

WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

**Environmental Impact Statement
Appendix H – BCA and DDA Report**

SSD-79307765 Second Amending Concept

Detailed State Significant Development
Development Application

Prepared for **WL Developer Pty Ltd**

16th September 2025

Waterloo Metro Quarter - Second Amending Concept SSD-79307765

Introduction

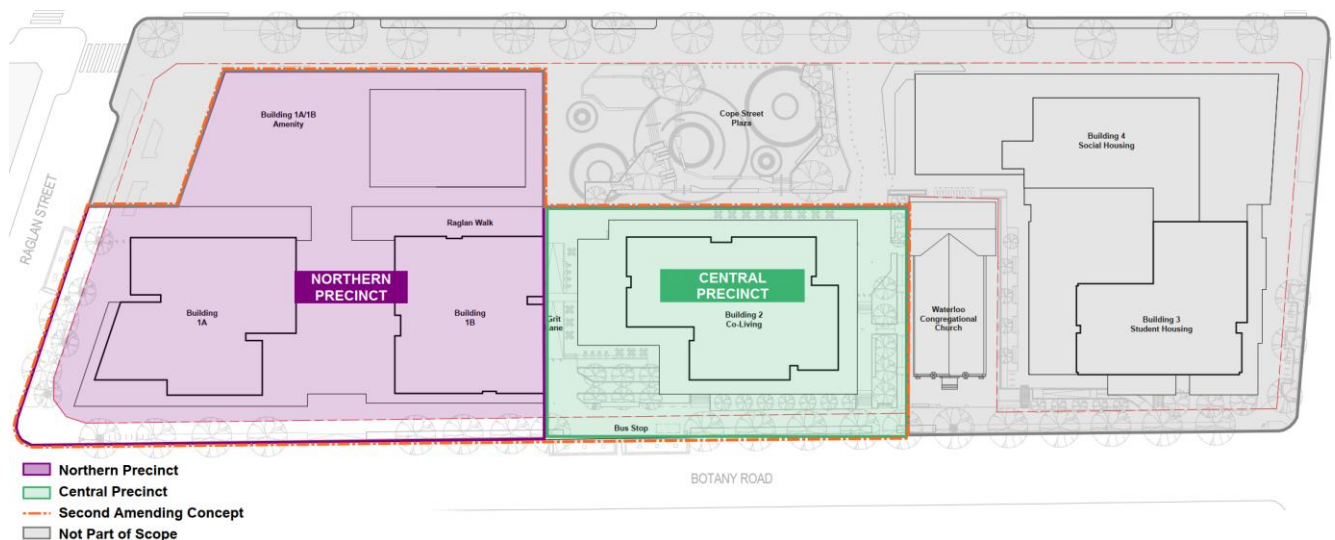
This report has been prepared by BM+G on behalf of WL Developer Pty Ltd (the applicant) to accompany a State Significant Development Application (SSDA) for Waterloo Metro Quarter (WMQ) located at 150 Cope Street, Waterloo (the site). Specially, this application relates to the Second Amending Concept DA (SSD-79307765).

This report has been prepared to respond to Item 5 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025.

The Second Amending Concept DA is a new concept SSDA made under Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It seeks consent for an amendment to the Waterloo Metro Over Station Development (OSD) Concept DA (SSD 9393) (the Concept DA). As the Concept DA has previously been amended by an Amending Concept DA (SSD 10441) (hereafter referred to as the First Amending Concept DA), the subject amending DA is hereafter referred to as the Second Amending Concept DA.

Whilst the Concept DA relates to the whole WMQ site, the changes now proposed under the Second Amending Concept DA only relate to the Northern and Central Precincts of the overall WMQ site. The figure below indicates the land to which the Second Amending Concept DA applies.

Figure 1 Land to which Scoping Reports Apply



BCA & DDA Capability Statement

+ To	WL Developer Pty Ltd
+ Attention	Daniel Doyle
+ Email	Aconex
+ From	Michael Potts
+ Subject	Waterloo Metro Quarter Over Station Development Second Amending Concept SSD 79307765
+ Address	150 Cope Street, Waterloo NSW 2017
+ Project No.	S250130
+ Date	16.09.25
+ Pages	5

1.0 Proposed Overview

The Second Amending Concept DA seeks consent to modify the existing concept approval as it relates to the Northern and Central Precincts, by amending the building envelopes to redistribute floor space to suit a new mix of land uses. Specifically, the proposal seeks the following:

- Northern Precinct:
 - Change the approved building envelope, building height and concept land use for the Northern Precinct by replacing the 17-storey commercial office building envelope with a revised envelope for 2 residential apartment towers above a non-residential podium.
 - The residential towers will include market housing, communal facilities and the provision of 5% affordable housing.
- Central Precinct
 - Change the approved building envelope and conceptual land use for the Central Precinct by replacing the residential apartment tower with a co-living housing tower, still above a non-residential podium, comprising retail and a community facility in the form of a childcare.

There will be no change to the maximum permitted GFA, as the floorspace will be redistributed within the revised envelopes. Further, the amended proposal will not exceed the permissible building height for the site under the SLEP 2012. No detailed design or physical works is proposed under this application.

Separate Detailed SSDAs will be submitted for the detailed design, construction and operation of the Northern Precinct (SSD-79307758) and Central Precinct (SSD-79307746) of the WMQ site, to be assessed concurrently with the subject amending Concept DA. The detailed SSDAs have been prepared to be consistent with the Concept SSDA as amended by the subject application.

Separately, a Section 4.55 Modification Application will be submitted to modify the approved detailed Basement SSDA (SSD 10438) relating to the basement levels to buildings within the Northern and Central Precinct.

2.0 Compliance Statement Objectives

The objectives of this statement are to:

- Confirm that the SSDA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered Certifier.
- Confirm that the proposal can readily achieve compliance with BCA 2022 pursuant to clause 145 of the *Environmental Planning & Assessment Regulation 2000*.
- Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
- Accompany the Development Application submission to enable the Consent Authority to be satisfied the accessibility provisions required under the BCA, Premises Standards, and Council DCP have been met in the design, with full compliance being achievable.

Note: This statement has been prepared in accordance with Part 4 of the Building and Development Certifiers Regulation 2020.

3.0 Referenced Documentation

This Statement has been prepared based on a review of the SSDA architectural plans prepared by Bates Smart numbered:

+ Drawing No.	+ Revision
DRG-DA000	01
DRG-DA001	01
DRG-DA002	01
DRG-DA003	01
DRG-DA004	01
DRG-DA005	01
DRG-DA006	01
DRG-DA091	01
DRG-DA092	01
DRG-DA100	01
DRG-DA101	01
DRG-DA102	01

+ Drawing No.	+ Revision
DRG-DA103	01
DRG-DA104	01
DRG-DA105	01
DRG-DA120	01
DRG-DA129	01
DRG-DA130	01
DRG-DA131	01
DRG-DA132	01
DRG-DA133	01
DRG-DA140	01
DRG-DA141	01

4.0 Conclusion

We confirm we have reviewed the referenced architectural documentation for the proposed SSDA for the Waterloo Metro Quarter located at 150 Cope Street, Waterloo against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022 & Disability (Access to Premises – Buildings) Standards 2010.

We can confirm that compliance with the provisions of the BCA is readily achievable.

Furthermore, it is concluded that the proposal is capable of achieving compliance with the accessibility provisions of the BCA and Access to Premises Standard. Noting the design will be subject to refinement in preparation of the construction documentation to capture detailed compliance matters.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation to be prepared under the Northern and Central Precinct Detailed SSDA's (SSD-79307758 and SSD-79307746, respectively) without giving rise to any inconsistencies with the State Significant Development Approval.

If you have any questions or require further information, please do not hesitate to contact me on 02 9211 7777.
Regards,

Prepared by:



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Reviewed by:



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Director

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Building Surveyor-Unrestricted (NSW)

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