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## Memo: 35 Waterloo Road, Macquarie Park SoHI Memo

<b>Project:</b> 35 Waterloo Road, Macquarie Park	<b>Date:</b> 19 September 2023
<b>To:</b> Goodman Property Services Pty Ltd	<b>From:</b> Artefact Heritage

### Development Details

- **Application number:** SSD-52947710
- **Project name:** 35 Waterloo Road, Macquarie Park - BTR
- **Location:** 35 Waterloo Road, Macquarie Park
- **Applicant:** Goodman

### Preface

This **35 Waterloo Road SoHI Memo** is submitted to the Department of Planning and Environment (DPE) in support of a State Significant Development Application (SSDA) (SSD-52947710) for a new build-to-rent housing (BTR) development at 35 Waterloo Road, Macquarie Park (the site).

The proposed development will specifically comprise the following:

- Site preparation and excavation;
- Construction of a new build-to-rent development comprising five new buildings ranging between 7 to 20 storeys. Specifically, the following is proposed:
  - 4,361 m<sup>2</sup> of non-residential floor area at ground level, including commercial and retail uses,
  - 39,216 m<sup>2</sup> of build-to-rent housing
  - 513 no. dwellings/apartments
  - 2,447 m<sup>2</sup> of communal residential amenity facilities located throughout the building.
  - 417 no. car parking spaces
  - 60 no. bicycle spaces
  - 0 no. motorcycle spaces (not required under DCP)
- Provision of a new road along the north-eastern boundary connecting Lane Cove Road and Dirrabari Road.
- Provision of a new public park and through site link facilitating activation and pedestrian movement throughout the site.
- Vehicular access is provided via Waterloo Road and the new road along the north-eastern boundary.
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

## Relevant SEARs

This **35 Waterloo Road SoHI Memo** addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out below

### Secretary's Environmental Assessment Requirements relevant to this Report

#### Sears

*Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, and guidelines.*

*Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.*

*Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.*

*Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.*

## Site Location and Context

The site is located at 35 Waterloo Road, Macquarie Park and is within the City of Ryde Local Government Area. The site is legally described as Lot 5 in DP 1249920 and has a total area of approximately 15,915sqm. It is owned by Goodman and currently comprises the Waterloo Business Park.

The site is situated within the Macquarie Living Station Precinct under the Macquarie Park Place Precinct Strategy. It is located immediately north-west of the Macquarie Park Metro Station and approximately 1km south-east of the Macquarie University Metro Station. A summary of the surrounding development is provided below:

- **North-east:** Immediately to the north-east is the Marriott Hotel. Further north-east is access to the M2 on-ramp and the Lane Cove National Park.
- **South-east:** The site is bounded by Lane Cove Road to the south-east. Beyond that is a range of commercial and light industrial uses for a range of tenants.
- **North-west:** The new Macquarie Square precinct by John Holland Development is located directly to the north-west of the site, which once complete, will comprise 5 commercial buildings, retail and restaurant spaces, and public open space. Further north-west, is the Macquarie Centre, Macquarie University Campus and Metro Station.
- **South-west:** The site is bounded by Waterloo Road to the south-west. Directly adjacent to the road and opposite the site is the Macquarie Park Metro Station.

We note that there is a parcel of land located at the centre of the site, which currently comprises a service station. This parcel of land does not form part of the proposed development. However, the

development has been designed accordingly to ensure appropriate integration and interface with the service station and to ensure it is not isolated.

## Introduction

Goodman Property Services Pty Ltd are proposing to develop the site of 35 Waterloo Road, Macquarie Park (Figure 1) into six new build to rent buildings for the purposes of residential housing. As part of the Planning Secretary's Environmental Assessment Requirements (SEARs), Goodman are required to investigate archaeological and heritage potential for the site of the development. If the development presents a potential impact to any heritage or archaeology within the study area or vicinity, a Statement of Heritage Impact (SoHI) and Historical Archaeological Assessment (HAA) are required.

Goodman Property Services have engaged Artefact Heritage to prepare a memo report assessing potential harm to historical archaeological resources from the proposal, and to identify if preparation of a SoHI as per the SEARs is recommended. The related works to would include:

- The demolition and clearing of the current warehouse and surrounding vegetation
- Construction of the new apartment complex and associated carpark
- The construction of community and recreational areas at the ground level of the complex
- Construction of pedestrian footpaths throughout the complex connecting between Waterloo Road and Banfield Road
- Site landscaping

## Heritage Potential

### Heritage registers

There are **no** items located within a 100 metre the study area listed on any Heritage Registers

### Review of Historical Aerial Imagery

Aerial images of 35 Waterloo Road indicate the land was primarily used for farming with notable presence of small structures likely accountable to residential or small scale commercial use during the farming era of land use throughout the 20th century.

Some small buildings attributed to the residential and minor commercial use are noted in aerial images from 1943 through to 1970 (Figure 4, Figure 5 & Figure 6). Aerial images show initial industrialisation and construction of the surrounding around at the beginning on the 1970s (Figure 6). During the 1980s the land was cleared of previous farming industry and by 1986 the land had been developed with the addition of warehousing and surrounding trees and shrubs (Figure 7).

Aerial images from 2005 show the study area has remained relatively unchanged since the initial development and warehouse construction during the 1980s which is still currently in use (Figure 8).

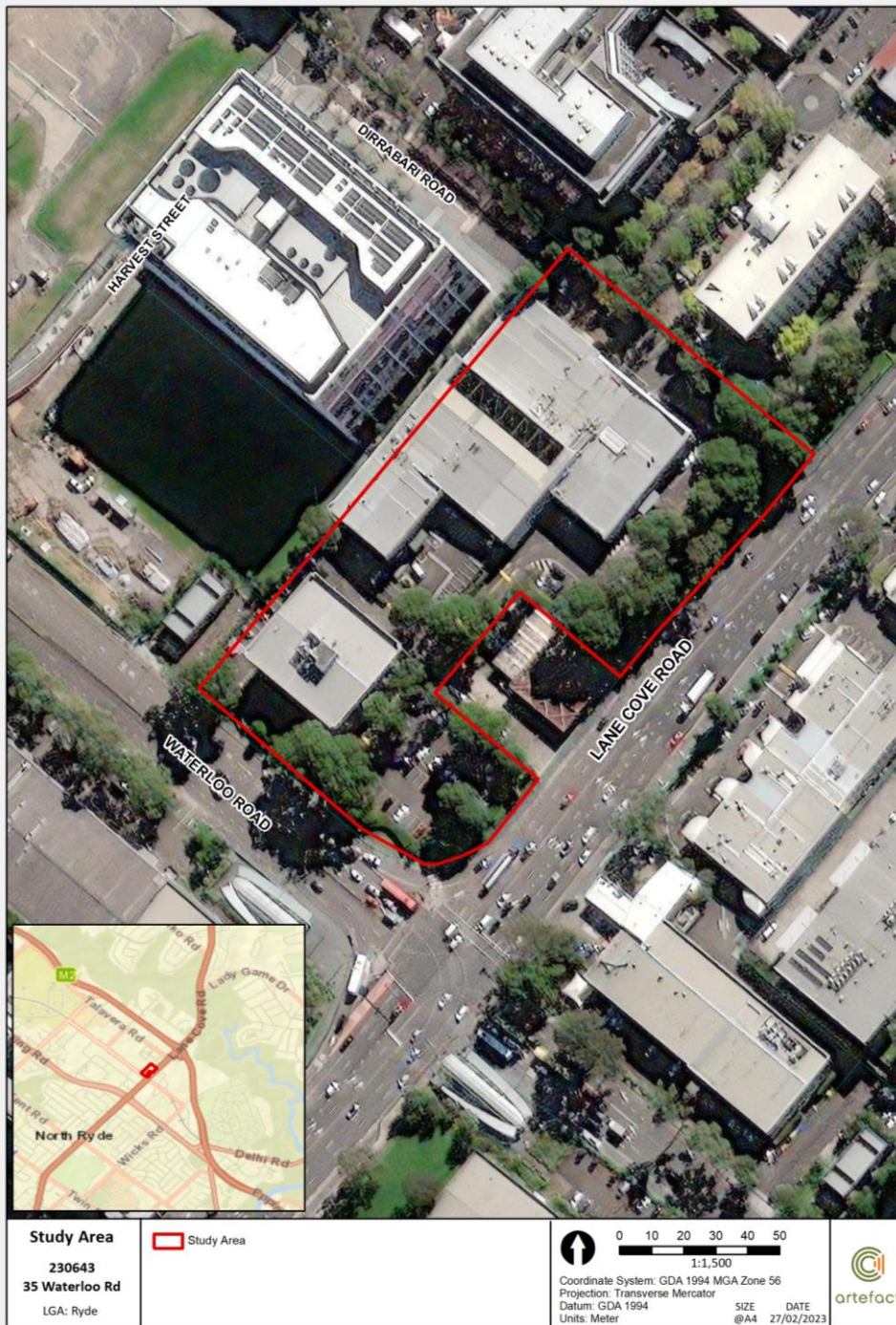


Figure 1: Map of study area 35 Waterloo Road, Macquarie Park (Red) (Source: Artefact Heritage 2023)

## Summary of Built Heritage Potential

**Table 1: Terminology for assessing the magnitude of heritage impact**

Grading	Definition
<b>Major adverse</b>	Actions that would have a severe, long-term and possibly irreversible impact on a heritage item. Actions in this category would include partial or complete demolition of a heritage item or addition of new structures in its vicinity that destroy the visual setting of the item. These actions cannot be fully mitigated.
<b>Moderate adverse</b>	Actions that would have an adverse impact on a heritage item. Actions in this category would include removal of an important part of a heritage item's setting or temporary removal of significant elements or fabric. The impact of these actions could be reduced through appropriate mitigation measures.
<b>Minor adverse</b>	Actions that would have a minor adverse impact on a heritage item. This may be the result of the action affecting only a small part of the place or a distant/small part of the setting of a heritage place. The action may also be temporary and/or reversible.
<b>Nil</b>	Actions that would have no heritage impact.
<b>Minor positive</b>	Actions that would bring a minor benefit to a heritage item, such as an improvement in the item's visual setting.
<b>Moderate positive</b>	Actions that would bring a moderate benefit to a heritage item, such as removal of intrusive elements or fabric or a substantial improvement to the item's visual setting.
<b>Major positive</b>	Actions that would bring a major benefit to a heritage item, such as reconstruction of significant fabric, removal of substantial intrusive elements/fabric or reinstatement of an item's visual setting or curtilage.

## Impact Assessment

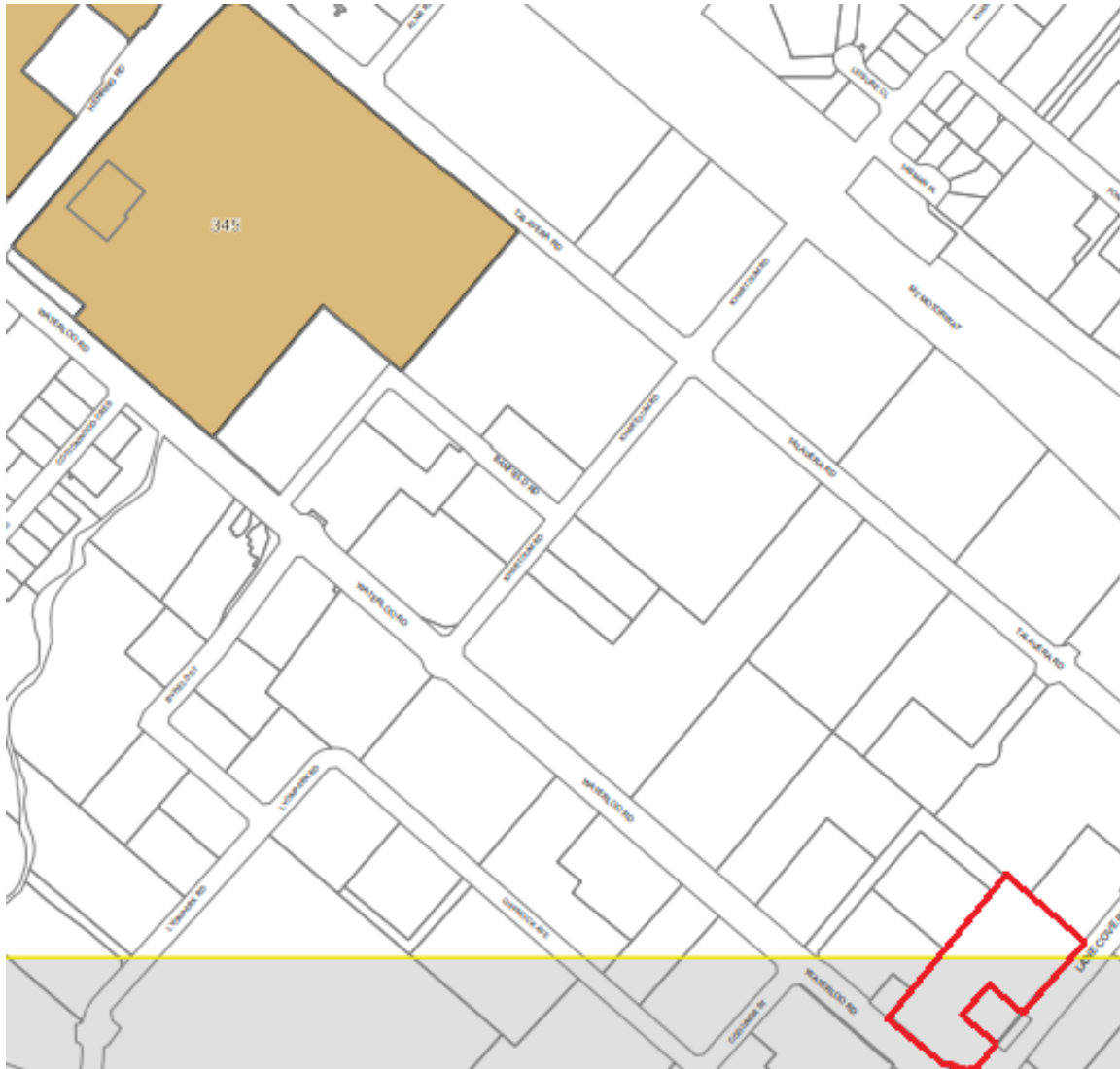
The site of 35 Waterloo Road, Macquarie Park does not contain any heritage listed items or heritage items within 100 metres of the study area. Historic mapping demonstrates that there are no built structures remaining on the site of the study area predating the currently standing warehouse constructed in the 1980s (Figure 1 & Figure 4 – Figure 7). Development of the site by Goodman will have **Nil** potential physical or visual built heritage impacts within the study area boundaries.

## Conclusions and Recommendations

The extant structures at 35 Waterloo Road, Macquarie Park, are not considered to be significant buildings and do not contain any features or architecture considered significant. There are no heritage items within the vicinity of the study area which could be impacted by construction and development on the site of the study area. This preliminary memo has not identified any significant built heritage items that would be harmed by the proposal. Based on this preliminary site context review Artefact does not recommend any further built heritage investigation of the site.

Development of the site should ensure any plans meet with the regulations within the Ryde Local Environmental Plan 2014 and city of Ryde Development Control Plan 2014.

## Site Maps



**Figure 2: Ryde Local Environmental Plan 2014 map with approximate location of study area 35 Waterloo Road, Macquarie Park (Red) (Source: Ryde LEP 2014)**

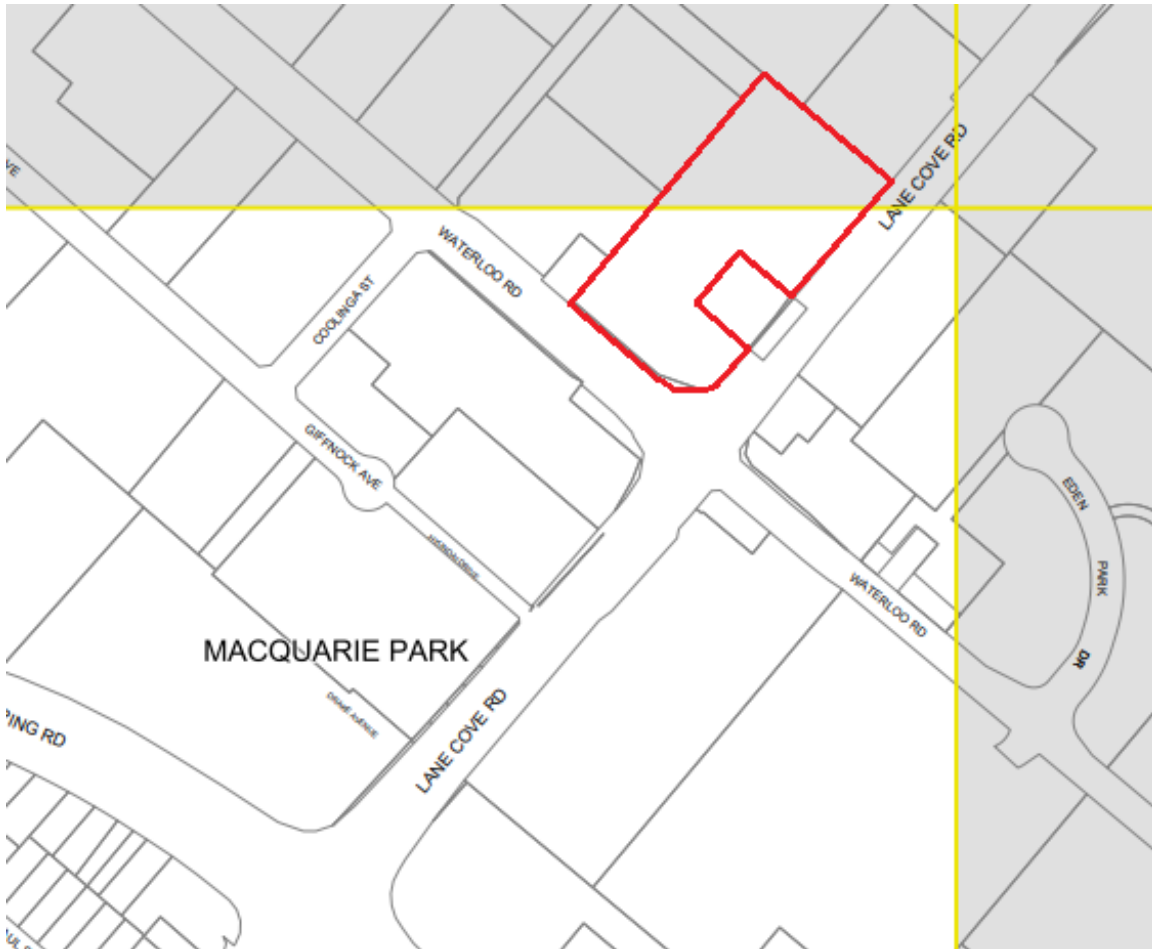


Figure 3: Ryde Local Environmental Plan 2014 map with approximate location of study area 35 Waterloo Road, Macquarie Park (Red) (Source: Ryde LEP 2014)

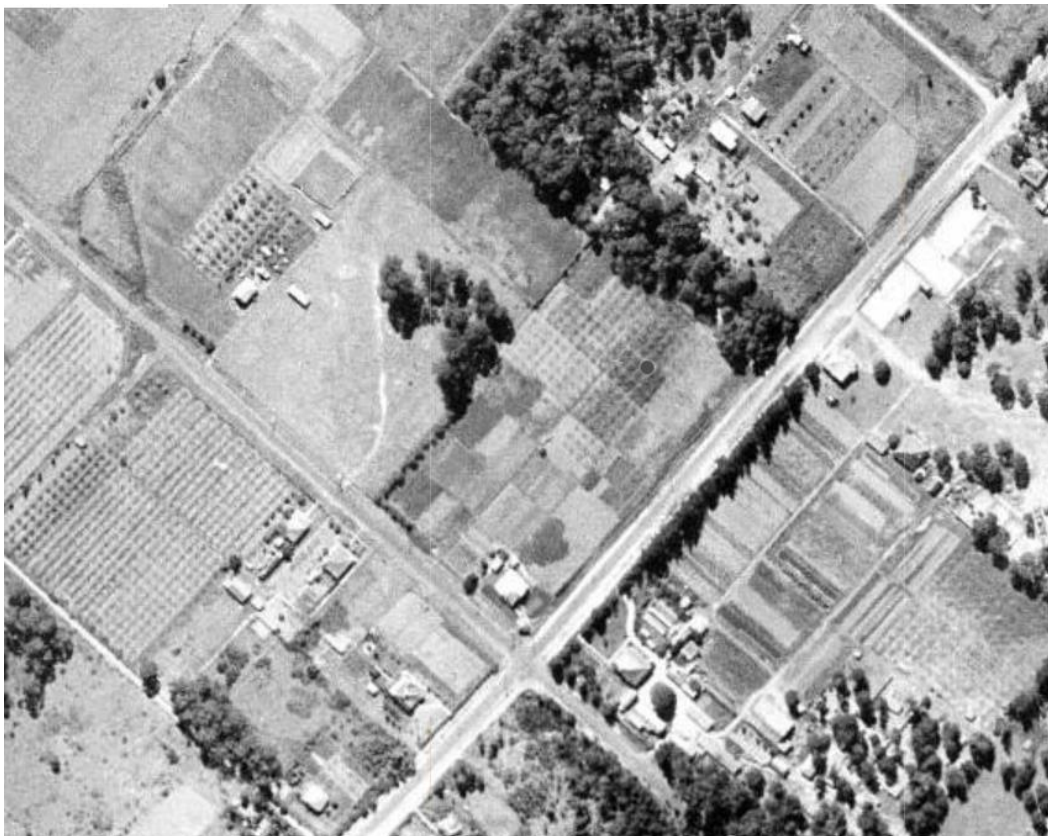


Figure 4: 1943 aerial image of the study area 35 Waterloo Road, Macquarie Park (Historical Imagery Spatial Services)



**Figure 5: 1965 area aerial image of the study area 35 Waterloo Road, Macquarie Park (Historical Imagery Spatial Services)**



**Figure 6: 1970 area aerial image of the study area 35 Waterloo Road, Macquarie Park (Historical Imagery Spatial Services)**



**Figure 7: 1986 area aerial image of the study area 85-97 Waterloo Road, Macquarie Park (Historical Imagery Spatial Services)**



**Figure 8: 2005 area aerial image of the study area 35 Waterloo Road, Macquarie Park (Historical Imagery Spatial Services)**