



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement Appendix A – SEARS

SSD-10437 Southern Precinct

Detailed State Significant Development
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020



Mr Tim Manning
Senior Development Manager
WL DEVELOPER PTY LTD
Level 28 / 200 George Street
SYDNEY NSW 2000

08/04/2020

Dear Mr Manning

**Waterloo Metro Quarter OSD - Southern Precinct SSDA (SSD-10437)
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the Southern Precinct Detailed Design State Significant Development Application (SSDA). These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. Please note that the Planning Secretary may modify these requirements at any time.

If you do not submit the SSDA and EIS within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If you have any questions, please contact Joina Mathew on 8275 1195 / at joina.mathew@planning.nsw.gov.au.

Yours sincerely,

Anthony Witherdin
Director
Key Sites Assessments

as delegate for the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10437
Project Name	Waterloo Metro Quarter OSD - Southern Precinct Detailed Design SSDA
Location	Multiple sites bound by Ragland Street, Cope Street, Botany Road and Wellington Street within City of Sydney
Applicant	WL DEVELOPER PTY LTD
Date of Issue	08/04/2020
General Requirements	<p>The environmental impact statement (EIS) must be prepared in accordance with and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and - a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; - an estimate of jobs that will be created during the construction and operational phases of the proposed development; and - certification that the information provided is accurate at the date of preparation.

<p>Key issues</p>	<p>The EIS shall address the following specific matters:</p> <p>1. Environmental Planning Instruments, Policies and Guidelines</p> <p>Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy (Infrastructure) 2007 - State Environmental Planning Policy No. 55 – Remediation of Land - State Environmental Planning Policy No. 64 – Advertising and Signage - State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and accompanying Apartment Design Guide (SEPP 65) - State Environmental Planning Policy (Affordable Rental Housing) - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 - State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 - Draft State Environmental Planning Policy (Environment) - Draft State Environmental Planning Policy (Remediation of Land) - Sydney Local Environmental Plan 2012 (SLEP 2012) - Any exhibited Planning Proposal or draft State Environmental Planning Policy related to the land. <p>The EIS shall address the provisions, goals and objectives of the relevant policies referred to in Attachment A.</p> <p>2. Consistency with the Concept Approval</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> - demonstrate the proposal is consistent with the Concept Approval and provide details of consistency with any modification(s) to the concept approval if sought concurrently. - include a staging and delivery plan (or be consistent with an approved plan) for the coordinated delivery of public domain, car parking and other common facilities and any public benefits such as social and affordable housing. <p>3. Land Use and Gross Floor Area</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> - address the site specific SLEP 2012 provisions (under Part 6, Division 5) in relation to land use mix and floor space requirements. - include a table and plans identifying the proposed GFA, floor space ratio and
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land uses, including a floor-by-floor breakdown of gross floor area (GFA) and the overall residential GFA and non-residential GFA split proposed for the southern precinct.

- include details of the proposed uses and/or operational details for the development, including but not limited to fit-out and operational details and preliminary operational management plan.

4. Design Excellence and Built Form

The EIS shall:

- demonstrate compliance with the endorsed Design Excellence Strategy and submit a Design Integrity Report in accordance with the requirements of the Concept Approval or as amended.
- demonstrate compliance with the endorsed Design and Amenity Guidelines, dated March 2020 or any subsequent endorsed revision of the guidelines.
- ensure that the podium building envelopes, as identified by the Concept Approval, must be used for non-residential uses only.

5. Integration with Sydney Metro Station Infrastructure

The EIS shall:

- identify the extent of the proposal that is State Significant Development (SSD) and how this relates to the approved Critical State Significant Infrastructure (CSSI) applications and any modifications to the CSSI.
- address how the development supports the design objectives, principles and standards of the Station Design Precinct Plan and Interchange Access Plan under the CSSI.
- show how the SSD will integrate with the CSSI infrastructure such as structural design, detailed architectural approach, access, wayfinding, public domain works and construction management.

6. Visual and Amenity Impacts

The EIS shall:

- provide a detailed visual / view impact analysis of the proposed building when viewed from the public domain and key vantage points surrounding the site. This is to include a written description of the existing view, the likely impact and justification of the proposal and any required mitigation measures. The view locations and methodology for the analysis must be prepared in consultation with the Department and Council.
- provide a visual impact assessment of the proposed buildings as viewed by a pedestrian from the future Cope Street Plaza and the surrounding public domain surrounding the site.
- provide a solar access and overshadowing analysis, comparing the overshadowing impacts of the proposal to the existing situation and the approved

envelopes having regard to the impact of the proposal on solar access to Alexandria Park and Alexandria Heritage Conservation Area. This shall include a statement on the benefits and issues of any alternative design options that was considered with respect to shadow impacts to Alexandria Park.

- provide a reflectivity analysis demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.
- include a wind assessment, identifying the impact of the proposal on surrounding wind conditions having regard to the wind study criteria under the Concept Approval and providing any required measures to ameliorate wind impacts at podium level, street level and at the locations of existing and future pedestrian crossings.

7. Heritage

The EIS shall:

- include a detailed heritage impact statement (HIS) that identifies, considers and addresses any potential impact of the proposal to surrounding heritage items, including any built and landscape items, conservation areas, heritage views and settings, having particular regard to the impact of the proposal on adjoining Waterloo Congregational Church and the and Cauliflower Hotel.
- include a Heritage Interpretation Strategy, providing opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area.
- demonstrate how the impacts are mitigated through selection of external materials and finishes, façade design and treatment, public domain design and landscaping, signage and public art strategy.
- consider any archaeological impacts
- consider the extent of Aboriginal heritage impacts of the proposal on the site.

8. Ecologically Sustainable Development (ESD)

The EIS shall:

- detail how ESD principles (as defined in clause 7(4) Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and operation of the development.
- include a framework (or demonstrate consistency with an approved framework) for how the proposed development will reflect national best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, use of renewable energy and best practice in waste management strategy.
- identify whether parts of student housing development may fall outside BASIX assessment, and if so, what energy efficiency solutions will be used to align with national best practice as opposed to National Construction Code Section J - Energy Efficiency (minimum standard)

- demonstrate sufficient waste and recycling management facilities storage and holding areas for servicing.

9. Traffic, Parking and Access (Construction and Operation)

The EIS shall include a traffic, parking and access assessment that provides, but is not limited to, the following:

- details on the current and likely estimated future mode share for the various land uses (workers, visitors, etc) accessing the proposed development
- details of the current and likely estimated future daily and peak hour vehicle, public transport, point to point transport, pedestrian and bicycle movements to/from the site, including an indication of whether it relates to the station or OSD, and any associated impacts.
- measures to mitigate impacts of the proposed development on the operation of existing and future traffic, public transport, pedestrian and bicycle networks, including any required upgrades.
- justification for the car parking provision with measures to encourage users of the development to make sustainable travel choices, including a green travel plan, walking, cycling, public transport and car sharing, adequate provision of bicycle parking and end of trip facilities and the minimisation of private car trips.
- modelling and analysis of pedestrian and cyclist access to the proposed development in consultation with TfNSW, taking into account the existing and planned Sydney Bike Network.
- an assessment and details of proposed service vehicle access arrangements, including service vehicle parking, a draft Freight and Servicing Management Plan detailing loading dock and servicing provision, adequacy and management with consideration of precinct wide shared loading docks and/or remote or off-site loading zone hub facilities, ensuring all servicing and loading occurs on-site and does not rely on kerbside controls.
- detailed queuing analysis to show that vehicles would not queue onto Botany Road from the loading dock.
- details of measures to segregate hostile vehicles from public transport users and areas of people congregation.
- demonstrate how pedestrian safety and amenity will be provided along Raglan Street, the shared laneway located between Raglan Street and Cope Street plaza will be designed to prioritise pedestrian movements, including any measures to protect pedestrians entering and exiting the building and retail outlets.
- a draft Construction Pedestrian and Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include works zone location, vehicle routes, number of trucks, hours of operation, indicative construction program, access arrangements and traffic control measures for all

demolition/construction activities.

10. Noise and Vibration Impacts (Construction and Operation)

The EIS shall:

- include an assessment of construction noise and vibration impacts. The assessment must also outline proposed noise and vibration mitigation and monitoring procedures having particular regard for potential impacts to the adjoining heritage listed 'Waterloo Congregational Church' site.
- provide a quantitative assessment of any noise and vibration generating sources and activities during operation and outline mitigation measures (if necessary) to ameliorate and manage impacts including impacts on the adjoining heritage listed 'Waterloo Congregational Church' site.
- The noise and vibration impact assessment shall have regard to the recommendations of the Concept Acoustic Assessment Report, SLR consulting dated 9 November 2019.

11. Construction Impacts

The EIS shall include a Construction Environmental Management Plan, developed in consultation with TfNSW and Council, providing:

- an assessment of potential impacts of the construction on surrounding buildings and the public domain, including air quality and odour impacts, dust emissions, water quality, stormwater runoff, groundwater seepage, soil pollution and construction and demolition waste, and proposed measures to mitigate any impacts.
- assessment of the potential cumulative impacts (noise, vibration, traffic, air quality etc) of the proposed development with regards to the works being carried out on site as part of the Sydney Metro Chatswood to Sydenham approval (CSSI 7400) and other developments in proximity to the site during the construction phase.

12. Prescribed airspace for Sydney Airport

The EIS shall identify any impacts of the proposal on the prescribed airspace for Sydney Airport.

13. Public Benefits, Contributions and/or Voluntary Planning Agreement Public Benefits

The EIS shall identify the provision of public benefit, services and contributions that will be delivered as part of the proposal in consultation with key stakeholders, such as the Department, Council and TfNSW, and address voluntary planning agreement (VPA) or other legally binding instrument agreed between a relevant public authority and the Applicant.

14. Utilities

The EIS shall:

- identify and address the existing capacity to service the development proposed

	<p>and any augmentation requirements for utilities in consultation with relevant agencies.</p> <ul style="list-style-type: none"> - identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets, and demonstrate how these will be protected, or impacts mitigated. <p>15. Contamination and Remediation</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> - address the provisions of SEPP 55. - demonstrate the suitability of the site for the proposed use having regard to contamination and remediation. <p>16. Stormwater and Flood Impact</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> - Include an assessment of flood impact having regard to the requirements of Sydney LEP 2012 and the recommendations of the Concept Water Quality, Flooding and Stormwater Report dated 31 August 2018. - Include a stormwater management strategy that considers the relevant local council stormwater management policy, including details of onsite stormwater capture, storage and re-use measures developed for the site. <p>17. Biodiversity</p> <p>The EIS shall provide an assessment of the proposal's biodiversity impacts in accordance with Section 7.9 the Biodiversity Conservation Act 2016, the Biodiversity Assessment Method and document the findings in a Biodiversity Development Assessment Report (BDAR) where required under the Act.</p> <p>18. Pre-submission Consultation Statement</p> <p>The EIS shall include a report describing pre-submission consultation undertaken, including a record of the stakeholders consulted, the issues raised during the consultation and how the proposal responds to those issues.</p> <p>The statement must include evidence of consultation with the adjoining Waterloo Congregational Church on the following matters (but not limited to) car parking during large church events (funerals and weddings), waste servicing, building maintenance, design of the public domain around the curtilage of the church and design of the setback zones and edge interfaces so as to promote passive surveillance.</p>
<p>Plans and Documents</p>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> - site title diagrams and survey plan, showing existing levels, location and height of existing and adjacent structures/buildings - site analysis plan

	<ul style="list-style-type: none"> - schedule of proposed gross floor area per land use - social and economic analysis (including social needs, employment and retail studies) - building envelopes showing the relationship with proposed and existing buildings in the locality - architectural and urban design statement - visual and view impact analysis and photomontages - design guidelines and design excellence strategy - staging plan and any associated activation and infrastructure delivery strategy - solar access analysis report and diagrams: View from the sun diagrams are to be provided between 9am and 3pm during the winter solstice at 15minute intervals. - wind impact assessment - flood assessment/storm water management plan - public domain plans defining extent of works (if any proposed) - landscape design statement and plans - heritage impact assessment - heritage interpretation strategy - transport, traffic and parking assessment - construction traffic and pedestrian management plan - noise and vibration impact assessment - air quality management plan (where relevant) - access/DDA impact statement - flood impact assessment/storm water management strategy including any geotechnical assessment - physical and 3D digital model (generally in accordance with City of Sydney Council requirements) - services and utilities infrastructure report - ESD statement (incorporating a sustainability framework) - tree removal plan and arborist report (where relevant) - contamination and remediation report (including any site audits, soil specification where relevant) - waste management plan - archaeological statement - reflectivity statement - signage details (if proposed) - public art strategy - operational noise and vibration report - CPTED assessment and security risk assessment - construction management statement - acoustic impact assessment - pre-submission consultation report.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - City of Sydney Council - Transport for NSW - Sydney Trains - Sydney Metro - Sydney Coordination Office within Transport for NSW - Surrounding residents and businesses including the Waterloo Congregational Church - Relevant community groups

	<p>- Relevant special interest or recreational groups</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

ATTACHMENT A

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

- NSW State and Premier Priorities
- A Metropolis of Three Cities
- Eastern City District Plan
- Towards our Greater Sydney 2056
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018
- Sustainable Sydney 2030
- Development near Rail Corridors and Busy Roads – Interim Guideline
- Guide to Traffic Generating Developments, Roads and Maritime Services
- Heritage Council Guideline on Heritage Curtilages 1996
- Heritage Council Guideline, Design in Context – guidelines for infill development in the Historic Environment, 2005
- City of Sydney’s Environmental Action 2016 – 2021 Strategy and Action Plan
- NSW Government Climate Change Policy Framework
- NSW Government’s Draft Climate Change Fund Strategic Plan and A Plan to Save NSW Energy and Money

- Better Placed – an integrated design policy for the built environment in NSW 2017 and relevant policy documents published by the Government Architect NSW
- Draft Contaminated Land Planning Guidelines
- Other relevant Council policies, codes and guidelines (where required pursuant to relevant Local Environmental Plan)
- NSW Aquifer Interference Policy (2012) and any relevant Water Sharing Plans
- Guidelines for Protecting of Critical Infrastructure from terrorism.
- NSW Critical Infrastructure Protection Management Framework.
- Guidelines of NSW Police Safe Places A Comprehensive Guide for Owners, Operators and Designers.
- Sydney Development Control Plan 2012 (SDCP 2012)
- City of Sydney: Alternative natural ventilation of apartments in noisy environments- Performance Pathway Guideline (Performance Pathway Guideline)
- City of Sydney Interim Floodplain Management Policy
- City of Sydney Guidelines for Waste Management in New Developments
- City of Sydney Interim Guidelines for Public Art in Private Developments
- City of Sydney Landscape Code Volume 2
- City of Sydney Public Domain Manual
- City of Sydney Light Design Code
- City of Sydney Street Tree Masterplan
- City of Sydney Technical Streets Specification and Street Design Code