



WATERLOO METRO QUARTER OVERSTATION DEVELOPMENT

**Environmental Impact Statement
Appendix R - Building Code of Australia Statement**

SSD-10441 Concept DA Modification

State Significant Development,
Development Application

Prepared for **WL Developer Pty Ltd**
September 2020

Reference	Description
Applicable SSD Applications	SSD-10441 Amending Concept DA
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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

Reference	Description
ESD	ecologically sustainable design
GANSW	NSW Government Architect's Office
GFA	gross floor area
HIA	Heritage Impact Assessment
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

Reference	Description
The site	The site which is the subject of the detailed SSD DA
VIA	Visual Impact Assessment
WMQ	Waterloo Metro Quarter
WMP	Waste Management Plan
WSUD	water sensitive urban design

2. Executive summary

This report has been prepared by McKenzie Group to accompany a concept State significant development (SSD) development application (DA) for the Waterloo Metro Quarter over station development (OSD). This concept SSD DA is submitted as an 'amending DA', that modifies the previously approved concept SSD DA issued for the site (SSD 9393). The modifications contained within the amending DA relate to the northern precinct and central building only. No change is proposed to the original concept SSD DA as it relates to the southern precinct of the Waterloo Metro Quarter site.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the amending concept SSD DA (SSD 10441).

3. Introduction

This report has been prepared to accompany a concept SSD DA for the over station development (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.

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.

4. The site

The site is located within the City of Sydney Local Government Area (LGA). The site is situated approximately 3.3 kilometres south of Sydney CBD and approximately 8 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 located 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 (the site) is a rectangular shaped allotment and 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 boundaries of the site the subject of the amending concept DA is identified at Figure 5.1. 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).

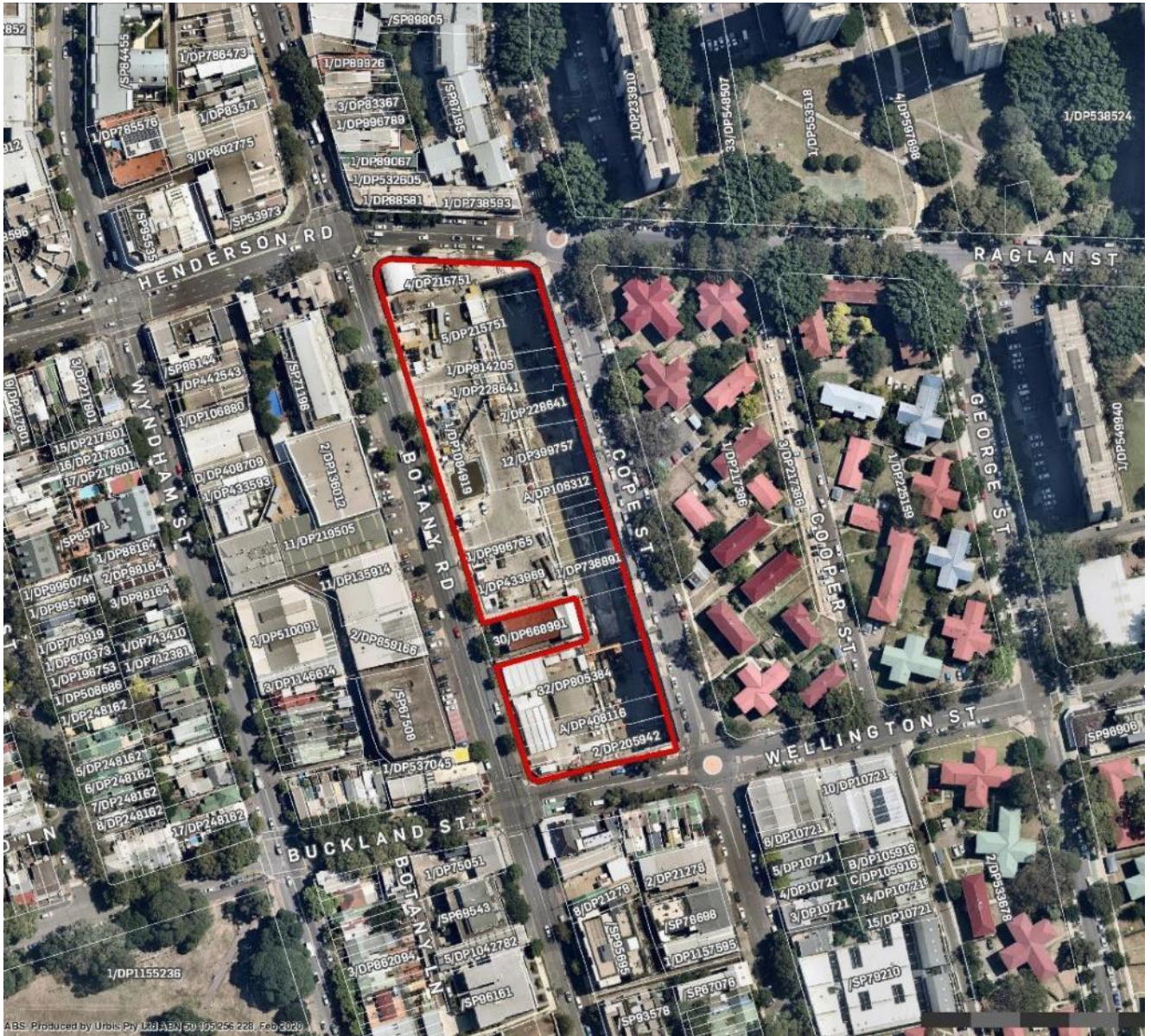


Figure 1 - Aerial of the site

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.

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.

The Sydney Metro project is illustrated in Figure 2.

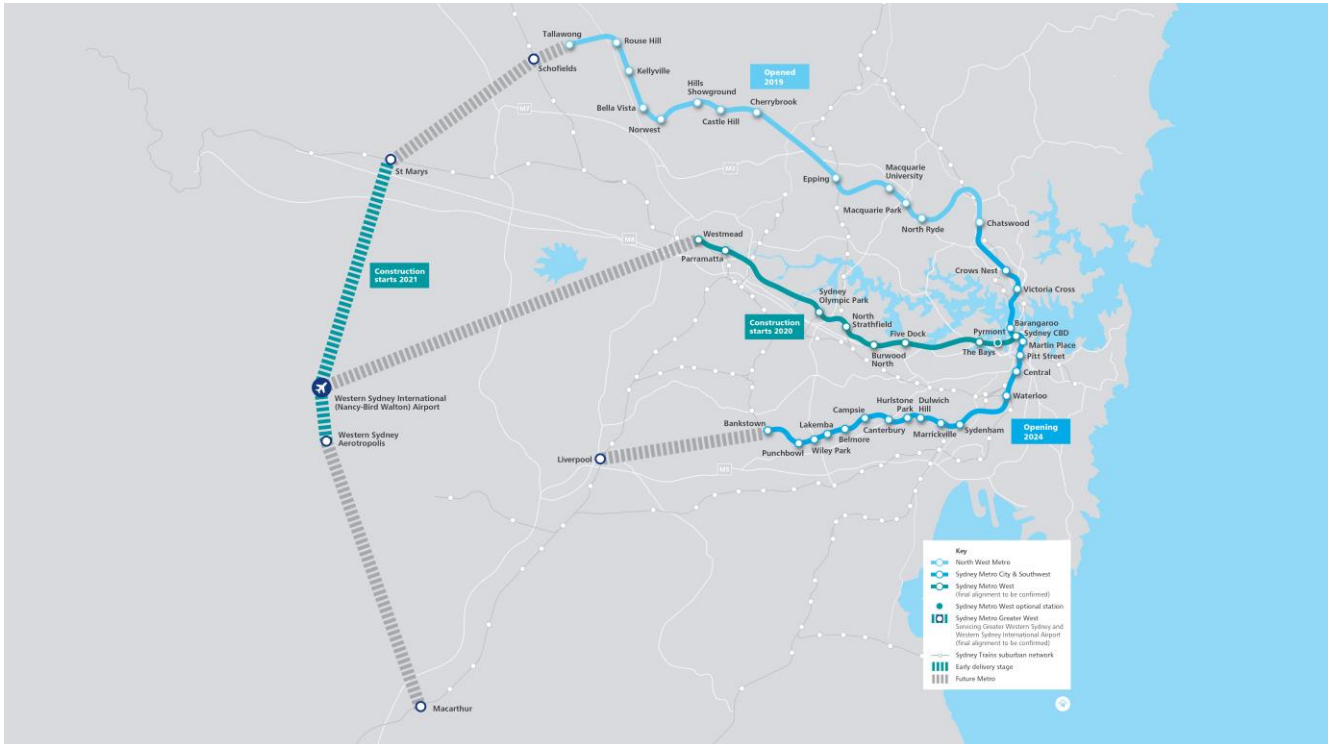


Figure 2 - Sydney Metro alignment map
Source: Sydney Metro

5.2 Sydney Metro CSSI Approval (SSI 7400)

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a critical State significant infrastructure (CSSI) project (reference SSI 7400) (CSSI approval). The terms of the CSSI approval includes all works required to construct the Sydney Metro Waterloo Station. The CSSI approval also includes the construction of below and above ground works within the metro station structure for appropriate integration with the OSD.

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.

Except to the extent described in the EIS or Preferred Infrastructure Report (PIR) submitted with the CSSI application, any OSD buildings and uses do not form part of the CSSI approval and will be subject to the relevant assessment pathway prescribed by the EP&A Act.

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 3.

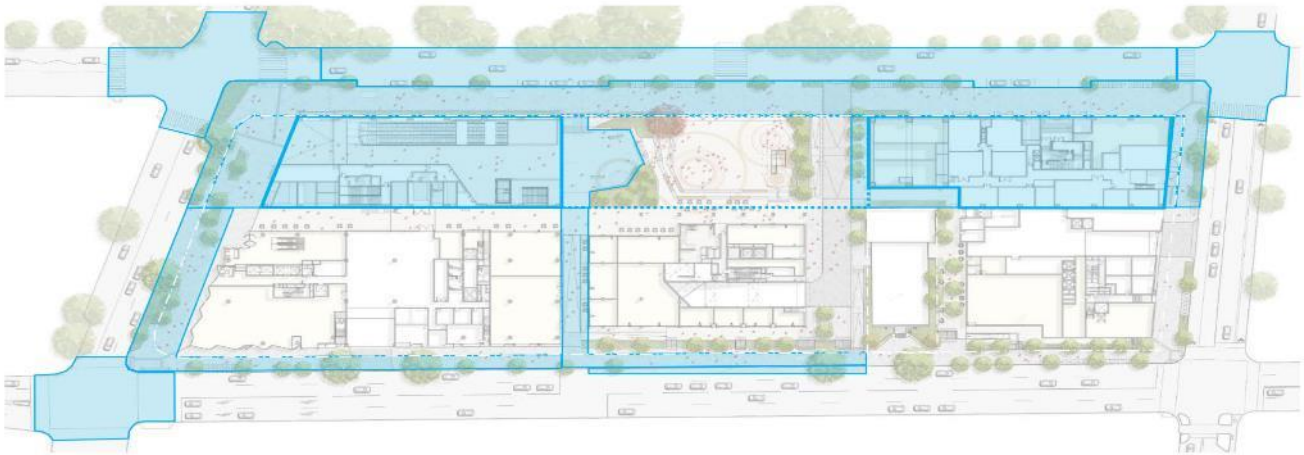


Figure 3 - CSSI Approval scope of works
Source: WL Developer Pty Ltd

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 the amend the original concept approval as it relates to the southern precinct.

7. Conclusion

As Registered Certifiers, McKenzie Group Consulting, have reviewed the architectural design documents prepared for the Northern Precinct by Woods Bagot (refer appendix A) and the Central Precinct by HASSELL for compliance with the current building assessment provisions, i.e. the Building Code of Australia 2019 Amendment 1 (BCA).

McKenzie Group Consulting (NSW) Pty Ltd, has reviewed the detailed design architectural documents prepared by Woods Bagot from the Northern Precinct (Building 1) and HASSELL for the Centre Precinct (Building 2). These designs are compatible with the proposed Amendment to Concept Approval and demonstrate the ability for development within the Amended Concept is capable of compliance with Building Code of Australia 2019 Amendment 1 (BCA).

Full assessment is provided in the respective Detailed DA Assessment Reports.

8. Appendices

8.1 Appendix A – Northern Precinct

The following documentation was used in the assessment and preparation of this statement:

Drawing No.	Title	Date	Revision
DA000	COVER SHEET	15/07/20	A
DA001	SITE PLAN (GROUND LEVEL)	15/07/20	A
DA002	SITE PLAN (ROOF LEVEL)	15/07/20	A
DA003	SITE ANALYSIS	15/07/20	A
DA091	FLOOR PLAN - LEVEL P1 - BASEMENT CARPARK	15/07/20	A
DA092	FLOOR PLAN - LEVEL P2 - BASEMENT CARPARK	15/07/20	A
DA100	FLOOR PLAN - LEVEL GROUND	15/07/20	A
DA100M	FLOOR PLAN - LEVEL MEZZANINE	15/07/20	A
DA101	FLOOR PLAN - LEVEL 01	15/07/20	A
DA102	FLOOR PLAN - LEVEL 02	15/07/20	A
DA103	FLOOR PLAN - LEVEL 03	15/07/20	A
DA104	FLOOR PLAN - LEVEL 04	15/07/20	A
DA105	LEVEL 05-07	15/07/20	A
DA108	LEVEL 08	15/07/20	A
DA109	LEVEL 09	15/07/20	A
DA110	LEVEL 10-12	15/07/20	A
DA113	LEVEL 13 - ROOF TERRACE	15/07/20	A
DA114	FLOOR PLAN - LEVEL 14	15/07/20	A
DA115	FLOOR PLAN - LEVEL 15	15/07/20	A

Drawing No.	Title	Date	Revision
DA116	FLOOR PLAN - LEVEL 16	15/07/20	A
DA117	FLOOR PLAN - LEVEL ROOF PLAN	15/07/20	A
DA121	WEST ELEVATION - BOTANY ROAD	15/07/20	A
DA122	NORTH ELEVATION - RAGLAN STREET	15/07/20	A
DA123	EAST ELEVATION - COPE STREET	15/07/20	A
DA124	SOUTH ELEVATION - GRIT LANE	15/07/20	A
DA131	LONGITUINAL SECTION 01 - RAGLAN WALK	15/07/20	A
DA132	LONGITUDINAL SECTION 02	15/07/20	A
DA133	CROSS SECTION 01	15/07/20	A
DA134	CROSS SECTION 02	15/07/20	A
DA141	BUILDING 1 - CU01 TOWER FACADE DETAILS	15/07/20	A
DA142	BUILDING 1 - CU02 TOWER FACADE DETAILS	15/07/20	A
DA143	BUILDING 1 - CU03 TOWER FACADE DETAILS	15/07/20	A
DA144	BUILDING 1 - CU04 TOWER FACADE DETAILS	15/07/20	A
DA145	BUILDING 1 - CU05 TOWER FACADE DETAILS	15/07/20	A
DA146	BUILDING 1 - CU06 TOWER FACADE DETAILS	15/07/20	A
DA147	BUILDING 1 - WD20 TOWER FACADE	15/07/20	A
DA148	BUILDING 1 - CD01 PODIUM FACADE DETAILS	15/07/20	A
DA149	BUILDING 1 - CD02 PODIUM FACADE DETAILS	15/07/20	A

Drawing No.	Title	Date	Revision
DA150	BUILDING 1 - FACADE MATERIAL COLOUR PALETTE	15/07/20	A
DA190	BUILDING 1 - AREA PLAN 01 - GFA	15/07/20	A
DA191	BUILDING 1 - AREA PLAN 02 - GFA	15/07/20	A

Table 1 – Reference Documents

8.2 Appendix B – Central Precinct

The following documentation was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Revision
A1000	Ground Floor Plan	24.06.2020	8
A1001	Level 01 Plan	15.06.2020	6
A1002	Level 02 Plan	15.06.2020	6
A1003	Level 3-5 Plan - Affordable	15.06.2020	6
A1006	Level 06 Plan – Low BTS	15.06.2020	6
A1007	Level 07-19 Plan – Low BTS	15.06.2020	3
A1020	Level 20-21 Plan – Mid BTS	15.06.2020	5
A1022	Level 22 Plan – High BTS	15.06.2020	6
A1023	Level 23 Plan Room	15.06.2020	6
A1023M	Level 23 Mezzanine Plant Room	15.06.2020	3
A1024	Level 24 Roof	15.06.2020	5
A1040	Affordable 1 Bed Adaptable Apartment	15.06.2020	2
A1043	BTS Typical 2 Bed Adaptable Apartment	15.06.2020	3
A1044	BTS High 2 Bed Adaptable Apartment	15.06.2020	3
A1045	BTS High 3 Bed Adaptable Apartment	15.06.2020	3

Table 2 – Reference Documents