



CENTRAL PRECINCT SSD-79307746 - SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
Key Issues and Documentation	
<p>1. Statutory Context</p> <ul style="list-style-type: none"> ▪ Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. ▪ Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. ▪ Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. ▪ Address the requirements of any approvals applying to the site, including concept approval, any endorsed or draft master plan, precinct plan or any recommendation from a Gateway determination. ▪ Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. 	<p>EIS Section 4 Appendix II – Statutory Compliance Table</p>
<p>2. Estimated Development Cost and Employment</p> <ul style="list-style-type: none"> ▪ Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. ▪ Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	<p>Appendix D – Quantity Surveyor Report</p>
<p>3. Consistency with Concept Proposal</p> <ul style="list-style-type: none"> ▪ Outline the proposal's consistency with the Concept SSD. ▪ Illustrate how the development integrates with the Waterloo Metro Station and surrounding public domain, including consideration in relation to any staging of the development. 	<p>Appendix LL – Consistency with Concept Proposal</p>
<p>4. Design Quality</p> <ul style="list-style-type: none"> ▪ Demonstrate how the development will achieve: <ul style="list-style-type: none"> – design excellence in accordance with any applicable EPI provisions. – good design in accordance with the seven objectives for good design in Better Placed. ▪ Demonstrate that the development: <ul style="list-style-type: none"> – has been carried out in accordance with the endorsed Design Excellence Strategy; – has been reviewed by the Design Review Panel (DRP) where required. ▪ Demonstrate that recommendations of the DRP have been addressed. 	<p>Appendix B – Updated Design Excellence Strategy Appendix C – Design Integrity Report</p>

Item / Description	Document Reference
	<p>EIS Section 6.1 Design Quality and Section 6.2 Built Form and Urban Design</p>
<p>5. Built Form and Urban Design</p> <ul style="list-style-type: none"> ▪ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed planning and design approach. ▪ Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. ▪ Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. ▪ Assess how the development complies with the relevant accessibility requirements. 	<p>Appendix E – Architectural Plans</p> <p>Appendix F – Design Report</p> <p>Appendix G – Site Survey Plan</p> <p>Appendix H – BCA 7 DDA Assessment Report</p> <p>EIS Section 6.2 – Built Form and Urban Design</p>
<p>6. Environmental Amenity</p> <ul style="list-style-type: none"> ▪ Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. ▪ Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. ▪ Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). ▪ For applicable developments, provide an assessment of the development against the Housing SEPP and the Apartment Design Guide. 	<p>Appendix J – Overshadowing Report</p> <p>Appendix K – Solar Reflectivity Report</p> <p>Appendix L – Solar Access Report</p> <p>Appendix N – Visual Impact Assessment</p> <p>Appendix II – Statutory Compliance Table</p> <p>EIS Section 6.2 Built Form and Urban Design</p> <p>EIS Section 6.4 Environmental Amenity</p>

Item / Description	Document Reference
<p>7. Visual Impact</p> <ul style="list-style-type: none"> ▪ 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. 	<p>Appendix N – Visual Impact Assessment EIS Section 6.4 Environmental Amenity and Section 6.5 Visual Impact Assessment</p>
<p>8. Public Space</p> <ul style="list-style-type: none"> ▪ Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. ▪ Demonstrate how the development: <ul style="list-style-type: none"> – ensures that public space is welcoming, attractive and accessible for all. – maximises permeability and connectivity. – maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. – maximises street activation. – minimises potential vehicle, bicycle and pedestrian conflicts. ▪ Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 	<p>Appendix O – Landscape and Public Domain Plans and Report Appendix P – CPTED Report EIS Section 6.6 Landscaping</p>
<p>9. Trees and Landscaping</p> <ul style="list-style-type: none"> ▪ Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> – details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). – provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. – demonstrates how the proposed development would: <ul style="list-style-type: none"> • contribute to long term landscape setting in respect of the site and streetscape. • mitigate the urban heat island effect and ensure appropriate comfort levels on-site. • contribute to the objective of increased urban tree canopy cover. • maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. 	<p>Appendix O - Landscape and Public Domain Plans and Report EIS Section 6.6 Landscaping</p>
<p>10. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> ▪ Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. ▪ Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. ▪ Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. ▪ If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> – demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). – provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development (as defined in section 35BA of the EP&A Regulation). 	<p>Appendix Q – ESD Report EIS Section 6.12</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> – in addition, if the development includes large commercial development types (offices with a net lettable area of at least 1000m²) provide: <ul style="list-style-type: none"> • a Net Zero Statement (as defined in section 35C of the EP&A Regulation and outlined above). • a NABERS Agreement to Rate that demonstrates the large commercial areas of the development are capable of achieving the standards for water use specified in Schedule 3 of SEPP (Sustainable Buildings) 2022. A separate agreement is required for each large commercial use. 	
<p>11. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> ▪ Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> – an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current and future daily and peak hour movements, and existing performance levels of nearby intersections. – details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. – analysis of the impacts of the proposed development during construction and operation (including justification for the methodology used), including the current and predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. – measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. – proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. ▪ Provide a Construction Traffic Management Plan detailing predicted construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	<p>Appendix R - Transport, Traffic and Parking Impact Assessment; Green Travel Plan and Freight Service Management Plan</p> <p>Appendix S – Construction Traffic Management Plan</p> <p>EIS Section 6.7 Traffic and Access</p>
<p>12. Biodiversity</p> <ul style="list-style-type: none"> ▪ Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted. 	<p>Appendix EE – BDAR waiver</p> <p>EIS Section 6.12</p>
<p>13. Noise and Vibration</p> <ul style="list-style-type: none"> ▪ Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<p>Appendix T – Noise and Vibration Impact Assessment</p> <p>EIS Section 6.8 Noise and Vibration</p>
<p>14. Ground and Water Conditions</p> <ul style="list-style-type: none"> ▪ Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. ▪ Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: 	<p>Appendix U – Geotechnical Interpretative Report</p>

Item / Description	Document Reference
<ul style="list-style-type: none"> ▪ surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. ▪ groundwater resources in accordance with the Groundwater Guidelines. 	EIS Section 6.12
<p>15. Water Management</p> <ul style="list-style-type: none"> ▪ Detail the proposed drainage design and servicing infrastructure to be incorporate as part of the development (stormwater and wastewater) ▪ Demonstrate how the development complies with council’s drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts. 	<p>Appendix V – Water Management Plan</p> <p>EIS Section 6.12</p>
<p>16. Flood Risk</p> <ul style="list-style-type: none"> ▪ Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: <ul style="list-style-type: none"> – flood risks on site having regard to adopted flood studies – the potential effects of climate change, and – any relevant provisions of the NSW Flood Risk Management Manual. ▪ Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline - LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. ▪ Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). 	<p>Appendix W – Flood Impact Assessment Report</p> <p>EIS Section 6.9 Flooding</p>
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> ▪ In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	EIS Section 6.12
<p>18. Waste Management</p> <ul style="list-style-type: none"> ▪ Identify, quantify and classify the likely waste streams to be generated during construction and operation. ▪ Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste in accordance with any council waste management requirements. ▪ Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site. 	<p>Appendix X – Construction and Operational Waste Management Plan</p> <p>EIS Section 6.12</p>
<p>19. Environmental Heritage</p> <ul style="list-style-type: none"> ▪ Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified consultant in accordance with the Guidelines for preparing Statements of Heritage Impact .The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following: <ul style="list-style-type: none"> – all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and sites are of heritage significance. – compliance with the relevant Conservation Management Plan. – the impacts of the proposal on heritage item(s) including visual impacts. – the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items. – justification for any changes to the heritage fabric or landscape elements including any options analysis. 	<p>Appendix Y – Heritage Impact Statement</p> <p>Appendix Z – Archaeological Assessment</p> <p>EIS Section 6.10</p>
<p>20. Social Impact</p> <ul style="list-style-type: none"> ▪ Provide a Social Impact Assessment that: <ul style="list-style-type: none"> – is prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. 	Appendix BB – Social Impact Assessment

Item / Description	Document Reference
<ul style="list-style-type: none"> - is targeted and proportionate to the project's context and likely impacts. 	<p>EIS Section 6.10 Social Impacts</p>
<p>21. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> ▪ In consultation with relevant service providers: <ul style="list-style-type: none"> - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. - provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	<p>Appendix AA – Services and Utilities Reports</p> <p>EIS Section 6.12</p>
<p>22. Construction, Operation and Staging</p> <ul style="list-style-type: none"> ▪ If staging is proposed, provide details of how construction and operation would be managed, and any impacts mitigated. 	<p>EIS Section 3.10 Construction Management</p>
<p>23. Contributions and Public Benefit</p> <ul style="list-style-type: none"> ▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. ▪ Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the Planning Agreement Practice Note – February 2021. ▪ Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	<p>EIS Section 4. Contributions</p>
<p>24. Engagement</p> <ul style="list-style-type: none"> ▪ Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> - the relevant Department assessment team. - any relevant local councils. - any relevant agencies. - the community. - if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>Appendix DD – Engagement Report</p> <p>EIS Section 5 Community Engagement</p>

Agency Advice		
Agency	Advice	Document Reference
Transport for NSW		
Design Quality	<ul style="list-style-type: none"> ▪ how the guidelines to address design quality of the building material and public realm will address risk associated with terrorism i.e. blast mitigation, hostile vehicle barrier etc. 	<p>Appendix E – Architectural Plans Appendix F – Design Report Appendix O – Landscape and Public Domain Plans and Report Appendix FF – Security Risk Assessment EIS Section 6.12</p>
Traffic, Transport and Accessibility (Construction and Operation)	<ul style="list-style-type: none"> ▪ Provide a transport (including public and point to point transport), pedestrian, bicycle, parking, delivery, servicing and accessibility impact assessment. ▪ The applicant should refer and use TfNSW’s Guide to Transport Impact Assessment (GTIA) to assess the multimodal transport network impacts in relation to the Second Amending Concept Proposal. ▪ The Applicant’s assessment should address/contain, but not be limited to, the following: <ul style="list-style-type: none"> – an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current and future daily and peak hour vehicle movements of vehicles accessing the site, and existing performance levels of nearby intersections and any potential road network impacts. The analysis should also outline public transport, point-to-point transport, pedestrian, and bicycle movements within the precinct. – an analysis of pedestrian and cyclist access from Botany Road, Raglan Street, Wellington Street, and Cope Street, identifying existing barriers to public transport services and recommending future improvements to support pedestrian and cycling accessibility to the Waterloo Metro Quarter. This analysis should also demonstrate how pedestrian safety and amenity will be provided along Raglan Street, the shared laneway located between Raglan Street and Cope Street plaza and designed to prioritise pedestrian movements, including any measures to protect pedestrians entering and exiting the building and retail outlets. – analysis of the impacts of the proposed development during construction and operation (including justification for the methodology used), including the current and predicted modal split (and comparing this to the previously approved concept plan), a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. The analysis 	<p>Appendix R - Transport, Traffic and Parking Impact Assessment; Green Travel Plan and Freight Service Management Plan Appendix S – Construction Traffic Management Plan EIS Section 6.7 Traffic and Access</p>

Agency Advice

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should benchmark and utilise low maximum car parking rates to encourage mode shift as appropriate to the other station and renewal precincts (example below).

Land use	Bays West (on exh)	Central SSP (on exh)	Waterloo	Crows Nest
Residential	<ul style="list-style-type: none"> 0 spaces/ studio 0.25 spaces/ 1 bedroom unit 0.5 spaces/ 2 or 3 bedroom unit 	<ul style="list-style-type: none"> 0.3 spaces/ 1 bedroom unit 0.7 spaces/ 2 bedroom unit 1 space/ 3 bedroom unit 	<ul style="list-style-type: none"> 0.1 spaces/ studio 0.3 spaces/ 1 bedroom unit 0.7 spaces/ 2 bedroom unit 1 space/ 3 bedroom unit 	<ul style="list-style-type: none"> 0.25 spaces/ 1 bedroom unit 0.5 spaces/ 2 or more bedroom units
Commercial	1 space/ ~1,100m ² GFA	1 space/ 2,000m ² GFA	1 space/ 435m ² GFA	1 space/ 400m ² GFA

- should there be any impacts from the changes in the Concept Proposal on the road network's operation, the applicant should demonstrate how it proposes to mitigate any negative effects on key roads including Botany Road, Raglan Street, Wellington Street, and Cope Street.
- assessment and details of proposed delivery and service vehicle access arrangements, including service vehicle parking, a draft Delivery and Servicing Plan detailing loading dock and servicing provision, adequacy and management with consideration of precinct wide shared loading docks and/or remote or off-site loading zone hub facilities, ensuring all servicing and loading occurs on-site and do not rely on kerbside controls.
- a queuing analysis of the service vehicle access arrangements to demonstrate that there are no negative impacts caused to Botany Road from the loading dock, or to people walking and cycling in the precinct. The queuing analysis should also show that vehicles would not queue onto Botany Road from the loading dock.
- measures to mitigate any traffic impacts on the operation of existing and future traffic, public transport, pedestrian and bicycle networks, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards.
- In relation to construction traffic:
 - details of vehicle routes, peak hour and daily truck movements, hours of operation, access arrangements and traffic control measures for all demolition / construction activities.
 - an assessment of road safety at key intersections and locations subject to pedestrian / vehicle / bicycle conflicts.
 - details of temporary cycling and pedestrian access and end of trip facilities during construction.
 - an assessment of the likely construction traffic impacts, such as required road / lane closures and diversions, impacts on bus and 'point to point' transport, impacts on pedestrian and cycle movement, and taking into account other construction activities within this part of the Waterloo precinct, such as this

Agency Advice		
Agency	Advice	Document Reference
	<p>station (northern and southern precincts) and other stations along the Sydney Metro City and Southwest.</p> <ul style="list-style-type: none"> – details of proposed mitigation measures should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified. – preparation of a draft Construction Pedestrian and Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include works zone location, vehicle routes, number of trucks, hours of operation, indicative construction program, access arrangements and traffic control measures for all demolition/construction activities. 	
Sydney Metro Place Making and Precinct Activation		
Built form, Urban design, Public domain and Activation	<ul style="list-style-type: none"> ▪ Provide an outline of the design process leading to the proposal, including justification of the suitability of the sites for the proposed building envelopes and exploration/testing of a range of built form options and typologies. ▪ Provide an urban design analysis (including development options) of the proposal with reference to the building envelope, height, setbacks, bulk and scale in the context of the Sydney Metro station precinct, and the desired future character of the Waterloo Metro Quarter and the wider planned context of Waterloo Estate. ▪ Demonstrate how the proposed development will achieve enhanced public domain outcomes and access to the metro station, including consideration of the Sydney Metro interchange access plan and operations day and night throughout the proposal's construction, delivery and end state. ▪ Consider impact of proposed change in uses to public domain and place and activation outcomes. The scoping reports propose preparation of Landscaping Reports but not public domain plans, Place Making and Activation Strategy and public art strategy. This should be considered to ensure appropriate place and activation outcomes throughout the various stages of the proposed development, including integration with existing metro station retail (e.g. along Raglan Walk). 	<p>EIS</p> <p>Appendix C – Design Integrity Report</p> <p>Appendix F – Design Report</p> <p>Appendix O – Landscape and Public Domain Plans and Report</p> <p>EIS Section 6.1 Design Quality; Section 6.2 Built Form and Urban Design; and Section 6.6 Landscaping</p>
Amenity	<ul style="list-style-type: none"> ▪ Need to clarify that impact assessment reports would include merit based amenity assessment against ADG and wind testing for surrounding public domain and public spaces including, but not limited to Raglan Walk, Church Sq, Church Yard, Cope Street Plaza. 	<p>Appendix I – Pedestrian Wind Environment Report</p> <p>EIS Section 6.4 Environmental Amenity and Section 6.6 Landscaping</p>

Agency Advice		
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Staging	<ul style="list-style-type: none"> Outline the proposed stages and works of the development and any implication on Sydney Metro operations and/or any mitigation measures required to minimise impact. 	<p>EIS Section 3.10 Construction Staging Appendix CC – Design Integrity Report</p>
Heritage NSW – Aboriginal Cultural Heritage Branch		
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> Heritage NSW recommends that no Secretary’s Environmental Assessment Requirements be included with respect to Aboriginal cultural heritage in relation to the proposed Waterloo Metro Quarter – Second Amending Concept (SSD-79307746). Heritage NSW agrees with the recommendation that this approval should adhere to the relevant Aboriginal cultural heritage conditions of the previous SSD approvals including the Unexpected Finds Procedure, provided in the ‘Archaeological Advice – Sydney Metro Waterloo Over Station Development prepared by Uris and Dated 18 December 2024 (provided in Major Projects Portal SEARs referral for Waterloo Metro Quarter – Second Amending Concept (SSD-9307765) (Portal ID: Public Authority Consultation (PAE-79375457)). 	N/A
Conservation Programs Heritage and Regulation (CPHR) Group		
BDAR Waiver	<ul style="list-style-type: none"> Should a waiver to the requirement for a biodiversity development assessment report (BDAR) be sought, it must be clearly demonstrated that the proposed development is not likely to have any significant impact on biodiversity values. Development that requires clearing of native vegetation or additional biodiversity impacts as prescribed by clause 6.1 of the Biodiversity Conservation Regulation 2017 is likely to require a BDAR. Any request for a BDAR waiver must include the information requirements set out in Tables 1 and 2 of the DPIE guidelines on How to apply for a biodiversity development assessment report waiver for a Major Project Application. The proponent can find further information on the BDAR waiver process on the Biodiversity development assessment report waiver webpage. Regarding point 3 of the recommended assessment requirements, use of the variation rules will no longer be applicable once the Biodiversity Conservation Amendment (Biodiversity Offsets Scheme) Act 2024 comes into effect. In relation to point 4 of the recommended biodiversity environmental assessment requirements, please note the minimum information and spatial data requirements are in Tables 24 and 25 of the Biodiversity Assessment Method 2020 (BAM). Other requirements, such as those relating to the BAM Calculator and Biodiversity Offset Assessment Management System, are detailed in the guides, tools and databases webpage. 	<p>Appendix EE – BDAR waiver</p> <p>EIS Section 6.12</p>
Biodiversity	<ul style="list-style-type: none"> Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 (BC Act), the Biodiversity Assessment Method (BAM) and documented in a biodiversity development assessment Report (BDAR). The BDAR must include information in the form detailed in the BC Act (s. 6.12), Biodiversity Conservation Regulation 2017 (s. 6.8) and BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations). 	<p>Appendix EE – BDAR waiver</p> <p>EIS Section 6.12</p>

Agency Advice		
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	<ul style="list-style-type: none"> ▪ The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM. ▪ The BDAR must include details of the measures proposed to address the offset obligation as follows: <ul style="list-style-type: none"> – The total number and classes of biodiversity credits required to be retired for the development/project. – The number and classes of like-for-like biodiversity credits proposed to be retired. – The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules. – Any proposal to fund a biodiversity conservation action. • Any proposal to conduct ecological rehabilitation (if a mining project). – Any proposal to make a payment to the Biodiversity Conservation Fund. If seeking approval to offset in accordance with the Biodiversity Offset Scheme (BOS), the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. ▪ The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM. ▪ The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s 6.10 of the BC Act. 	
Water and Soils	<ul style="list-style-type: none"> ▪ The EIS must map the following features relevant to water and soils including: <ul style="list-style-type: none"> – Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). – Rivers, streams, wetlands, estuaries (as described in s.4.2 of the BAM). – Wetlands as described in s.4.2 of the BAM. – Groundwater. – Groundwater dependent ecosystems. – Proposed intake and discharge locations. ▪ The EIS must describe background conditions for any water resource likely to be affected by the development, including: <ul style="list-style-type: none"> – Existing surface and groundwater. – Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. – Water Quality Objectives (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters. – Indicators and trigger values/criteria for the environmental values identified above in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government. – Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions. ▪ The EIS must assess the impact of the development on hydrology, including: <ul style="list-style-type: none"> – Water balance including quantity, quality and source. – Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. – Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. 	<p>Appendix V – Water Management Plan</p> <p>Appendix U – Geotechnical Interpretative Report</p> <p>EIS Section 6.12</p>

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Agency	Advice	Document Reference
	<ul style="list-style-type: none"> – Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). – Changes to environmental water availability, both regulated/licensed and unregulated/rules based sources of such water. – Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. – Identification of proposed monitoring of hydrological attributes. 	
Flood Risk Management	<ul style="list-style-type: none"> ▪ The EIS must include a flood impact and risk assessment (FIRA). As a minimum the FIRA must: <ul style="list-style-type: none"> – Consider the relevant provisions of the NSW Flood Risk Management Manual and toolkit, and existing council and government studies, information and requirements. – Identify and describe existing flood behaviour and flood constraints on the site and its surrounding areas for the full range of events, including 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP and provide an assessment of the compatibility of the development and its users with flood behaviour. This may require flood modelling where existing flood information is not available. – Determine and describe changes in post development flood behaviour, impacts of flooding on existing community and on the development and its future community for full range of events, 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP. This will typically require flood modelling. – Consider impacts of climate change due to any increase in rainfall intensities. – Propose and assess the effectiveness of management measures including development controls required to minimise the impacts and risks of flooding to the development and its users and existing community. ▪ Note: The FIRA is to be undertaken by a suitably qualified engineer consistent with Council's requirements and the Australian Rainfall and Runoff. Flood behaviour includes flood volume, extent, depth, level, velocity, duration, rate of rise, flood function and hazard. Impacts of flooding include changes to flood behaviour and risks to the community including emergency management response for the community. 	<p>Appendix W – Flood Impact Assessment Report</p> <p>EIS Section 6.9 Flooding</p>
City of Sydney		
Overshadowing of Parkland	<ul style="list-style-type: none"> ▪ 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. 	<p>Appendix J – Overshadowing Report</p> <p>EIS Section 6.4 Environmental Amenity</p>
Design Excellence	<ul style="list-style-type: none"> ▪ The proposed development is required to be subject to a Waterloo Quarter State Design Review Panel process convened by the NSW Government Architect. 	<p>Appendix B – Updated Design Excellence Strategy</p> <p>Appendix C – Design Integrity Report</p> <p>EIS Section 6.1 Design Quality</p>

Agency Advice		
Agency	Advice	Document Reference
Design Guidelines	<ul style="list-style-type: none"> ▪ 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. 	<p>Appendix F – Design Report</p> <p>EIS Section 6.2 Built Form and Urban Design</p>
Built Form and Urban Design	<ul style="list-style-type: none"> ▪ 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. 	<p>Appendix II – Statutory Compliance Table</p> <p>Appendix F – Design Report</p> <p>Appendix N – Visual Impact Assessment</p> <p>EIS Section 6.2 Built Form and Urban Design; Section 6.4 Environmental Amenity; and Section 6.5 Visual Impact Assessment</p>
Overshadowing of Neighbouring development	<p>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.</p>	<p>Appendix J – Overshadowing Report</p> <p>EIS Section 6.4 Environmental Amenity</p>
Acoustics	<p>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.</p>	<p>Appendix T – Noise and Vibration Impact Assessment</p> <p>EIS Section 6.8 Noise and Vibration</p>
Wind	<p>The EIS must demonstrate how the proposed amended development will achieve the wind safety and comfort criteria established in the Design Guidelines.</p> <p>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.</p> <p>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.</p>	<p>Appendix I – Pedestrian Wind Environment Assessment</p> <p>EIS Section 6.4 Environmental Amenity</p>
Communal Amenities and Open Space	<ul style="list-style-type: none"> ▪ The application must address the communal amenities and open space requirements for co-living developments. 	<p>Appendix E – Architectural Plans</p>

Agency Advice		
Agency	Advice	Document Reference
		<p>Appendix F – Design Report</p> <p>Appendix O – Landscape and Public Domain Report and Plans</p> <p>EIS Section 6.6. Landscaping</p>
Public Realm	<ul style="list-style-type: none"> ▪ Alexandria Park <ul style="list-style-type: none"> – 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 <ul style="list-style-type: none"> – 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. 	<p>Appendix E – Architectural Plans</p> <p>Appendix F – Design Report</p> <p>Appendix J – Overshadowing Report</p> <p>EIS Section 6.4 Environmental Amenity and Section 6.6 Landscaping</p>
Landscaping and canopy coverage	<ul style="list-style-type: none"> ▪ The application must demonstrate that the canopy coverage targets in Design Guideline 3E are met. The EIS should: <ul style="list-style-type: none"> – Outline the landscape design approach including design objectives and principles Demonstrates how the proposed development would: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 	<p>Appendix O – Landscape and Public Domain Plans and Report</p> <p>EIS Section 6.6 Landscaping</p>

Agency Advice		
Agency	Advice	Document Reference
	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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 4 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. 	<p>Appendix R - Transport, Traffic and Parking Impact Assessment; Green Travel Plan and Freight Service Management Plan</p> <p>EIS Section 6.7 Traffic and Access</p>
Waste Management	<ul style="list-style-type: none"> ▪ 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. 	<p>Appendix X – Construction and Operational Waste Management Report</p> <p>EIS Section 6.12</p>
Environmentally Sustainable Design	<ul style="list-style-type: none"> ▪ 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 carbo emissions by 2050, by establishing a low-carbon precinct. 	<p>Appendix Q – ESD Report</p> <p>EIS Section 6.12</p>