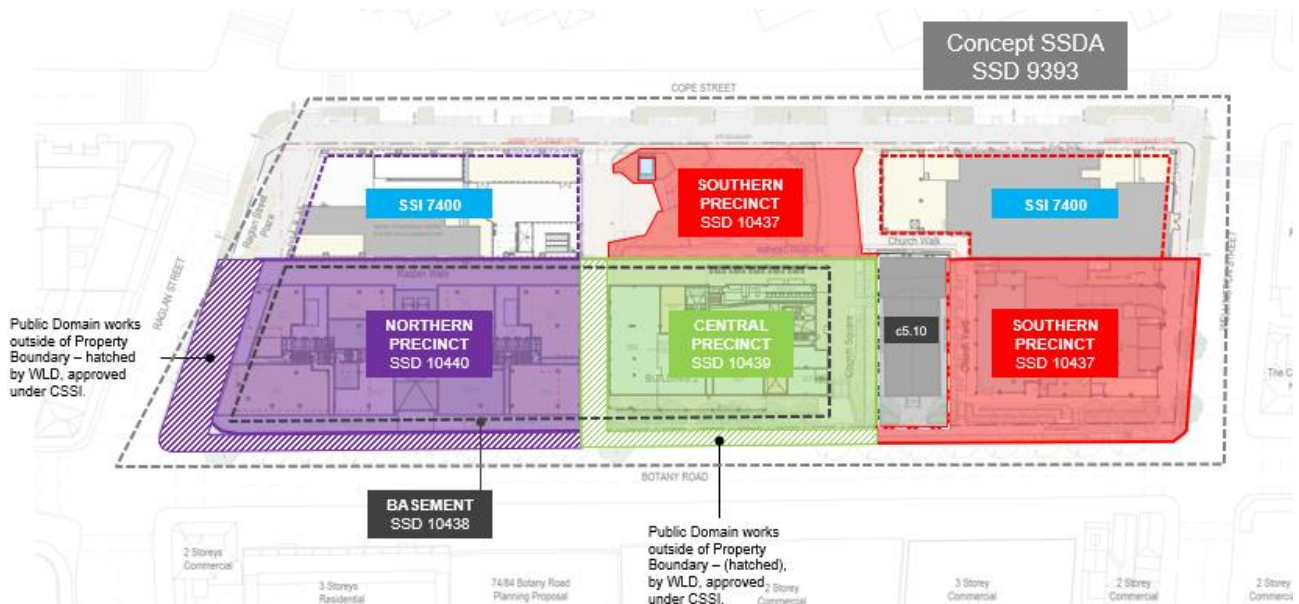
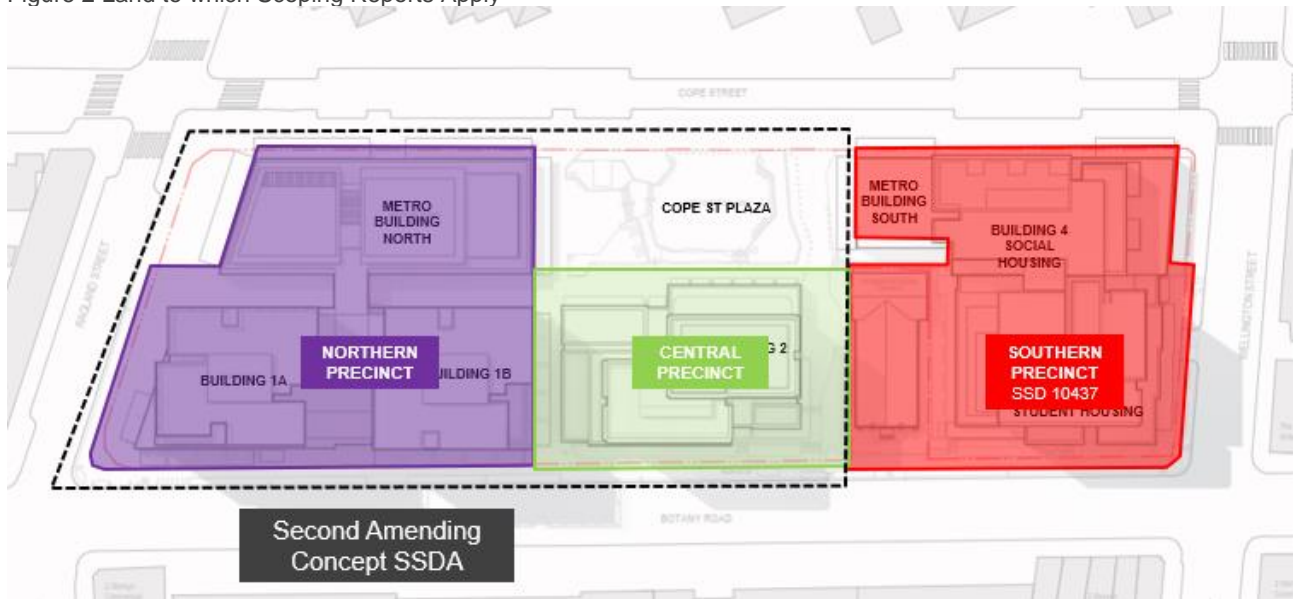


Figure 2 Land to which Scoping Reports Apply



The purpose of this Scoping Report is to:

- Describe the project in simple terms,
- Outline the feasible alternatives considered and identify the alternatives that will be investigated further in the EIS,
- Identify what engagement will be carried out during the preparation of the EIS, and
- Identify the key matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

## 1.2. APPLICANT DETAILS

Table 1 Applicant Details

Applicant Details	
Proponent	WL Developer Pty Ltd
Postal Address	78-82 Wyndham Street, Alexandria
ACN	637 792 888
Nominated Contact	Patrick Garland

## 1.3. PROJECT OVERVIEW

Table 2 Site and Project Overview

Matter	Description
The Site	Waterloo Metro Quarter (WMQ) site
Country	Gadigal
Street Address	150 Cope Street Waterloo

Matter	Description
	<p>[Note: Street address may be subject to change. The EIS will confirm the street address at the time of submission]</p>
<p><b>Legal Description</b></p>	<p>Lot 2 DP 1301273</p> <p>[Note: The real property description may be subject to change. An up-to-date title diagram and survey report will be provided with the EIS]</p>
<p><b>Site Area</b></p>	<p>1.287ha (Note: whole precinct area)</p>
<p><b>LGA</b></p>	<p>City of Sydney</p>
<p><b>Existing development</b></p>	<p>Previous structures were demolished to accommodate the Waterloo Metro and WMQ development. Construction of the WMQ basement and Southern Precinct buildings commenced in early 2023. The Waterloo Metro station opened in August 2024.</p>
<p><b>Sydney Metro and WMQ Project</b></p>	<p>Sydney Metro is Australia’s biggest public transport project. Waterloo Metro station is located on the Sydney Metro City &amp; Southwest line, which provides a new 30km line extending seamlessly from the end of Metro Northwest at Chatswood, through North Sydney and the CBD, and southwest to Bankstown. The Sydney Metro City &amp; Southwest - Chatswood to Sydenham project’s CSSI Approval also includes construction of below and above ground structures associated with the Metro Station and structures required to facilitate the construction of Over Station Development (OSD) such as WMQ.</p> <p>The WMQ project has had an extensive planning history as detailed in Section 2.3. This includes a Concept SSDA, which has been amended once and modified four times; and four detailed SSDAs, two of which have been modified.</p>
<p><b>Approved Concept</b></p>	<p>Concept DA SSD 9393 was approved in 2019 and was amended in 2021 by the First Amending Concept DA SSD 10441. SSD 9393 (as amended) remains the applicable development consent and concept against which detailed SSD applications must demonstrate consistency.</p> <p>The description of the concept in the consent is as follows</p> <ul style="list-style-type: none"> <li>▪ A maximum building envelope for podium, mid-rise and tower buildings.</li> <li>▪ A maximum gross floor area of 68,750sqm, excluding station floor space.</li> <li>▪ Conceptual land use for non-residential and residential floor space, including but not limited to office premises, student housing, social housing, retail premises, business premises and residential flat buildings.</li> <li>▪ Minimum 12,000sqm of non-residential gross floor area including a minimum of 2,000sqm of community facilities.</li> <li>▪ Minimum 5% residential gross floor area as affordable housing dwellings.</li> <li>▪ 70 social housing dwellings.</li> <li>▪ Basement car parking, motorcycle parking, bicycle parking, and service vehicle spaces.</li> </ul>
<p><b>Proposed Second Amending Concept</b></p>	<p>The Second Amending Concept DA seeks consent for amended building envelopes, increase in building height and amended description of development for the Northern and Central Precincts of the WMQ site approved under SSD 9393 (as amended by SSD 10441).</p> <p>Specifically, the proposal seeks the following:</p> <ul style="list-style-type: none"> <li>▪ Northern Precinct: Change the approved building envelope, building height and concept land use for the Northern Precinct by replacing the 17-storey commercial office building envelope with a revised envelope for 2 residential apartment towers above a non-residential podium. The residential towers will include market housing and contribute to the provision of a minimum of 5% affordable housing. Communal facilities atop the existing adjacent station box are proposed to support the residential towers within the Northern Precinct</li> <li>▪ Central Precinct: Change the approved building envelope and conceptual land use for the Central Precinct by replacing the residential apartment tower (to contain market and affordable housing) with a co-living housing, still above a non-residential podium, including community facilities and childcare.</li> </ul> <p>In addition, consent will be sought to:</p>

Matter	Description
	<ul style="list-style-type: none"> <li>▪ Modify conditions of Concept approval, arising from the amended concept</li> </ul> <p>There will be no change to the maximum permitted GFA, as the floorspace will be redistributed into the revised envelopes. Further, the amended proposal will not exceed the permissible building height for the site under the SLEP 2012.</p> <p>Minor updates to the Design and Amenity Guideline to reflect the amended concept, and minor adjustments to Design Review Panel's Terms of Reference are being considered by the Proponent.</p>
<p><b>Concurrent detailed SSDAs</b></p>	<p>Concurrent detailed SSDAs for the Northern and Central Precincts will replace the previous detailed approvals relating to each precinct.</p> <p>Separately, a Section 4.55(2) application will be submitted to modify the approved detailed Basement SSDA (SSD 10438) relating to the basement levels to buildings within the Northern and Central Precinct.</p>

## 2. PROJECT AND APPROVALS BACKGROUND

### 2.1. SYDNEY METRO PROJECT

Sydney Metro is Australia's biggest public transport project. Services commenced in May 2019 on the city's Metro Northwest line, with a train running every four minutes in the peak between Tallawong and Chatswood. By the end of 2025, Sydney will have 31 metro railway stations, and construction will be advanced on two new lines, Western Sydney Airport and West Metro lines.

Waterloo Metro station is located on the Sydney Metro City & Southwest line, which provides a new 30km line extending seamlessly from the end of Metro Northwest at Chatswood, through North Sydney and the CBD, and southwest to Bankstown.

The line is opening in two stages. In August 2024, new metro stations opened at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station, and upgraded facilities were completed at Sydenham. In October 2024, work commenced on the upgrade and conversion of the remaining 10 stations between Sydenham and Bankstown to Sydney Metro standards, with services due to commence in 2025.

### 2.2. SYDNEY METRO CSSI APPROVAL (CSSI 7400)

The Sydney Metro City & Southwest - Chatswood to Sydenham project was approved in 2017 by the Minister for Planning in 2017 as a Critical State Significant Infrastructure project (reference SSI 15\_7400) (CSSI Approval). The terms of the CSSI Approval includes all works required to construct the Sydney Metro Waterloo Station, including the demolition of existing buildings and structures.

The CSSI Approval also includes construction of below and above ground structures associated with the Metro Station and structures required to facilitate the construction of Over Station Development (OSD) such as structural and service elements, and space provisioning.

At Waterloo, the CCSSI approval also included a significant component of public domain improvements on and adjacent to the WMQ site, with the remainder to be delivered by the OSD developer.

### 2.3. WMQ APPROVALS HISTORY

The WMQ project has had an extensive planning history as detailed in Table 3. This includes a Concept SSDA, which has been amended once and modified four times; and four detailed SSDAs, two of which have been modified.

Table 3 Approvals History

SSDA Number	Title	Description	Date of issue
<b>Concept DAs</b>			
SSD 9393	Concept Approval for the Waterloo Metro Quarter Over Station Development	Concept approval for a new mixed use precinct over and adjacent to the approved Metro Station.	10/12/19
SSD 9393-Mod-1	Concept Approval Modification 1	Changes to Southern Precinct podium use and rooftop protrusions	30/07/21
SSD 9393-Mod-2	Concept Approval Modification 2	Staging of Condition A12 regarding public benefits	01/06/21
SSD 9393-Mod-3	Concept Approval Modification 3	Changes to car parking and bike parking conditions	26/08/21
SSD 9393-Mod-4	Concept Approval Modification 4	Envelope change for protrusion for rooftop plant above Southern Precinct social housing Building 4	03/10/23

SSDA Number	Title	Description	Date of issue
SSD 10441	Amending Concept DA – Waterloo Metro Quarter OSD (Amended SSD 9393)	SSDA to amend the Concept approval. Changes to the approved building envelope and use at the Northern Precinct to accommodate a commercial office building, and minor changes to the Central Precinct envelope.	17/06/2021
<b>Detailed DAs</b>			
SSD 10437	Southern Precinct Detailed DA	Design, construction and operation of a student housing tower and a social housing building and the delivery of open space along Cope Street	30/07/21
SSD 10437-Mod-1	Southern Precinct Detailed DA Modification 1	Design changes to Southern Precinct Building 3 and Cope Street Plaza	16/08/22
SSD 10437-Mod-2	Southern Precinct Detailed DA Modification 2	Minor changes to Buildings 3 and 4, to include minor façade and awning details, amend rooftop plant enclosures, rooftop landscape design, additional retail use within gym tenancy.	04/10/22
SSD 10437-Mod-3	Southern Precinct Detailed DA Modification 3	Extended construction hours and design amendment	19/06/24
SSD 10438	Basement Detailed DA	Excavation and construction of a two level basement structure below the western portion of the WMQ site	30/09/21
SSD 10439	Central Precinct Detailed DA	Design and construction of a residential flat building including market and affordable housing, retail and business premises, community facilities and childcare centre.	24/11/21
SSD 10439-Mod-1	Central Precinct Detailed DA Modification 1	Minor internal and external design changes to building and landscaping, Clarify condition re: transfer of affordable housing	19/12/23
SSD 10440	Northern Precinct Detailed DA	Design, construction and operation of a commercial building including retail premises, business premises and office premises	23/09/21

## 2.4. WMQ CONCEPT APPROVAL (ORIGINAL AND AMENDED)

Consent was granted in December 2019 to the original Concept DA SSD 9393 for the WMQ OSD including:

- A maximum building envelope for podium, mid-rise and tower buildings.
- A maximum gross floor area of 68,750sqm, excluding station floor space.
- Conceptual land use for non-residential and residential floor space.
- Minimum 12,000sqm of non-residential gross floor area including a minimum of 2,000sqm of community facilities.
- Minimum 5% residential gross floor area as affordable housing dwellings.
- 70 social housing dwellings.
- Basement car parking, motorcycle parking, bicycle parking, and service vehicle spaces.

The subsequent amending concept application (First Amending Concept DA SSD 10441), approved in June 2021, amended SSD 9393 with the primary aim being to change the use of the Northern Precinct building envelopes from residential to office and retail.

The First Amending Concept DA modified the approved building envelope for the Northern Precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393), as well as a minor amendment to the Central Building, through:

- Increase the maximum building height for the southern portion of the Northern Precinct building envelope and removing the tower component from the northern portion of the envelope to enable the redistribution of floor space to commercial office floor plates.
- Increase the amount of non-residential floorspace within the Northern Precinct from between 12,000m<sup>2</sup> and 20,000m<sup>2</sup> to 34,715m<sup>2</sup> with a consequential reduction in residential floorspace, with no change to the maximum GFA on the overall site (68,750sqm).
- Minor amendment to the podium design of the Central Precinct to accommodate increased community GFA.

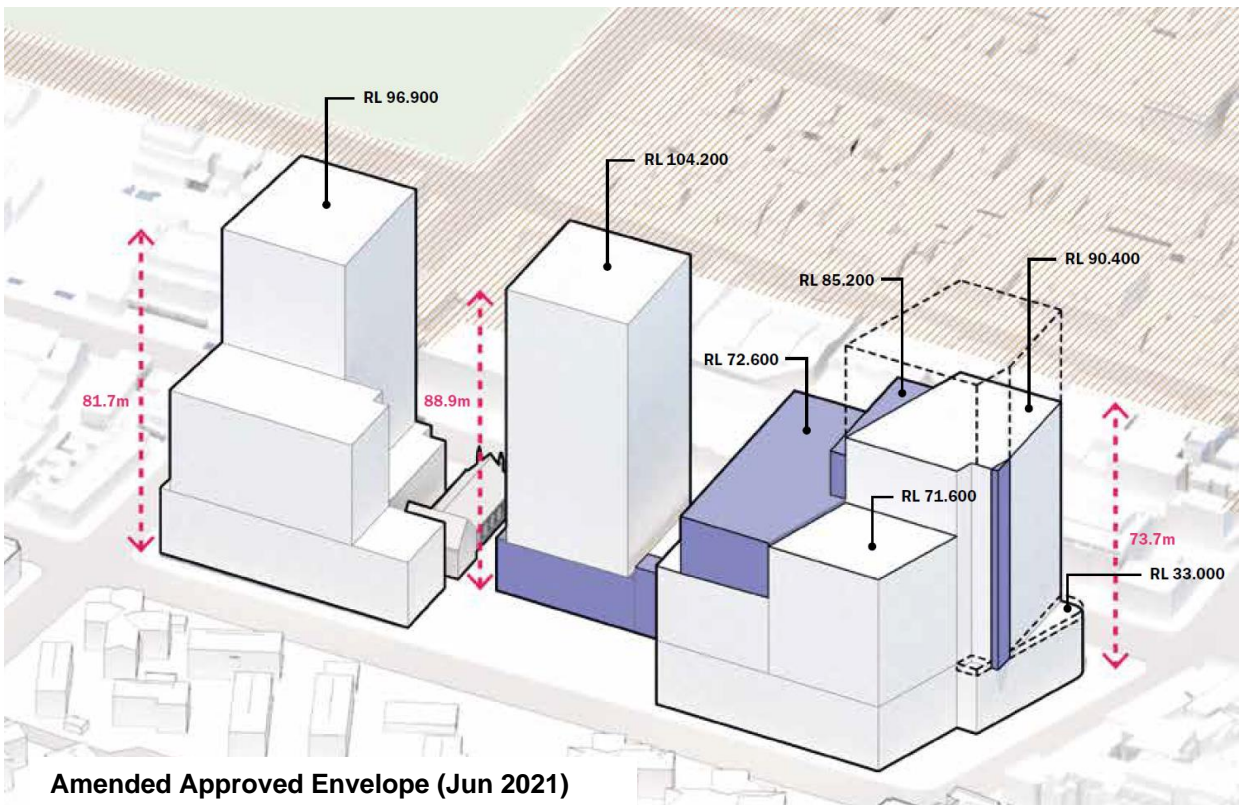
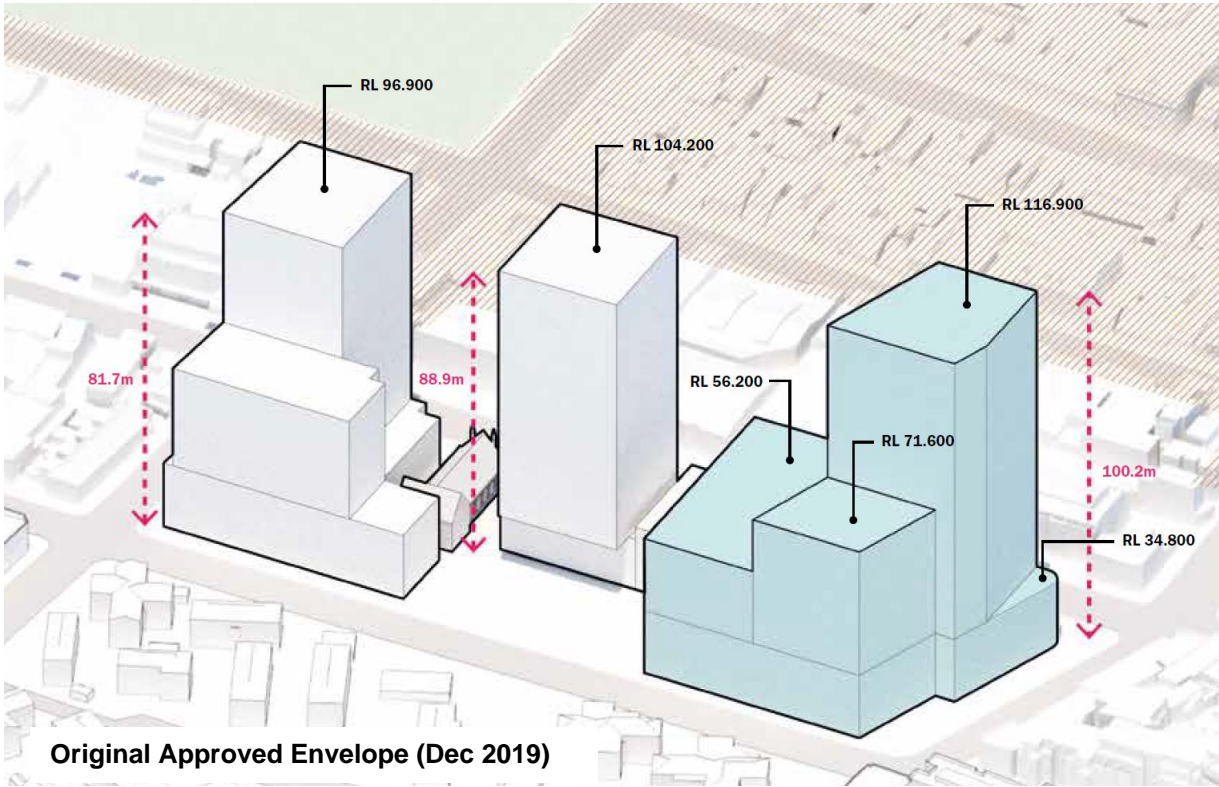
Amendments to SSD 9393 arising from the First Amending Concept approval resulted in limited changes to the approval, namely:

- Reference to an updated set of Concept building envelope drawings
- An expanded description of development as follows:
  - *Conceptual land use for non-residential and residential floor space, **including but not limited to office premises, student housing, social housing, retail premises, business premises and residential flat buildings.***
- Consequential and clarifying condition amendments.

A comparison of the original and approved amended concept envelopes is provided below.



Figure 3 –Approved Concept Envelopes – Original Concept DA (2019) and First Amending Concept DA (2021)



Source: Hassell, 2020



## 2.5. RELATIONSHIP BETWEEN CONCEPT DA, FIRST AMENDING DA AND SECOND AMENDING DA

The consent to the First Amending Concept DA resulted in the modification of the consent to Concept DA SSD 9393, to incorporate all changes approved under the First Amending Concept approval. SSD 9393 was thus amended to reference the revised site-wide Building Envelope diagrams, an expanded list of land uses, reference all approved documentation, and consequential amendments to conditions.

The consolidated consent to SSD 9393 now contains all conditions of concept approval, including the amendments under SSD 10441. Concept DA SSD 9393 is therefore the applicable development consent and concept against which detailed SSD applications must demonstrate consistency in accordance with section 4.24 of the EP&A Act.

As SSD 9393 remains the relevant concept approval for the whole site, it is envisaged that following the granting of consent to the subject Second Amending Concept DA, a Notice is required to be provided by the applicant to the Department of Planning, requesting / offering:

- Modification of SSD 9393 in accordance with the new amending Concept land uses, envelope plans and supporting reports; AND
- Surrender of SSD 10441, which would have no further work to do.

Following this, SSD 9393 would retain its status as the relevant concept approval for the WMQ site.

## 2.6. CONCURRENT DETAILED DEVELOPMENT APPLICATIONS

The Second Amending Concept DA will facilitate the assessment and determination of new detailed proposals on the Central and Northern Precincts. The following detailed SSD applications are intended to be lodged for concurrent assessment:

- Central Precinct Detailed SSDA –Design, construction and operation of a Co-Living tower, retail/business premises, community facilities and childcare centre, and
- Northern Precinct Detailed SSDA - Design and construction of a residential flat building including market and affordable housing, retail and business premises.

The new detailed SSDAs seek to replace the previous detailed approvals for each precinct. It is envisaged that following the granting of consent to the new detailed DAs, a Notice is required to be provided by the applicant to the Department of Planning, requesting / offering the surrender of SSD 10439, SSD 10439-Mod-1 and SSD 10440 as set out in the table below.

Table 4 Detailed Approvals to be Surrendered

SSDA Number	Title	Description	Date of issue
SSD 10439	Central Precinct Detailed DA	Design and construction of a residential flat building including market and affordable housing, retail and business premises, community facilities and childcare centre.	24/11/21
SSD 10439-Mod-1	Central Precinct Detailed DA Modification 1	Minor internal and external design changes to building and landscaping, Clarify condition re: transfer of affordable housing	19/12/23
SSD 10440	Northern Precinct Detailed DA	Design, construction and operation of a commercial building including retail premises, business premises and office premises	23/09/21

Separately, an application will be submitted to DPHI pursuant to Section 4.55(2) of the EP&A Act to modify the detailed Basement SSDA (SSD 10438) relating to the basement levels to buildings within the Northern and Central Precinct. As this stage, there is no requirement to obtain SEARS for this modification, although discussions will be held with DPHI Officers as part of preparing this modification.

## 3. STRATEGIC CONTEXT

### 3.1. WMQ STRATEGIC JUSTIFICATION AND FRAMEWORK

A comprehensive assessment of the strategic justification of the WMQ project was undertaken in 2017 (CSSI), 2019 (Concept DA), and 2021 (First Amending Concept DA). The assessment found that the WMQ development demonstrates a very high degree of alignment with government strategies, policies and plans, including environmental planning instruments, in place at the relevant time.

The Second Amending Concept DA and detailed SSDAs will be justified and assessed against the updated strategic and legislative frameworks, which are anticipated to be as set out below.

Table 5 Strategic Context Documents to be addressed in Project EIS

First Amending Concept DA (2021)	Second Amending Concept DA (2025)
NSW State Priorities	NSW Budget 2024-2025 - Overview: Our plan for New South Wales
Greater Sydney Region Plan: A Metropolis of Three Cities	<i>Same document</i>
Our Greater Sydney 2056: Eastern City District Plan	<i>Same document</i>
Towards our Greater Sydney 2056	n/a
Future Transport 2056 Strategy	<i>Same document</i>
State Infrastructure Strategy 2018	State Infrastructure Strategy 2022
Sustainable Sydney 2030	Sustainable Sydney 2030-2050
Development near Rail Corridors and Busy Roads – Interim Guideline	<i>Same document</i>
Guide to Traffic Generating Developments, Roads and Maritime Services	<i>Same document</i>
Heritage Council Guideline on Heritage Curtilages 1996	<i>Same document</i>
Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005	<i>Same document</i>
City of Sydney’s Environmental Action 2016 – 2021 Strategy and Action Plan	City of Sydney’s Environmental Strategy 2021-2025
NSW Government Climate Change Policy Framework	NSW Climate Change Adaptation Strategy NSW Climate Change Adaptation Action Plan 2025-2029
NSW Government’s Draft Climate Change Fund Strategic Plan and A Plan to Save NSW Energy and Money	Climate Change (Net Zero Future) Act 2023 NSW Electric Vehicle Strategy
Better Placed	<i>Same document</i>
Draft Contaminated Land Planning Guidelines	Managing Land Contamination – Planning Guidelines 1998 ( <i>Draft updated Planning Guideline did not proceed</i> )
City Plan 2036 (City of Sydney LSPS)	<i>Same document</i>
n/a	Housing for All – City of Sydney Local Housing Strategy
Other relevant Council policies, codes and guidelines	Currently relevant City of Sydney policies, codes and guidelines

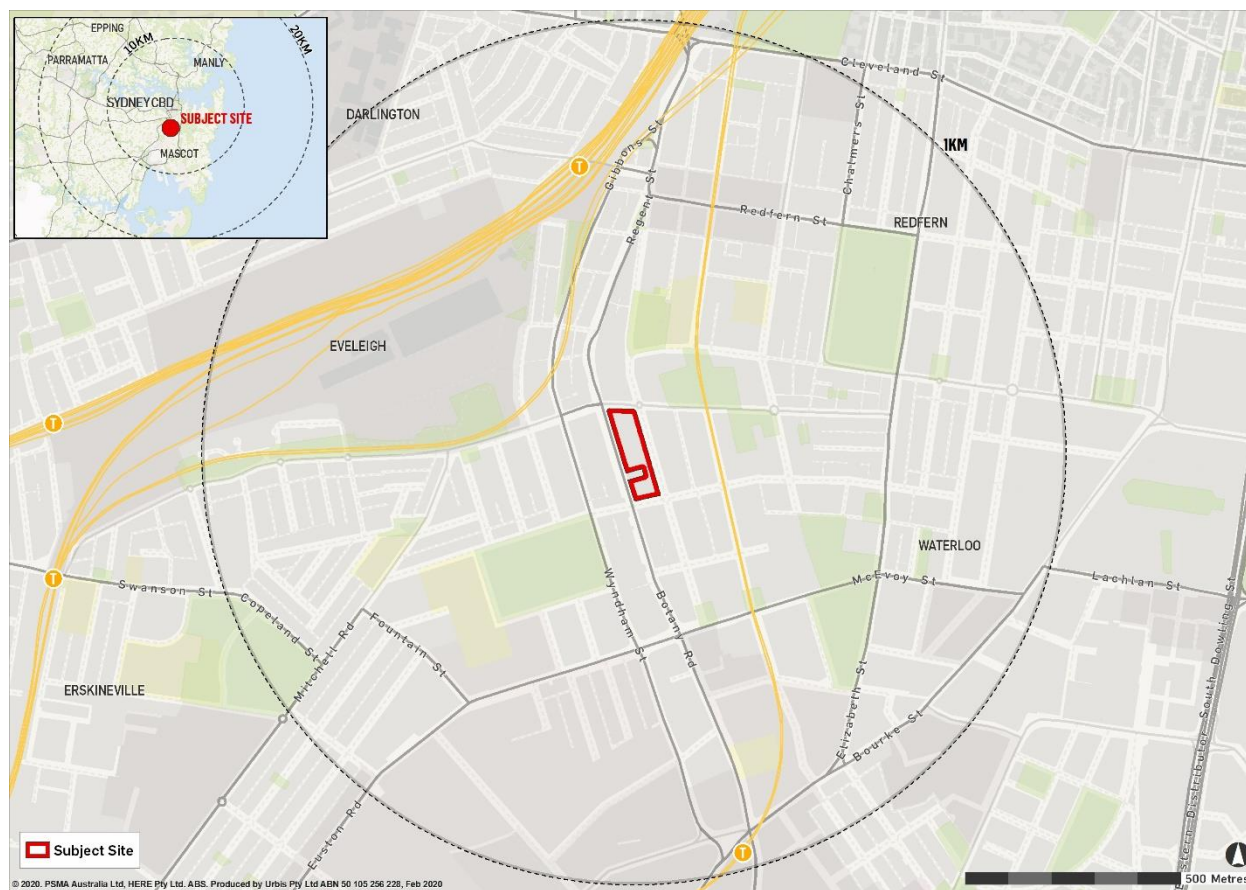
## 3.2. KEY FEATURES OF SITE AND SURROUNDS

The WMQ site comprises a 1.287ha rectangular shaped parcel to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street. The heritage listed Waterloo Congregational Church located at 103–105 Botany Road is within this street block but does not form a part of the WMQ site boundaries.

The site is located within the City of Sydney LGA, around 3.3 kilometres south of Sydney CBD and approximately 8 kilometres northeast of Sydney International Airport.

Figure 4 and Figure 5 show the site location.

Figure 4 – Site Context



Source: Urbis



Figure 5 – Aerial Photograph



Source: Urbis

Previous site structures were demolished by Sydney Metro under the CCSI approval to accommodate the Waterloo Metro and WMQ development.

Construction of the WMQ basement and Southern Precinct buildings commenced in early 2023. The Waterloo Metro station opened in August 2024 (photos below).

Figure 6 New Waterloo Metro Station



Picture 1 Metro Station Entry, Cnr Raglan and Cope

Source: Peter Bennetts, Frameweb.com



Picture 2 Waterloo Metro Station interior

Source: Peter Bennetts, Frameweb.com

The area surrounding the site currently consists of a mix of residential, commercial, and light industrial uses, civic uses and open space.

The Redfern-Waterloo area is subject to substantial urban renewal. Apart from the WMQ site, the most significant renewal project is Waterloo South, the first stage of the redevelopment of the Waterloo Estate. Located to the east / southeast of the WMQ site, the estate has been rezoned for a mix of around 3,000 public, affordable and private housing dwellings. Under the plan for Waterloo South, the two street blocks directly to the east of WMQ (bounded by Cope, Raglan, George and Wellington Streets) will be developed as a public park of over 2 hectares in size.

All site features have been detailed and analysed throughout each of the previous Concept and detailed DAs and modifications across the entire site. The Second Amending Concept DA and new detailed SSDAs will be subject to further assessment and relevant strategies and management plans will be updated, as detailed in Section 7 of this scoping report.

### **3.3. CUMULATIVE IMPACTS WITH FUTURE PROJECTS**

The cumulative impacts of the proposal have been assessed at each stage of previous approval, largely focussing on impacts on amenity, traffic and construction. Since this time, construction of the Waterloo Metro station has been completed, and construction works within the Southern Precinct are well advanced.

Planning has also progressed on the large Waterloo South project adjacent to the site, with planning controls now in place and development partners selected to deliver the project. Homes NSW is continuing to work with DPHI and the City of Sydney on plans for Waterloo Central and Waterloo North, and no details are available.

The potential cumulative impacts of the proposal will be addressed in the EIS to the extent necessary, noting that the project has already received both concept and detailed approvals.

### **3.4. AGREEMENTS WITH OTHER PARTIES**

The applicant will work with relevant parties to confirm or vary existing agreements or enter into new agreements with relevant authorities and stakeholders, in relation to any agreements impacted by or relevant to the DAs.

# 4. PROJECT

## 4.1. SCOPE OF SSD APPLICATION

The Second Amending Concept DA seeks consent for amended building envelopes, increase in building height and amended description of development for the Northern and Central Precincts of the WMQ site approved under SSD 9393 (as amended by SSD 10441).

Specifically, the proposal seeks as follows:

- Northern Precinct: Change the approved building envelope, building height and concept land use for the Northern Precinct by replacing the 17-storey commercial office building envelope with a revised envelope for 2 residential apartment towers above a non-residential podium. The residential towers will include market housing and contribute to the provision of a minimum of 5% affordable housing. Communal facilities atop the existing adjacent station box are proposed to support the residential towers within the Northern Precinct
- Central Precinct: Change the approved building envelope and conceptual land use for the Central Precinct by replacing the residential apartment tower (to contain market and affordable housing) with a co-living housing, still above a non-residential podium, including community facilities and childcare.

In addition, consent will be sought to:

- Modified conditions of Concept approval, arising from the amended concept

The specific distribution of GFA between towers is still being reviewed and may alter during the schematic design of the relevant SSDAs.

There will be no change to the maximum permitted GFA, as the floorspace will be redistributed into the revised envelopes. Further, the amended proposal will not exceed the permissible building height for the site under the SLEP 2012.

Minor updates to the Design and Amenity Guideline to reflect the amended concept, and minor adjustments to Design Review Panel’s Terms of Reference are being considered by the Proponent.

The amendment of the approved Concept DA will enable the detailed design of new residential, co-living and non-residential uses to be pursued on the site, significantly increasing the proportion of residential floorspace at WMQ including affordable and co-living housing. Affordable housing will continue to be provided at a minimum rate of 5% of residential floor space (which is calculated to include 5% of market housing, social housing and student housing / co-living). Due the proposed increase in residential floorspace, the number of affordable housing units would increase from 24 to around 40 dwellings (based on the current indicative concept plans).

Proposed changes to the concept are summarised in Table 6 below.

Table 6 Summary of Concept Amendment

	Approved Concept (as previously amended)	Proposed Second Amended Concept
<b>Maximum Gross Floor Area (GFA)</b>	68,750sqm	No change
<b>Description of Approved Concept</b>	<p>Concept Development Application for Waterloo Metro Quarter precinct comprising a mixed use development over and adjacent to the approved Waterloo Metro Station including:</p> <ul style="list-style-type: none"> <li>▪ maximum building envelopes for podium, mid-rise and tower buildings</li> <li>▪ a maximum gross floor area of 68,750m<sup>2</sup> excluding station floor space</li> </ul>	Add ‘Co-living housing’ to the list of conceptual land uses.



	Approved Concept (as previously amended)	Proposed Second Amended Concept
	<ul style="list-style-type: none"> <li>conceptual land use for non-residential and residential floor space, including but not limited to office premises, student housing, social housing, retail premises, business premises and residential flat buildings</li> <li>minimum 12,000m<sup>2</sup> of non-residential gross floor area including a minimum 2,000m of community facilities</li> <li>minimum 5% residential gross floor area as affordable housing dwellings</li> <li>70 social housing dwellings</li> <li>basement car parking, motorcycle parking, bicycle parking and service vehicle spaces.</li> </ul>	
<b>Building form</b>	<ul style="list-style-type: none"> <li>Non-residential podium</li> <li>1 mid-rise residential building (social housing)</li> <li>1 high-rise residential building</li> <li>1 high-rise student accommodation building</li> <li>1 mid to high rise commercial office building</li> </ul>	<ul style="list-style-type: none"> <li>Non-residential podium</li> <li>1 mid-rise residential building (social housing)</li> <li>2 high-rise residential buildings</li> <li>2 high-rise co-living building</li> </ul>
<b>Maximum approved envelope height</b>	Northern building: RL90.4 Central building: RL 104.2 Southern tower: RL 96.9 Southern mid-rise building: RL64.6	Northern building: RL116.9 Central building: No change Southern tower: No change Southern mid-rise building: No change

The following table is a preliminary summary of changes to floor area by land use, by precinct, and in total. The specific distribution of GFA between towers is still being reviewed and may alter during the schematic design of the relevant SSDAs.

Table 7 Preliminary Amended Floor Areas - by Land Use and Precinct

Use	Current Approved Scheme				Alt Scheme				Delta
	North GFA (sqm)	Central GFA (sqm)	South GFA (sqm)	Units	North GFA (sqm)	Central GFA (sqm)	South GFA (sqm)	Units	Precinct GFA (sqm)
Residential		10,243		126	24,089			176	13,846
Affordable Housing		1,778		24	3,123			40	1,345
Social Housing			5,449	70	0		5,449	70	0
Co-Living			12,071	474	0	13,398	12,071	922	13,398
Office	34,441			n/a	5,451			n/a	-28,990
Retail	459	633	294	n/a	915	650	294	n/a	473
Community	136	2,239	899	n/a		2,105	899	n/a	-270
Subtotal GFA	35,036	14,892	18,713		33,578	16,153	18,713		-197
TOTAL GFA			68,641				68,444		-197

Source: WL Developer Pty Ltd

**Note:** The quantum of non-residential GFA summarised in the above table currently does not meet the minimum 12,000sqm non-residential floorspace required under Clause 6.45 of SLEP 2012, and the terms of the concept approval. The non-residential uses are being further developed prior to submission of the EIS documentation with the minimum floor space requirement in mind. Should full compliance not be achieved,

the Second Amending DA would seek to amend the description of the approved concept and each EIS would need to be accompanied by a Clause 4.6 variation request.

Figures 7 and 8 provide envelope comparisons. A set of indicative updated building envelope plans are provided at **Appendix A**, to be finalised and formalised for the EIS submission.



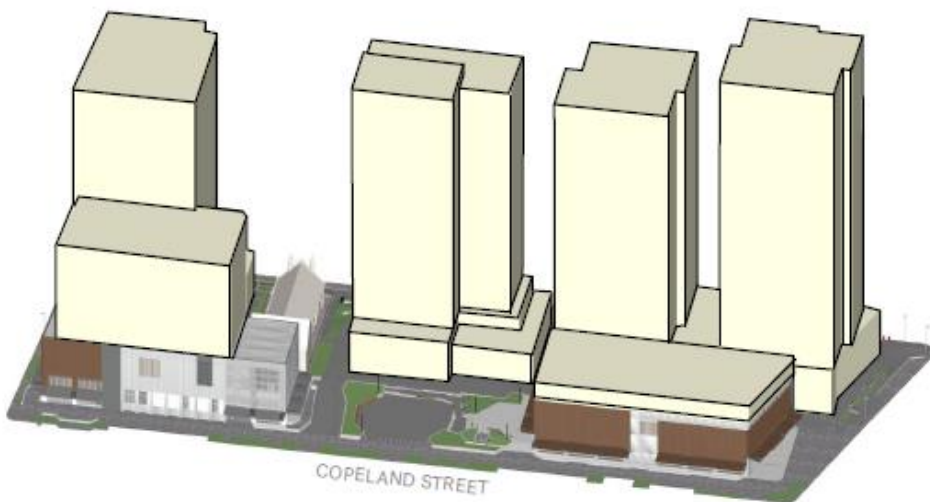
Figure 7 – Axonometric Envelopes: Original Approved, First Amending DA, Proposed Second Amending DA



Envelopes Approved under SSD 9393



Envelopes Approved under SSD 10441 (SSD 9393 As amended)



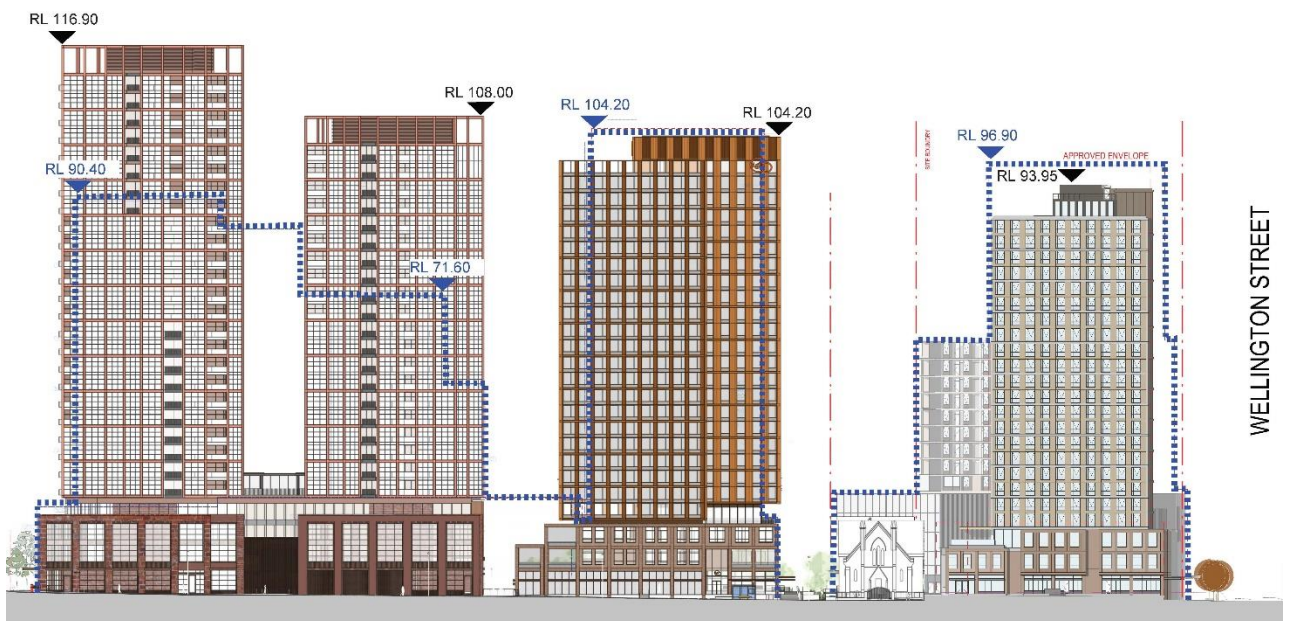
Proposed Second Amending Envelopes

Source: Bates Smart

Figure 8 Height Envelope Comparison: Proposed Second Amending DA against original and First Amended Concept



Proposed Second Amending Concept compared with original approved height line (dotted blue) under SSD 9393



Proposed Second Amending Concept compared with current approved height (dotted blue) amended by SSD 10441  
Source: Bates Smart

Whilst the Concept DA applies to the entire WMQ site, the Second Amending Concept DA will be limited in scope to the Northern and Central Precincts only. Therefore, the EIS will include:

- A full description of the proposed amendments to the Concept DA;
- A full list of all drawings that are proposed to be amended, and copies of all revised drawings;
- A full description of any proposed modifications to the Concept Approval conditions arising as a result of the amended concept, and a version of the proposed modified conditions of consent; and
- A comprehensive assessment of the impacts of the proposed amendments to the development concept.

All required matters for consideration or impact assessment detailed in the SSD 9393 consent conditions will be assessed. The key environmental planning issues that are proposed to be addressed in the EIS are outlined in Section 7 to assist the Department and the Secretary in identifying the Environmental Assessment Requirements for the proposal.

## 4.2. JUSTIFICATION

### Drivers for Change

#### Office Market - COVID-19

Following the COVID-19 pandemic there has been a fundamental shift in the demand for office space.

While the core Sydney CBD office market has showed resilience, there has been a considerable decline in demand for city fringe office space. Despite active marketing of the project since 2020 there has been minimal tenant interest.

#### Residential Shift

Market research indicates an undersupply of housing for Waterloo-Zetland area. This undersupply is also impacting the rental market with the vacancy rates at historic lows.

This under supply has been further emphasised by increased demand (immigration).

The National Housing Accords set an ambitious target for 1.2 million new well-located homes across Australia in the five years between June 2024 to June 2029. The NSW share of these targets is to deliver 377,000 new well-located homes.

In late 2023, the NSW Premier identified housing as the NSW Government's top priority, and a range of initiatives were unveiled to assist the delivery of increased housing supply in well located areas, close to transport, jobs and existing infrastructure.

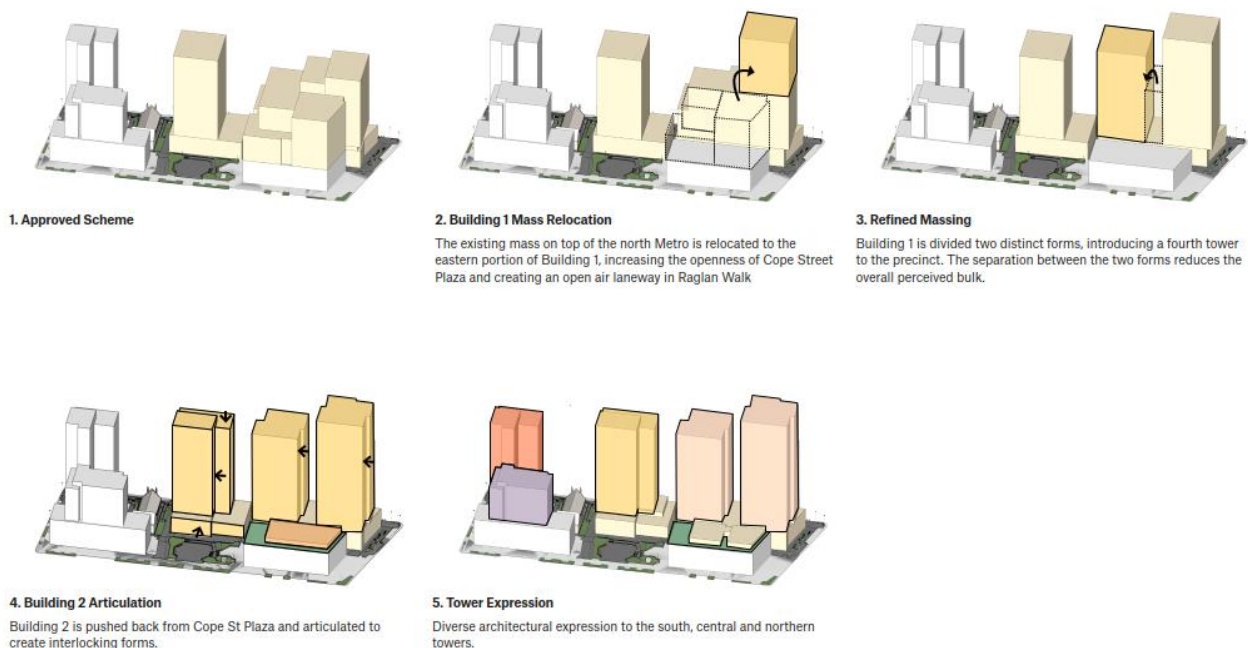
#### Changes needed

As a result of the decreased demand in commercial office space and the increased need of residential housing, a change of use for the precinct is warranted.

The amendments proposed will provide much needed market housing, additional affordable housing and additional co-living / student housing, along with community and commercial uses, directly above the new Waterloo Metro station.

WMQ OSD has commenced excavation and is well positioned to deliver increased housing supply in the short to medium term to assist the lack of supply in the local and broader market.

Figure 9 Massing Strategy



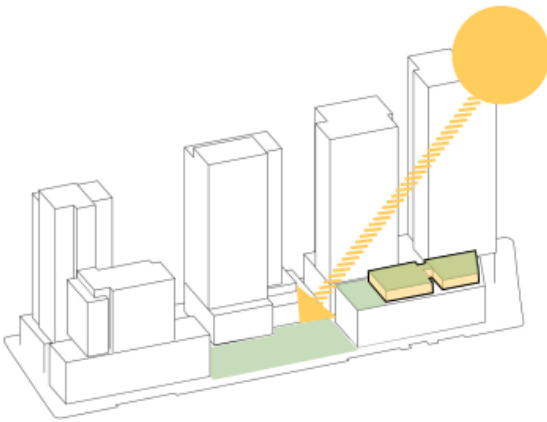
Source: Bates Smart



# Benefits of Amended Scheme

Key benefits are summarised in **Figure 10** below, and detailed in the diagrams in **Appendix B**.

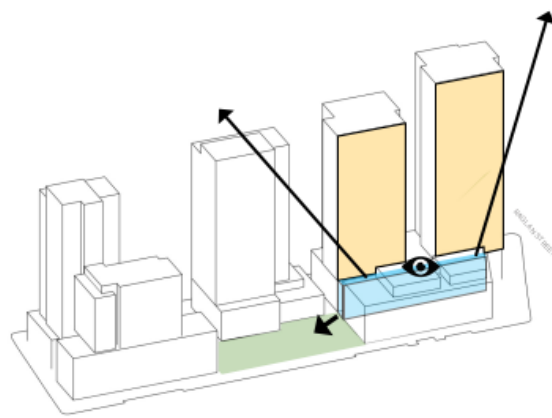
Figure 10 Key Benefits of Amended Scheme



### 1. Solar Access & Communal Amenity

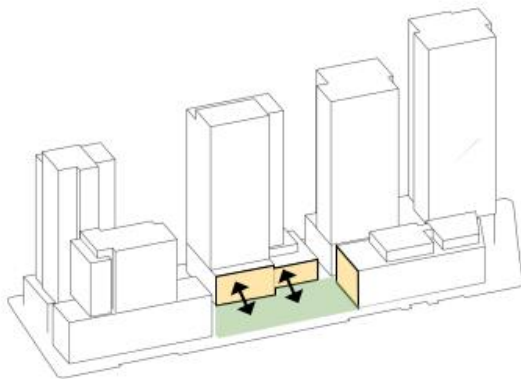
Revised massing creates more open Cope Street Plaza with better solar access.

Resident amenity spaces above the Metro entry box overlook the future Waterloo Estate park.



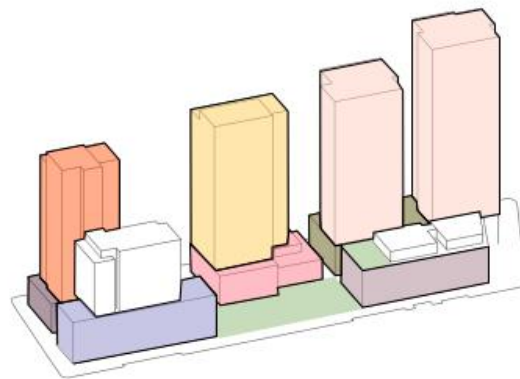
### 2. Raglan Walk

Revised massing improves the legibility of the metro entry building and creates an open air laneway to Raglan Walk



### 3. Cope St Plaza + Community Uses

Adjustments to the central building (2) podium creates a more open plaza with community uses facing into this important public space.



### 4. Architectural Expression

The Metro, heritage church, and a variety of podium forms and expression provide a rich character across the precinct.

The south, central and northern developments present distinct and diverse tower expression, consistent with the Design Amenity Guidelines.

Source: Bates Smart

### 4.3. FEASIBLE ALTERNATIVES

Section 192 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) requires an analysis of any feasible alternatives to the proposed development, including the consequences of not carrying out the development.

The Applicant has identified three project alternatives which were considered in respect to the identified need for the proposed concept amendment. These alternatives will be addressed in detail in the EIS accompanying the amending DA.

- **Option 1 – Do nothing**

Consequences of not carrying out the development

- **Option 2 – Land use mix**

Maintain the current approved land use mix (large scale office, less residential)

- **Option 3 – Built form**

Maintain the currently approved concept massing

# 5. STATUTORY CONTEXT

## 5.1. PLANNING PATHWAY CONFIRMATION

### The WMQ Project was, and remains, SSD

The proposed development is appropriately classified as SSD. The Minister for Planning, or their delegate, is the consent authority for the SSD, and the application is lodged with the NSW Department of Planning, Housing and Infrastructure for assessment.

The Concept DA (SSD 9393) was classified as SSD under Section 4.36 of the EP&A Act as the development has a CIV in excess of \$30 million also was for the purpose of residential accommodation or commercial premises associated with railway infrastructure under Clause 8 of the then *State and Regional Development SEPP 2011*.

This provision has been transferred to Section 2.6 and Schedule 1 (Clause 19(2)(a)) of the Planning Systems SEPP, and hence the WMQ project remains classified as SSD.

### Second Amending Concept DA is a 'concept' development application

The Second Amending Concept DA constitutes a new concept development application lodged under section 4.22 of the EP&A Act.

### Second Amending Concept DA is a new development application that seeks to amend existing an existing approval

As an amending DA, the approval will be subject to section 4.17(5) of the EP&A Act which allows for a condition of approval to require the modification or surrender of another consent (ie SSD 9393).

### Detailed DAs to be consistent with the Concept approval

Section 4.24 of the EP&A Act requires that any further DA in respect of a site cannot be inconsistent with the consent for the concept proposal for the development of the site

To address this, the Second Amending Concept DA has been prepared to accompany and facilitate the approval of concurrent detailed SSDAs, which seek detailed consent for the development of the WMQ, in accordance with Division 4.4 of the EP&A Act.

### Detailed DAs are SSDAs

In accordance with Section 2.11 of the Planning Systems SEPP (transferred provision from Clause 12 the *State and Regional Development SEPP*), all subsequent detailed DAs under the Concept DA are considered SSD regardless of CIV. Accordingly, the new Central and Northern and Precinct Detailed DAs are SSDAs.

### Detailed SSDAs to replace existing approvals

The new detailed SSDAs seek to replace the previous detailed approvals for each precinct.

The new detailed SSDA approvals will be subject to section 4.17(5) of the EP&A Act which allows for a condition of approval to require the modification or surrender of another consent. In this case, the applicant will offer to surrender SSD 10439 and SSD 10440 following the granting of satisfactory approval to the new detailed SSDAs.

## 5.2. KEY STATUTORY INSTRUMENTS

Key statutory instruments relevant to the development of the site and the project are as follows:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*;
- *Environmental Planning Assessment Regulation 2021 (the EP&A Regulations)*;
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*;
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*;
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)*;

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)*;
- *State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP)*;
- *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP)*;
- *Sydney Local Environmental Plan 2012 (Sydney LEP)*
- *Biodiversity Conservation Act 2016 (BC Act)*;

Consideration will also be given to relevant provisions of the following development control plan:

- *Sydney Development Control Plan 2012 (Sydney DCP)*

Each of these matters will be addressed in detail within the future EIS.

### 5.3. KEY STATUTORY PROVISIONS

Table 7 Identification of Statutory Requirements for the Project

Statutory Relevance	Action
<b>Pre-Conditions to Exercising the Power to Grant Approval</b>	<p>Pre-conditions to exercising the power to grant approval are contained in Acts, Regulatory Instruments and Environmental Planning Instruments (<b>EPIs</b>), such as those relevant instruments listed in <b>Section 5.2</b> of this report.</p> <p>The statutory provisions are many and complex. In the case of Regulations and EPIs, provisions are subject to frequent change, are and underlain by policies and delegations.</p> <p>The EIS will address the regulatory framework as appropriate, and in accordance with the requirements of the project SEARs. Ensuring that all pre-conditions met are ultimately a matter for the consent authority.</p>
<b>SLEP 2012 - Permissibility</b>	<p>The site is zoned MU1 Mixed Use under the Sydney LEP 2024, in which all zone uses allowed under the concept plan are permitted with consent.</p> <p><b>Co-Living</b></p> <p>The Amending Concept DA seeks to amend the land uses referenced in the description of concept approval by adding <i>Co-Living housing</i> (relating to the student accommodation tower proposed within the Central Precinct).</p> <p>Currently, “<i>residential floor space, including but not limited to...student housing</i>” is identified as a conceptual approved use. As <i>Student housing</i> is not a defined term in relevant EPIs, it is appropriate to refer to the latest standard land use term, <i>Co-Living housing</i>.</p> <p>Co-Living housing is permitted with consent in the MU1 zone of SLEP 2012.</p>
<b>SLEP 2012 – Waterloo Metro Quarter</b>	<p>CI 6.45 Waterloo Metro Quarter requires that:</p> <p>(1) <i>The consent authority must not consent to development on land at the Waterloo Metro Quarter unless it is satisfied that the development is consistent with the following objectives—</i></p> <p>(a) <i>there must be at least 12,000 square metres of gross floor area at or below the podium level of buildings on land at the Waterloo Metro Quarter used for land uses other than residential accommodation or passenger transport facilities,</i></p> <p>(b) <i>at least 2,000 square metres of gross floor area of buildings on land at the Waterloo Metro Quarter must be used for the purposes of community facilities,</i></p> <p>(c) <i>at least 2,200 square metres of land at the Waterloo Metro Quarter must be used for publicly accessible open space.</i></p>

Statutory Relevance	Action
	<p>(2) <i>The consent authority must not consent to development involving the construction of one or more dwellings on land at the Waterloo Metro Quarter unless—</i></p> <p>(a) <i>it is satisfied that at least 5% of the gross floor area used for the purposes of residential accommodation on land at the Waterloo Metro Quarter will be used for the purposes of affordable housing, and</i></p> <p>(b) <i>it is satisfied that no dwelling used for the purposes of affordable housing on land at the Waterloo Metro Quarter will have a gross floor area of less than 50 square metres, and</i></p> <p>(c) <i>it is satisfied that land uses other than residential accommodation or passenger transport facilities will be evenly distributed throughout the Waterloo Metro Quarter, and</i></p> <p>(d) <i>it has taken into consideration any guidelines made by the Planning Secretary relating to the design and amenity of the Waterloo Metro Quarter.</i></p> <p>(3) <i>Clause 6.21D(3) does not apply to development on land at the Waterloo Metro Quarter.</i></p> <p>(4) <i>A provision of this clause prevails over any other provision of this Plan to the extent of any inconsistency</i></p> <p>The provisions of Clause 6.45 will be addressed in detail in the EIS, to ensure that the consent authority may be appropriately satisfied that the above <b>objectives</b> are met.</p> <p><b>Note:</b> Clause 6.46 Waterloo Metro Quarter – State public infrastructure – was repealed on 1 October 2023</p>
<p><b>SLEP 2012 – Other provisions</b></p>	<p>The EIS will demonstrate that the proposal satisfies other provisions of SLEP 2012, including:</p> <ul style="list-style-type: none"> <li>1.9 Application of SEPPs</li> <li>4.3 Height of buildings</li> <li>4.4 Floor space ratio</li> <li>5.10 Heritage conservations</li> <li>6.21 Design Excellence</li> <li>7.20 Development requiring or authorising preparation of a DCP</li> <li>7.3 Car parking</li> <li>7.15 Flood Planning</li> <li>7.16 Airspace Operations</li> <li>7.27 Active Street Frontages</li> </ul>
<p><b>State Environmental Planning Policies (SEPPs)</b></p>	<p>All SEPPs listed in Section 5.2 will be addressed in detail in the EIS.</p> <p>Selected key provisions relevant to the scoping stage are noted below:</p> <p><b><u>Housing SEPP – Infill Affordable Rental Housing and Co-Living Housing</u></b></p> <p>Clause 1.9 of SLEP 2012 specifies that certain parts of the Housing SEPP do not apply to the WMQ site. This includes, relevantly:</p> <ul style="list-style-type: none"> <li>▪ Chapter 2 Part 2 Division 1 In-fill affordable housing</li> <li>▪ Chapter 3 Part 3 Co-living housing</li> </ul> <p>Exclusion from the SEPP does <u>not</u> prevent consent from being granted to these types of development at WMQ, as the land uses do not rely on the SEPP for permissibility.</p> <p>The provisions contained in these provisions such as floorspace bonuses, development standards, and non-discretionary ('shall not refuse') development standards, do not apply to WMQ. The EIS will reference the provisions of the SEPP for benchmarking purposes.</p> <p><b><u>Housing SEPP – Chapter 4 Design of Residential Apartment Development</u></b></p>



Statutory Relevance	Action
	<p>Chapter 4 applies to residential apartment development as described in Section 144 of the SEPP. This includes Residential flat buildings (144(2)(a)) but excludes Co-Living housing (144(2)(c)).</p> <p>As such, the design principles in the SEPP and the ADG do not apply to Co-living housing. The exception is the building separation provisions of the ADG, which are called up in Chapter 3 Part 3 Co-living housing. However, these provisions do not apply to WMQ as outlined above. Despite this, the EIS will reference the SEPP requirements to benchmark the Co-living proposal.</p> <p><b><u>Sustainable Buildings SEPP – BASIX Building</u></b></p> <p>The detailed SSDA for the Northern Precinct includes two residential flat buildings, and will be accompanied by BASIX documentation</p> <p>Co-Living Housing does <u>not</u> require a BASIX certificate, because the definition of BASIX building (Sch 7 of the EP&amp;A Regulation) <u>excludes</u> “a boarding house, hostel or co-living housing that accommodates more than 12 residents or has a GFA exceeding 300sqm”.</p> <p><b><u>Sustainable Buildings SEPP – Chapter 3 Non-residential development standards</u></b></p> <p>Chapter 3 Standards for non-residential development do not apply to development for the purposes of <i>Residential accommodation</i> (S3.1(1)).</p> <p>Residential flat buildings and Co-living housing are both types of Residential accommodation, as defined in the Standard Instrument, hence are excluded from the non-residential provisions.</p>
<p><b>Biodiversity Conservation Act 2016</b></p>	<p>Clause 2 of Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> requires a DA for SSD to be accompanied by a Biodiversity Development Assessment Report (BDAR). The need to prepare a BDAR for WMQ has previously been waived by the then DPIE and OEH, on the basis that the proposed development is not likely to have any significant impact on biodiversity values.</p> <p>The previous Waivers were granted in relation to specific applications, and we understand that they cannot be transferred or relied upon for the new applications. As such, an updated request for a BDAR waiver will be submitted with for the amended concept and new SSDAs and the waiver will be provided with each EIS.</p>
<p><b>Other approvals</b></p>	<p>Requirements for updated approvals from other authorities will be outlined in the EIS.</p>

## 6. ENGAGEMENT AND DESIGN INTEGRITY

### 6.1. ENGAGEMENT PREVIOUSLY CARRIED OUT

Extensive community and stakeholder engagement has been undertaken throughout all stages of the WMQ development approval process from CSSI to Concept DA, through the First Amended Concept and detailed SSDAs, and during the construction of the Southern Precinct, which is ongoing.

Key stakeholders and community groups involved in previous consultation include (but were not limited to) the following:

- Department of Planning, Housing and Infrastructure (formerly DPIE)
- NSW Government Architect
- City of Sydney Council
- Office of Environment and Heritage
- Transport for NSW
- Transport Coordination Office
- Infrastructure NSW
- Sydney Trains
- Sydney Metro
- Sydney Water
- Ausgrid
- Jemena
- NSW Fire
- NSW Police
- Land and Housing Corporation
- Department of Communities and Justice
- Waterloo Congregational Church
- Relevant community organisations
- Occupants of neighbouring buildings
- General community

### 6.2. FUTURE ENGAGEMENT TO BE CARRIED OUT BY THE APPLICANT

As at the date of the preparation of Scoping Reports for the Second Amending Concept DA and new detailed SSDAs for Northern and Central Precincts, a stakeholder engagement program for these projects is yet to be commenced.

The Applicant will proceed with a formal consultation process as part of preparing the EIS, which will build on the strong community contacts established and maintained since 2020.

An *Interim Communication and Engagement Strategy* is currently being developed, to be finalised in January 2025 or following the issue of SEARS. Engagement will then be carried out, with an expected focus on the following stakeholders (subject to detailing in the Interim Strategy):

- DPHI
- City of Sydney

- Relevant agencies impacted by the amended proposal
- Local community organisations such as Redwatch and the Waterloo Steering Committee
- Local indigenous groups
- Local residents and businesses
- Waterloo Congregational Church
- Town Hall presentation for the general community.
- Additional stakeholders may be identified during the preparation of Strategy and the EIS.

An *Engagement Outcomes Report* will be provided with the EIS.

The EIS and supporting documentation will be placed on public exhibition, providing stakeholders with an additional opportunity to review the Project, including the final development plans and the detailed specialist studies and assessment reports accompanying the final EIS.

### **6.3. DESIGN EXCELLENCE AND DESIGN INTEGRITY**

The Design Excellence process is intended to remain consistent with the Sydney Metro Design Excellence Strategy for the Metro City & Southwest OSD projects.

To inform the preparation of the relevant detailed SSDAs and the proposed changes to the approved building envelopes, the amended concept and detailed schemes will be presented to the established Design Review Panel several times prior to lodgement of the EIS, to seek feedback and to confirm design integrity. A Design Integrity Report will be submitted with each EIS.

Minor updates to the Design and Amenity Guideline to reflect the amended concept, and minor adjustments to Design Review Panel's Terms of Reference are being considered by the Proponent. In the event any adjustments are made, consultation will be coordinated with Sydney Metro and other relevant stakeholders prior to the engagement with the Design Review Panel and lodgement of the EIS.

# 7. PROPOSED ASSESSMENT OF IMPACTS

As concept and detailed approvals have been granted across the full extent of the site, the issues and impacts associated with the applications are well understood.

However, it is acknowledged that as these are new DAs, the Second Amending Concept and Detailed SSDAs will need to again address all relevant matters, and include updated drawings, reports, and impact assessment.

The table below identifies the matters which will be investigated and assessed within the EIS for the applications, including matters in relation to which a waiver is to be obtained due to the status of previous approvals on the site.

Table 8 Issues/Deliverables to be addressed/included in various applications

Item	Matter to be addressed	Second Amending Concept SSDA	Central Precinct Detailed SSDA	Northern Precinct Detailed SSDA
		Y = Supporting Report / Document. EIS = Address in EIS report. Waiver = To be obtained n/a = Not required to be addressed		
1	Environmental Impact Assessment	EIS	EIS	EIS
2	Statutory Assessment	EIS	EIS	EIS
3	Consistency with Concept Approval	EIS	EIS	EIS
4	Design Integrity Report	Y	Y	Y
5	Quantity Surveyors Report	Y	Y	Y
6	Staging and Delivery Plan	n/a	Y	Y
7	GFA Schedule and Plans	Y	Y	Y
8	Matrix of Compliance	EIS	EIS	EIS
9	Site Title diagram and survey report	Y	Y	Y
10	Site Analysis plan	Y	Y	Y
11	Visual and View Impact Assessment	Y	Y	Y
12	Architectural and urban design statement/s	Y	Y	Y
13	Building envelopes diagram showing adjacent relationships	Y	Y	Y
14	Solar Access and Overshadowing Analysis	Y	Y	Y
15	Reflectivity Analysis	Y	Y	Y
16	Wind Assessment	Y	Y	Y
17	Heritage Impact Statement	Y	Y	Y
18	Heritage Interpretation Strategy	n/a	Y	Y
19	Sustainability / ESD Statement (including framework)	Y	Y	Y
20	Archaeological Statement	Waiver	Waiver	Waiver
21	Transport, Traffic, Parking and Access Assessment	Y	Y	Y
22	Noise & Vibration Assessment	Y	Y	Y
23	Construction Traffic and Pedestrian Management Plan	Y	Y	Y

Item	Matter to be addressed	Second Amending Concept SSDA	Central Precinct Detailed SSDA	Northern Precinct Detailed SSDA
		Y = Supporting Report / Document. EIS = Address in EIS report. Waiver = To be obtained n/a = Not required to be addressed		
24	Airspace for Sydney Airport Impact Assessment	Y	Y	Y
25	Services and Utilities Infrastructure Report	Y	Y	Y
26	Contamination & Remediation Report	Y	Y	Y
27	Flood Impact and Assessment Report	Y	Y	Y
28	Stormwater Management Plan	Y	Y	Y
29	Biodiversity Development Assessment Report	Waiver	Waiver	Waiver
30	Stakeholder Engagement & Consultation Report	Y	Y	Y
31	Landscape Design Statement and Plans	Y	Y	Y
32	Public Domain Plans / Public Art Strategy	n/a	Y	Y
33	Transport Air Quality Management Plan	n/a	Y	Y
34	DDA Report	Y	Y	Y
35	BCA Report	Y	Y	Y
36	Physical & Digital Model	n/a	Y	Y
37	Tree Removal Plan and Arborist Report (If required)	n/a	n/a	n/a
38	Waste Management Plan	Y	Y	Y
39	Signage Details (if required)	EIS	Y	Y
40	Security & Crime Assessment (CPTED)	Y	Y	Y
41	Construction Management Statement	Y	Y	Y
42	Social & Economic Impact Assessment	Y	Y	Y
43	Embodied emissions reporting	Y	Y	Y
44	Net Zero Statement	Y	Y	Y
45	Cross Ventilation Assessment	n/a	n/a	Y
46	Structure Report	n/a	Y	Y
47	Civil Engineering Report and Plans	n/a	Y	Y
48	Fire safety strategy report	n/a	Y	Y
49	BASIX Report	n/a	n/a	Y
50	Childcare Centre Preliminary Compliance Report	n/a	Y	n/a
51	Preliminary Operational Management Plan for the childcare	n/a	Y	n/a
52	Preliminary Operational Management Plan for the Co-living development	n/a	Y	n/a

## **8. CONCLUSION**

This Scoping Report has outlined preliminary information regarding the proposed application relating to development at Waterloo Metro Quarter. The report has outlined preliminary information regarding previous approvals, the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders, and identified the matters that will be addressed in the EIS and supporting reports.

We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the preparation of an Environmental Impact Statement.

# DISCLAIMER

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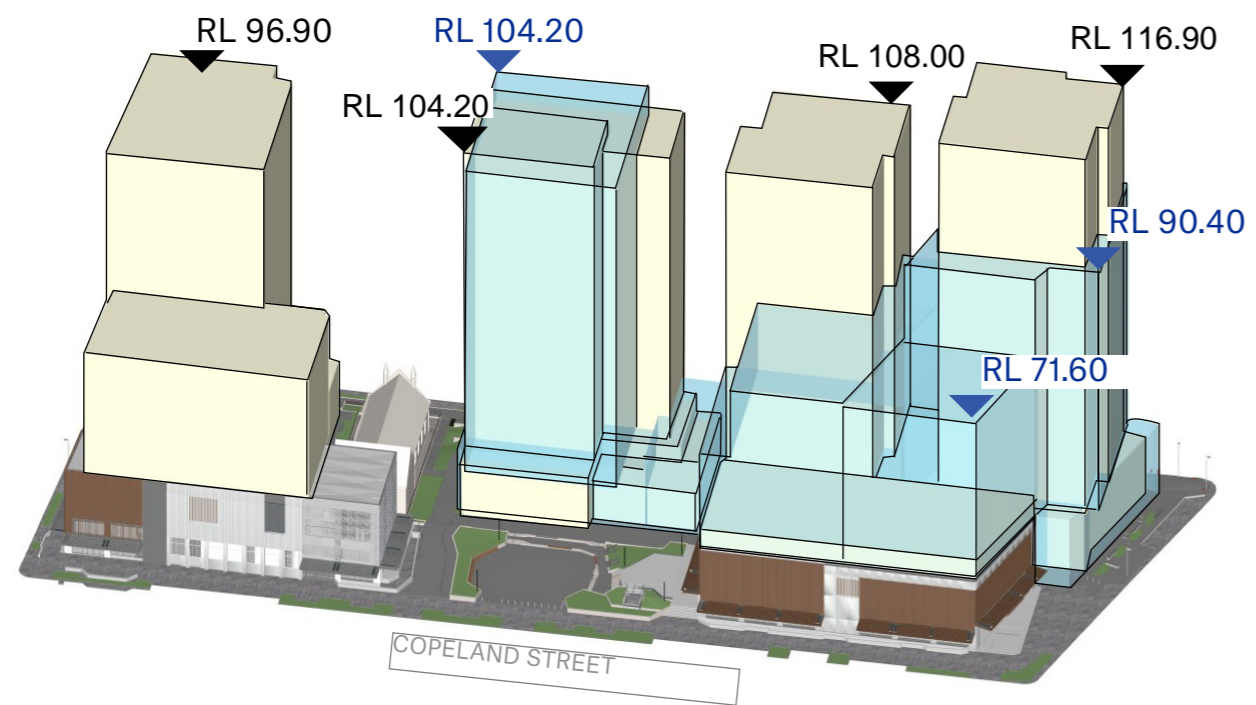
In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

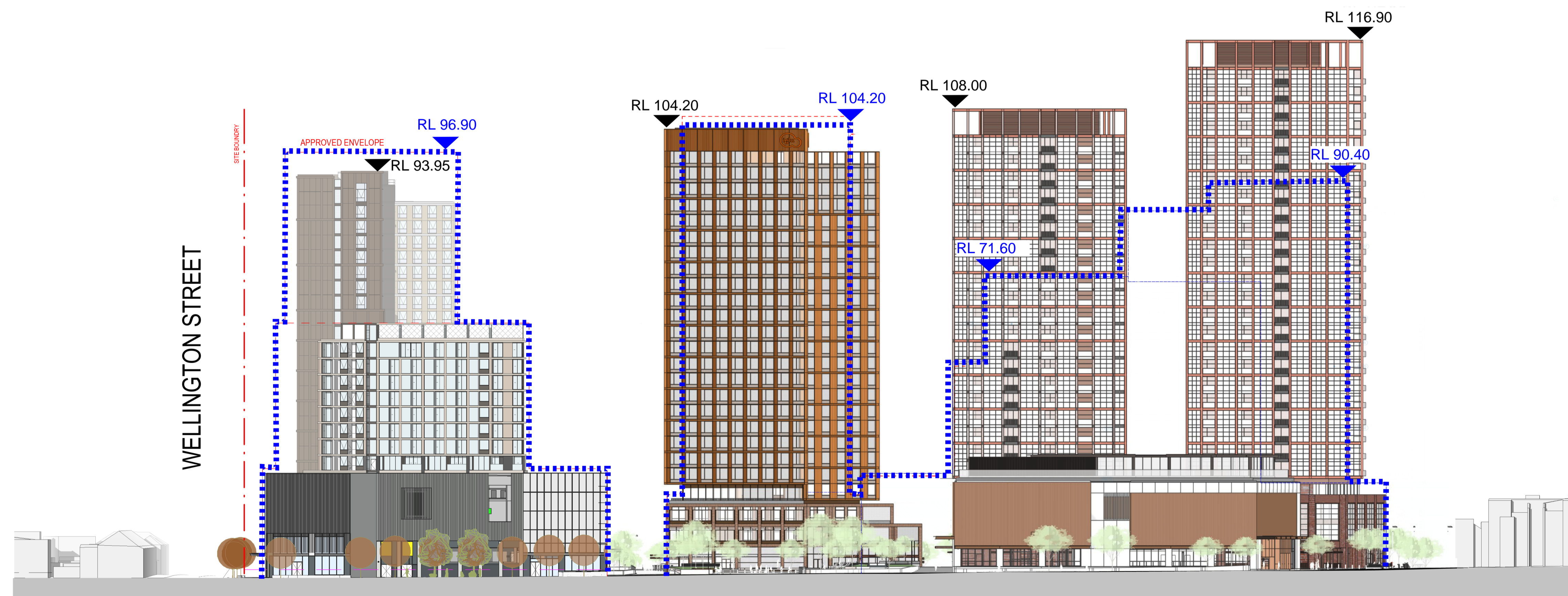
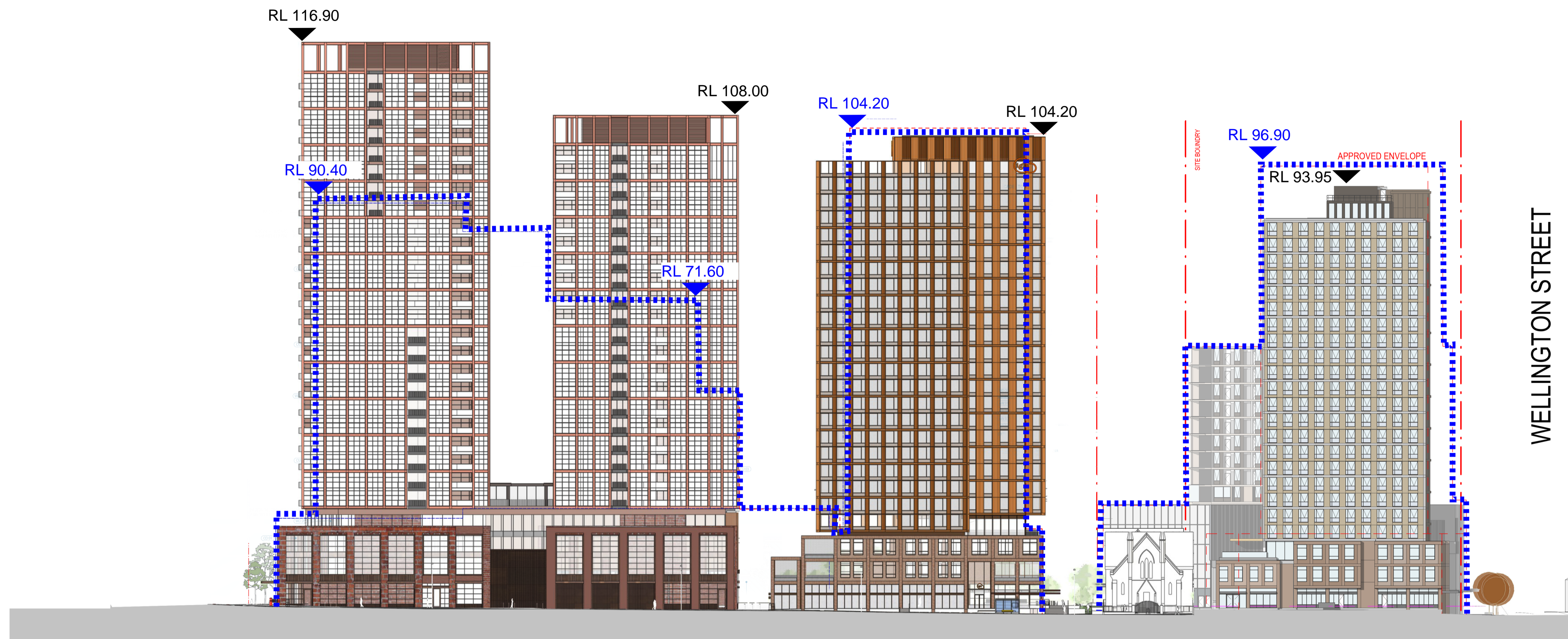
# APPENDIX A INDICATIVE CONCEPT ARCHITECTURAL PLANS





**Approved x Proposed Envelope**

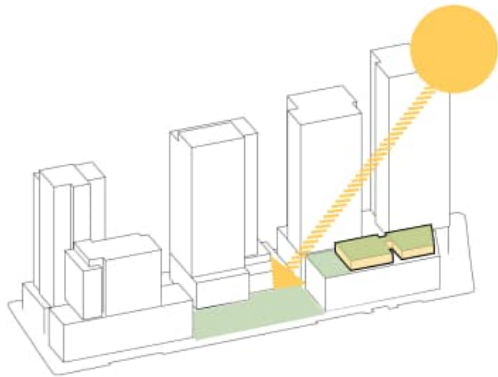






# **APPENDIX B      BENEFITS OF ALTERNATE SCHEME**

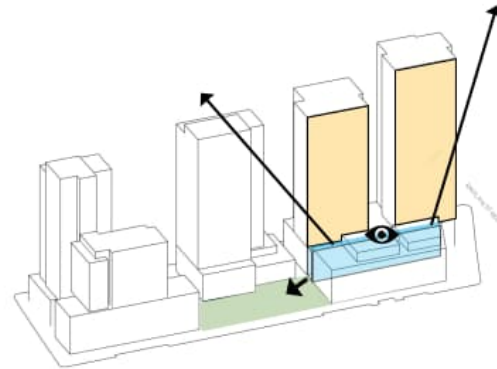
# Benefits for Alternate Scheme



## 1. Solar Access & Communal Amenity

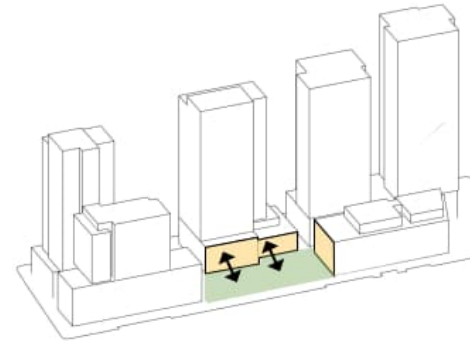
Revised massing creates more open Cope Street Plaza with better solar access.

Resident amenity spaces above the Metro entry box overlook the future Waterloo Estate park.



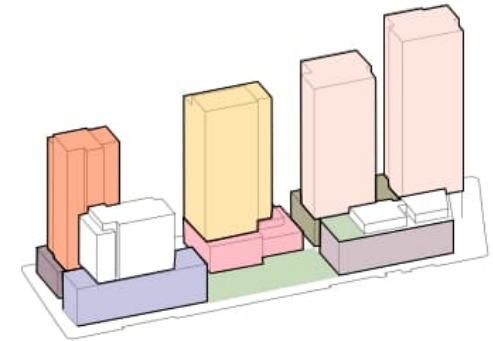
## 2. Raglan Walk

Revised massing improves the legibility of the metro entry building and creates an open air laneway to Raglan Walk



## 3. Cope St Plaza + Community Uses

Adjustments to the central building (2) podium creates a more open plaza with community uses facing into this important public space.



## 4. Architectural Expression

The Metro, heritage church, and a variety of podium forms and expression provide a rich character across the precinct.

The south, central and northern developments present distinct and diverse tower expression, consistent with the Design Amenity Guidelines.

# Benefits for Alternate Scheme

## Cope Street

The proposed scheme removes bulk from above the Metro entry.

This reduces the perceived scale, allows better solar access to the Plaza, and creating a greater sense of open-ness.



Approved Scheme

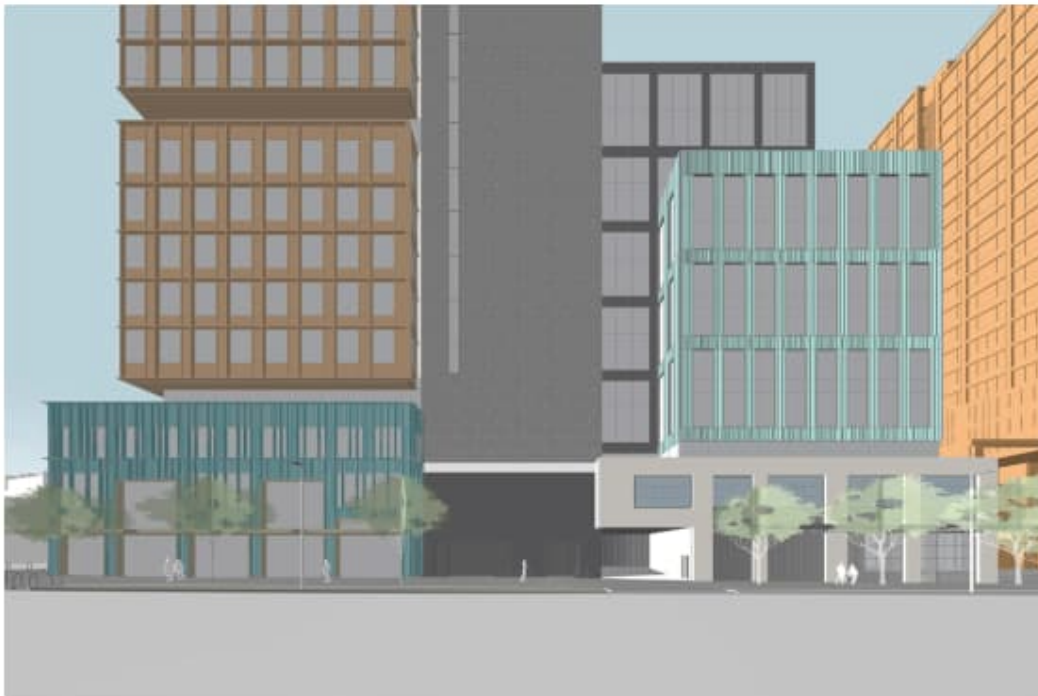
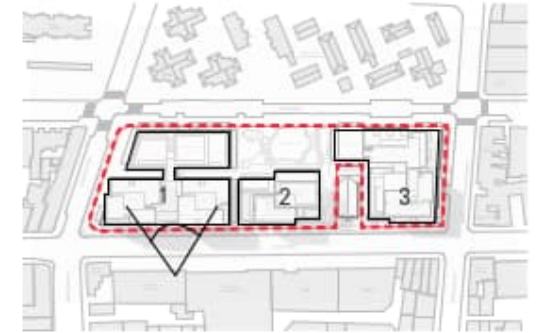


Proposed Scheme

# Benefits for Alternate Scheme

## Building 1 Street Wall

The proposed massing presents a clear expression of a low-scale podium - relating to the prevailing context - with two distinct tower forms allowing better light and sky view into Botany Road.



Approved Scheme



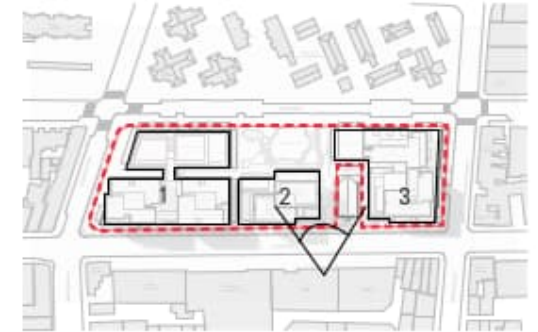
Proposed Scheme



# Benefits for Alternate Scheme

## Building 2 Street Wall

The podium presents as a composition of forms, relating to the surrounding context and respecting the adjacent heritage church



Approved Scheme

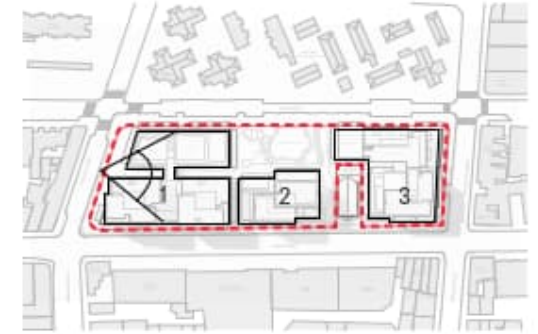


Proposed Scheme

# Benefits for Alternate Scheme

## **Raglan Walk Entry** Approved Scheme

The proposed massing improves the legibility of the Metro entry building and establishes Raglan Walk as open air laneway connection to the Cope St Plaza.



Approved Scheme



Proposed Scheme

# Benefits for Alternate Scheme

## BLD02 Podium Community Uses

Community uses in the Building 2 podium face directly onto the improved Cope St Plaza. The removal of the massing above the Metro station will improve the morning sun to the eastern podium facade.



Approved Scheme



Proposed Scheme



# Benefits for Alternate Scheme

## View from BLD04

The proposed massing creates better separation from the Social Housing (BLD04), improving outlook and resident amenity.



Approved Scheme



Proposed Scheme

