



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

Environmental Impact Statement Appendix V – Biodiversity Development Assessment Waiver

SSD-10438 Basement Car Park

State Significant Development,
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020



Ms Ashleigh Ryan
Urbis Pty Ltd
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Our ref: SSD 10437
SSD 10438
SSD 10439
SSD 10440
SSD 10441

28 July 2020

Dear Ms Ryan,

**Waterloo Metro Quarter Over Station Development (SSD 10437, SSD 10438, SSD 10439, SSD 10440 and SSD 10441)
Biodiversity Development Assessment Report Waiver**

I refer to your correspondence received on 09 July 2020 seeking a Biodiversity Development Assessment Report (BDAR) waiver for the State Significant Development (SSD) applications relating to the Waterloo Metro Quarter Over Station Development (SSD 10437, SSD 10438, SSD 10439, SSD 10440 and SSD 10441).

I have reviewed your requests having regard to sections 1.5 and 7.3 of the BC Act and clause 1.4 of the Biodiversity Conservation Regulation 2017, and have determined that the proposed development (SSD 10437, SSD 10438, SSD 10439, SSD 10440 and SSD 10441), as described in your waiver requests, is not likely to have any significant impacts on biodiversity values.

The delegated Environment Agency Head in the Office of Environment and Heritage has also determined that the proposed development is not likely to have any significant impacts on biodiversity values in a letter dated 24 July 2020 and a copy is attached.

Therefore, a waiver under section 7.9(2) of the BC Act is granted for the proposed development at the Waterloo Metro Quarter site and a BDAR is not required to accompany the associated SSD applications.

If there are any amendments to the proposed developments, this BDAR waiver determination will not be valid. You will need to either prepare a BDAR or lodge a new request to have the BDAR requirement waived.

Should you have any further enquiries, please contact Joina Mathew, Key Sites Assessments, at the Department on (02) 8275 1195.

Yours sincerely

Anthony Witherdin
Director
Key Sites Assessments
(as delegate of the Secretary)

Determination under section 7.9(2) of the Biodiversity Conservation Act 2016

I, Anthony Witherdin, Director Key Sites Assessments, of the Department of Planning, Industry and Environment, under section 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development (Waterloo Metro Quarter Over Station Development) is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required for any SSD applications relating to the development of the site.

Proposed development means the development as described in the waiver requests, dated 9 July 2020, prepared by Urbis on behalf of WL Developer for Waterloo Metro Quarter Over Station Development (SSD 10437, SSD 10438, SSD 10439, SSD 10440, SSD 10441).

If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.

If you do not lodge the development applications related to this determination for the proposed development within 2 years of the issue date of this determination, you must either prepare a BDAR or lodge a new request to have the BDAR requirement waived.



Director
Key Sites Assessments
Planning and Assessment
Department of Planning, Industry and Environment
(as delegate of the Secretary)

Date: 28/07/2020



Our ref: DOC20/577958
Senders ref: SSD 10437

Joina Matthew
Planning Officer
Key Sites Assessment
Planning and Assessment Group
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Dear Ms Matthew,

Subject: Request for Biodiversity Development Assessment Report Waiver for Waterloo Metro Quarter Southern Precinct OSD

I refer to the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the above State Significant Development Application for Waterloo Metro Quarter Southern Precinct OSD

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Urbis dated 9 July 2020 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by EES. The decision report should not be provided to the applicant without EES approval.

If you have any questions about this advice, please do not hesitate to contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daylan Cameron'.

24/07/2020

Daylan Cameron
A/Director Greater Sydney
Climate Change and Sustainability
Environment, Energy and Science

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Daylan Cameron, Acting/Director Greater Sydney, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC20/ 577958 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



24/07/2020

Daylan Cameron
A/Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

SSD-10437 seeks development consent for the design, construction and operation of:

- 23-storey residential building (Building 3) comprising student accommodation, to be delivered as a mixture of studio and twin apartments with approximate capacity of 475 students;
- 8-9 storey residential building (Building 4) above the southern station box to accommodate 70 social housing dwellings;
- Ground level retail tenancies, Makerspace, and loading facilities;
- Level 1 and Level 2 gymnasium and student accommodation communal facilities;
- Landscaping and private and communal open space at podium and roof top levels to support the residential accommodation;
- New public open space including the delivery of the Cope Street Plaza, including vehicle access to the site via a shared way from Cope Street, expanded footpaths on Botany and Wellington Streets and public domain upgrades;
- Signage zone locations;
- Utilities and service provision; and
- Stratum subdivision (staged).





Our ref: DOC20/577997
Senders ref: SSD 10438

Joina Matthew
Planning Officer
Key Sites Assessment
Planning and Assessment Group
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Dear Ms Matthew,

Subject: Request for Biodiversity Development Assessment Report Waiver for Waterloo Metro Quarter Basement OSD

I refer to the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the above State Significant Development Application for Waterloo Metro Quarter Basement OSD (SSD 10438).

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Urbis dated 9 July 2020 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by EES. The decision report should not be provided to the applicant without EES approval.

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Yours sincerely

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24/07/2020

Daylan Cameron
A/Director Greater Sydney
Climate Change and Sustainability
Environment, Energy and Science

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Daylan Cameron, Acting/Director Greater Sydney, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC20/577997 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



24/07/2020

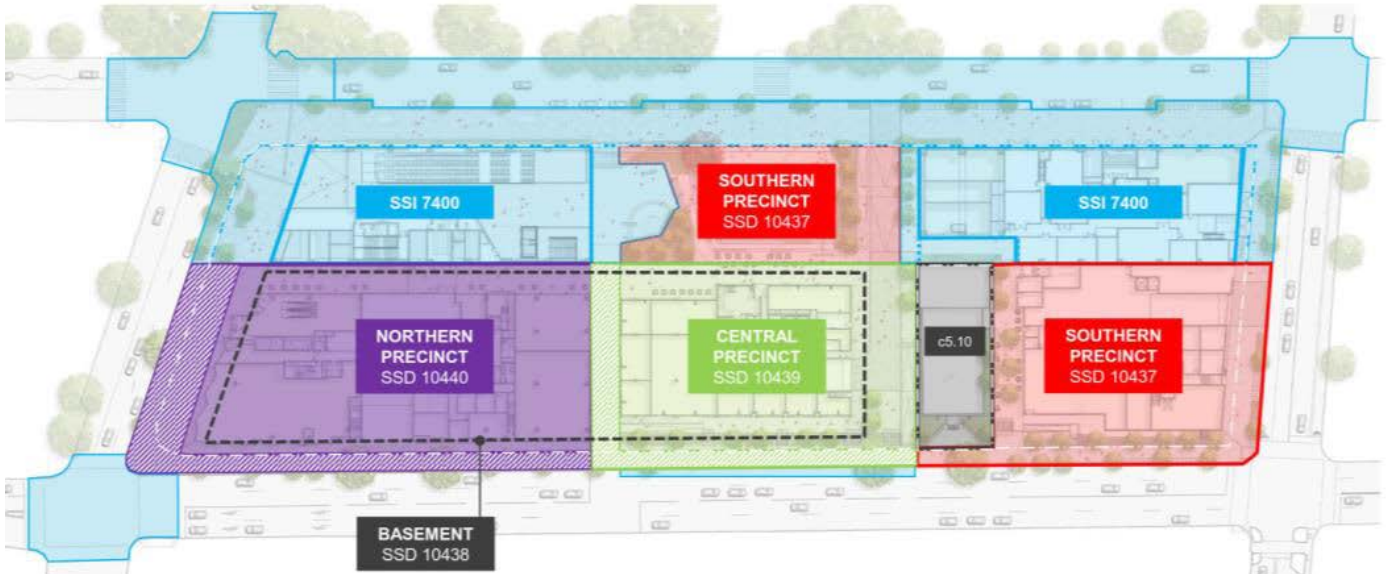
Daylan Cameron
A/Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

SSD-10438 seeks development consent for the design, construction and operation of:

- 2-storey shared basement and associated excavation comprising;
- Carparking for the Commercial Building 1, Residential Building 2, social housing Building 4, Waterloo Congregational Church and Sydney Metro;
- Commercial End of trip and bicycle storage facilities;
- Residential storage facilities; and
- Shared plant and services.





Our ref: DOC20/578016
Senders ref: SSD 10439

Joina Matthew
Planning Officer
Key Sites Assessments
Planning and Assessment Group
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Dear Ms Matthew,

Subject: Request for Biodiversity Development Assessment Report Waiver for Waterloo Metro Quarter Central Precinct OSD (SSD 10439)

I refer to the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the above State Significant Development Application for Waterloo Metro Quarter Central Precinct OSD

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Urbis dated 9 July 2020 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by EES. The decision report should not be provided to the applicant without EES approval.

If you have any questions about this advice, please do not hesitate to contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daylan Cameron'.

24/07/2020

Daylan Cameron
A/Director Greater Sydney
Climate Change and Sustainability
Environment, Energy and Science

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Daylan Cameron, Acting/Director Greater Sydney, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC20/578016 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



24/07/2020

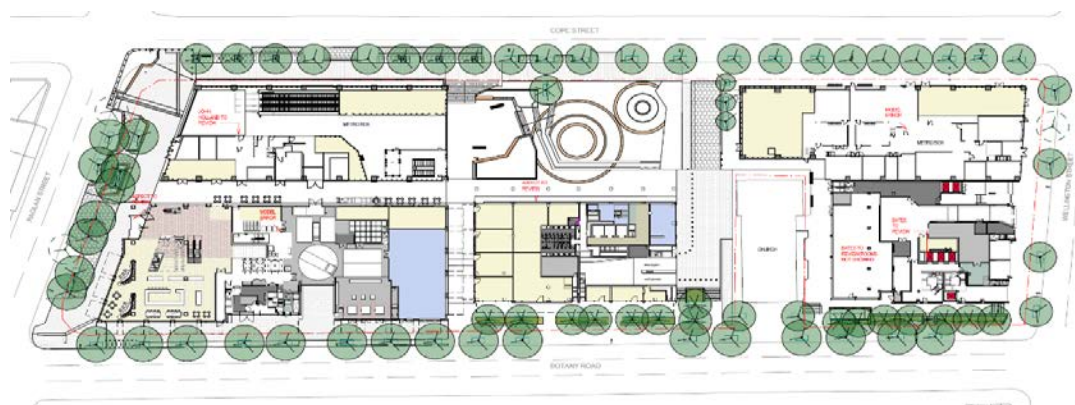
Daylan Cameron
A/Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

SSD-10439 seeks development consent for the design, construction and operation of:

- 23-storey residential building (Building 2) comprising approximately 126 market residential and 27 affordable housing apartments, to be delivered as a mixture of 1 bedroom, 2 bedroom and 3 bedroom apartments;
- Ground level retail tenancies, community hub, precinct wide amenities and basement carpark entry;
- Level 1 and Level 2 community facilities (as defined in the SLEP 2012);
- Landscaping and private and communal open space at roof top levels to support the residential accommodation;
- New public open space including the delivery of the Church Square, including vehicle access to the basement via a shared way from Cope Street, expanded footpaths on Botany Road and public domain upgrades;
- External licenses seating areas;
- Signage zone locations;
- Utilities and service provision; and
- Stratum subdivision (staged).





Our ref: DOC20/578029
Senders ref: SSD 10440

Joina Matthew
Planning Officer
Key Sites Assessment
Planning and Assessment Group
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Dear Ms Matthew,

Subject: Request for Biodiversity Development Assessment Report Waiver for Waterloo Metro Quarter Northern Precinct OSD

I refer to the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the above State Significant Development Application for Waterloo Metro Quarter Northern Precinct OSD.

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Urbis dated 9 July 2020 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by EES. The decision report should not be provided to the applicant without EES approval.

If you have any questions about this advice, please do not hesitate to contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daylan Cameron'.

24/07/2020

Daylan Cameron
A/Director Greater Sydney
Climate Change and Sustainability
Environment, Energy and Science

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Daylan Cameron, Acting/Director Greater Sydney, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC20/578029 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



24/07/2020

Daylan Cameron
A/Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

SSD-10440 seeks development consent for the design, construction and operation of:

- 17-storey commercial building (Building 1), including 15 habitable storeys, comprising approximately 34,500sqm commercial and retail floor space, with an approximate capacity of 4,000 workers;
- Ground level retail tenancies, loading facilities serving the northern and central precinct including Waterloo metro station;
- Landscaping and private open space at podium and roof top levels to support the commercial tenants;
- New public open space including the delivery of the Raglan Street Plaza, Raglan Walk and expanded footpaths on Raglan Street and Botany Road and public domain upgrades;
- External licenses seating areas;
- Signage zone locations;
- Utilities and service provision; and
- Stratum subdivision (staged).





Our ref: DOC20/577983

Senders ref: SSD 10441

Joina Matthew
Planning Officer
Key Sites Assessment
Planning and Assessment Group
NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150

Dear Ms Matthew,

Subject: Request for Biodiversity Development Assessment Report Waiver for Waterloo Metro Quarter Amending DA OSD

I refer to the request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the above State Significant Development Application for Waterloo Metro Quarter Amending DA OSD.

I have reviewed the information provided by the applicant in the BDAR waiver application prepared by Urbis dated 9 July 2020 and determined that the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a BDAR.

The determination is attached for you to provide to the applicant.

Please note that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

Also attached for your information is the decision report prepared by EES. The decision report should not be provided to the applicant without EES approval.

If you have any questions about this advice, please do not hesitate to contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daylan Cameron'.

24/07/2020

Daylan Cameron
A/Director Greater Sydney
Climate Change and Sustainability
Environment, Energy and Science

Determination under clause 7.9(2) of the Biodiversity Conservation Act 2016

I, Daylan Cameron, Acting/Director Greater Sydney, of the Department of Planning, Industry and Environment, under clause 7.9(2) of the *Biodiversity Conservation Act 2016*, determine that the proposed development is not likely to have any significant impact on biodiversity values and therefore a Biodiversity Development Assessment Report is not required.

Proposed development means the development as described in DOC20/577983 and Schedule 1. If the proposed development changes so that it is no longer consistent with this description, a further waiver request is required.



24/07/2020

Daylan Cameron
A/Director
Greater Sydney
Environment, Energy & Science Group

Date

SCHEDULE 1 – Description of the proposed development

When modified by the amending concept SSD DA, the complete Waterloo Metro Quarter OSD will comprise conceptual approval for:

- Approximately 17-storey (15-storey habitable) commercial building (**Building 1**) comprising approximately 34,500sqm commercial and retail floor space, with an approximate capacity of 4,000 workers;
- Three residential buildings comprising: 23-storey residential building (**Building 2**) comprising approximately 126 market residential and 27 affordable housing apartments, to be delivered as a mixture of 1 bedroom, 2 bedroom and 3-bedroom apartments;
- 23-storey residential building (**Building 3**) comprising student accommodation, to be delivered as a mixture of studio and twin apartments with approximate capacity of 475 students;
- 8-9 storey residential building (**Building 4**) above the southern station box to accommodate 70 social housing dwellings;
- Ground and podium level non-residential uses including retail tenancies, community facilities (minimum 2,000sqm), a gym, and communal facilities.
- Landscaping and private and communal open space at podium and roof top levels to support the residential accommodation;
- New public open space including the delivery of the Cope Street Plaza, Raglan Street Plaza, Church Square, and through-site links;
- Vehicle access to the site via a shared way from Cope Street, expanded footpaths on Raglan Street, Botany Road and Wellington Street and public domain upgrades;
- Signage zone locations;
- Utilities and service provision; and
- Stratum subdivision (staged).
- 2-level shared basement and associated excavation comprising;
 - carparking;
 - end of trip and bicycle storage facilities;
 - residential storage facilities
 - shared plant and services;

