

3 February 2025

Our Ref: 2025/092516
File No: R/2025/3

Russell Hand
Principal Planning Officer
Department of Planning, Housing and Infrastructure

via Major Projects Planning Portal

Dear Russell,

SSD-79307746 Waterloo Metro Quarter (Central Precinct) – Advice on Request for SEARs

Thank you for your correspondence dated 20 January 2025 inviting the City of Sydney (the City) to comment on the above referenced State Significant Development application.

The application will seek a new State Significant Development application for the Northern Precinct of the Waterloo Metro Quarter Over Station Development. The applicant is intended to be made in conjunction with an amendment to the approved concept scheme (SSD-79307765).

The City has reviewed the scoping report and provides the following advice for your consideration in the preparation of the SEARs. This submission should be read in conjunction with the submission made in response to the amending concept application.

Overshadowing of Parkland

The City will not support any change to the planning controls that will cast additional shadows on parkland on any days of the year compared to what has been approved. This shading profile must be fully documented in any application and is elaborated on below. The following advice is based on this proviso.

Design Excellence

The proposed development is required to be subject to a Waterloo Quarter State Design Review Panel process convened by the NSW Government Architect.

Design Guidelines

As outlined in the City's submission to the amending concept application there is a need to update the design guidelines to reflect the significant changes to the proposed development.

Notwithstanding, the EIS is to demonstrate that the design criteria outlined in the design guidelines have been adequately addressed.

The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local area.

Design Guidelines

As outlined in the City's submission to the amending concept application there is a need to update the design guidelines to ensure these reflect the proposed development.

Notwithstanding, the EIS is to demonstrate that the design criteria outlined in the design guidelines have been adequately addressed.

Built Form and Urban Design

The application must demonstrate compliance with the co-living requirements in SEPP (Housing) 2021.

The application must also demonstrate that the design criteria outlined in the design guidelines have been adequately addressed.

In particular, attention should be drawn to Design Guidance 3K which requires slender tower forms with three towers differing in appearance. The proposal seeks to amend the tower form within the central precinct and is affected by the additional tower within the Northern Precinct. The application will need to outline how the intent of the design guidance is met.

The EIS is to include an extensive Visual Impact Assessment undertaken from multiple vantage points.

The EIS is to include a comprehensive Urban Design Report.

Overshadowing to neighbouring development

The City's Draft Minimising overshadowing of neighbouring apartments is to be addressed to ensure that any additional overshadowing caused by the proposed development meets the objectives of the ADG. The accompanying spreadsheet should also be utilised to quantify the potential impacts.

Acoustics

The EIS is to include an acoustic report to address the acoustic amenity of the proposed apartments and any noise impacts associated with the development. Any acoustic measures to ameliorate road noise are to be detailed. Additionally, the acoustic report is to address any acoustic impacts caused by the non-residential uses.

Wind

The EIS must demonstrate how the proposed amended development will achieve the wind safety and comfort criteria established in the Design Guidelines.

The EIS is to include a wind assessment (based on wind tunnel testing) identifying the impact of the proposal on surrounding wind conditions, including at street level, publicly accessible places and useable rooftop spaces. Any mitigation measures required to ameliorate wind impacts are to be detailed.

Draft DCP changes are currently on exhibition which seek to amend the wind effects provisions in Section 3.2.7. The application should be required to assess the potential wind impacts utilising these requirements as a benchmark.

Communal Amenities and Open Space

The application must address the communal amenities and open space requirements for co-living developments.

Public Realm

Alexandria Park

Refer to the City's submission to the amending concept application. Accordingly, the detailed application must demonstrate that the amended building envelopes will not cause any additional overshadowing to the nearby Alexandria Park.

Cope Street Plaza

The application must demonstrate that the size, amenity and usability of the Cope Street Plaza space has been maintained or improved through the proposed amendments. The Plaza is to address the needs of the Waterloo Metro Quarter and Waterloo Estate developments.

Landscaping and canopy coverage

The application must demonstrate that the canopy coverage targets in Design Guideline 3E are met. The EIS should:

- Outline the landscape design approach including design objectives and principles Demonstrates how the proposed development would:
 - Achieve landscape design excellence through integration of Connecting with Country principles
 - integration with the building design, public domain, heritage and public art
 - Maximise opportunities for green infrastructure, including tree canopy and green roofs, consistent with the Greening Sydney Strategy (2021) and Urban Forest Strategy (2023)
 - Provide high quality open spaces (public and private) that caters to the needs of users of the site
 - Achieve Water Sensitive Urban Design (WSUD) principles
 - Maximise opportunities for increasing biodiversity across the site
- Details and quantifies proposed deep soil areas
- Quantifies green cover and canopy cover
- Details the proposed planting design including:
 - Planting plans indicating location of proposed plant species and trees
 - Plant schedule with nominated species, mature plant sizes, proposed supply sizes and quantities
 - Planting details, including site specific details of on structure planting illustrating the depth of proposed planters and integration with building elements
 - Diagrams detailing soil volumes and depths provided for on structure tree plantings
 - Provides a high quality suite of materials including, but not limited to, paving, walls, furniture, shade structures, and lighting
 - Demonstrates a coordinated design solution with all relevant disciplines such as architecture, civil engineering and utilities

Design Elements such as awnings within the public domain must ensure appropriate setbacks are provided to allow street tree plantings to reach maturity without restriction.

Access and Transport

The scheme provided in the scoping report indicates the development will include a basement. Should the basement include carparking, then the application must justify the provision of any on site car parking and demonstrate measures to encourage users of

the development to make sustainable travel choices, including green travel plan, walking, cycling, public transport and car sharing, adequate provision of bicycle parking and end-of-trip facilities and the minimisation of private car trips.

On site parking should not be provided for the proposed co-living use. The provision of on site parking would be inconsistent with transit-oriented development and is inconsistent with the purpose of the new metro line and the desired outcomes under the Design Guidelines to “create an urban environment that drives high usage of Sydney Metro network.

The application is to demonstrate how pedestrian safety and amenity is provided within the development site and surrounding streets, including the new shared street south of Cope Street Plaza. The area will see high levels of people walking to and from the Metro station, particularly in the morning peak.

Waste Management

The EIS should detail how waste management facilities including waste infrastructure, waste storage areas, truck access and loading facilities will comply with Council’s requirements for waste management facilities in accordance with the SDCP 2012 and the City’s Guidelines for Waste Management in New Developments (2018).

The EIS should outline onsite servicing arrangements that meet Council requirements for a standard residential waste collection in accordance with the SDCP 2012, incorporating a 10.6m waste collection vehicle. It is noted that the Design Guidelines refer to the requirements for a now redundant waste collection vehicle fleet.

Co-living must be designed in accordance with residential requirements in the Guidelines for Waste Management in New Developments and the SDCP 2012.

Environmentally Sustainable Design

The application is to address the ESD requirements for the development. A commitment is to be made to reduce the carbon emissions, and manage energy, water and waste efficiency in line the Sustainable Planning Priorities of the District Plan. The District Plan requires that the Waterloo Estate, including Metro Quarter, contribute to achieving net-zero carbon emissions by 2050, by establishing a low-carbon precinct.

Should you wish to speak with a Council officer about the above, please contact Michael Stephens, Senior Planner, on 9265 9040 or at mstephens@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM LFRAIA Hon FPIA
Chief Planner / Executive Director
City Planning | Development | Transport