

15 November 2019

Ms Annie Leung
Team Leader, Key Sites Assessments
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Leung

Reference is made to Sydney Metro's Concept State Significant Development (SSD) Application No. 9393 for which a Response to Submissions Report was submitted on 18 October 2019 and your email correspondence dated 8 November 2019 seeking additional information from Sydney Metro in relation to ESD Measures and Carparking. Sydney Metro's responses are provided to your request below.

ESD Measures

Sydney Metro has considered the request to clarify the proposed design criteria and design guidance on ESD measures having regard to the proposed measures in the *State Significant Precinct ESD Report* and the recommendations from the Waterloo State Significant Precinct (SSP) Project Review Panel (PRP). Sydney Metro is now proposing the following ESD commitments at Waterloo Metro Quarter for the Concept SSD Application.

Table 1: ESD Commitments

Rating		Commitment
Residential Use		
BASIX Energy	30	
BASIX Water	40+	
Greenstar	5 Star	
Commercial Use		
NABHERS Energy	5.5 Star	
NABHERS Water	4.5 Star	
Greenstar	5 Star	
WELL Building	Gold Shell & Core	
Precinct		
One Planet Living		Endorsed under the One Living Planet framework
Greenstar Communities	6 Star	

Note * Office components only, not retail

Sydney Metro has prepared a response to the suggested updates to the Design Guidelines raised by the Project Working Group (refer Attachment 1). As illustrated in the attachment, a number of the matters raised have already been committed to in the Design Guidelines submitted with the Response to Submissions (version 9), and Sydney Metro is supportive of some of the changes with suggested edits, whilst Sydney Metro does not support changes to the Design Guidelines related to others given:

- the intent is already met through an existing Design Guideline provision;
- matters are already covered off by the requirements of the Apartment Design Guideline (ADG);
- they are not a design requirement; and
- they involve matters that unnecessarily burden the cost of the development and are outside Sydney Metro's control.

Please find attached updated sections of the Design Guidelines that reflect Sydney Metro's comments (refer Attachment 2).

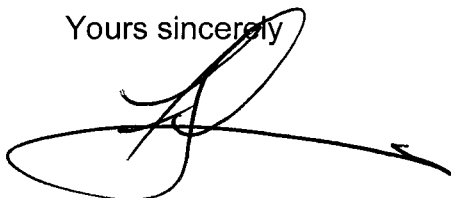
Carparking

Sydney Metro has considered the issue of carparking numbers at Waterloo Metro Quarter further having regard to Council's submission and the recommendations of the Waterloo PRP. In response, Sydney Metro is proposing the following revisions to carparking for the Over Station Development at the Metro Quarter which would result in an overall reduction of carparking at the site:

- A cap on the carparking associated with residential land use of 170 spaces
- Carparking associated with commercial land use at a rate of 1 space per 435 square metres commercial floorspace.

I trust the responses to ESD and Carparking issues will enable the Department to progress assessment of the application. If you have any further questions in relation to the application, please do not hesitate to contact Carolyn Riley on 0466 476 128.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fil Cerone', with a large, sweeping flourish extending to the left.

Fil Cerone
Director Sustainability, Environment & Planning
Operations, Customer and Place-making
Sydney Metro