



WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

**Heritage Impact Statement
Appendix H - Amending Concept DA**

SSD-10441 Waterloo Metro Quarter OSD

Detailed State Significant Development
Development Application

Prepared for **Waterloo Developer Pty Ltd**

30 September 2020

Reference	Description
Applicable SSD Applications	SSD-10441 Waterloo Metro Quarter OSD
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1. Glossary and abbreviations

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
ADG	Apartment Design Guide
AHD	Australian height datum
AQIA	Air Quality Impact Assessment
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BC Reg	Biodiversity Conservation Regulation 2017
BDAR	Biodiversity Development Assessment Report
CEEC	critically endangered ecological community
CIV	capital investment value
CMP	Construction Management Plan
Concept DA	A concept DA is a staged application often referred to as a 'Stage 1' DA. The subject application constitutes a detailed subsequent stage application to an approved concept DA (SSD 9393) lodged under section 4.22 of the EP&A Act.
Council	City of Sydney Council
CPTED	Crime Prevention Through Environmental Design
CSSI approval	critical State significant infrastructure approval
CTMP	Construction Traffic Management Plan
DA	development application
DPIE	NSW Department of Planning, Industry and Environment
DRP	Design Review Panel
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environment Protection Authority
EPA Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
ESD	ecologically sustainable design

Reference	Description
GANSW	NSW Government Architect's Office
GFA	gross floor area
HIS	Heritage Impact Statement
IAP	Interchange Access Plan
LGA	Local Government Area
NCC	National Construction Code
OSD	over station development
PIR	Preferred Infrastructure Report
POM	Plan of Management
PSI	Preliminary Site Investigation
RMS	Roads and Maritime Services
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No 55—Remediation of Land
SEPP 65	State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2009
SREP Sydney Harbour	State Regional Environmental Plan (Sydney Harbour Catchment) 2005
SSD	State significant development
SSD DA	State significant development application
SLEP	Sydney Local Environmental Plan 2012
Transport for NSW	Transport for New South Wales
TIA	Traffic Impact Assessment
The proposal	The proposed development which is the subject of the detailed SSD DA
The site	The site which is the subject of the detailed SSD DA
VIA	Visual Impact Assessment

Reference	Description
WMQ	Waterloo Metro Quarter
WMP	Waste Management Plan
WSUD	water sensitive urban design

2. Executive summary

This Heritage Impact Statement (HIS) has been prepared to accompany a concept State Significant Development (SSD) development application (DA) which seeks consent to amend the approved concept DA (SSD 9393) Waterloo Metro Quarter site, specifically as it relates to the northern precinct and Building 2 on the site.

The subject amending DA is a new concept SSD DA made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It seeks approval for an amended concept development in order to modify the building envelope and description of development for the northern precinct of the Waterloo Metro Quarter site approved under SSD 9393. No change is proposed to the building envelopes for the remaining site.

This report has been prepared by Urbis Pty Ltd on behalf WL Developer Pty Ltd (the applicant). Following the completion of a competitive tender bid process, Sydney Metro appointed WL Developer Pty Ltd as the preferred development partner to deliver the Waterloo Metro Quarter over station development (OSD).

This HIS has been prepared to address the requirements of the SEARs included in Table 1 and the conditions of the Concept Approval SSD-9393 in Table 2.

The subject Waterloo Metro site does not contain any listed heritage items or heritage conservation areas. However, it is located within the vicinity of a number of locally significant heritage items and heritage conservation areas. Most critically, the Waterloo Congregational Church, a locally significant heritage item, is located on Botany Road and is surrounding on three sides by the subject site. Between September 2017 and September 2019, all built structures across the Waterloo Metro Quarter subject site were progressively demolished under the previous CSSI Approval 7400, approved 9 January 2017. These structures consisted of a variety of light industrial, manufacturing, and commercial use buildings from the twentieth century. The Waterloo Metro Quarter subject site does not meet the threshold for heritage significance under any of the criteria set out by the Heritage Council of New South Wales.

The amended concept building envelope is focused on amendments to the northern portion of the Waterloo Metro Quarter proposal, including redistribution of floor space within the proposed northern building and minor changes to the central building podium facing Cope Street. There are no amendments to the concept envelope with any critical interfaces within the Waterloo Congregational Church heritage item, and as such there are no changes to the assessed impact of the concept envelope on this heritage item.

While the proposed amendments to the concept building envelope are located opposite the heritage items, at the north-western corner of the Waterloo Metro Quarter site (Items 4 and 5 under the Sydney LEP 2012), the amendments will have a negligible impact on the impact to these items when compared with the impact of the approved concept building envelope, which has already been assessed under a previous DA. The redistribution of floor space at this portion of the Waterloo Metro Quarter site will have no material impact on the significance of any of the vicinity heritage items.

The amending concept DA will have no material impact on the heritage impact of the concept envelope on the significance of the Alexandria Park Heritage Conservation Area. In fact, the amended concept envelope actually results in a reduced scale of development when viewed from within the Alexandria Park Heritage Conservation Area as demonstrated by views D, D1 and H in the above amended VIA by Cardno (refer to Section 10.3 of this report). Overall, the proposed amended scheme

will have no additional heritage impact on the significance of the Alexandria Park Heritage Conservation Area when compared with the approved concept envelope under SSD-9393. Overall the proposed amendments to the concept envelope under this amending concept DA are minor from a heritage perspective and will have no material impact on the heritage significance of the vicinity heritage items and conservation areas when compared with the approved concept envelope under SSD-9393. The proposed amendments are recommended for approval from a heritage perspective.

3. Introduction

(OSD) at the Waterloo Metro Quarter site. The concept DA seeks consent for an amended building envelope and description of development for the northern precinct and central building of the Waterloo Quarter site approved under SSD 9393. For clarity, this concept DA (formerly referred to as a 'Stage 1' DA) is made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning, Industry and Environment (DPIE) for assessment.

The concept DA seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- increasing the maximum building height for the southern portion of the building envelope from RL56.2 to RL72.60
- removing the 'tower component' of the northern precinct, reducing the overall height of the tower envelope from RL116.9 to RL90.40, to enable the redistribution of floor space to commercial office floor plates
- amending the description of development to refer to a mid-rise (approximately 17 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.
- The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:
- modifying the eastern extent of the podium envelope.

This proposal will not exceed the permissible building height for the site under the Sydney Local Environmental Plan 2012 (SLEP) or the maximum height approved under SSD 9393. Separate detailed SSD DA (s) will be lodged concurrently for the detailed design, construction and operation of the northern precinct and central building. No changes are proposed to the original concept DA as it relates to the southern precinct.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 9 April 2020 and issued for the detailed SSD DA. Specifically, this report has been prepared to respond to the SEARs requirements summarised below.

Item	Description of requirement	Section reference (this report)
6.	<i>Heritage</i>	
	<p><i>The EIS shall:</i></p> <p><i>include a revised heritage impact statement (HIS) that identifies, considers and addresses any potential impact(s) of the Amending Concept 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.</i></p>	Section 8

Table 1 - SEARs requirements

This report has also been prepared in response to the following conditions of consent issued for the concept SSD DA (SSD 9393) for the OSD as summarised in the table below.

Item	Description of requirement	Section reference (this report)
<i>Heritage Impact Assessment B12.</i>	<i>Future development applications for aboveground works shall include a detailed Heritage Impact Statement and a Heritage Interpretation Strategy for the proposed works prepared in consultation with the City of Sydney Council.</i>	Section 8 A separate heritage interpretation strategy has been prepared by Urbis.

Table 2 - Conditions of Concept Approval

4. The site

The site is located within the City of Sydney Local Government Area (LGA). The site is situated about 3.3 kilometres south of Sydney CBD and eight kilometres northeast of Sydney International Airport within the suburb of Waterloo.

The Waterloo Metro Quarter site comprises land to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street (refer to Figure 1). The heritage-listed Waterloo Congregational Church at 103–105 Botany Road is within this street block but does not form a part of the Waterloo Metro Quarter site boundaries.

The Waterloo Metro Quarter site is a rectangular shaped allotment with an overall site area of approximately 1.287 hectares.

The Waterloo Metro Quarter site comprises the following allotments and legal description at the date of this report. Following consolidation by Sydney Metro (the Principal) the land will be set out in deposited plan DP1257150.

- 1368 Raglan Street (Lot 4 DP 215751)
- 59 Botany Road (Lot 5 DP 215751)
- 65 Botany Road (Lot 1 DP 814205)
- 67 Botany Road (Lot 1 DP 228641)
- 124-128 Cope Street (Lot 2 DP 228641)
- 69-83 Botany Road (Lot 1, DP 1084919)
- 130-134 Cope Street (Lot 12 DP 399757)
- 136-144 Cope Street (Lots A-E DP 108312)
- 85 Botany Road (Lot 1 DP 27454)
- 87 Botany Road (Lot 2 DP 27454)
- 89-91 Botany Road (Lot 1 DP 996765)
- 93-101 Botany Road (Lot 1 DP 433969 and Lot 1 DP 738891)
- 119 Botany Road (Lot 1 DP 205942 and Lot 1 DP 436831)
- 156-160 Cope Street (Lot 31 DP 805384)
- 107-117A Botany Road (Lot 32 DP 805384 and Lot A DP 408116)
- 170-174 Cope Street (Lot 2 DP 205942).

The detailed SSD DA applies to the Central Precinct and Northern Precinct (the site) of the Waterloo Metro Quarter site. The site has an area of approximately 2,460sqm 5,120sqm. The subject site comprises the following allotments and legal description at the date of this report.

Central Precinct DA

- 130–134 Cope Street (Lot 12 DP 399757) (Part)
- 136–144 Cope Street (Lots A-E DP 108312) (Part)
- 85 Botany Road (Lot 1 DP 27454)
- 87 Botany Road (Lot 2 DP 27454)
- 89–91 Botany Road (Lot 1 DP 996765)

- 93–101 Botany Road (Lot 1 DP 433969 and Lot 1 DP 738891) (Part).

Northern Precinct

- 1368 Raglan Street (Lot 4 DP 215751)
- 59 Botany Road (Lot 5 DP 215751)
- 65 Botany Road (Lot 1 DP 814205)
- 67 Botany Road (Lot 1 DP 228641)
- 124–128 Cope Street (Lot 2 DP 228641)
- 69–83 Botany Road (Lot 1, DP 1084919)
- 130–134 Cope Street (Lot 12 DP 399757).

The boundaries of the overall site are identified at Figure 1, and the subject site of the detailed SSD DA is identified at Figures 2 and 3. The site is reasonably flat with a slight fall to the south.

The site previously included three to five storey commercial, light industrial and shop top housing buildings. All previous structures except for an office building at the corner of Botany Road and Wellington Street have been demolished to facilitate construction of the new Sydney Metro Waterloo station. As such the existing site is predominately vacant and being used as a construction site. Construction of the Sydney metro is currently underway on site in accordance with critical State significant infrastructure approval (CSSI 7400).



Figure 1 - Aerial image of the site
Source: Urbis

The area surrounding the site consists of commercial premises to the north, light industrial and mixed-use development to the south, residential development to the east and predominantly commercial and light industry uses to the west.

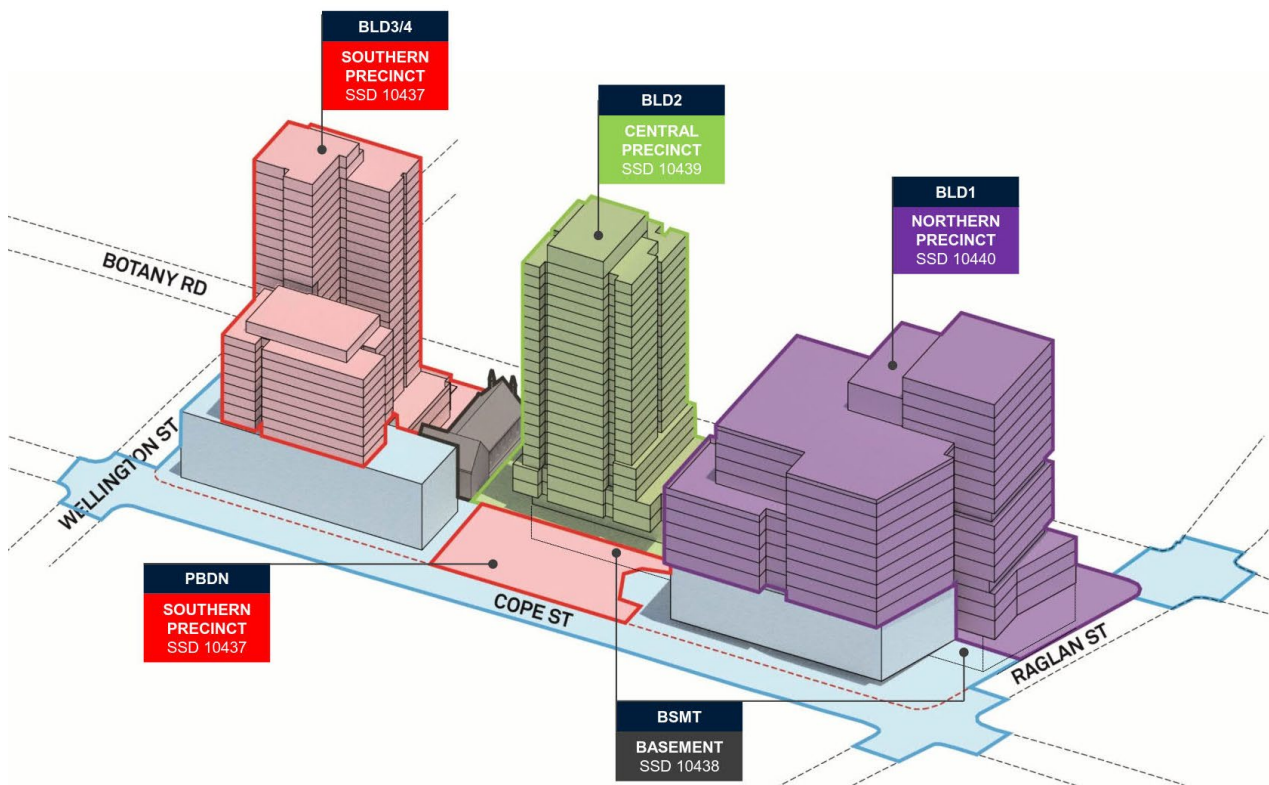


Figure 2 - Waterloo Metro Quarter site, with sub-precincts identified
Source: HASSELL

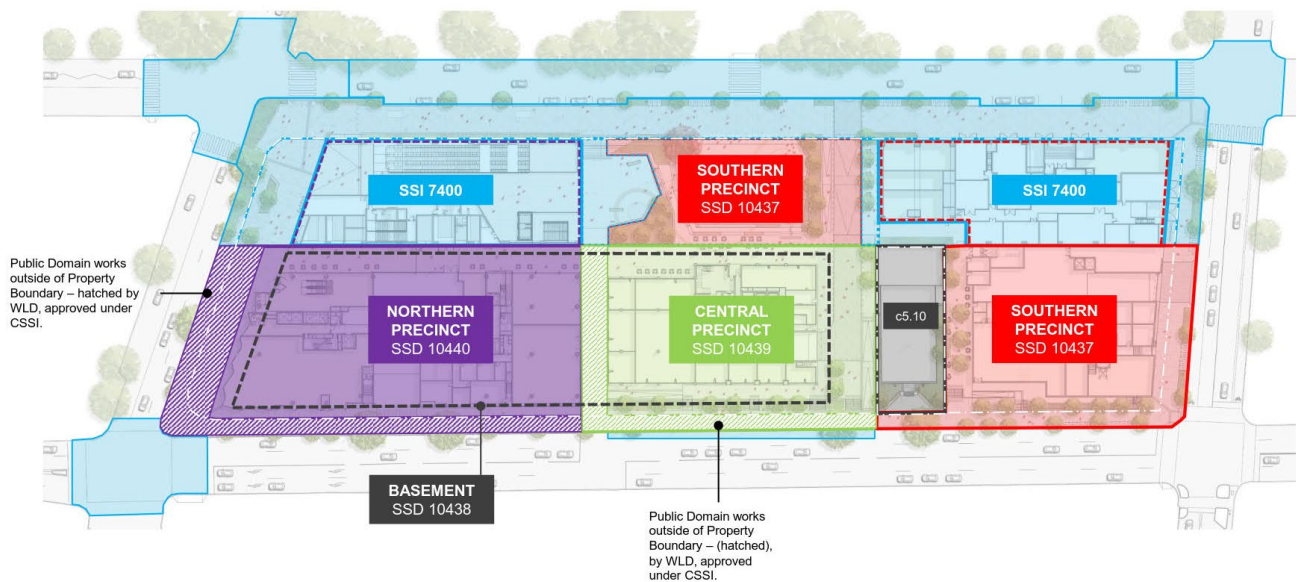


Figure 3 - Waterloo Metro Quarter site, with sub-precincts identified
Source: Waterloo Developer Pty Ltd

5. Background

5.1 About Sydney Metro

Sydney Metro is Australia's biggest public transport project. Services started in May 2019 in the city's North West with a train every four minutes in the peak. A new standalone railway, this 21st century network will revolutionise the way Sydney travels.

There are four core components:

5.1.1 Sydney Metro North West

This project is now complete and passenger services commenced in May 2019 between Rouse Hill and Chatswood, with a metro train every four minutes in the peak. The project was delivered on time and \$1 billion under budget.

5.1.2 Sydney Metro City & Southwest

Sydney Metro City & Southwest project includes a new 30km metro line extending metro rail from the end of Metro Northwest at Chatswood, under Sydney Harbour, through new CBD stations and southwest to Bankstown. It is due to open in 2024 with the ultimate capacity to run a metro train every two minutes each way through the centre of Sydney.

Sydney Metro City & Southwest will deliver new metro stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station. In addition, it will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards.

5.1.3 Sydney Metro West

Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between these two areas, linking new communities to rail services and supporting employment growth and housing supply between the two CBDs.

The locations of seven proposed metro stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays.

The NSW Government is assessing an optional station at Pyrmont and further planning is underway to determine the location of a new metro station in the Sydney CBD.

5.1.4 Sydney Metro Greater West

Metro rail will also service Greater Western Sydney and the new Western Sydney International (Nancy Bird Walton) Airport. The new railway line will become the transport spine for the Western Parkland City's growth for generations to come, connecting communities and travellers with the rest of Sydney's public transport system with a fast, safe and easy metro service.

The Australian and NSW governments are equal partners in the delivery of this new railway.

[illegible]

5.2 Sydney Metro CSSI Approval (SSI 7400)

With regards to CSSI related works, any changes to the 'metro station box' envelope and public domain will be pursued in satisfaction of the CSSI conditions of approval and do not form part of the scope of the concept SSD DA or detailed SSD DA for the OSD.

The delineation between the approved Sydney Metro works, generally described as within the two 'metro station boxes' and surrounding public domain works, and the OSD elements are illustrated in Figure 5.

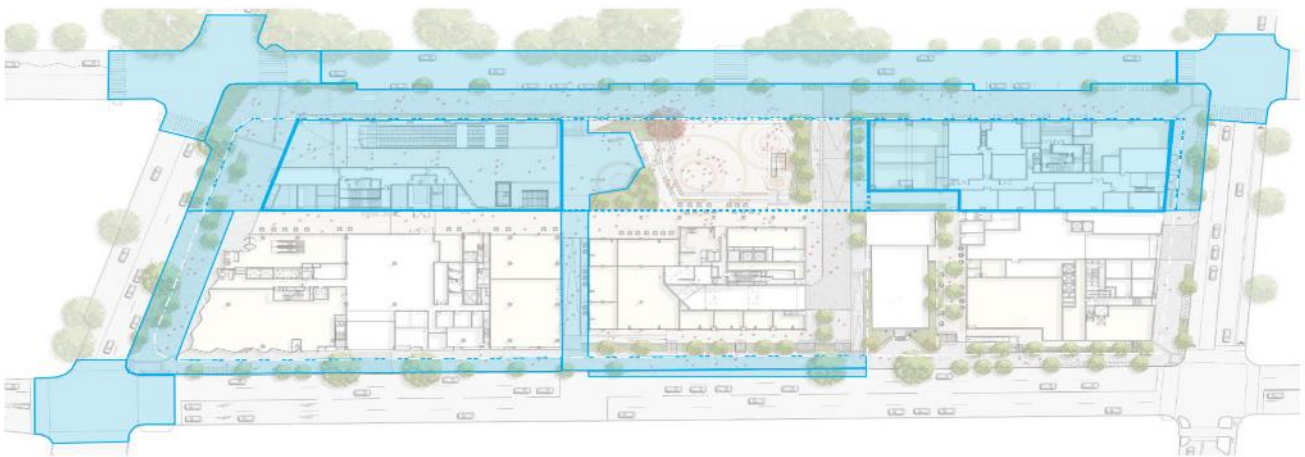


Figure 5 - CSSI Approval scope of works
Source: WL Developer Pty Ltd

5.3 Concept Approval (SSD 9393)

As per the requirements of clause 7.20 of the Sydney Local Environmental Plan 2012 (SLEP), as the OSD exceeds a height of 25 metres above ground level (among other triggers), development consent is first required to be issued in a concept DA (formerly known as Stage 1 DA).

Development consent was granted on 10 December 2019 for the concept SSD DA (SSD 9393) for the Waterloo Metro Quarter 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.

This concept DA has been prepared and submitted to the DPIE and proposes to make modifications to the approved building envelopes at the northern precinct and central building. This amending concept SSD DA does not impact the proposed development within the southern precinct.

A concurrent detailed SSD DA will seek development consent for the OSD located within the southern precinct of the site, consistent with the parameters of the original concept approval. Separate SSD DAs have been prepared and will be submitted for the northern precinct, central building, and basement proposed across the Waterloo Metro Quarter site consistent with the amending concept DA.

6. Proposed development

The amending concept DA seeks consent for an amended building envelope and description of development for the northern precinct of the Waterloo Metro Quarter site approved under SSD 9393. Specifically, the proposal seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- increasing the maximum building height for the southern portion of the Northern Precinct from RL56.2 to RL72.60
- removing the 'tower component' of the Northern Precinct, reducing the overall height of the tower envelope from RL116.9 to RL90.40, to enable the redistribution of floor space to commercial office floor plates
- amending the description of development to refer to a mid-rise (approximately 17 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:

- modifying the eastern extent of the podium envelope.

The modification of the approved concept SSD DA will enable the detailed design of a new commercial building (comprising office and retail premises) to be pursued on the site, significantly increasing the proportion of employment generating floor space on the Waterloo Metro Quarter site. This new commercial building is proposed in replacement of four building envelopes approved under SSD 9393, which comprised one residential tower, and three mid-rise residential buildings.

This proposal will not exceed the permissible building height for the site under the SLEP or the maximum height approved under SSD 9393. As noted above, separate detailed SSD DA(s) will be lodged concurrently for the detailed design, construction and operation of the northern precinct, and central building.

This amending concept DA does not propose to amend the original concept approval as it relates to the southern precinct.

7. Historical Overview

7.1 Early Land Grants and Establishment of Industry (1788-1853)

Prior to European settlement, Waterloo and its surrounds were located within the Botany Lowlands dune system which was characterised by gently undulating dune fields. A number of lagoons and swamps were situated within the low-lying dune flats which drained into Botany Bay in the south and Sydney Cove in the north¹. The dunes were vegetated with a mixture of dense heath and scrub. Melaleuca and sedge swamps, mangroves and saltmarsh lined Shea's Creek, a tributary of the Cooks River which began in the sandy hills of what is today the suburb of Surry Hills. The large Waterloo Swamp was situated to the south-east of the subject area.

The availability of water and proximity to Shea's Creek encouraged industries such as wool-washing, milling, brick making, tanneries and market gardening.² These industries were powered by the abundantly available water which was diverted from a system of reservoirs including the Big Waterloo Dam, Little Waterloo Dam and the Upper Dam.³ In the 1810s Botany Road was constructed by Governor Macquarie for the purpose of connecting the Waterloo mill to the government stores at Sydney.

In 1825, John Thomas Campbell was granted 185 acres which he called Mount Lachlan Estate, and which roughly contained the modern suburb of Waterloo. In 1819 1,400 acres to the south of what is now Boundary Road was granted to William Hutchinson, which encompassed the suburbs of Zetland, Alexandria and Rosebery. This land was comprised of sand hills, shrubs and swampland which was ill-suited to agriculture but well-suited for stock grazing. In 1821 Hutchinson went into partnership with Samuel Terry and Daniel Cooper as the firm Hutchinson, Terry & Co.⁴ In 1820 the firm established a water-powered flour mill, now called the Lachlan and Waterloo Flour Mill, on Crown land at Waterloo.

In 1825 Daniel Cooper and Solomon Levey acquired Hutchinson, Terry & Co. which they renamed Cooper & Levey. With this acquisition they also assumed ownership of the Waterloo and Lachlan Estates, a combined area of 1,585 acres which was became known as the Waterloo Estate. Cooper later bought Levey's share when he died in 1833.⁵

Following the introduction of the English *Public Health Act 1848*, a similar Act was introduced by the New South Wales Parliament which banned 'noxious industries' within the city. These 'noxious industries' subsequently relocated to Waterloo, contributing to the further industrialisation of the area.

¹ City of Sydney, *The Streets of Green Square, The Past Shapes the Future*, p. 2

² Cooper Estate Heritage Conservation Area, SHI Form, available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421468>

³ Karskens, G. and Rogowsky, M., 2004. *Histories of Green Square*, p.32

⁴ NSW State Archives and Records Index to Colonial Secretary's Papers 1788-1825. Reel 6056; 4/1765 pp.169-169c.

⁵ Bergman, G. 1967, Levey, Solomon (1794-1833), *Australian Dictionary of Biography*, available at <http://adb.anu.edu.au/biography/levey-solomon-2353>

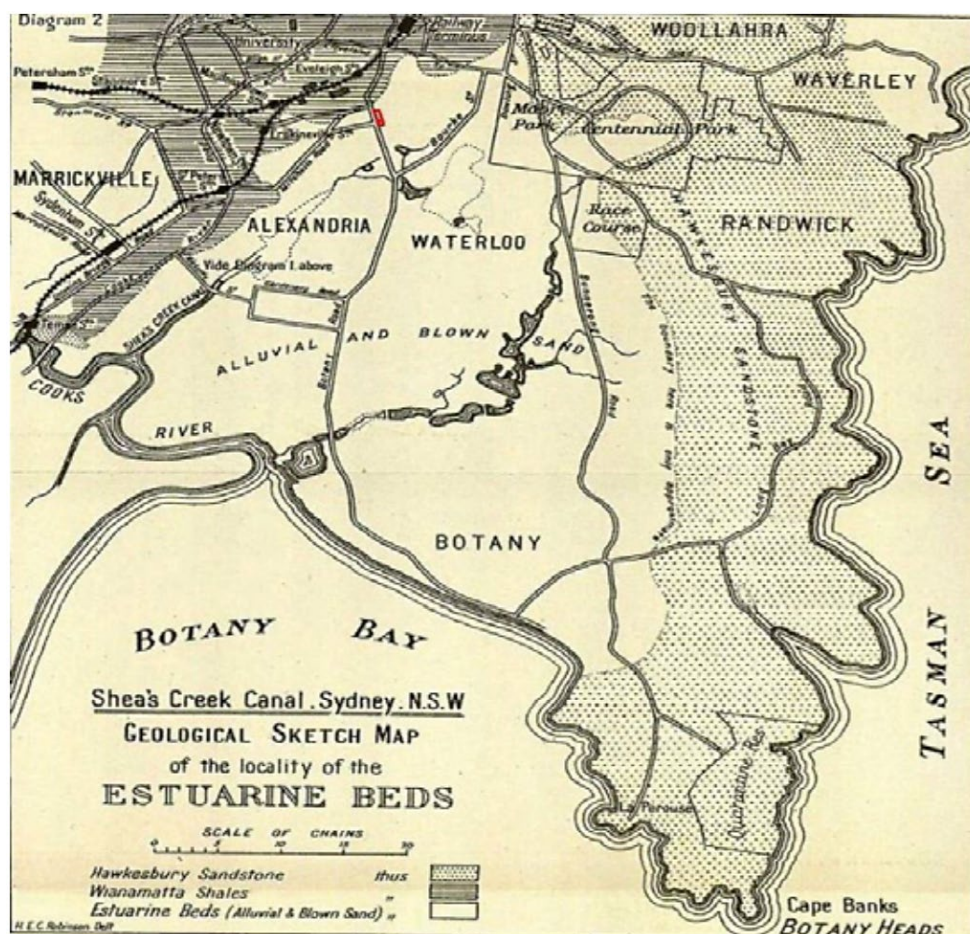


Figure 6 – Geological sketch map of the Estuarine Beds, Shea's Creek Canal, Sydney, 1896. Indicative Waterloo Station site location shown in red

Source: Etheridge, R., David, T.W.E. and Grimshaw, J.W., 1896. On the Occurrence of a Submerged Forest, with Remains of Dugong, at Sheas Creek, Near Sydney



Figure 7 - Detail from William Henry Wells' Sketch showing the focus of industry at the centre of the Waterloo estate and location of Botany Road in relation to it.
Source: State Library of NSW, M2 811.18/1850/1

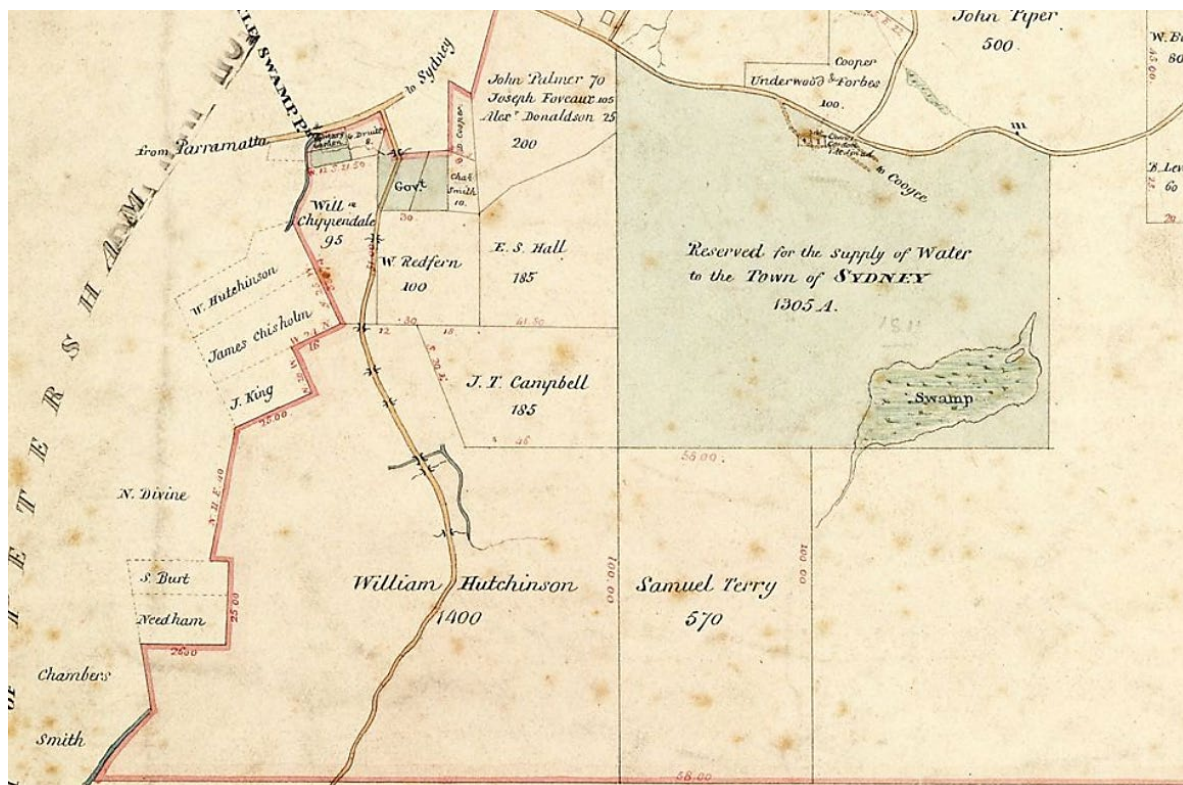


Figure 8 - Undated Parish map of Alexandria, showing the extent of William Hutchinson's grant and location of Botany Road. The approximate location of the subject area is indicated with an arrow.
Source: HLRV, Parish of Alexandria, 14066301.jp2

7.2 The Municipality of Waterloo and Early Subdivisions (1853-1880)

In 1853 Daniel Cooper died and his nephew's second son, William Charles Cooper (1852-1925), inherited the Waterloo Estate. The family managed their lands in leasehold on 99-year terms with lessees, who in turn would sub-lease the land. In the 1890s changes in the taxation system increased the financial burden assumed by landowners and the Waterloo Estate was thus subdivided from 1912 onwards. Leases were granted arbitrarily and on the basis of the requirements of the lessee, whether they be industrial, commercial or residential in nature. This resulted in an irregular subdivision pattern in comparison with those observed in neighbouring suburbs such as Redfern. The 99-year lease terms encouraged buildings of substance, many of which were still standing in the mid-20th century.

The western and northern parts of Cooper's Waterloo Estate developed from the 1850s into an industrial zone with soap works, wool washes, breweries, a rope works, a pottery, and brickyard. The southern and eastern parts of the Waterloo Estate remained largely undeveloped at this time although the low-lying, swampy landscape was well suited to Chinese market gardens, which were particularly concentrated along the former route of Shea's Creek.⁶ The role of market gardens in Waterloo's early economy is reflected in the name of the 'Cauliflower Hotel', which was built in 1862 on land which was formerly comprised of market gardens where cauliflowers were grown⁷ (Figure 8).

The Municipality of Waterloo was proclaimed on 16 May, 1860.⁸ The first Council meeting was held at the residence of Mr William Brown, at the corner of Botany Road and Buckland Street.⁹ By the late 19th century the suburb of Waterloo remained largely confined to the north-western corner of the municipality.

No maps or plans indicate the buildings which were erected within the subject area in association with these early lessees. Land titles information has revealed that the majority of properties were 200 feet (61m) deep with frontages on Botany Road and Botany Street and extended from Raglan Street in the north to Buckland Street in the south.¹⁰ Figure provides a plan of the subject area prepared by AMBS which illustrates the known built history of the subject area during the mid- to late-19th century as determined through land title information.

Although building codes were introduced in the 1870s, many of the housing developments which were undertaken in Waterloo during this period were unregulated and lacked basic facilities. Overpopulation and poor sanitation had become such an issue for the area's burgeoning population by 1876 that Waterloo and adjacent suburbs became the focus of the Sydney Health Board's investigations into slum housing.¹¹

⁶ Ringer, R. 2013, From Sheas Creek to Alexandra Canal, Dictionary of Sydney, available at https://dictionaryofsydney.org/entry/from_sheas_creek_to_alexandra_canal

⁷ Cauliflower Hotel including interior, SHI Form, available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2420462#:~:text=The%20history%20written%20for%20the,Hence%20the%20name.>

⁸ New South Wales Government Gazette, *Municipality of Waterloo*, Fri 22nd Nov 1861

⁹ NSW Government Office of Environment and Heritage, 'Cauliflower Hotel including interior', available at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2420462#:~:text=The%20history%20written%20for%20the,Hence%20the%20name.>

¹⁰ AMBS, 2017, *Sydney Metro, City & Southwest Archaeological Method Statement for Waterloo Station*, p.11

¹¹ Ibid, p.62

In 1878 Redfern (then Eveleigh) railway station was constructed within proximity of the Eveleigh Railway Workshops to the north-west of the subject area. The construction of these facilities led to further population increase within the suburbs of Redfern and Waterloo.



Figure 9 - The Cauliflower Hotel was constructed in 1862 on land which was formerly a market garden
Source: NSW State Heritage Inventory, Database no. 2420462

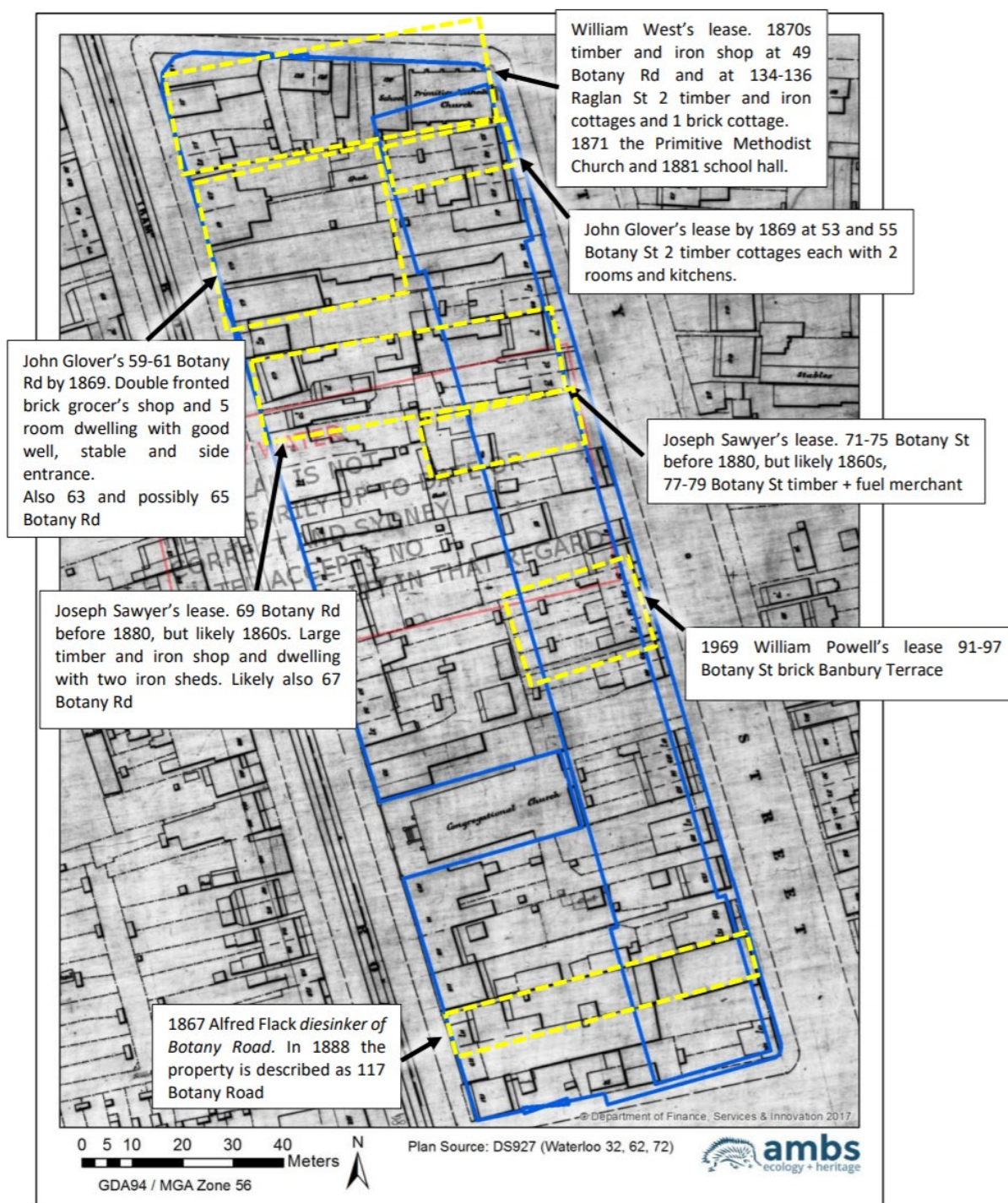


Figure 10 – Detail of 1893 Sydney Water Plan showing the known built history of the subject area as determined through land title information
Source: AMBS, 2017, Sydney Metro, City & Southwest Archaeological Method Statement for Waterloo Station, p.16

7.3 Residential Subdivision (1880-1920)

The 1880s saw small residential subdivisions being established as workers' housing in Waterloo as Sydney's industry expanded from the inner city to occupy the cheaper lands to the south near the swamps in Alexandria and Waterloo.

An 1886-1888 Parish Map (Figure 10) shows a lightly settled area with swampland in the east and industrial development in the west. The subject area contains an Australian Joint Stock Bank and the still extant Congregational Church (Figure 11). Between 1890 and 1917 the population had grown from 8,000 to 11,330. Australia's first Lebanese church, St Michael's Melkite Church, was built in Waterloo during this time.

By the late 19th century Waterloo was characterised by 'large scale industry, rows of terrace housing and areas of workers' cottages.'¹² The subject area had become densely populated with residential and commercial premises. An 1895 plan of the area shows terraces and free-standing cottages across what is now the Metro Quarter site, most with outbuildings and backyard WCs. Fronting Botany Road between Raglan and Buckland Street (now Wellington Street) was the Congregational Church which is still standing (surrounded by but excluded from the Metro Quarter subject site).

A number of hotels were also operating in the suburb, including the Prince of Wales, Old Beehive Hotel, Middleborough, Evening Star and the Cottage of England Hotels all in Raglan Street on the corners of Cooper, George and Pitt Streets respectively. The Australian Hotel stood on the corner of Botany Street (Cope Street) and Buckland Street (Wellington Street), the Duke of Wellington was on the corner of George and Buckland (Wellington) Streets, the Duke of Denmark on the corner of Buckland (Wellington) and Pitt Streets and the Cheerful Home Hotel on the corner of George and John Streets. Of these only the Duke of Wellington Hotel, opened c1883, survives.¹³

With the turn of the twentieth century, Waterloo was firmly established as a working-class suburb, with a population which was largely comprised of unskilled workers and labourers employed in nearby industries.¹⁴ The speculative building that had boomed through the 1880s and 1890s had filled in most of the open space and the area had emerged as a retail centre, particularly along Botany Road. A furniture manufacture industry was established and run by the Chinese community, with two large and impressive showrooms named Rising & Co. and Kissing & Co.

Despite the commercial development of the area, living conditions remained largely unchanged since the late 19th century, consisting of rows of overcrowded 2-storey houses. Many of the small cottages and early terraces were without running water in the kitchens, most had backyard toilets with nightsoil collection still prevalent and disease was a major concern. Rubbish and rats were recognised as particular concerns after the outbreak of the bubonic plague in Sydney in 1900. Redfern and Waterloo recorded 37 cases with 11 deaths during the outbreak, representing the second largest concentration outside of the city wharf area.¹⁵

¹² Karskens & Rogowsky 2004, *Histories of Green Square*, p.57-60

¹³ Sands Sydney and Suburban Directory, 1880-1895.

¹⁴ Fitzgerald, 1987, *Rising Damp Sydney*, p.18, 27

¹⁵ Curson, P. & K. McCracken, *Plague in Sydney: The anatomy of an epidemic*, NSWU Press, Sydney, 1989, pp. 126-127.

Inspections of houses in Waterloo as part of the plague clean-up revealed poorly maintained and structurally unsound dwellings with leaking roofs, poor ventilation, bad drainage, inadequate sanitation, water and sewerage connections.¹⁶ As with many other parts of the city at the time, the authorities labelled these parts of Sydney as slums, a label that once attributed was difficult to remove. NSW Premier Bill McKell would later attribute the depressed character of the area to the 99-year leases which were initiated by Daniel Cooper almost a century earlier.¹⁷ Newly appointed City Commissioners began to openly discuss widespread demolitions and renewal projects for the district.¹⁸

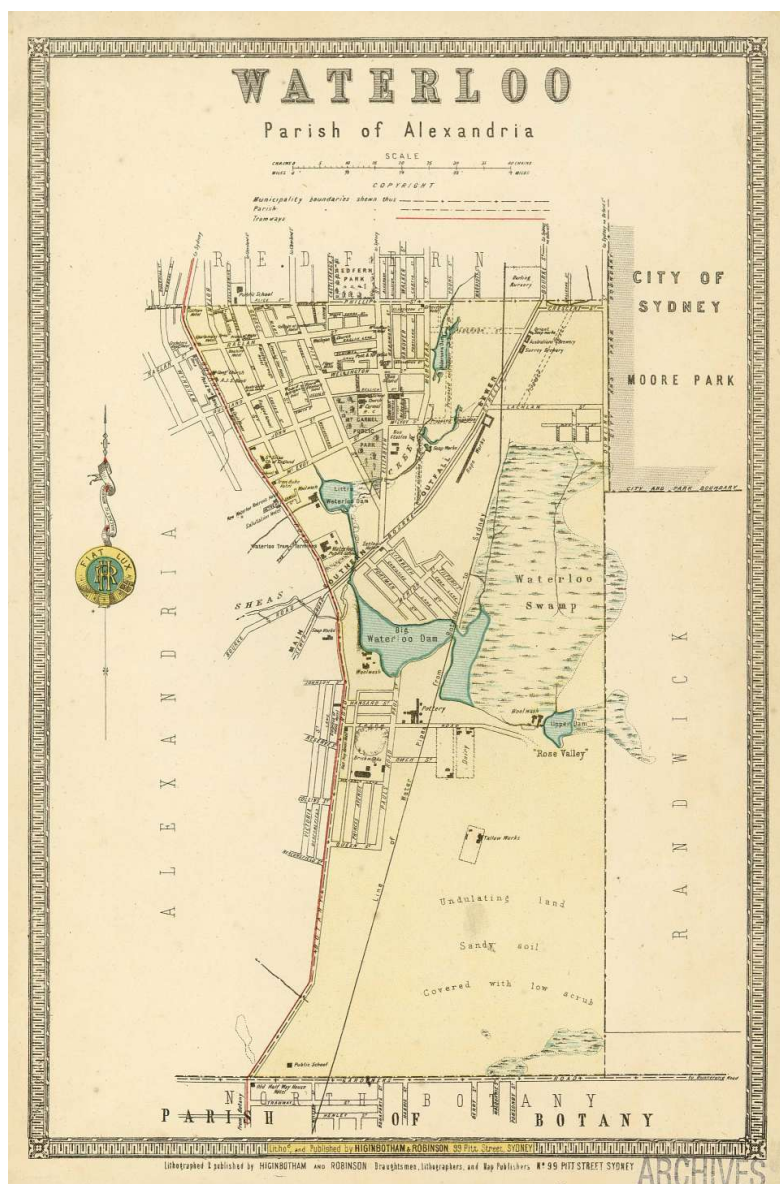


Figure 11 - 1886-1888 Parish Map, Higinbotham & Robinson
Source: City of Sydney Archives, Parish of Alexandria, A-00530197

¹⁶ Ibid, pp. 194.

¹⁷ *Truth*, 19 January 1947, p.33

¹⁸ *The Australian Worker*, 15 February 1928, p.9.

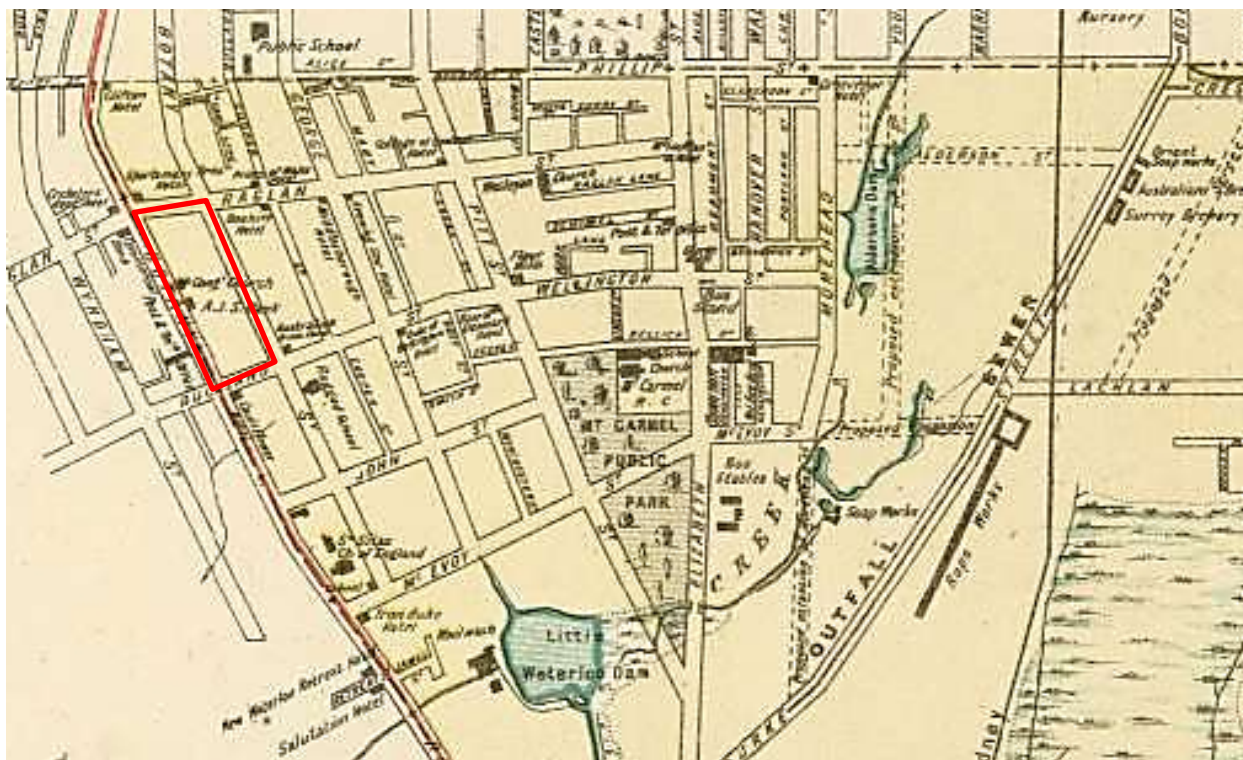


Figure 12 – Detail of 1886-1888 Parish Map, Higinbotham & Robinson
Source: City of Sydney Archives, Parish of Alexandria, A-00530197

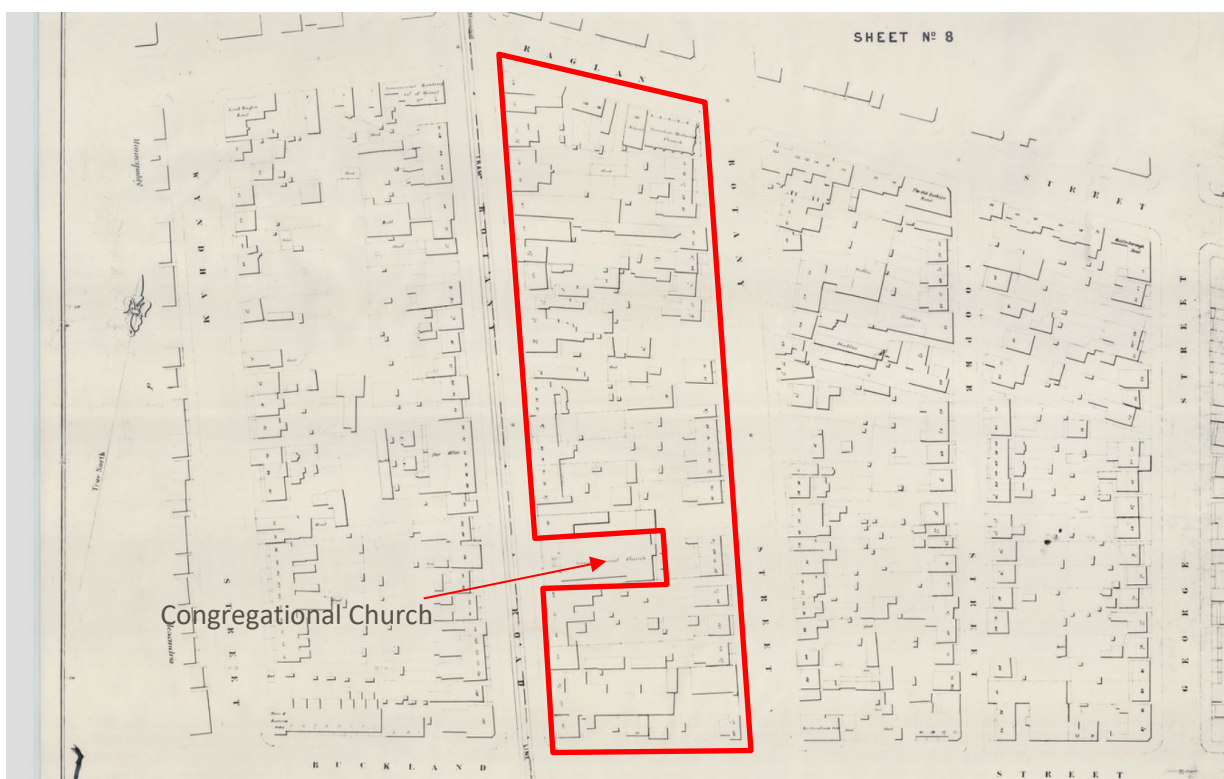


Figure 13 – Metropolitan Detail Series–Waterloo Section 8 (1895) – Metro Quarter outlined in red
with heritage item church identified
Source: State Library New South Wales; File Number FL4377348.

7.4 Recession and The Great Depression (1920-1970)

Waterloo's reputation as a slum was prolonged by a recession in the mid-1920s which was followed by the Great Depression from 1929. Unemployment rates in Waterloo began to rise sharply as the industries in the area struggled. By the early 1930s up to 43% of adult males in the Redfern-Waterloo area were unemployed, compared to a Sydney average of 28%, with three quarters of the potential wage earners actually making either no wage or less than the basic wage.

Evictions of families from rental properties became common place in the late 1920s and grew through the 1930s. Ironically, the measures enforced by the NSW Government to try to prevent widespread evictions, through a series of fair rent bills and tenant protection legislation, discouraged landlords on spending much on properties where they could not evict tenants nor could they raise the rents. A slow decline in the quality and upkeep of many rental premises was the result and this continued through to the 1950 reinforcing the idea of the area as a slum.

In large part due to its economically depressed status, Waterloo's built character had remained largely unchanged since the mid- to late-19th century (Figure 13). From the mid-1940s this began to change.

In 1948 Waterloo became part of the Sydney City Council and shortly thereafter the subject area was rezoned light industrial. By the mid-20th century, the subject area had been developed predominantly with industrial warehouses and sheds, replacing the earlier terrace housing. The area to the east of Botany Road was cleared and public housing constructed.



Figure 14 - Row of terraces within the Redfern slum, 22 March 1957

Source: SMH, 18 March 2019, *From the Archives: The "Beneficent ladies" of Meals on Wheels*, available at <https://www.smh.com.au/national/nsw/from-the-archives-the-beneficent-ladies-of-meals-on-wheels-20190314-p5144n.html>

7.5 Green Bans to Present (1970 – Present)

In the 1970s the Green Bans movement played a significant role in maintaining the historical character of Waterloo. The green bans centred on three primary objectives; defending open spaces, protecting existing housing stock and preventing the replacement of old buildings with office-blocks and shopping precincts.¹⁹

The green bans supported resident action groups resisting high-rise residential developments in a number of suburbs, including Waterloo (Figure 14). This was referred to at the time as the 'high-rise-low-rise battle'.²⁰ In 1974 the Builders Labourers Federation placed a green ban against the demolition of low-income housing in Alexandria to make way for apartments.

Since the early 2000s the suburb of Waterloo has undergone gentrification with a growing technology-focused business district. In 2015 it was announced that public housing towers in Waterloo would be demolished as part of a major 20-year urban renewal project, which would include 10,000 new dwellings and an underground railway station.²¹

In 2017 and 2018, as part of the NSW Government's Sydney Metro City & Southwest project, all of the buildings on the Metro Quarter site were demolished (excluding one building which was retained to support construction). The heritage-listed Congregational Church building at 103-105 Botany Road is surrounded by and directly adjacent to the subject area, but is excluded.

¹⁹ Burgmann, M. & Burgman, V, 1998, *Green Bans, Red Union. Environmental activism and the New South Wales Builders Labourers' Federation*, University of New South Wales Press, Sydney, pp. 167–299

²⁰ Sydney Morning Herald, 23 August 1973, *Three Views on Development*, p.7

²¹ SMH, 16 December 2015, *Waterloo chosen over Sydney University as site for new metro train station*

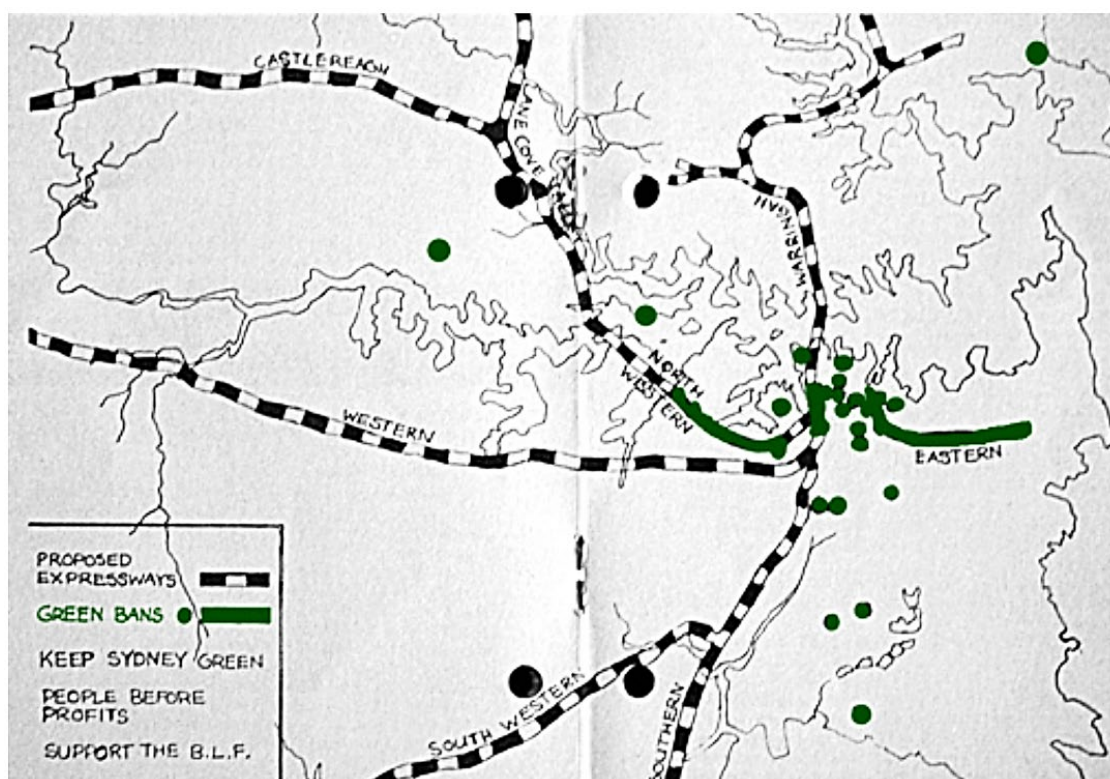


Figure 15 – Map indicating locations of Green Bans within the Sydney metropolitan area
Source: Summers, A. & Bacon, W. 1973, *The Little Green Book: The facts on green bans*, Tomato Press



Figure 16 – Extract of 1943 aerial with the Metro Quarter shown outlined in red
Source: SIX Maps 2018



Figure 17 – Extract from the 1938-50 Civic Survey, showing the Metro Quarter shown outlined in red
Source: City of Sydney Historical Atlas of Sydney, City of Sydney – Civic Survey, 1938-1950, Map 24 Zetland

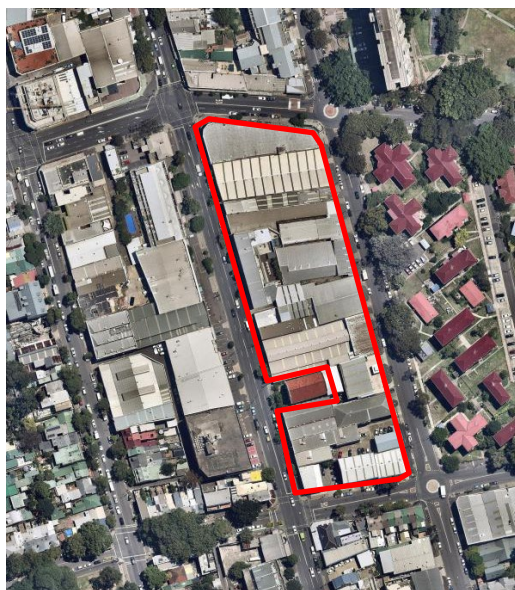


Figure 18 – Extract of Nearmap aerial dated 17 January 2017, showing the Metro Quarter outlined in red
Source: Nearmap 2020



Figure 19 – Extract of Nearmap aerial dated 1 June 2020, showing the Metro Quarter outlined in red
Source: Nearmap 2020

7.6 History of the Waterloo Congregational Church

The foundation stone of the Congregational Church on Botany Road was laid in 1883. The church was designed by Mr Herbert S. Thompson, of Eldon Chambers Pitt Street, and the

builder was Mr. F Tucker, of Petersham.²² The church was described in an article of the time as follow:

*built of bricks, cemented, with slated roof...finished inside with coved, boarded, and decorated ceiling, broken into panels by means of principals and mouldings. The sittings to accommodate 470 adults, will be of polished kauri and the rostrum of polished cedar. The choir gallery is to be enclosed along the front with ornamental cast-iron railing, with moulded entablature under. Two vestries are included in the design, and every attention is to be paid to ventilation. The frontage to Botany-road is to be enclosed with dwarf stone wall and piers, with iron railing, gates, and lamp standards.*²³

The new church was required due to a growing demand on the church. The church originally commenced in Waterloo in the form of a mission station in 1858, under the supervision of Mr. Slatcher. Due to a 'rapidly growing congregation', the church was removed to a new building erected on Botany-street (now Cope Street), which cost £300 to build and opened on Sunday 28 January 1865. This humble building was later renovated and expanded at a cost of £400.²⁴

When the need for a new church arose, the congregation could not procure a new site within the adjoining estates at a nominal rent, such as was granted to other denominations. The c.1883 church was built at the same location as the former 1865 church.²⁵

The new Congregational Church (as exists today) opened in July 1884.²⁶ Upon opening, the building was further described as follows:

*"The church is approached by a broad flight of steps, whilst the frontage to Botany-road, yet in a partially unfinished state, will be enclosed with a dwarf stone wall and piers, with iron railing, gates and lamp standards. The cost of the church, ground inclusive, is said to be about £2,900. Every attention has been paid to ventilation, and building had five double and two single windows on each side, and a large window of stained glass, presented by the architect, in the front. It is also provided with three sunlights."*²⁷

A City of Sydney image file provides a photograph of the building in the twentieth century (date unknown), included hereunder, and contains a note which states that "*the fence was removed by Council who provided the present landscaping in the 1950s as the cost of refurbishing the iron fence was too costly*".²⁸

²² 1883 'NEW CONGREGATIONAL CHURCH, BOTANY-ROAD, WATERLOO.', The Sydney Morning Herald (NSW : 1842 - 1954), 26 November, p. 7. , viewed 21 May 2018, <http://nla.gov.au/nla.news-article28371685>

²³ Ibid

²⁴ 1883 'NEW CONGREGATIONAL CHURCH, BOTANY-ROAD, WATERLOO.', The Sydney Morning Herald (NSW : 1842 - 1954), 26 November, p. 7. , viewed 21 May 2018, <http://nla.gov.au/nla.news-article28371685>

²⁵ Ibid

²⁶ 1884 'Advertising', The Sydney Morning Herald (NSW: 1842 - 1954), 16 July, p. 16., viewed 21 May 2018, <http://nla.gov.au/nla.news-article13572413>

²⁷ Ibid

²⁸ City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage Study, 1989-1990, NSCA CRS 1133/1/8, File 046\046347

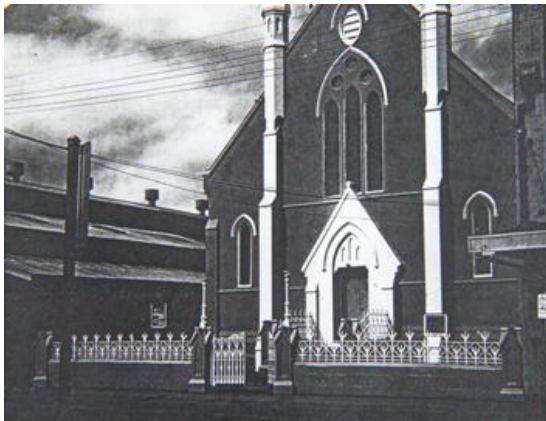


Figure 20 – Photograph of the church in the 20th century

Source: City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage Study, 1989-1990, NSCA CRS 1133/1/8, File 046\046347



**Figure 21 – South Sydney Congregational Church
Source: City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage Study, 1989-1990, NSCA CRS 1133/1/7, File 046\046346**



Figure 22 – Photograph of the church in the 20th century

Source: City of Sydney Archives, NSCA CRS 1133, Redfern Waterloo Heritage Study, 1989-1990, NSCA CRS 1133/1/8, File 046\046347

7.7 Heritage Significance

The subject Waterloo Metro site does not contain any listed heritage items or heritage conservation areas. However, it is located within the vicinity of a number of locally significant heritage items and heritage conservation areas. Most critically, the Waterloo Congregational Church, a locally significant heritage item, is located on Botany Road and is surrounding on three sides by the subject site. The following heritage map shows the location of the subject site and the vicinity heritage items and heritage conservation areas.

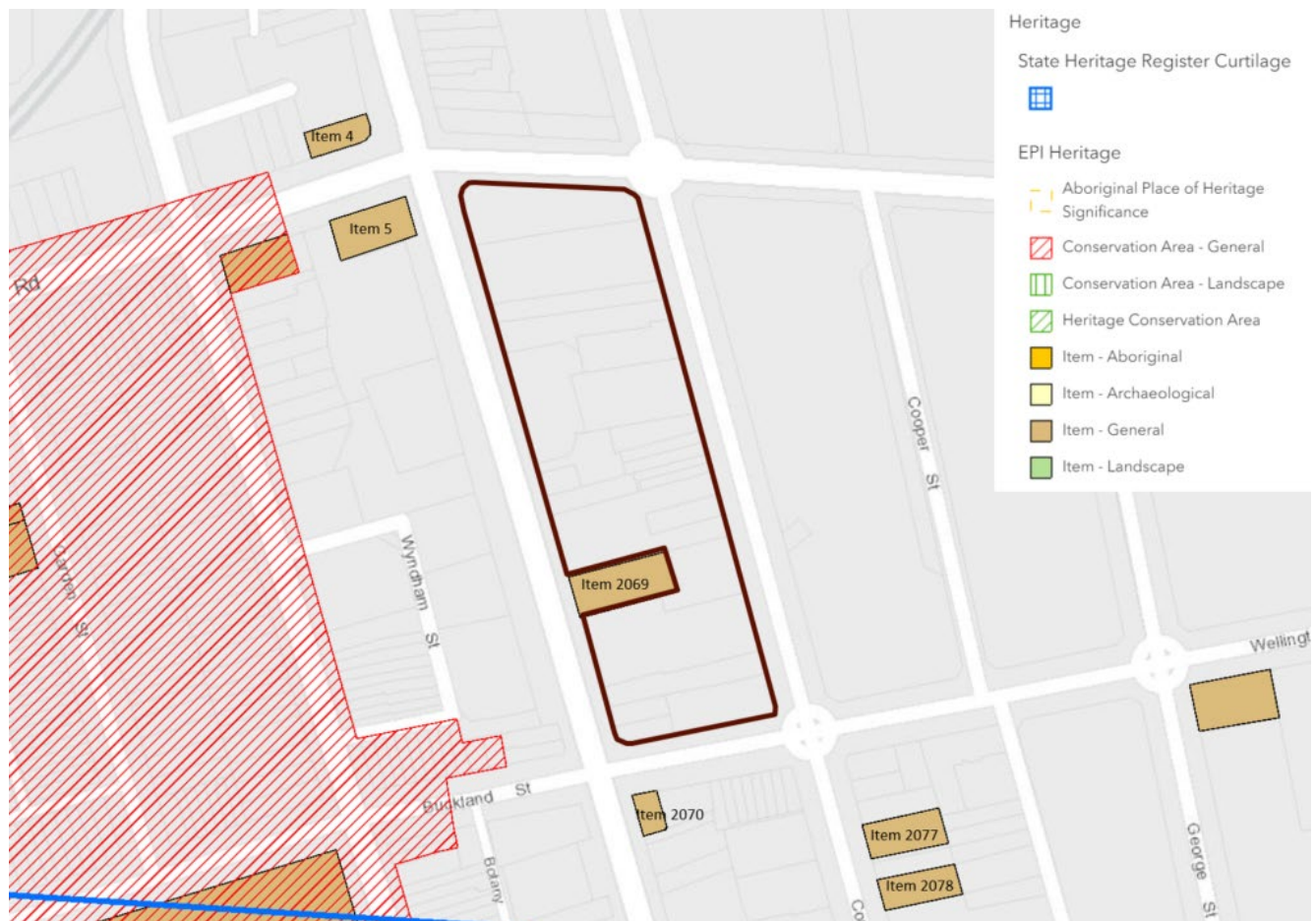





Figure 23 - Extract of the NSW Planning Portal Heritage Map showing the subject site outlined
Source: NSW Planning Portal 2020

Outlined overleaf are the listed heritage items located adjacent to and in the immediate vicinity of the Metro Quarter.

Item Description	Local / State Significance	Photo (Google Street View)
"Congregational Church including interior", 103-105 Botany Road, Waterloo (Item 2069)	Local	
"Cauliflower Hotel including interior" – 123 Botany Road, Waterloo (Item 2070)	Local	
"Former CBC Bank including interior" – 60 Botany Road, Alexandria (Item 5)	Local	


Item Description	Local / State Significance	Photo (Google Street View)
"Cricketers Arms Hotel including interior" – 56-58 Botany Road, Alexandria (Item 4)	Local	
"Terrace Houses", 229-231 Cope Street, Waterloo (Item 2078)	Local	
"Former Waterloo Pre-School (225 Cope Street) including interior"—225-227 Cope Street, Waterloo (Item 2077)	Local	

Table 3 - Heritage Items in the vicinity of the subject site

7.8 Significance Assessment – Subject Site

Between September 2017 and September 2019, all built structures across the Waterloo Metro Quarter subject site were progressively demolished under the previous CSSI Approval 7400, approved 9 January 2017. These structures consisted of a variety of light industrial, manufacturing and commercial use buildings from the twentieth century. The Waterloo Metro Quarter subject site does not meet the threshold for heritage significance under any of the criteria set out by the Heritage Council of New South Wales.

7.9 Statements of Significance – Vicinity Heritage Items and Conservation Areas

7.9.1 Waterloo Congregational Church

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

*The Gothic church of rendered brick construction was constructed in 1883 to replace the congregation chapel built in 1865. The symmetrical design of the façade demonstrate high quality architectural traits of the building. It is one of the earliest worship venues in Waterloo.*²⁹

7.9.2 Cauliflower Hotel

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

*The Cauliflower Hotel is a good example of a mid- Victorian hotel in the Georgian style and was built in c1862 by George Rolfe who was a leaseholder and a market gardener. The hotel was under the ownership and operation by the Rolfe family until 1920s, and later by Tooheys and Tooth & Co. The name "Cauliflower Hotel" is associated with former market gardens on the site which were said to be used for cauliflower growing. The hotel has been continually licensed since its establishment. This Georgian style building and the unique cauliflower sign is the landmark on Botany Road.*³⁰

7.9.3 Former CBC Bank

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

*It represents a good example of the Victorian Italianate style by prominent government architect Mansfield. It is a landmark building on a prominent corner site.*³¹

7.9.4 Cricketers Arms Hotel

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

*It represents a good example of its architectural style on a prominent corner site. It makes strong contribution to the streetscape of Botany Rd and Henderson St.*³²

7.9.5 Terraces on Cope Street

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

²⁹ NSW State Heritage Inventory, Congregational Church including interior, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420461>

³⁰ NSW State Heritage Inventory, Cauliflower Hotel including interior, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420462>

³¹ NSW State Heritage Inventory, Former CBC Bank including interior, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420460>

³² NSW State Heritage Inventory, Cricketers Arms Hotel including interior, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420459>

An intact terrace pair representing Victorian land subdivision and residential development c1880. A good example of terrace housing in Waterloo area. The pair may also have associations with the former Waterloo School at 225 Cope St which dates from c1850.³³

7.9.6 Former Waterloo Pre-School

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

The Waterloo Congregational Chapel - Waterloo Ragged School - Sydney City Mission Waterloo Kindergarten building has clear historic, social and aesthetic significance. The building is of historical and social significance as it provided moral support and education for the underprivileged local residents, particularly the children of the poor, during a period when Waterloo was one of the most disadvantaged areas of Sydney. The original architectural simplicity and lack of architectural detail or pretension of the building are a clear reflection of the original use of the building and the social conditions in which it was built and operated. The building is historically significant as a relatively early religious building in the Waterloo area, as a Congregational Chapel built in 1870, and as an early religious school for the area (operating as a Congregational School by 1880); important for historical association with the Congregational Church, the Sydney Ragged School movement and the Sydney City Mission; socially significant as an early religious establishment and school for the area, and due to its operation as a "Sydney Ragged School" from 1887 to provide education for the children of the poor, and then subsequently (from 1928 till 1997) as a kindergarten run by the Sydney City Mission. The building has aesthetic significance as a simple gabled brick Victorian building, simple in its detail indicating its non-conformist religious and utilitarian function.³⁴

7.9.7 Alexandria Park Heritage Conservation Area

The following existing statement of significances has been sourced from the NSW State Heritage Inventory record for the item:

The Alexandria Park Conservation Area is significant for its ability to demonstrate the growth of the municipality of Alexandria in the second half of the nineteenth century and the first half of the twentieth century. The area developed in association with the industrial growth of Waterloo and the establishment of the Eveleigh Railway and Goods Yards, providing housing for workers. The housing stock reflects successive subdivisions of the Coopers freeholds and Park View Estate. The industrial development illustrates a later overlay reflecting the growing importance of the area as an industrial centre in the early twentieth century. Alexandria Park provides a focus for the community.³⁵

³³ NSW State Heritage Inventory, Terrace Houses, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420597>

³⁴ NSW State Heritage Inventory, Alexandria Park Heritage Conservation Area, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420596>

³⁵ NSW State Heritage Inventory, Alexandria Park Heritage Conservation Area, accessed online at <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2421456>

8. Heritage Impact Assessment

8.1 Impact Assessment – Waterloo Congregational Church Heritage Item

The amended concept DA and the associated amended concept building envelope will have no change on the impact of the proposal on the Waterloo Congregational Church heritage item. The amended concept building envelope is focused on amendments to the northern portion of the Waterloo Metro Quarter proposal, including redistribution of floor space within the proposed northern building and minor changes to the central building podium facing Cope Street. There are no amendments to the concept envelope with any critical interfaces within the Waterloo Congregational Church heritage item. Therefore, the proposed amended concept building envelope will have no additional heritage impact on this item, its setting or its interface with the new buildings.

8.2 Impact Assessment – Broader Vicinity Heritage Items

The north-west corner of the Waterloo Metro Quarter, where the proposed amendments to the concept building envelope are proposed, is located opposite two listed heritage items of local significance, being;

- Item 4 under the Sydney LEP 2012, “Cricketers Arms Hotel including interior”, at 56-58 Botany Road, Alexandria; and,
- Item 5 under the Sydney LEP 2012, “Former CBC Bank, including interior”, at 60 Botany Road, Alexandria.

Both of these significant properties would be unaffected physically by the concept proposal and the proposed amendments to the concept building envelope under this DA. Both of these heritage items are located outside of the boundary of the Metro Quarter OSD. While the proposed amendments to the concept building envelope are located opposite these heritage items, the changes will have a negligible impact on the impact to these items when compared with the impact of the approved concept building envelope, which has already been assessed under a previous DA.

Overall, the scale and form of potential future development provided for by the concept proposal is not considered to have detrimental impacts on the proximate heritage items at the north-west corner of the Metro Quarter. There are no impacts on any of the broader vicinity heritage items located to the south of the Waterloo Metro Quarter site as a result of this amended concept DA.

8.3 Impact Assessment – Alexandria Park Heritage Conservation Area

Cardno have prepared an updated Visual Impact Assessment (VIA) for the amending concept DA. This updated VIA identifies the visual changes in the concept DA building form from sensitive view points, including from within the Alexandria Park Heritage Conservation Area.

The amending concept DA and the amended reference scheme envelope will have no material impact on the heritage impact of the proposal. In fact, the amended concept envelope actually results in a reduced scale of development when viewed from within the Alexandria Park Heritage Conservation Area as demonstrated by views D, D1 and H in the above amended VIA by Cardno.

Overall, the proposed amended scheme will have no additional heritage impact on the significance of the Alexandria Park Heritage Conservation Area when compared with the approved concept envelope under SSD-9393.

These amended views are shown hereunder for reference along with the overall view location plan highlighting the pertinent views from a heritage perspective.



Figure 24 - Cardno VIA view location map, identifying views D, D1 & H from Alexandria Park within the HCA
Source: Cardno



Figure 25 - Viewpoint D – photomontage - approved concept
Source: Cardno



Figure 26 - Viewpoint D – photomontage - amended concept
Source: Cardno



Figure 27 - Viewpoint D1 – photomontage - approved concept
Source: Cardno



Figure 28 - Viewpoint D1 – photomontage - amended concept
Source: Cardno



Figure 29 - Viewpoint H – photomontage - approved concept
Source: Cardno



Figure 30 - Viewpoint H – photomontage - amended concept
Source: Cardno

8.4 Waterloo Metro Quarter Design and Amenity Guidelines

To reflect condition requirements of the Concept SSD-9393, Sydney Metro has revised the Waterloo Metro Quarter Design and Amenity Guideline (March 2020) which have guided the detailed design of the proposed residential tower and OSD project.

An assessment of how the proposed development is consistent with the heritage related guidelines in the Waterloo Metro Quarter Design and Amenity Guideline is set out in the following table.

Design Criteria – Heritage Related	Discussion
3J Podium and Street Wall	
1. The design of the podium respects the heritage significance of the church: The height of the podium on either side of the church aligns with the height of the church pinnacles The podium setback from Botany Road aligns on either side with the front face of the church Setbacks are provided from the sides of the church to reveal it as a freestanding building	Not applicable. This DA seeks amendments to the concept building envelope and does not provide detailed design for any future built works. This will be included in separate DAs for each building which are to be lodged concurrently with this DA.
3U Culture	
4. Design processes should respect the tangible heritage items within and surrounding the Metro Quarter and heritage interpretation processes should make accessible intangible heritage values and histories of the area	The amended concept building envelope focuses on changes to the building envelope to the northern precinct and central building, and does not include any amendments to envelope form with a critical interface to the Waterloo Congregational Church heritage item, or any other listed heritage item. From a heritage perspective, the proposed concept building envelope amendments are minor and have no material impact on any of the vicinity heritage items and conservation areas.

Table 4 - Assessment against the Waterloo Metro Quarter Design and Amenity Guideline (2020)

9. Conclusion

Between September 2017 and September 2019, all built structures across the Waterloo Metro Quarter subject site were progressively demolished under the previous CSSI Approval 7400, approved 9 January 2017. These structures consisted of a variety of light industrial, manufacturing and commercial use buildings from the twentieth century. The Waterloo Metro Quarter subject site does not meet the threshold for heritage significance under any of the criteria set out by the Heritage Council of New South Wales.

The amended concept building envelope is focused on amendments to the northern portion of the Waterloo Metro Quarter proposal, including redistribution of floor space within the proposed northern building and minor changes to the central building podium facing Cope Street. There are no amendments to the concept envelope with any critical interfaces within the Waterloo Congregational Church heritage item, and as such there are no changes to the assessed impact of the concept envelope on this heritage item.

While the proposed amendments to the concept building envelope are located opposite the heritage items, at the north-western corner of the Waterloo Metro Quarter site (Items 4 and 5 under the Sydney LEP 2012), the amendments will have a negligible impact on the impact to these items when compared with the impact of the approved concept building envelope, which has already been assessed under a previous DA. The redistribution of floor space at this portion of the Waterloo Metro Quarter site will have no material impact on the significance of any of the vicinity heritage items. The amending concept DA will have no material impact on the heritage impact of the concept envelope on the significance of the Alexandria Park Heritage Conservation Area. In fact, the amended concept envelope actually results in a reduced scale of development when viewed from within the Alexandria Park Heritage Conservation Area as demonstrated by views D, D1 and H in the above amended VIA by Cardno (refer to Section 10.3 of this report). Overall the proposed amended scheme will have no additional heritage impact on the significance of the Alexandria Park Heritage Conservation Area when compared with the approved concept envelope under SSD-9393.

Overall the proposed amendments to the concept envelope under this amending concept DA are minor from a heritage perspective and will have no material impact on the heritage significance of the vicinity heritage items and conservation areas when compared with the approved concept envelope under SSD-9393. The proposed amendments are recommended for approval from a heritage perspective.