Waterloo Integrated
Station Development

A Joint Venture Project

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# WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

## Environmental Impact Assessment
## APPENDIX Y

## Design Integrity Report

Prepared for **WL Developer Pty Ltd**

**31 March 2021**

| Reference | Description | |
|---|---|---|
| Applicable SSD Applications | SSD-10437 Southern Precinct<br>SSD-10438 Basement Carpark | |
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| Reviewed | Waterloo Developer Pty Ltd<br>Nick Owen | |
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| Date of Issue | 31 March 2021 | |
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# 1. INTRODUCTION

This Design Integrity Report (**DIR**) has been prepared on behalf of WL Developer Pty Ltd (**the Applicant**) to accompany two detailed State Significant Development (**SSD**) development applications (**DAs**) which seek consent for the construction of a basement and Over Station Development (**OSD**) within the Southern Precinct of the Waterloo Metro Quarter site.

## 1.1. PROJECT OVERVIEW

The Waterloo Metro Quarter site comprises the approved new metro station at Waterloo, which includes a station box at the south western corner of Raglan Street and Cope Street and a station services box at the north western corner of Wellington Street and Cope Street. A concept SSD DA (SSD 9393) which sought consent for multiple buildings on the site primarily for the purposes of social and affordable housing, residential accommodation, and commercial premises was approved by the Minister for Planning on 10 December 2019. The concept SSD DA included the approval of a Design Excellence Strategy to inform the detailed design of the OSD.

Following the completion of a competitive tendering process, the applicant was nominated as the preferred development partner for the construction of the Integrated Station Development (**ISD**) and relevantly for the delivery of the OSD. In further developing the detailed design of the OSD, the applicant followed the requirements of the approved Design Excellence Strategy, including independent review by the Design Review Panel (**DRP**).

This DIR has been prepared following the final DRP review and advice on the design of the OSD, and is submitted to the Department of Planning, Environment, and Industry (**DPIE**) to accompany one amending concept SSD DA which seeks modification to the approved OSD building envelopes, and four detailed SSD DAs for the construction and operation of the OSD. In summary, the proposed OSD at the Waterloo Metro Quarter site includes:

- 17-storey (15-storey habitable) commercial building (**Building 1**) comprising approximately 34,500sqm commercial and retail floor space, with an approximate capacity of 4,000 workers;
- Three residential buildings comprising:
  - 24-storey residential building (**Building 2**) comprising approximately 126 market residential and 24 affordable housing apartments, to be delivered as a mixture of 1 bedroom, 2 bedroom and 3 bedroom apartments;
  - 25-storey residential building (**Building 3**) comprising student accommodation, to be delivered as a mixture of studio and twin apartments with approximate capacity of 474 students;
  - 9 storey residential building (**Building 4**) above the southern station box to accommodate 70 social housing dwellings;
- Ground and podium level non-residential uses including commercial premises, retail tenancies, community facilities (minimum 2,000sqm), a gym, and communal uses.
- Landscaping and private and communal open space at podium and roof top levels to support the residential accommodation;
- New public open space including the delivery of the Cope Street Plaza, Raglan Street Plaza, Church Square, and through-site links;
- Vehicle access to the site via a shared way from Cope Street, expanded footpaths on Raglan Street, Botany Road and Wellington Street and public domain upgrades;
- Signage zone locations;
- Utilities and service provision;
- Stratum subdivision (staged); and
- 2-level shared basement carpark and associated excavation comprising;

- carparking;
- end of trip and bicycle storage facilities;
- residential storage facilities; and
- shared plant and services.

**This report has been updated prior to the submission of the Response to Submissions Report to the DPIE to capture amendments made to the Southern Precinct and Basement following receipt of public and agency submissions and ongoing design development.**

The design of each of the key components of the Integrated Station Development have been informed by the inputs of a multi-disciplinary design team including though not limited to:

- Woods Bagot
- Hassell
- Bates Smart
- Aileen Sage Architects
- John McAslan Partners
- Aspect Studios

## 1.2. SITE LOCATION AND DESCRIPTION

The site is located within the City of Sydney Local Government Area (LGA). The site is situated approximately 3.3 kilometres south of Sydney CBD and approximately 8 kilometres northeast of Sydney International Airport within the suburb of Waterloo.

The Waterloo Metro Quarter site comprises land to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street (refer to Figure 1). The heritage listed Waterloo Congregational Church located at 103–105 Botany Road is within this street block but does not form a part of the Waterloo Metro Quarter site boundaries.

The Waterloo Metro Quarter site is a rectangular shaped allotment and has an overall site area of approximately 1.287 hectares. The four detailed SSD DA boundaries are illustrated at Figure 1, noting the metro station boxes and associated public domain works highlighted in light blue (outside the scope of the SSD applications).

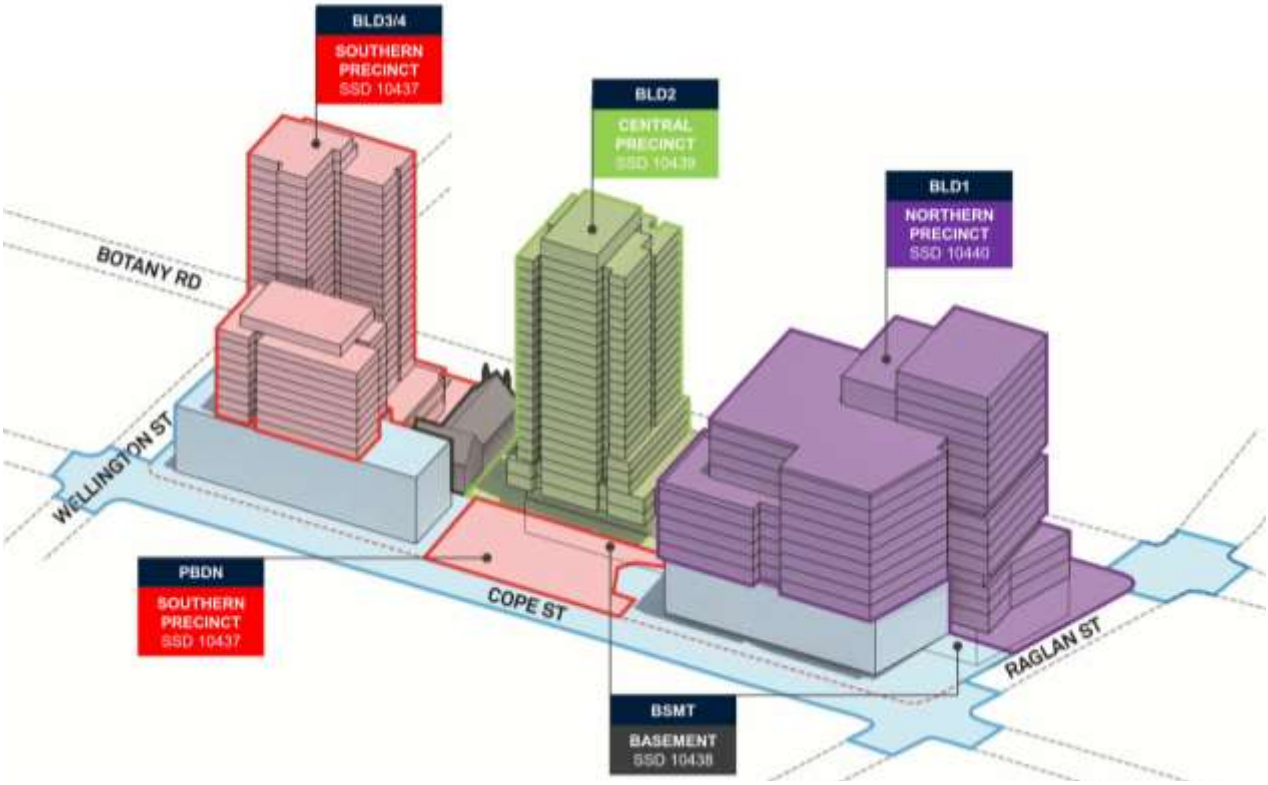


Figure 1 – Waterloo Metro Quarter site, with sub-precincts identified

Source: HASSELL

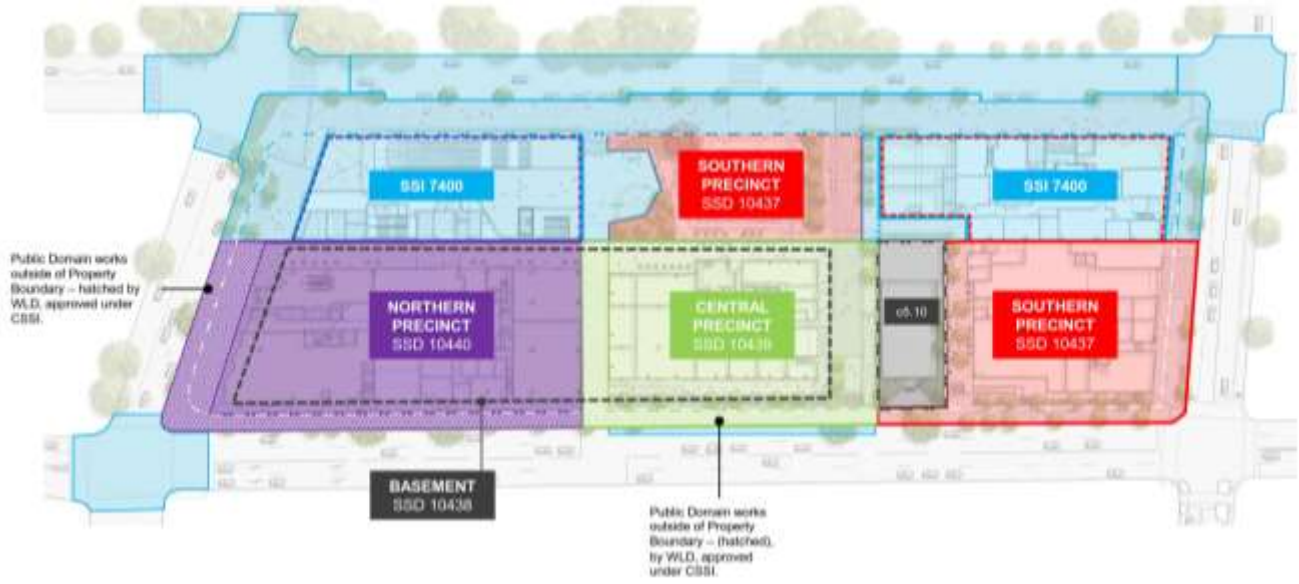


Figure 2 – Waterloo Metro Quarter site plan, with sub-precincts identified

Source: Waterloo Developer Pty Ltd

# 1.3. BACKGROUND

## 1.3.1. Sydney Metro

Sydney metro is Australia's biggest public transport project. In 2024, Sydney will have 31 metro railway stations and a 66km standalone metro railway system – the biggest urban rail project in Australian history. The Sydney metro is illustrated in Figure 1 below. It comprises four core components:

**Sydney Metro North West (formerly the 36km North West Rail Link)**
This project is now complete. Passenger services commenced in May 2019 between Rouse Hill and Chatswood, with a metro train every four minutes in the peak. The project was delivered on time and $1 billion under budget.

**Sydney Metro West**
Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between these two areas, linking new communities to rail services and supporting employment growth and housing supply between the two CBDs.

The locations of seven proposed metro stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays.

The NSW Government is assessing an optional station at Pyrmont and further planning is underway to determine the location of a new metro station in the Sydney CBD.

**Greater Western Sydney**
Metro rail will also service Greater Western Sydney and the new Western Sydney International (Nancy Bird Walton) Airport. The new railway line will become the transport spine for the Western Parkland City's growth for generations to come, connecting communities and travellers with the rest of Sydney's public transport system with a fast, safe and easy metro service. The Australian and NSW governments are equal partners in the delivery of this new railway.

**Sydney Metro City & Southwest**
Sydney Metro City & Southwest project includes a new 30km metro line extending metro rail from the end of Metro Northwest at Chatswood, under Sydney Harbour, through new CBD stations and southwest to Bankstown. It is due to open in 2024 with the ultimate capacity to run a metro train every two minutes each way through the centre of Sydney.

Sydney Metro City & Southwest will deliver new metro stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station. In addition, it will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards.

In 2024, customers will benefit from a new fully-air conditioned Sydney Metro train every four minutes in the peak in each direction with lifts, level platforms and platform screen doors for safety, accessibility and increased security.

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a Critical State significant infrastructure project (reference SSI 15_7400) (CSSI approval). The CSSI approval included Indicative Interface Drawings for the below and above ground works at Waterloo metro station. Section 2.3 of the Preferred Infrastructure Report (**PIR**) noted that the integration of the OSD elements and the metro station elements would be subject to the design resolution process, noting that the detailed design may vary from the concept design assessed within the planning approval.

## 1.3.2. Concept Development Application

Development consent was granted on 10 December 2019 for the concept SSD DA (SSD 9393) for the Waterloo Metro Quarter OSD including:

- A maximum building envelope for podium, mid-rise and tower buildings.
- A maximum gross floor area of 68,750sqm, excluding station floor space.
- Conceptual land use for non-residential and residential floor space.
- Minimum 12,000sqm of non-residential gross floor area including a minimum of 2,000sqm of community facilities.
- Minimum 5% residential gross floor area as affordable housing dwellings.
- 70 social housing dwellings.
- Basement car parking, motorcycle parking, bicycle parking, and service vehicle spaces.

The four detailed SSD DAs seek development consent for four buildings generally consistent with the terms of the SSD 9393 approval. However, an amending concept DA has been lodged to amend the approved building envelope and description of development approved under SSD 9393 as it relates to the northern precinct (Building 1) and central precinct (Building 2) of the Waterloo Metro Quarter site.

Specifically, the amending concept DA seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393), as well as a minor amendment to Building 2 which is located in the central precinct, through:

- Increasing the maximum building height for the southern portion of the northern precinct from RL56.2 to RL72.60 (refer to Figure 2 below).
- Removing the 'tower component' of the northern precinct, reducing the overall height of the tower envelope from RL116.9 to RL90.40, to enable the redistribution of floor space to commercial office floor plates.
- Amending the description of development to refer to a mid-rise (approximately 17 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space, rather than a third residential tower.
- Minor update too the eastern façade podium of the central building (Building 2).

The modification to the approved concept SSD DA will enable the detailed design of a new commercial building (comprising office and retail premises) to be pursued on the site, significantly increasing the proportion of employment generating floor space on the Waterloo Metro Quarter site. This new commercial building is proposed in replacement of four building envelopes approved under SSD 9393, which comprised one residential tower, and three mid-rise residential buildings.

This proposal will not exceed the permissible building height for the site under the *Sydney Local Environmental Plan 2012* or the maximum height approved under SSD 9393. No changes are proposed to the concept approval as it relates to the southern precinct.

**Approved Envelope** **Amended Envelope**

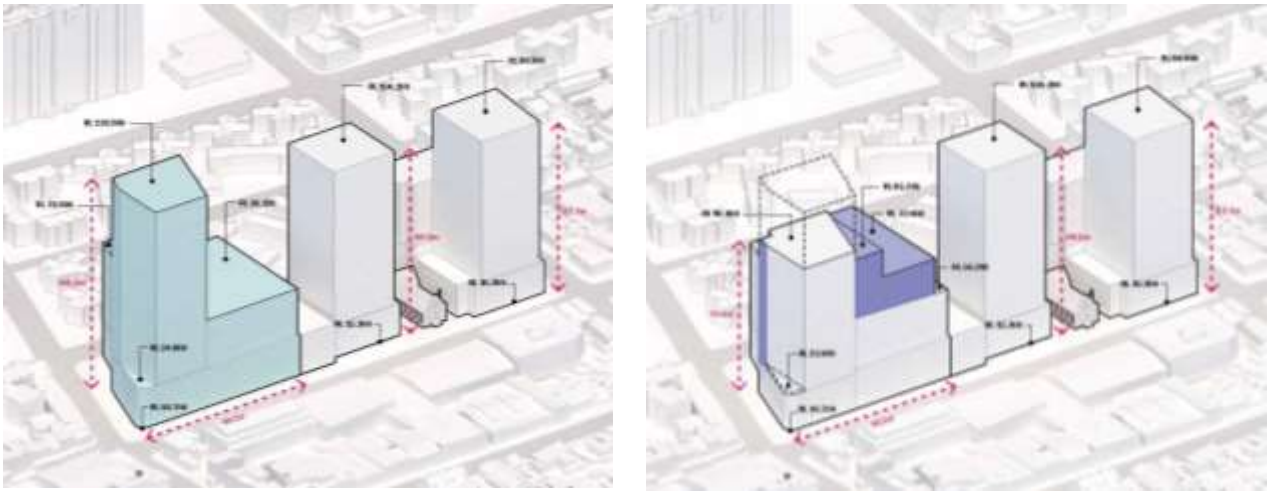

Figure 3 – Proposed Amendments to Concept Approval SSD 9393, north-west view

Source: Hassell

**Approved Envelope** **Amended Envelope**

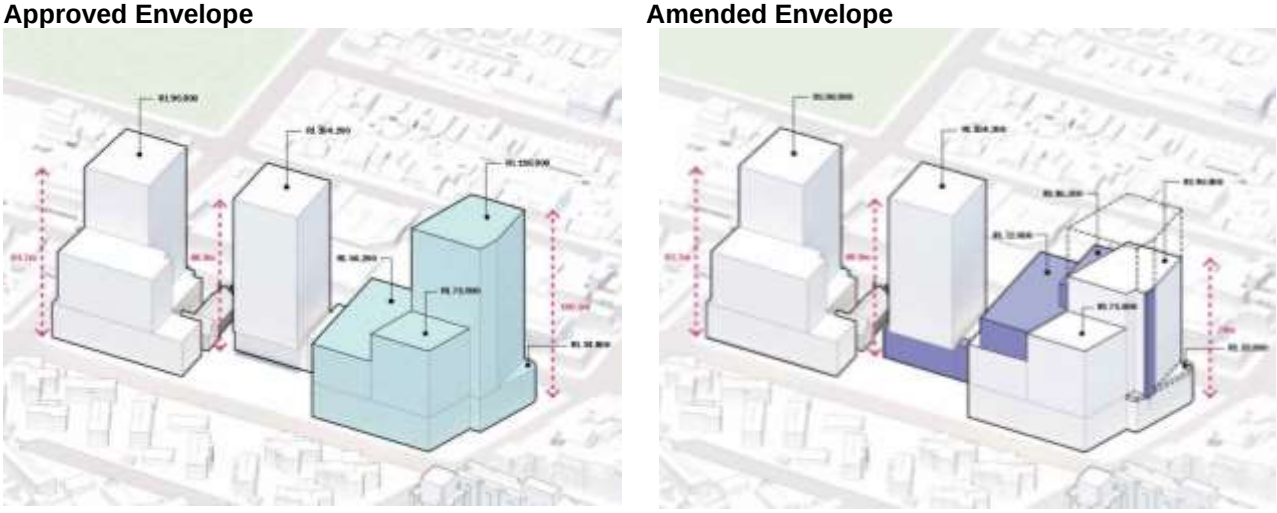

Figure 4 – Proposed Amendments to Concept Approval SSD 9393, north-east view

Source: Hassell

# 1.4. PURPOSE OF THIS REPORT

The DPIE has issued the Applicant with Secretary's Environmental Assessment Requirements (**SEARs**) to inform the preparation of an Environmental Impact Statement (**EIS**) for the proposed OSD at the Waterloo Metro Quarter site. Specifically, this DIR has been prepared with regards to SEARs requirement number 4 which states:

***4. Design Excellence and Built Form***

*The EIS shall:*

- *demonstrate compliance with the endorsed Design Excellence Strategy and submit a Design Integrity Report in accordance with the requirements of the Concept Approval or as amended.*

*Similarly, this DIR has been prepared in accordance with the Concept SSD DA (SSD 9393) conditions of consent B7 which relevantly states:*

B7. Future development applications shall address the following:

*(a) (…)*

*(b) Submission of a Design Integrity Report to the satisfaction of the Planning Secretary that demonstrates how design excellence and design integrity will be achieved in accordance with:*

*(i) the design objectives of the Concept Development Application*

*(ii) consistency with the approved Design Guidelines as amended by Condition A14*

*(iii) the DEEP's Design Excellence Report*

*(iv) the advice of the SDRP (or approved alternative under Condition A15)*

*(v) the conditions of this consent.*

*(c) The Design Integrity Report (DIR) as required by Condition B7(b) must include a summary of feedback provided by the SDRP (or alternative approved in accordance with Condition A15) and responses by the Applicant to this advice. The DIR shall also include how the process will be implemented through to completion of the approved development.*

The detailed design of the proposed development has been the subject of design development, testing and ongoing review from various government and independent parties such as the DRP to ensure that it achieves the highest standard in architectural design while providing a functional interface delivered with the Sydney Metro.

Accordingly, this DIR outlines the rigorous design excellence process undertaken to ensure the future detailed design of the tower achieves design excellence and demonstrates design integrity.

This DIR is structured as follows:

**Section 1** – Introduction

**Section 2** – Consistency with design objectives of concept approval, as proposed to be modified

**Section 3** – Consistency with the conditions of the concept approval, as proposed to be modified

**Section 4** – Endorsed Design Excellence Strategy

**Section 5** – Waterloo Metro Quarter Design and Amenity Guidelines

**Section 6** – Sydney Metro DRP advice and recommendations

**Section 7** – Key Issues

# DESIGN OBJECTIVES OF CONCEPT APPROVAL

Through the assessment of the concept SSD DA (SSD 9393) the DPIE requested that the application be updated to include clear design objectives, through which future detailed development applications may be assessed against to ensure the vision for the precinct is achieved.

The finalised Design and Amenity Guidelines (January 2021) for the Waterloo Metro Quarter articulate the clear design objectives for the project which include:

- Support the NSW Government's planning strategies and objectives including the Greater Sydney Region Plan (2018) and the Eastern City District Plan (2018)
- Enable the development of a mixed use precinct at the site which caters to a range of different uses and works to create a fully integrated station precinct at Waterloo
- Support a range of spaces that would cater for the social and economic needs of the local Waterloo community
- Enhance the community's experience and the urban amenity through the development of an integrated design concept that ensures delivery of a quality public domain area with strong connections to the site's surroundings
- Create an urban environment that drives high usage of the Sydney Metro network responding directly to the principle of transit oriented development
- Enable a building form which maintains excellent solar access to public open spaces and nearby residential areas
- Provide a harmonious relationship between the proposed development of the Metro Quarter and its surrounding heritage context
- Achieve design excellence in the final integrated station development
- Enable a new transport interchange that prioritises public and active transport
- Establish new publicly accessible open space in the form of plazas that would provide access to the station entries, connect the Metro Quarter with surrounding streets and functions as spaces for passive recreation and social interaction
- Embrace sustainability initiatives including lower levels of on-site car parking, stormwater re-use and water sensitive design and measures intended to improve the environmental performance of buildings
- Support the provision of affordable and social housing and ensure the social housing will be tenure blind (i.e. visually indiscernible from the market and affordable housing).

The detailed design of the OSD is consistent with the concept approval project design objectives as discussed below.

- Section 6 of the EIS outlines the proposal's consistency with the relevant strategic planning documentation. In particular, the proposal aligns with objectives of the *Sydney Region Plan: 'A Metropolis of Three Cities'* by providing a significant amount of high quality commercial office floor space, and a mix of residential accommodation in a highly accessible location, and by maximising opportunities to leverage off the Waterloo metro station to improve connections from the home and work, thus, supporting the 30-minute city.
- Similarly, the proposal addresses relevant planning priorities of the Eastern City District Plan by locating additional residential dwellings above new transport infrastructure (closer to jobs and services) to encourage active transit methods such as walking and cycling. The proposal is also considered sustainable as it is likely to result in a high proportion of trips by public transport, as well as walking and cycling, to reduce emissions and improve health.
- The proposal provides a network of new public spaces, including a neighbourhood square, laneways, a courtyard and surrounding streetscapes with generous footpaths and planting areas. New trees and landscaped areas provide shady, comfortable places to walk and dwell throughout the site.

- Access to the station, and interchange with other transport modes, is provided through clear, generous and legible paths of movement. Main access routes are activated by retail, commercial and community uses.
- Buildings are configured to minimise amenity impacts on the surrounding area, specifically to existing and proposed residential areas and public spaces. New public spaces in the site receive sunlight throughout different times of the day, with the main plaza having solar access through the year.
- The buildings are designed to reflect a diversity of scales, materiality, articulation and details - inspired by contextual typologies such as the terrace house, main street shop, workshop and factory.
- A range of residential types (student, affordable, social and market housing) are located on the site, with a high degree of design quality applied to all buildings.
- A community building is located at the heart of the site, fronting the main plaza and providing a hub for residents, workers, visitors and the broader community.
- Heritage interpretation and public art strategies have been prepared for the whole site, informing the design of buildings and public spaces. Opportunities for specific artworks have been identified.
- A sustainability framework, based on the One Planet Living principles, has been developed for the site and will be implemented to deliver national best practice sustainability outcomes against a range of environmental and social issues. The proposed Waterloo Metro Quarter OSD outlines how design excellence and design integrity will be achieved, in part, through demonstrating consistency with the concept approval (SSD 9393) project design objectives as discussed above.

# 2. CONSISTENCY WITH CONCEPT APPROVAL

This section demonstrates the proposals consistency with the *relevant* design conditions of consent outlined in the concept approval (SSD 9393), as proposed to be amended by SSD-10441 having regard to design excellence and design integrity.

The concept approval included two components. 'Part A' related to the terms of the consent, whilst 'Part B' included the conditions to be satisfied in future detailed development application(s). The following table addresses each section of the development consent.

Table 1 – Conditions of SSD-9393 Consent

| | |
|---|---|
| **DESIGN GUIDELINES** | |
| A14. Prior to the lodgement of the first future development application, the Applicant shall revise the Waterloo Metro Quarter Design and Amenity Guidelines (dated 20 November 2019), to the satisfaction of the Planning Secretary, as set out in Attachment A. | The Design and Amenity Guidelines (January 2021) have been updated in accordance with this condition and endorsed by the Planning Secretary. An assessment of the proposal against the revised Design and Amenity Guidelines is provided at Section 5. |
| **DESIGN EXCELLENCE** | |
| A15. Prior to the lodgement of future development applications, the Applicant shall submit an updated Design Excellence Strategy to the satisfaction of the Planning Secretary addressing the following:<br>a. Independent design review process through use of the State Design Review Panel (SDRP) or an alternative endorsed by GANSW. The SDRP or alternative DRP is to be augmented by including a member of the Sydney Metro DRP to ensure consistency and continuity in design advice and expertise in integrated station developments.<br>b. Include a Design Integrity process description, prepared in consultation with GANSW, for the design development and construction documentation phases. Refer to Condition B7 in this regard.<br>c. Deletion of the following Disclaimer on Page 4: Disclaimer: The processes described in this document are indicative only and are based on a generic tendering process. Aspects of the process described above may change. | The Design Excellence Strategy (March 2020) has been updated in accordance with this condition and endorsed by the Planning Secretary on 29 June 2020.<br>A review of the proposal against the endorsed Design Excellence Strategy is provided at Section 4. |

| MAXIMUM BUILDING ENVELOPES | |
|---|---|
| B1. Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of this consent. | The built form proposed is wholly contained within the building envelopes as proposed to be modified by SSD-10441, with the minor exception of complementary façade features including balustrades and awnings. |
| B2. Building height and gross floor area is to be measured in accordance with the definitions under *Sydney Local Environmental Plan 2012.* | Building height and gross floor area has been measured in accordance with the definitions under the SLEP 2012. |
| B3. The maximum achievable gross floor area (GFA) for the non-station related floor space is 68,750sqm and this amount will only be achieved subject to demonstration of:<br>a. being wholly contained within the approved building envelopes<br>b. compliance with the conditions of this concept approval<br>c. demonstration of design excellence<br>d. consistency with the Design Guidelines (as amended by Condition A14) | The maximum GFA for non-station related floor space across the entire site will not exceed 68,750sqm. All GFA is contained within the approved building envelopes as proposed to be modified by SSD-10441.<br>Consistency with the Design Guidelines is provided in Section 5. |
| B4. The approved podium building envelopes, as identified with green shading in the approved plans in Condition A2, must be used for non-residential uses only. | Noted, these areas as modified do not contain residential dwellings, only commercial premises, childcare premises, gymnasium, and communal areas. |

| BUILT FORM AND URBAN DESIGN | |
|---|---|
| B5. The detailed development applications shall address compliance with:<br>a. the Design Guidelines as endorsed by the Planning Secretary pursuant to Condition A14<br>b. the Design Excellence Strategy as endorsed by the Planning Secretary pursuant to Condition A15<br>c. the conditions of this consent. | The proposal has addressed the updated Waterloo Metro Quarter Design Guidelines at Section 5.<br>The proposal is considered against the Design Excellence Strategy in Section 4.<br>This table considers the proposed development against the relevant concept DA conditions of consent. |
| B6. The following elements are not inconsistent with the consent proposal but are subject to further assessment with the relevant detailed development application:<br>a. conceptual land uses, except for the approved minimum non-residential GFA, community facilities GFA, affordable housing rate and number of social housing dwellings approved<br>b. indicative signage zones, following preparation of a Signage Strategy<br>c. subdivision. | The proposed land uses are consistent with the land uses as amended for the site.<br>Signage and subdivision details remains consistent with the concept approval. |
| B7. Future development applications shall address the following: | |

| | |
|---|---|
| a. Botany Road setback of 6.5m is to be extended to the north as identified in Response to Submissions (Figure 10, Page 139). The extended setback is to be incorporated into revised Building Envelope Plans to the satisfaction of the Planning Secretary prior to the lodgement of any future development application. | The proposal adheres to the minimum 6.5m setback to Botany Road for the full width of Building 2 to southern edge of the northern Station Box. This is incorporated into the Building Envelope plans submitted as a part of the Amending DA. |
| b. Submission of a Design Integrity Report to the satisfaction of the Planning Secretary that demonstrates how design excellence and design integrity will be achieved in accordance with: | |
| i. the design objectives of the Concept Development Application<br>ii. consistency with the approved Design Guidelines as amended by Condition A14<br>iii. the DEEP's Design Excellence Report<br>iv. the advice of the SDRP (or approved alternative under Condition A15)<br>v. the conditions of this consent. | This DIR has been designed to satisfy this condition. This report demonstrates how the proposal achieves design excellence, and includes feedback provided by the DRP as an alternative to the SDRP. |
| c. The Design Integrity Report (DIR) as required by Condition B7(b) must include a summary of feedback provided by the SDRP (or alternative approved in accordance with Condition A15) and responses by the Applicant to this advice. The DIR shall also include how the process will be implemented through to completion of the approved development. | Refer to Section 6 and Section 7. |

# 3. ENDORSED DESIGN EXCELLENCE STRATEGY

The Design Excellence Strategy (**Appendix A**) endorsed by the Planning Secretary on 29 June 2020 establishes the framework within which Sydney Metro and their partners will deliver design excellence for the Waterloo Metro Quarter ISD.

The Design Excellence Strategy approved under the Concept SSD DA (SSD 9393) was proposed as an alternative to the completion of a competitive design process otherwise required by the *Sydney Local Environmental Plan 2012* (**SLEP 2012**) for the Waterloo Metro Quarter site. This alternative strategy was supported by the DPIE as the completion of a competitive design process, as defined under the City of Sydney Competitive Design Policy, was considered not reasonable or necessary under the circumstances of this development.

The DPIE accepted as per clause 6.21(6) of the SLEP 2012, that discretion be afforded to the development to propose an alternative design excellence process, as formalised through the endorsement of the Design Excellence Strategy. The Design Excellence Strategy includes several rigorous steps to inform and evaluate the design quality of the proposed development, including:

1. Establishing design quality expectations – Sydney Metro DRP
2. Competitive selection – Design Excellence Evaluation Panel (**DEEP**)
3. Design Integrity – State DRP or alternative

The Design Excellence Strategy draws from the NSW Government Architect's *Better Placed* and is consistent with the underlying principles of the NSW Government Architect's draft Design Excellence Competition Guidelines.

## 3.1. DESIGN QUALITY EXPECTATIONS

Prior to the preparation of the detailed design for the proposed development, Sydney Metro prepared base designs for the station and OSD to enable planning approval:

- Critical state significant infrastructure (station)
- Concept State significant development (over station development)

Further, Sydney Metro formalised design expectations and requirements through the preparation of site specific principles, contract requirements, and ultimate approval within the concept SSD DA of Design and Amenity Guidelines (including overarching design objectives and principles) which is considered in detail at Section 5. These site principles and guidelines were endorsed by the Sydney Metro DRP.

Finally, through this first stage of the Design Excellence Strategy Sydney Metro established benchmark projects that demonstrate minimum design quality expectations for the project.

## 3.2. DESIGN EXCELLENCE EVALUATION PANEL (DEEP)

As part of the Request for Proposal (**RFP**) process, Sydney Metro established the DEEP and tenderers were required to satisfy the Design Excellence requirements. This involved presenting to the DEEP during the bid and evaluation period of the RFP and obtain the DEEP's support for the tenderer's design.

The WL Developer Pty Ltd scheme was reviewed and ultimately supported by the DEEP through the tender bid phase, which informed the selection of the applicant as the preferred development partner for the construction of the Waterloo Metro Quarter ISD. In reviewing the scheme, the DEEP identified the following key attributes of the proposed WL Developer Pty Ltd as contributing to the achievement of design excellence on the site:

- The inclusion of a significant amount of commercial use in the northern building compared to the Concept SSD DA reference scheme.

- The diversity and mix of uses in the scheme with the addition of the commercial uses in Building 1 and student housing in Building 3 that activate the precinct at different times of day.
- The lower podium heights and setbacks to Botany Road and the resulting relationship and setting for the church which allow it to be a focal point with the precinct.
- The proposal for a community pavilion co-designed with the community and the opportunity this creates for local engagement and culture expression within the development.

The key attributes identified above have been maintained and enhanced through the design evolution of the proposed development. Notably, the revision of Building 1 to enable the delivery of a significant component of commercial office floor space has been retained and strengthened through the amending concept DA and detailed design of Building 1. The diversity of uses across the scheme has also been maintained within the proposed development.

The podium heights throughout the precinct have been lowered compared to the reference scheme, to ensure the church maintains a strong architectural presence within the precinct and along Botany Road.

Notwithstanding being selected as the preferred tenderer and receiving 'endorsement' by the DEEP, further design resolution was recommended by the DEEP to be considered through the design integrity process, including further consideration to:

- The approach to flooding, retail levels and the impact on Botany Road interface and public domain needs reconsideration, including setbacks.
- Expand the public art strategy and embed indigenous culture and local community identity into the design of the station, buildings and public realm.
- More considered response to the local context in the design of the podiums, laneways and facades (e.g. grain, materials and character).
- Additional technical testing and studies on the resulting wind impact and noise mitigation strategies for all buildings.
- Any opportunities to improve solar access to public spaces and increase deep soil planting.

As presented to the DRP, the above items were further considered through the design integrity process, including lowering retail floor levels to achieve a more activated streetscape along Botany Road, further development of the public art strategy, and refining the architectural treatment of the podium and towers to respond to the local context.

The proposed maximum height of the towers has been reduced to improve solar access to Alexandria Park and the Alexandria Park Heritage Conservation Area. Further, additional technical testing and studies regarding wind and noise mitigation are included within the detailed SSD DAs for the detailed design of the proposed development. Further detail in response to the DRP comments and design integrity process is outlined in the following section.

## 3.3. DESIGN INTEGRITY

The Sydney Metro DRP was convened as an alternative to the State Design Review Panel. The applicant presented the scheme periodically to the DRP, in total 10 times, prior to the lodgement of the five SSD DAs to DPIE. A schedule of the DRP meetings is outlined at **Appendix B**.

As per the terms of the Design Excellence Strategy, the DRP provided advice to the design team on the detailed SSD Application for the OSD including assessment against endorsed site-specific principles, benchmarks, design guidelines and the DEEP Design Excellence Report. The comments made by the DRP through their review of the scheme is outlined in Section 6 and Section 7.

It is acknowledged that in accordance with the Design Excellence Strategy the DRP will review the scheme again at the following project milestones:

- The lodgement of the Response to Submissions on the detailed SSD DAs exhibition;
- Any significant design changes, in the event any are proposed following the approval of any detailed SSD Application for the OSD;

- Any items specified in delivery contracts as requiring review by the Design Review Panel (e.g. materials and finishes for stations); and
- Any modification applications referred to it by the Planning Secretary or the Consent Authority.

As such the proposed OSD as outlined within the amending concept DA and the four detailed SSD DAs has been prepared in accordance with the endorsed Design Excellence Strategy for the Waterloo Metro Quarter ISD.

## 3.4. RESPONSE TO SUBMISSIONS – AMENDMENTS TO PROPOSED DEVELOPMENT

In accordance with the requirements of the Design Excellence Strategy, the proposed development was re-presented to the Design Review Panel (DRP) on 28 January 2021, 18th February 2021 and 19th March 2021 to understand the DRP feedback on any changes made to the development in response to submissions received on the SSD DAs. The DRP provided the following feedback relevant to the Southern Precinct and Basement proposals:

**DRP Meeting 28 January 2021**

**Southern Precinct Built Form**

- Response Item 13: The Panel accepts that the awnings to public spaces meets the required height specifications set out by Council. No further change to the awning design is proposed.
- Response Item 24: The Panel requests further information on the expected thermal comfort conditions within the student apartments during summer to ensure safe conditions, and the role that user interventions will have in improving this, i.e. active cooling, blinds or curtains. This additional information is presented within the statement prepared by Cundall submitted with the Response to Submissions Report.
- Response Item 24: The Panel recommends improving solar shading to northern elevation windows that are not currently receiving any shade from the adjacent building during the hottest hours of the day.
- Response Item 17a: The Panel supports the additional windows proposed to the studios to break up the eastern façade blank walls. This is proposed within the updates submitted to the DPIE within the Response to Submissions reports.
- Response Item 25: The Panel recommends that the pergola proposed to the roof terrace to improve wind conditions be designed to allow solar access in winter whilst still providing weather protection to operable openings. This is proposed within the updates submitted to the DPIE within the Response to Submissions reports.
- Response Item 26 & 27: The Panel recommends reviewing the western façade design of Building 4 in a similar manner as suggested by Council to Building 3. To both improve solar access to lower levels, and shading to upper levels, whilst also improving visual privacy to habitable spaces on all levels.
- Response Item 28: The Panel supports the integration of plenum ventilation to various Building 4 apartments to improve the number of units receiving cross ventilation. The Panel strongly recommends incorporating an occupant-controlled system to ensure heat loss during winter is mitigated; and acoustic baffles to reduce sound infiltration from the adjacent public areas.

**Southern Precinct Materials and finishes**

- Response Item 17b: The Panel supports the increased level of detail provided to Council on the material intent of each building.
- Response Item 6: The Panel has no further comments on the signage design as this is a DPIE planning control matter.

**Basement**

- The Panel accepts the updates to the basement design including EOTF's for the commercial, retail and asset management teams.

As outlined above, the only 'Open' items to be re-presented to the DRP relevant to the Southern Precinct and Basement are:

- Response Item 24: The Panel recommends improving solar shading to northern elevation windows that are not currently receiving any shade from the adjacent building during the hottest hours of the day.
- Response Item 26 & 27: The Panel recommends reviewing the western façade design of Building 4 in a similar manner as suggested by Council to Building 3. To both improve solar access to lower levels, and shading to upper levels, whilst also improving visual privacy to habitable spaces on all levels.

In response to the above, it is noted that additional sun shading and façade elements will be considered by the applicant and design team, subject to further assessment of the thermal performance of the affected portion of the northern elevation of Building 3.

Further, it is noted that additional privacy mitigation measures are to be proposed to Level 09 of the Building 4 to provide additional privacy between the social housing building and student accommodation dwellings. This is noted within the Response to Submissions Report.

The above two 'Open' items are relatively minor design details to be resolved and as such the Response to Submissions report is submitted to the DPIE for further assessment. It is recognised that the resolution of the two 'Open' items will require further liaison with the DRP prior to the issue of a Construction Certificate for the Southern Precinct SSD DA.

**DRP Meeting 18 February 2021**

**Southern Precinct Built Form**

- Item 11.06 – The Panel notes that the proposed thermal comfort strategies for apartments facing east and west exceed minimum Section J requirements for thermal comfort.
- Item 11.07 – The Panel commends the additional depth to sunshades to reduce solar thermal impact to levels 16 – 23.
- Item 11.09 – The Panel accepts the design amendments proposed to screens to improve privacy and shading to Building 3 east facade and Building 4 west facade.
- Item 11.10 – The Panel accepts the proposed alternative cross ventilation solution for apartments where this cannot be achieved via operable windows.
- The Panel recommends improving the performance and visual amenity of the building 4 roof by adding a set back parapet to allow the addition of gravel and/or low planting.

The majority of the items above are understood to be 'closed out.' In response to the last item listed above, the roof parapet of Building 4 has been set back from the roof edge and a gravel finish is proposed to improve the visual amenity of the roof. To further reduce visual impacts, a louvred enclosure over the fire stair is proposed to house the stair pressurisation plant equipment. All other plant equipment is housed in the Level 9 plant room. This plant space has been partially 'sunken' below the roof slab to minimise visual impact.

**Southern Building – Built Form**

- Tracker item 12.12: The Panel accepts the proposed changes to the roof design and recommends that it should contribute to the ESD principles of the precinct, by including soft planting and/or solar panels to reduce the heat island impact and/or contribute to the energy used by the common area facilities of the building.

All items in the DRP Integrity Tracker are ‘closed out’.

# 4. WATERLOO METRO QUARTER DESIGN AND AMENITY GUIDELINES

The proposed development has been prepared in accordance with the Waterloo Metro Quarter OSD Design and Amenity Guidelines, as endorsed by the Planning Secretary as per the terms of concept approval. The proposed development achieves the objectives of the Design and Amenity Guidelines as:

Table 2 - SEARs requirements WMQ Design and Amenity Guideline – Design Objectives

| Design Criteria | Design response |
|---|---|
| **3C Public Domain** | |
| 1. Provide publicly accessible plazas adjacent to the station entries that connect the Metro Quarter to the surrounding streets and neighbourhood<br>2. Create a high quality, integrated, permeable and multifunctional public domain that caters for movement, recreation and social interaction<br>3. Provide good levels of solar access and amenity to the public domain<br>4. The design of the public domain is consistent with Crime Prevention Through Environmental Design principles<br>5. Balance all forms of movement through creating a public domain which facilitates transport interchange | Waterloo Metro Quarter will be a dynamic precinct within the broader surrounds of Waterloo comprised of public spaces including a neighbourhood square (Cope Street Plaza), laneways (Raglan Walk, Grit Lane and Church Square), a courtyard (Church Yard) and surrounding streetscapes with generous footpaths and planting areas.<br>The SSD requirement to achieve 2200m² of total public space between Cope Street Plaza and Raglan Place is achieved with 1517m² of Cope Street Plaza and 688m² of Raglan Place within the site boundary.<br>Clear pedestrian access has been considered throughout the site to maintain a safe and accessible journey for pedestrians. Clear widths have been adhered to and licensed seating zones are identified. Sightlines through the Waterloo Metro Quarter are direct and generous, with active uses along key movement paths, creating a safe environment throughout the day and evening.<br>The primary entry to the metro station is from Raglan Street, with a generous footpath containing street trees, low level planting and spaces to sit. Two new east-west pedestrian links (Grit Lane and Church Square) provide easy interchange from the bus stops on Botany Road to the station entry. Care has been taken with respect to providing safe paths of travel for people with a disability especially at the points at which the pedestrian paths of travel intersect respectively with the station entries.<br>Public domain spaces receive direct sunlight at different times of the day. Solar access to Cope Street Plaza exceeds the minimum requirement, with more than 57% of this space receiving at least 2 hours of direct sunlight between 9am and 3pm on 21 June.<br>*Further details of the public domain, including assessment against design criteria, are included* |

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| | *in the Landscape and Public Domain Report for each of the supporting Development Applications.* |
| **Additional criteria for consideration** | Provide opportunities for seating in the public domain, especially at the edges of Cope Street Plaza, near Metro entries and bus stops.<br>Provide for a diversity of awning expressions, with scale, materiality and character related to context and use. |

| 3D Streets, lanes and footpaths | |
|---|---|
| 1. Provide high quality materials and finishes in the public domain that respond to the character of the local area<br>2. Expand the public domain by considering the boundary interface with the Waterloo Congregational Church<br>3. Create visual interest and reflect the character of the area through the selected materials for the public domain<br>4. Material selection is to include consideration of the mass and/or sound insulation or absorption properties | The materials throughout draw inspiration from the character of the surrounding neighbourhoods of Redfern and Waterloo. Drawing on the robustness and timelessness of concrete and brick, the landscape spaces utilise these materials with a preference for warm tones and variation in formats to create a fine-grained response to ground plane materials.<br>For the City of Sydney public domain areas, the Village Centre Activity Strip palette of materials will be used. This includes concrete unit pavers in charcoal colour. These footpath pavers are extended across the site boundary to the building facades to create a continuous and generous streetscape.<br>Contiguous publicly accessible space is created around all sides of the Waterloo Congregational Church. The proposed Makerspace on the northern facade of Building 3 will provide a community hub that opens into Church Yard. The space is kept open and clutter free and allows for loose furniture to be arranged informally. Interfacing with the heritage church is a densely planted garden bed with areas of seating, permeable paving and feature trees.<br>*Further details of the public domain, including assessment against design criteria, are included in the Landscape and Public Domain Report for each of the supporting Development Applications.* |
| **Additional criteria for consideration** | East-west laneways open to the sky.<br>Create a 6m wide north-south public link between Raglan Street and Cope Street Plaza. |

| 3E Tree canopy cover | |
|---|---|
| 1. Mitigate the impacts of urban heat island effect through the provision of tree planting and soft surface areas<br>2. Enhance the biodiversity of the site through providing a range of native species and opportunities for urban habitat | The site has been designed to maximise opportunity for tree planting and landscape areas, to provide comfortable spaces for people to move through and enjoy. |

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| | Within streetscapes around the site, the tree canopy cover is 54.8% (exceeding the minimum requirement of 50%). The overall tree canopy cover is 25.3% (exceeding the minimum requirement of 23%).<br>Planting typology within the precinct varies within the landscape spaces. It is intended that all planting at ground level of the project, including the planting on City of Sydney public domain, is comprised of native plant species selected for edible/usable properties. This planting would be maintained by an indigenous owned landscape maintenance firm who will run educational tours as well as maintain the planting. Tree and understorey planting throughout the site will provide a rich diversity of endemic species. The palette has been developed to create urban ecologies which may provide habitat or food sources for native birds, bees and insects.<br>*Further details of the public domain, including assessment against design criteria, are included in the Landscape and Public Domain Report for each of the supporting Development Applications.* |

| **3F Tree planting specifications** | |
|---|---|
| 1. To create a safe welcoming and healthy place to live, high quality public spaces, and a sustainable and adaptable urban environment<br>2. Provide a resilient, healthy and diverse urban forest<br>3. Provide an integrated long-term strategy that promotes trees as critical infrastructure and assets<br>4. Retain and protect existing trees and canopy cover. | The site has been designed to maximise opportunity for tree planting and landscape areas, to provide comfortable spaces for people to move through and enjoy.<br>The basement has been designed to enable over 15% deep soil to be achieved within the site boundary (excluding the station box area), which allows maximisation of tree canopy height and spread. Further details on planting specifications will be provided in future Public Domain Plan submissions.<br>Existing trees are not retained. The landscape strategy allows for significant tree canopy to be established on the site, coordination of new trees with overhead and below ground infrastructure.<br>*Further details of the public domain, including assessment against design criteria, are included in the Landscape and Public Domain Report for each of the supporting Development Applications.* |

| 3G Wind | |
|---|---|
| 1. Mitigate potential wind impacts and ensure adequate levels of comfort are achieved in the public domain for intended activities | Wind tunnel testing demonstrates a significant improvement in wind conditions when compared to the original reference design. |

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| 2. Ensure the wind environment created by the development does not result in uncomfortable or unsafe wind conditions on publicly accessible open space. | These improvements resulted from changes to the configuration of built form, such as building setbacks, separation and articulation, as well as the relocation of the plaza pavilion. More detailed testing of wind mitigation elements, such as building awnings and tree planting, showed further improvement in ground-level comfort.<br>Minor non-compliances occur in locations where surrounding wind conditions cannot be entirely managed (for instance, street corners and within some areas of Cope Street Plaza) - however, these conditions will improve as trees along footpaths and within the plaza mature.<br>*Further details are included in the Pedestrian Wind Environment report.* |
| **3H Building uses** | |
| 1. Provide a diverse range of businesses and community activities that support a vibrant day and night-time economy and activate the public domain<br>2. Provide a mixed use precinct with residential, retail, commercial and community uses, and where appropriate, entertainment uses<br>3. Manage potential noise conflicts so that appropriate levels of residential amenity and non-residential activity are achieved | The site will contain a diversity of different uses, including commercial, residential (student, affordable, social and market housing), retail and community uses. The amended envelope allows for the delivery of a greater proportion of commercial floorspace. This aligns with state and local policies through supporting the emerging Innovation Corridor and creating a precinct that has greater visitation, diversity and round-the-clock activation. A greater diversity of uses, along with new public spaces and a significant community building, will make this place a hub for surrounding neighbourhoods and precincts. |
| **3I Street activation** | |
| 1. Maximise active frontages through the ground plane and provide for a high quality pedestrian experience<br>2. Locate uses at ground level that activate the public domain and provide a convenient experience for metro customers and local community<br>3. Respond to site flooding constraints and ensure flood protection measures do not impact activation<br>4. Activation of through-site links and laneway | Open spaces and public connections will be activated by a mix of retail, commercial and community uses. The size of spaces varied across the site, with finer grain retail fronting Grit Lane and Raglan Walk, and larger tenancies around the edges of Cope Street Plaza.<br>A wider footpath is created at the Botany Road bus stops, with retail tenancies at footpath level.<br>The required active frontage of 60% (focused around Botany Road, Raglan Walk and east-west laneways) is exceeded, with approximately 74% active frontage proposed. |
| **3J Podium and street wall** | |
| 1. Minimise the visual bulk, scale and unbroken length of the podium | |

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|---|---|
| 2. The form, scale, massing and articulation responds to the local context | The lower levels of buildings provide a diversity of scales, materiality, articulation and details. The architectural expression of buildings is inspired by contextual typologies such as the terrace house, main street shop, workshop and factory.<br>Minimum setbacks and separations (as outlined in the Design and Amenity Guidelines criteria) are all achieved.<br>Greater space is provided around the Waterloo Congregational Church, including a publicly accessible connection to the east of the church. This provides contiguous space around the church, improving safety and access to buildings and spaces. The proposed maker space activates and enlivens the public domain.<br>*Further details of the architectural concepts, materiality and expression are provided within each of the supporting Development Applications.* |
| 3. Respect the Waterloo Congregational Church and enhance the setting for the heritage item | |
| **Additional criteria for consideration** | Consider the expression of contextual typologies (such as terrace houses, workshops and factories) in the form and expression of podium buildings.<br>Provide a richness of detailing and materiality in retail shopfronts.<br>To improve permeability and safety, provide a publicly accessible connection along the eastern side of the church. |

| 3K Built form above the podium | |
|---|---|
| 1. Minimise the visual bulk, scale and unbroken length of the podium | The taller buildings on the site have a diversity of form and expression, reflecting the different uses of commercial, student, social and market housing.<br>Residential buildings (in the central and southern precincts) sit within the SSD 9393 approved envelope. An amendment to the northern building envelope allows for increased commercial floorspace, within a lower building form. This building is articulated to enhance its visual interest, amenity and environmental performance.<br>Technical assessments demonstrate the amended envelope can comply with Apartment Design Guide (ADG) requirements, as well as required solar access and wind mitigation criteria.<br>*Further details of SEPP65/ADG, solar and wind impact are provided in relevant technical studies and the architectural report of each of the supporting Development Applications.* |
| 2. The form, scale, massing and articulation responds to the local context | |
| 3. Minimise overshadowing impacts on Alexandria Park and the wider public domain | |
| **Additional criteria for consideration** | Articulate the upper levels of the northern building to break down the building mass, improve amenity and allow for flexibility for a range of tenants. |

| 3L Residential amenity | |
|---|---|
| 1. Minimise the potential noise impacts primarily along the western edge of the site<br>2. Minimise the wind impacts across the site<br>3. Provide natural ventilation and solar amenity for residents of the apartment buildings<br>4. Provide sufficient areas for communal and private open space | Residential (social, affordable and market) buildings have been designed to deliver high quality, high amenity design outcomes. Solar amenity, acoustic and visual privacy, natural ventilation, communal and private open space have been key considerations.<br>While these buildings satisfy the principles of SEPP65, due to the existing site orientation and context, there are some minor ADG non-compliances. These are discussed further in the detailed architectural reports for each building. |

| 3M Solar access and amenity | |
|---|---|
| 1. Ensure solar access to the public domain on the site including Cope Street plaza and Raglan Street plaza<br>2. Minimise overshadowing on Alexandria Park and the wider public domain | The amended envelope results in improvements to the overshadowing impact to the surrounding context, especially the Alexandria Park Heritage Conservation Zone. This envelope provides the ability to also meet the key objectives of the Design and Amenity Guidelines - ensuring solar access to Cope Street Plaza and Raglan Street Plaza, as well as minimising overshadowing to Alexandria Park.<br>The reference design achieves the criteria required, including:<br>• No additional overshadowing of Alexandria Park after 10am on 21 June;<br>• No more than 30% of Alexandria Park overshadowed at any time after 9am on 21 June;<br>• Protection of solar access to private open spaces and living rooms of adjacent residential properties.<br>*Further details are provided in the solar assessment report.* |

| 3N Pedestrian and cycle network | |
|---|---|
| 1. Prioritise walking and cycling trips in and around the Metro Quarter over vehicles<br>2. Manage potential conflict between cyclists and pedestrians through the design of the public domain and locations of bike parking<br>3. Provide a pedestrian network that aligns with key pedestrian desire lines and is integrated with the active frontages | The master plan prioritises the movement of cyclists and pedestrians, including those accessing public transport.<br>Clear lines of sight and movement are provided, connecting people across the site and to the surrounding context. Generous, shady footpaths, with areas for dwelling and sitting, run along street edges. Laneways are open to the sky, with activated edges, characterful shopfronts and awnings. Additional pedestrian connections are provided, including Raglan Walk. |

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| | Bicycle parking is provided within the station, as well as within residential and commercial buildings. Access to bike parking is located away from major circulation routes and entry points to buildings.<br>*Further details of the public domain are included in the Landscape and Public Domain Report for each of the supporting Development Applications.* |
| **Additional criteria for consideration** | Provide on-site bicycle parking for any commercial office as per Green Star requirements<br>Provide on-site bicycle parking for any student accommodation at a minimum rate of 1 space per 5 rooms |

| 3O Carparking and access | |
|---|---|
| 1. Prioritise walking, cycling and public transport above private car use<br>2. Provide safe, convenient and legible movement for the public<br>3. Provide convenient access between different transport modes<br>4. Encourage public transport use and minimise the amount of car parking provided within the development | The master plan prioritises the movement of cyclists and pedestrians. Access to the station, and interchange with buses, is via accessible, weather-protected routes.<br>Vehicular access to loading areas is from Botany Road and Wellington Street, with the frontage of service areas minimised to reduce impact on pedestrian movement and the quality of building edges.<br>Vehicular access to the central precinct (including the church) is provided at the southern edge of Cope Street Plaza. This accessway has been designed to minimise visual impact and potential conflict with pedestrians, through clear delineation of movement paths, landscaped areas and bollards.<br>Lower parking rates have been applied to commercial and residential buildings.<br>*Further details of the public domain are included in the Landscape and Public Domain Report for each of the supporting Development* Applications. |

| 3P Service vehicles and waste collection | |
|---|---|
| 1. Ensure that demand for transport generated by development is managed in a sustainable manner<br>2. Locate servicing and loading within buildings where access is immediately adjacent to the street to minimise potential conflicts with pedestrians and cyclists | Impacts of servicing and waste collection are minimised primarily through location of these areas at the street frontages of Botany Road and Wellington Street. Vehicles enter and exit these areas in a forward direction.<br>The width of servicing areas has been minimised to reduce impacts on pedestrian movement and safety, and to maximise active uses along these frontages. |

| 3Q Integration with the metro station | |
|---|---|
| 1. Integrate the design of the development with the metro station | The northern building has been configured and designed to closely integrate with the new metro station. The amended envelope allows for a commercial building (rather than a mixed use commercial/residential building) which optimises this integration at both podium and tower levels.<br>A new north-south connection, Raglan Walk, runs between Raglan Street and Cope Street Plaza. This connection improves access into the site, as well as the Metro station, retail spaces and community uses.<br>Commercial uses extend over the metro station entry, with materiality and detailing that integrates with the scale and character of the station.<br>The metro services building sits below Building 4, containing social housing. Corners are activated by retail spaces. Within some sections of the facade, the architectural expression and materiality of the residential building continues to the ground, providing stronger integration between these two uses.<br>*Further details of the design of the Northern and Southern Precincts, including integration with the Metro Station, are provided in the architectural report of Development Applications SSD-10437 and SSD-10440.* |

| 3R Sustainability | |
|---|---|
| 1. Create an integrated sustainable infrastructure network incorporating transport facilities, public domain, water systems and vegetation<br>2. New development encourages sustainable water use practices<br>3. Reduce energy consumption, emissions and urban heat island effect and improve air quality and the absorption of carbon | The planning and design of the site enables an integrated approach to sustainability - from facilitating active transport, protecting solar access to key spaces and maximising tree canopy, to the detailed design of buildings.<br>A sustainability framework, based on the One Planet Living principles and incorporating the requirements of the rating tools, will be implemented to deliver national best practice sustainability outcomes against a range of environmental and social issues:<br>• Zero Carbon Energy<br>• Sustainable Water<br>• Waste Minimisation<br>• Materials and Supply Chain<br>• Land and Nature<br>• Travel and Transport<br>• Sustainable Food<br>• Climate Risk and Adaptation<br>• Health and Wellbeing<br>• Ethics and Equity |

| | |
|---|---|
| | • Community and Culture<br>*Further details of this sustainability strategy are described in the ESD Report of each of the supporting Development Applications.* |

| 3S Stormwater and flooding | |
|---|---|
| 1. Improve water quality and reduce stormwater runoff<br>2. Manage flooding impacts and provide design responses that are integrated with the public domain and ensure street activation | A site-wide stormwater and flooding strategy has been prepared, with buildings and public domain designed to accommodate requirements of this strategy.<br>*Further details are provided in the Stormwater Management Strategy and Flood Impact Assessment of each of the supporting Development Applications.* |

| 3T Waste management | |
|---|---|
| 1. Ensure that each dwelling has adequate space to manage waste and recycling<br>2. Ensure that buildings provide appropriate facilities to manage waste and maximise recovery of resources<br>3. Ensure that residential amenity is not impacted by waste systems and collection | The sustainability strategy for the site includes consideration of waste minimisation. Each building has been designed to allow for adequate waste and recycling facilities.<br>*Further details of this sustainability strategy are described in the ESD Report of each of the supporting Development Applications.* |

| 3U Culture | |
|---|---|
| 1. Reflect Waterloo's distinct culture in a design approach that respects and celebrates the area's significant heritage and contemporary cultural values<br>2. Express Aboriginal cultural heritage values and narratives and integrate culture with the design of the built form, landscape and public art<br>3. Embrace and respond to Transport for NSW's Reconciliation Action Plan 2019-2021 | A Place Story has been developed for the site, to provide strategic guidance to the project team and inform strategies for public art, wayfinding, retail, place naming and activation. The Place Story is summarised by a concise value proposition that is both memorable, and easily communicated.<br>The Place Story describes Waterloo Metro Quarter as a place of 'unconventional potential', an opportunity to bring diverse mindsets together, celebrate difference, and explore a new economic tomorrow. Four "place pillars" describe the unique attributes that the Waterloo ISD can 'own' - defined by their evolving stories. These pillars are drawn from an understanding that starts with 'the First Story, first'. The Waterloo-Redfern area is culturally and historically significant for the Aboriginal people of Sydney, New South Wales and the country. These, and the contemporary narratives that follow, provides a foundation for the place story we are writing today<br>Ongoing collaborations will generate a meaningful sense of ownership and belonging, whilst unlocking community potential. |

| 3V Public art | |
|---|---|
| 1. Integrate public art in the urban environment to offer unique experiences and bring a diverse and changing community together<br>2. Build an authentic sense of place through activating the site and enabling the creative voices of the local community and its artists to be embedded in the design<br>3. Create opportunities to celebrate Aboriginal culture and voices within the context of the wider cultural narratives of Waterloo | Heritage interpretation and public art strategies have been prepared for the whole site, informing the design of buildings and public spaces. Opportunities for specific artworks have been identified.<br>Four main themes have been identified for interpretation in the project:<br>• Celebrating Country;<br>• Celebrating Community & Language;<br>• Celebrating Innovation & Knowledge;<br>• Development of the Urban Landscape.<br>The first three themes will be incorporated into briefs for public artworks that will be commissioned for the project. The fourth theme will become a brief for a heritage interpretation consultant to design heritage interpretation elements. |

As outlined in the above table, the proposed Waterloo Metro Quarter OSD has been designed to achieve the stated objectives as outlined within the Design and Amenity Guidelines. Multiple reviews by the DRP demonstrate that the design has evolved to ensure it responds to these Guidelines and achieves the objectives for the site.

For completeness, the criteria of the Design and Amenity Guidelines are addressed within each of the relevant Environmental Impact Statements supported the five SSD DAs for the Waterloo Metro Quarter OSD.

# 5. SYDNEY METRO DRP ADVICE AND RECOMMENDATIONS

## 5.1. OVERVIEW OF DRP COMMENTS

The Waterloo Metro Quarter OSD was the subject of 13 Sydney Metro DRP presentations. The schedule of DRP presentation is provided at **Appendix C**. The development and design teams commenced with the presentation of material that had been endorsed by previously by the DEEP. Where required, the design teams presented options to the DRP for key focus areas. These were as follows:

- Customer experience and wayfinding
- Planning and passenger movement
- Sustainability
- Access and maintenance
- Public art and heritage interpretation
- Built form
- Station services
- Materials and finishes
- Landscape

A response to each of the comments received from the Sydney Metro DRP on the project are documented within the schedule at **Appendix D** .

## 5.2. KEY ISSUES

The following section outlines the comments received and response to the key design issues that required two or more DRP session to resolve.

Waterloo Character Study

The DRP noted that while a strong contextual understanding and analysis had been presented, this had not clearly translated into the architectural and public domain concepts – and that the site required a greater sense of diversity, character and contextual relationship.

Additional analysis (focused on architectural typologies of the area) was then undertaken to inform a stronger urban approach across the site, including a strategy for cohesion and diversity across individual buildings. This was supported by the development of the Place Story and commencement of engagement with artists, cultural specialists and local community. In response, a greater sense of contextual character, scale, materiality and expression has been achieved across buildings and the public domain.

Northern Building

The reconfiguration of the Northern Building to deliver greater commercial floorspace was supported. As the design developed over a number of review sessions, the DRP provided comments on the overall massing, articulation, materiality and detailing of this building. Flexibility for a range of different tenants was suggested, with a number of configurations presented. Studies were undertaken to demonstrate the scale and effectiveness of the central lightwell, as well as the design of Raglan Walk, including active frontages, floor levels and materiality. The resolution of these design issues in reflected in the proposal for the building.

Cope Street Plaza Ramp

The DRP requested that different configurations be tested for ramped access to the Metro entry within Cope Street Plaza. The panel supported the solution of access via the southern and western edges of the plaza. This supports the concept of Cope Street Plaza as a level, flexible multipurpose outdoor space, and provides greater weather protection along the accessible route. The Panel acknowledged the challenges of a ramp through the plaza, which compromise the flexibility of the space and produces a conflict point for cyclists and pedestrians at the top of the ramp.

Community Podium

The DRP noted strong support for the configuration and design of the community podium, as a prominent element on the site and an expression of local culture and community. The extension of the podium levels to the east, and the creation of a colonnade at the ground floor against Cope Street Plaza, was supported.

Residential Building Facades

The Central and Southern Precinct buildings were discussed over several DRP presentations, with a focus on the architectural expression, materiality and detailing of facades. The DRP expressed concern over the predominant 'grid' expression of buildings, which was addressed primarily through a refinement of the Central Building façade. Solar access, natural ventilation and acoustic treatment of facades to Botany Road were noted as important considerations. Comments regarding material and colour selection, glazing extent and balustrades informed the evolution of the design.

Southern Station Services Building

The DRP noted concern about the scale and expression of the southern station services building. This design was refined over several DRP presentations, with additional analysis undertaken and a series of options presented for discussion. This resulted in a finer grain expression for the building, with elements of the residential building above being brought to the ground level, a greater diversity of materiality and a more human scale of elements at street level.

Botany Road environment

The DRP expressed a number of concerns around the design of the Botany Road environment. These were focused primarily on the area around the bus stops, including width of circulation space, provision of street trees and deep soil areas, the design of planter boxes and landscape, and relationship to adjacent shopfronts. Several configurations were tested and presented, resolving each of the issues highlighted.

Public Art and Heritage Interpretation

The DRP noted that local culture and identity required greater presence within the project, through public art, heritage interpretation and community engagement. The subsequent presentation of the Place Story was well received, with the DRP requesting further information on how this strategy would translate into building and public domain design, as well as artworks, events and other programs. Design teams then engaged with cultural specialists and local community to refine their design thinking and to identify opportunities for cultural expression and engagement. This has resulted in more layered, interesting and locally meaningful design solutions.

# 6. DISCLAIMER

This report is dated 29 March 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of WL Developer Pty Ltd **(Instructing Party)** for the purpose of Design Integrity Report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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# APPENDIX A – ENDORSED DESIGN EXCELLENCE STRATEGY

# WATERLOO METRO QUARTER OVER STATION DEVELOPMENT

## Environmental Impact Statement
## Appendix G – Endorsed Design Excellence Strategy

**SSD-10437 Southern Precinct**
**SSD-10438 Basement**
**SSD-10439 Central Precinct or**
**SSD-10440 Northern Precinct**
**SSD-10441 Amending Concept DA**

State Significant Development
Development Application

Prepared for **Waterloo Developer Pty Ltd**

September 2020

| Reference | Description |
|---|---|
| Applicable SSD Applications | SSD-10437 Southern Precinct<br>SSD-10438 Basement<br>SSD-10439 Central Precinct<br>SSD-10440 Northern Precinct<br>SSD-10441 Amending Concept DA |
| Author | Sydney Metro<br>Simon Bennett |
| Reviewed | Waterloo Developer Pty Ltd<br>Nick Owen |
| Document Number | WMQ-SITE-WLD-PM-RPT-001 |
| Status | Final |
| Version | 1 |
| Date of Issue | 01 July 2020 |
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# 1. Appendices

## 1.1 Appendix 1 – DPIE Endorsement of Design Excellence Strategy

Planning, Industry & Environment

Mr Simon Bennett
Senior Manager, Planning Approvals
Sydney Metro
Level 43, 680 George Street,
Sydney NSW 2000

29/06/2020

Dear Mr Bennett,

**Waterloo Metro Quarter Over Station Development (SSD 9393)**
**Endorsement of Design Excellence Strategy**

I refer to the updated Design Excellence Strategy (the strategy) submitted in accordance with Condition A15 of Schedule 2 of the above consent.

The Department has carefully reviewed the document and is satisfied that:

- the strategy outlines an independent design review process which has been endorsed by the Government Architect NSW (GANSW)
- the Sydney Metro Design Review Panel for Waterloo Metro Quarter will include a member of the Design Review Panel for the Sydney Metro City & Southwest Infrastructure
- the strategy includes a design integrity process developed in consultation with GANSW.

Accordingly, as the Planning Secretary's nominee, I am satisfied that Condition A15 has been met and the updated Design Excellence Strategy for Waterloo Metro Quarter Over Station Development (Revision 01, 11 March 2020) is endorsed.

If you wish to discuss this matter further, please contact Joina Mathew on 02 8275 1195.

Yours sincerely,

Anthony Witherdin
Director
Key Sites Assessments

As nominee of the Planning Secretary

## 1.2 Appendix 2 – Waterloo Metro Quarter Integrated Station Development Design Excellence Strategy – 11 March 2020

# Design Excellence Strategy

## Waterloo Metro Quarter - Integrated Station Development

| | | | |
|---|---|---|---|
| **Project:** | Sydney Metro C&SW | **Date:** | 11 March 2020 |
| **Group:** | Operations, Customer and Placemaking | **Status:** | FINAL |
| **Author:** | Simon Bennett | **Revision:** | 01 |
| **Company:** | Sydney Metro | **File number:** | |
| **File name:** | 200311 Waterloo Design Excellence Strategy | | |

# Table of Contents

# 1. About this Design Excellence Strategy

## 1.1 A vision for design excellence

Transport for NSW's vision for Sydney Metro is to transform Sydney with a new world class metro. Sydney is Australia's global city and international gateway. Sydney Metro is seeking to be a positive, enduring and sustainable legacy for Sydney through integrated station developments that set new standards of excellence in design. These city-changing developments should collectively contribute to enhancing Sydney's identity on a global scale, animating the city and it's skyline through architecture that is commensurate with Sydney's status as a global city.

This Strategy establishes the framework within which Sydney Metro will deliver design excellence for the Waterloo Metro Quarter Integrated Station Development (ISD). The Strategy describes a stand-alone and objective process that will ensure the statutory design excellence requirements for the Waterloo Metro Quarter Concept Significant Development Application are met. This is consistent with Sydney Metro's commitment to setting new benchmarks for delivery of excellence in design for major infrastructure projects.

This Strategy draws from the NSW Government Architect's *Better Placed* and is consistent with the underlying principles of the NSW Government Architect's draft Design Excellence Competition Guidelines. It has also been informed by the City of Sydney's design excellence provisions and Competitive Design Policy including the requirements of Sydney Local Environmental Plan 2012. The rationale for the Strategy as an alternative design process for sites within the City of Sydney where statutory design excellence requirements apply is included in Appendix B.

The approval conditions for Waterloo Metro Quarter require the final version of the design excellence Strategy to be endorsed by the Planning Secretary and that the Strategy only applies to the Waterloo Metro Quarter and not to any other sites. This Strategy is based upon the Sydney Metro City and South West Design Excellence Strategy (November 2018) for consistency and continuity purposes and has been updated specifically for the Waterloo Metro Quarter and only applies to that project.

In addition, the approval conditions require the Waterloo Metro Quarter design excellence strategy to include a design integrity process that will operate throughout the design development and is to be administered by either the State Design Review Panel Pilot Program ("SDRP") or an alternative Design Review Panel endorsed by the Government Architect NSW. Sydney Metro has an established Design Review Panel that provides independent advice on station designs (covered by a separate CSSI approval) and detailed SSDAs for City and Southwest. The Sydney Metro Design Review Panel ("Sydney Metro DRP") was involved in establishing the design excellence requirements and benchmarks in Phase 1 and a group selected from the panel participated in the tender evaluation process in Phase 2 and identified the elements of the awarded scheme which contribute to design excellence.

The Sydney Metro DRP has been reconstituted with new terms of reference and has been endorsed by the NSW Government Architect as an alternative to the State DRP. The Sydney Metro DRP plays a key role in the implementation of this Strategy to ensure design excellence is achieved. The Sydney Metro DRP will continue to be chaired by the NSW Government Architect or their representative. The panel membership will include an independent local council nominee, a State DRP member and Sydney Metro DRP members as endorsed by the NSW Government Architect. An independent panel secretariat supports the operation of the Sydney Metro DRP.

## 1.2 About Sydney Metro

Sydney Metro is a standalone railway that will deliver 31 metro stations and more than 66 kilometres of new metro rail between Rouse Hill in Sydney's North West and Bankstown in Sydney's South West.

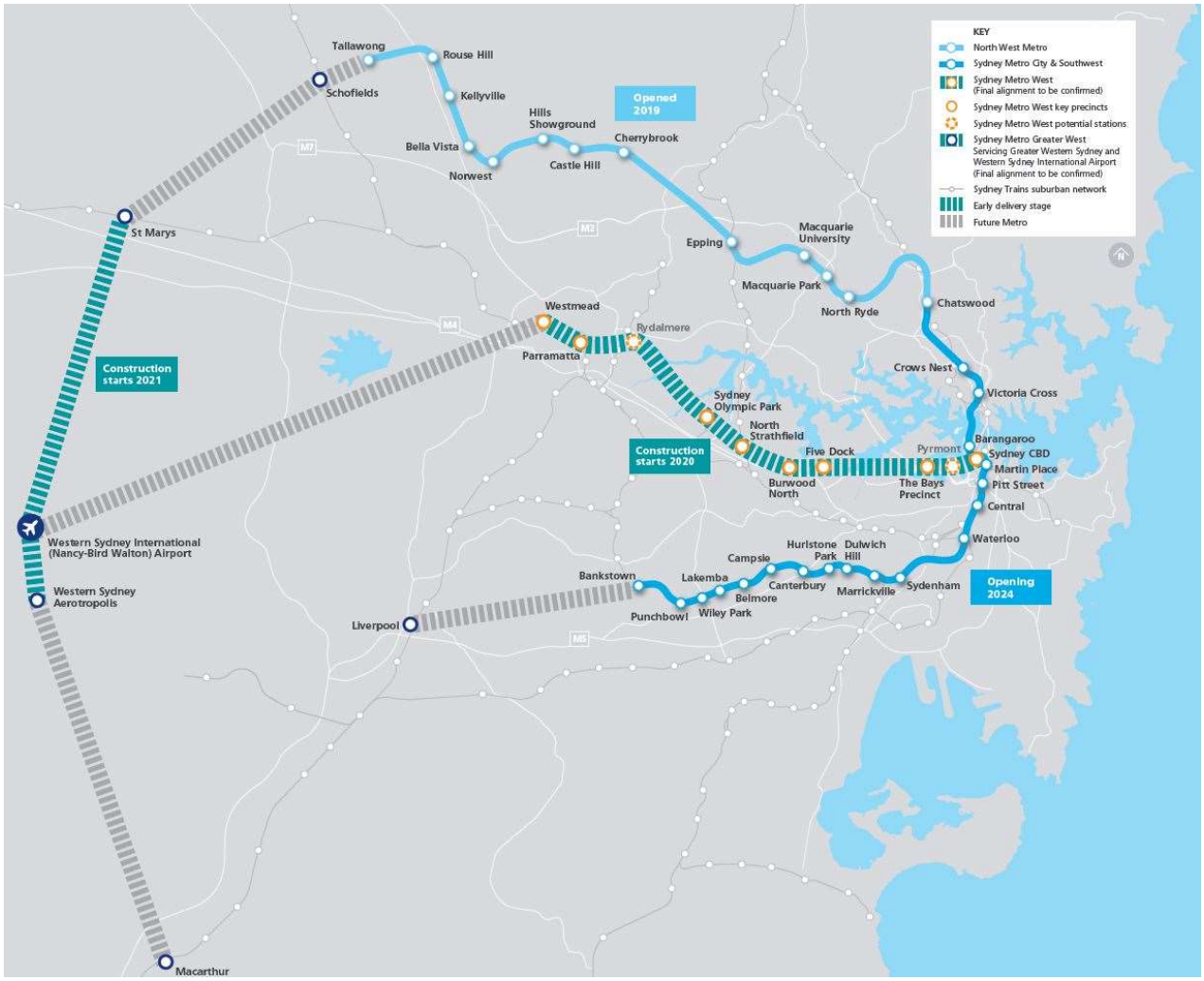


**Figure 1 –Sydney Metro network, in delivery and under development**

In November 2017, the NSW Government announced a strategy of integrated station developments (ISDs) for the delivery of Sydney Metro City and Southwest. This strategy included an ISD for Waterloo Metro Quarter.

ISDs enable better synergies in place making and improved customer outcomes through fully integrated design of the station and development. The approach responds to the complexity of designing and constructing underground stations with development above. The Sydney Metro City and Southwest Design Excellence Strategy (updated November 2018) set out a process for design review, evaluation and integrity to manage this complexity and ensure design excellence is achieved.

*Note: The Waterloo Metro Quarter Design Excellence Strategy replaces the previous strategy (dated November 2018) with respect to the detailed SSDA for the Waterloo Metro Quarter.*

## 1.3 Compliance with the Conditions of Approval

This Strategy addresses the following Conditions of Approval for the Waterloo Metro Quarter (SSD-9393) as outlined in Table 1.

**Table 1: Compliance with Conditions of Approval**

| Condition | Compliance with Condition |
|---|---|
| **A14**. Prior to the lodgement of the first development application, the Applicant shall revise the Waterloo Metro Quarter Design and Amenity Guidelines (dated 20 November 2019), to the satisfaction of the Planning Secretary, as set out in Attachment A. | The updated Design and Amenity Guidelines have been submitted to DPIE for endorsement |
| **A15.** Prior to the lodgement of future development applications, the Applicant shall submit an updated Design Excellence Strategy to the satisfaction of the Planning Secretary addressing the following: | This Strategy is the final version of the Sydney Metro Design Excellence Strategy for Waterloo Metro Quarter Integrated Station Development. |
| (a) Independent design review process through use of the State Design Review Panel (SDRP) or an alternative endorsed by GANSW. The SDRP or alternative DRP is to be augmented by including a member of the Sydney Metro DRP to ensure consistency and continuity in design advice and expertise in integrated station developments. | The Sydney Metro DRP has been endorsed by GANSW as an alternative to the SDRP. Terms of reference and the panel members have been endorsed by GANSW. |
| (b) Include a Design Integrity process description, prepared in consultation with GANSW, for the design development and construction documentation phases. Refer to Condition B7 in this regard. | The Design Integrity process is provided in Section 2.6. |
| (c) Deletion of the following Disclaimer of Page 4: **Disclaimer: The processes described in this document are indicative only and are based on a generic tendering process. Aspect of the process described may change.** | Disclaimer has been removed. |
| **A16.** The endorsed Design Excellence Strategy in accordance with the above condition is applicable only to the Waterloo Metro Quarter and is not endorsed under this consent as a Strategy which applies to other sites. | This strategy applies to the Waterloo Metro Quarter. |
| **B5.** The detailed development applications shall address compliance with:<br>(a) the Design Guidelines as endorsed by the Planning Secretary pursuant to Condition A14<br>(b) the Design Excellence Strategy as endorsed by the Planning Secretary pursuant to condition A15<br>(c) the conditions of this consent. | The Proponent will demonstrate compliance with this condition as part of the detailed development application. |
| **B7.** Future development applications shall address the following:<br>(a) Botany Road setback of 6.5m is to be extended to the north as identified in the Response to Submissions (Figure 10, Page 139). The extended setback is to be incorporated into revised Building Envelope Plans to the satisfaction of the Planning Secretary prior to the lodgement of the any future development application. | The Proponent will demonstrate compliance with this condition as part of the detailed development application. |

| Condition | Compliance with Condition |
|---|---|
| (b) Submission of a Design Integrity Report to the satisfaction of the Planning Secretary that demonstrates how design excellence and design integrity will be achieved in accordance with:<br>i. The design objectives of the Concept Development Application<br>ii. Consistency with the approved Design Guidelines as amended by Condition A14<br>iii. The DEEP's Design Excellence Report<br>iv. The advice of the SDRP (or approved alternative under Condition A15)<br>v. The conditions of this consent | The Proponent will demonstrate compliance with this condition as part of the detailed development application. |
| (c) The Design Integrity Report (DIR) as required by Condition B7(b) must include a summary of feedback provided by the SDRP (or alternative approved in accordance with Condition A15) and responses by the Applicant to this advice. The DIR shall also include how the process will be implemented through to the completion of the approved development. | The Proponent will demonstrate compliance with this condition as part of the detailed development application. |

# 2. Strengthening design excellence processes

## 2.1 A complex and unique project

Sydney Metro is committed to achieving design excellence through a process that rewards good design. The approach described in this Strategy is the outcome of review of a range of design excellence process options, including holding design competitions post approval of a concept SSDA.

Sydney Metro's need for a specialised approach to achieve design excellence arises from the complexity of the design and divestment process, and the accelerated construction period for the integrated station developments. In addition, the project must consider ways to maximise the public value of the infrastructure investment and meet NSW Government guidelines that require all agencies to demonstrate value for money through procurement. Sydney Metro's assessment criteria reflect the public significance of the Sydney Metro integrated station developments and the high priority placed on high quality design.

Under Sydney Metro's delivery strategy, the design and construction of the station and the rights to develop above occur simultaneously. This requires the design excellence measures to be imbedded throughout the initial design and procurement processes to ensure the station and over station development are truly integrated.

This Design Excellence Strategy builds on the existing design development and review processes and systems that Sydney Metro has had in place for some time. Importantly, it strengthens the commitment to key principles of competitive selection that promote and value good design. The Strategy will facilitate the design excellence outcomes sought by government and expected by the community and stakeholders through a process that is tailored to the complexity of the project's delivery task.

## 2.2 A proud track record

Sydney Metro has had a long standing commitment to design excellence as an outcome and has led the way in setting new benchmarks for delivery of excellence in design for major infrastructure projects. Consistent with best practice, Sydney Metro has engaged highly experienced, multi-disciplinary design practices to inform reference documents and been at the forefront of using Design Excellence Panels.

Integrated station developments provide the opportunity to revise and further refine Sydney Metro's processes to meet the expectations of key stakeholders and statutory planning approval requirements. This Strategy is part of Sydney Metro's ongoing commitment of promoting design excellence for major public sector projects by developing evaluation processes that allow robust, independent and objective consideration of design.

Proposed new measures and enhancements to existing Sydney Metro's design development, review and management processes and systems are described in the following sections. These have been developed in partnership with the Government Architect NSW.

## 2.3 A robust competition

Sydney Metro is committed to encouraging inspired, world-class architecture through a highly competitive selection process. An embedded design excellence process encourages diversity, enables the comparative evaluation of design responses and communicates a commitment to design excellence.

Sydney Metro has a requirement for Authorised Engineering Organisation (AEO) to lead Station Design Teams which may not be encouraging the broadest range of participants as possible. In particular, this requirement may be limiting the involvement of organisations with a strong national and global track record in delivering high quality, transformational public and private non-rail developments.

In response, Sydney Metro is working with industry to encourage partnering between AEO and non-AEO authorised companies to ensure a robust competition.

Importantly, the competition process must occur within the NSW Procurement Framework Policy for NSW Government Agencies, including the requirement to obtain value for money.

## 2.4 Benchmarks

Sydney Metro's success as a transformative world class metro will be the outcome of a combination of different elements, from engineering, architecture and public realm to customer touch points.

Sydney Metro has worked with the Government Architect NSW and the City of Sydney to determine the appropriate benchmark projects. This involved selecting high quality examples that demonstrate particular aspirations of the site including:

- Integrated station and tower design outcomes
- Tower / skyline responses
- Response to place
- Public domain
- Materials and finishes

The benchmarks will be used to ensure that designs meet minimum performance requirements of comparable quality. The Waterloo Metro Quarter benchmarks are included in Appendix D.

## 2.5 Design Excellence Evaluation Panel

A Design Excellence Evaluation Panel (DEEP) is formed for each Integrated Station Development and plays a similar role to the jury in a design competition process. The DEEP aims to ensure Sydney Metro's competitive tender selection process benefits from expert, independent and objective design expertise and advice. The Waterloo Metro Quarter DEEP was formed in accordance with this Design Excellence Strategy.

The DEEP is part of the Tender evaluation process with a role to review and advise on the tender designs submitted through a competitive tender process. The DEEP sits in place of the Sydney Metro Design Review Panel for the purposes of review of design excellence for tender designs and contributes to the design excellence process by:

- Participating in the procurement process to provide expert feedback on design ideas.
- Providing an independent evaluation report on the submitted tenders to Sydney Metro.

The DEEP chairperson reports the design excellence evaluation to the Sydney Metro Tender Review Panel. This assures a line of sight in the communication between the DEEP and Sydney Metro's consideration of design excellence in the decision making process.

The DEEP members are design experts that are recognised as advocates for design excellence by drawing from members of the Sydney Metro Design Review Panel. The Panel also includes a member nominated by Government Architect NSW on behalf of the Department of Planning, Industry and Environment and a member nominated by the City of Sydney.

The Panel's evaluation is informed by multi-disciplinary technical assessments undertaken by Sydney Metro experts.

The Sydney Metro Design Review Panel suspends its deliberations during the competitive selection design excellence assessment phases where DEEP is involved.

Figure 2 below shows the role of the DEEP in context of the broader design excellence process.

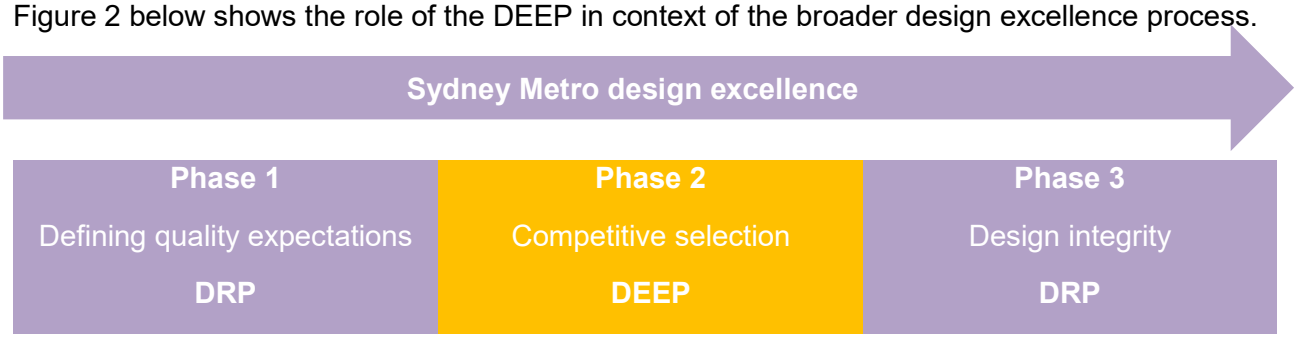


**Figure 2: The Design Excellence process**

The DEEP report, prepared at the completion of the competitive selection phase, is made available for the Sydney Metro Design Review Panel for the purposes of the design integrity measures.

Further information on the purpose, membership and contribution to design excellence of the DEEP is included in the Sydney Metro DEEP Fact Sheet at Appendix E.

## 2.6 Design integrity

Following contract award, Sydney Metro's DRP is reconvened for the design integrity phase. The Sydney Metro DRP operates as an alternative to the SDRP, subject to endorsement by GANSW and the Planning Secretary in accordance with the conditions of this approval.

The Sydney Metro DRP continues until the end of Stage 3 for the integrated station development. Following approval of the detailed SSDA for towers, Sydney Metro may request further advice from the Sydney Metro DRP in respect of any modifications to the approval that may affect the design excellence outcomes. The Planning Secretary or Consent Authority may also refer modification applications to the Sydney Metro DRP for advice.

An independent secretariat supports the Sydney Metro DRP and records the meeting outcomes and maintains a design integrity register to ensure the design excellence requirements are met during design development and construction documentation through to physical completion.

# 3. A strategy for design excellence

## 3.1. Overview

Design Excellence refers to high quality design as well as a structured process to support the high quality design. Intrinsic to the process is a competitive stage whereby the design quality is gauged and assured through comparison with other high quality design solutions.

This Strategy has three phases: design quality expectations, competitive selection and design integrity. The underlying premise is that design quality for architectural, urban design and infrastructure projects is supported broadly by these elements.

The key actions of the Strategy are summarised in Table 2.

**Table 2: Design Excellence phases and key actions**

| Phase | | Key actions |
|---|---|---|
| **Phase 1**<br>**Design quality expectations**<br>Ensuring expectations for design quality are clearly articulated | | Sydney Metro vision and mission statements |
| | | Sydney Metro prepares base designs for station and over station development to enable planning approval:<br>• Critical state significant infrastructure (station)<br>• Concept State significant development (over station development) |
| | | Sydney Metro formalises design expectations and requirements through Design Guidelines (including overarching design objectives and principles), site specific principles and contract requirements. |
| | | Planning approval documents set envelope for OSD and station layout and conditions for statutory compliance |
| | | Sydney Metro identifies benchmark projects that demonstrate minimum design quality expectations |
| | | Sydney Metro Design Review Panel endorses site specific principles and benchmarks |
| **Phase 2**<br>**Competitive selection**<br>A robust impartial and competitive process | **Stage A** | Design Excellence Evaluation Panel (DEEP) formed |
| | | Sydney Metro advertises an open Expression of Interest process |
| | | Tenderers demonstrate capability to deliver design excellence:<br>• Teams<br>• Design methodology and approach<br>• Approach to innovation<br>• Experience in designing and delivering design excellence<br>• Diversity |
| | | Sydney Metro assesses design capability of tenderer's team. The DEEP conducts an independent review. |
| | | Short list selected to proceed to Stage B |
| | **Stage B** | Sydney Metro invites short listed teams to submit Requests for Tender |
| | | DEEP works with tenderers to provide positive guidance to assist in improving the design quality of final submissions |
| | | Assessment of submissions completed by in house subject matter experts |
| | | DEEP conducts an independent assessment of the submissions and prepares a Design Excellence Report that identifies the elements of |

| Phase | Key actions |
|---|---|
| | each scheme that contribute to design excellence and elements where further design refinement will be required. |
| | The DEEP Design Excellence Report provides expert input to the evaluation. |
| | The DEEP chairperson presents the Design Excellence Report to Sydney Metro's tender review panel. |
| | The Design Excellence elements of successful tenderer's submitted design will be incorporated into the contract documents. |
| **Phase 3 Design integrity**<br>Extending design excellence throughout full design process | Sydney Metro's Design Review Panel is convened as an alternative to the State Design Review Panel. The Proponent will present the scheme periodically to the Design Review Panel up until the end of Design Stage 3.<br>The Design Review Panel will review and provide further advice on:<br>• The detailed SSD Application for the tower prior to lodgement including assessment against endorsed site specific principles, benchmarks, design guidelines and the DEEP Design Excellence Report.<br>• The lodgement of the Response to Submissions on the detailed SSDA exhibition<br>• Any significant design changes, in the event any are proposed following the approval of the detailed SSD Application<br>• Any items specified in delivery contracts as requiring review and/or endorsement by the Design Review Panel (e.g. materials and finishes for stations)<br>• Any modification applications referred to it by the Planning Secretary or the Consent Authority<br>An independent secretariat records the Design Review Panel's advice and maintains a design integrity register to ensure design excellence standards are achieved during design development and construction documentation<br>The proponent prepares a design integrity report for submission to Department of Planning, Industry and Environment with the detailed SSD Application which (together with the design integrity register) provides evidence that the design excellence standards are met. |

## 3.2. Design Excellence Phases

### 3.2.1. Phase 1 – Defining design quality expectations

Sydney Metro has captured the expectations and requirements of the Waterloo Metro Quarter Integrated Station Development in a suite of statements, guidelines and contract requirements.

Sydney Metro's vision statement and City & Southwest Design Guidelines, including the project's endorsed design objectives and principles, have been in place for some time. The vision, design objectives and principles and Design Guidelines have informed the development of the project.

The planning approval documents set parameters for scope and design. For the station and railway infrastructure, the Chatswood to Sydenham project approval (CSSI 7400) gives statutory effect to the Sydney Metro Design Guidelines that includes the endorsed design objectives and principles, and site specific strategies. The Concept SSD approval for the Waterloo Metro Quarter establishes the building envelopes and development parameters for the site.

Benchmark projects are used to set the minimum design quality standard for specific design elements of the integrated station developments, that is, the stations, public domain areas and over station development. The Waterloo Metro Quarter Benchmarks are included at Appendix D.

#### The role of the Sydney Metro Design Review Panel in Phase 1

The Sydney Metro Design Review Panel is responsible for design review during Phase 1 of the Design Excellence Process. The Sydney Metro Design Review Panel provides independent, high level design review of the Sydney Metro projects – including Integrated Station Developments. The Panel's objective is to support the achievement of Sydney Metro project objectives and ensure quality design outcomes.

### 3.2.2. Phase 2 – Competitive selection of design

An alternative competitive process is used for Sydney Metro's Integrated Station Developments within the City of Sydney. The rationale for the alternative approach is included at Appendix B. The alternative process is permitted by Clause 6.21(6) of the Sydney LEP 2012.

The competitive selection process has been tailored to encourage the broadest range of design practices to participate.

The Design Excellence Evaluation Panel is established during this phase. Sydney Metro draws on the expertise of the DEEP to work with tendering teams to provide positive guidance with the intention of:

- Helping the teams submit schemes that meet or exceed the benchmarked quality level.
- Improving the design quality of final submissions without adversely affecting other aspects of the proposal.
- Achieving an outcome where the other aspects of each solution have been balanced within engineering, buildability and cost constraints, to ensure the proposal demonstrating the highest design merit can be selected within the framework of the NSW Government Procurement Guidelines and obligation to obtain value for money.

Design quality is one of a number of criteria. It is assessed by Sydney Metro's experts and the Design Excellence Evaluation Panel.

The Design Excellence Evaluation Panel prepares a Design Excellence Report outlining how the submissions perform in relation to the suite of documents that define the design quality

expectations and the quality benchmarks. This is a critical element of the Strategy and serves the role of the Jury Report.

The final Design Excellence Report provides an assessment of the design merits of each entry. The report documents the Panel's recommendations, including the rationale for their views, noting the key design elements and justification for how design excellence has been achieved. The report also identifies those elements of each design which require further review and design refinement. In the case that none of the entries can be supported, this report will justify and provide reasons for this. The DEEP chairperson reports the design excellence evaluation to the Sydney Metro tender review panel.

The Design Excellence elements of the successful tenderer's submitted design will be incorporated into the contract documents. These design elements will also form the basis for the future detailed development applications.

### 3.2.3. Phase 3 – Design integrity regime

A strong design integrity regime is essential to ensure that the positive aspects of design that underpin the attainment of design excellence are not compromised through post contract award (including development of the detailed SSDA) and into construction.

Sydney Metro will manage design integrity for the Waterloo Metro Quarter Integrated Station Development by binding elements of the successful tenderer's submitted design into the contract documents. In addition, Sydney Metro will work with the Proponent to improve elements of the contracted design that the Design Excellence Report identifies as needing further design development.

To ensure continuity, GANSW (the Chair) and selected members from the DEEP process will continue their involvement into design development post contract award as members of the Design Review Panel. They will provide continuity between the two phases and ensure that elements of the awarded scheme that the DEEP identified as contributing to design excellence are preserved during the design development.

The proponent will prepare a Design Integrity Report for submission with the detailed SSD Application and will demonstrate how design excellence standards have been achieved and will be implemented through to completion of the development.

The Sydney Metro Design Review Panel will review the design until completion of Stage 3 for the integrated station development. The Sydney Metro DRP will review any significant changes to the planning approval that would require a modification to the planning approval and could change the design excellence outcomes.

A program of DRP sessions for the over station development will be prepared by Sydney Metro and endorsed by the Panel. This schedule will include the key milestones in assessment and post approval process for design development and construction documentation. The program shall also have regard to any statutory requirements on Design Excellence and conditions of approvals.

# Appendix A – Glossary of terms

**Alternative Design Review Panel** means a design review panel endorsed by GANSW to undertake design review of a project in accordance with the development consent conditions.

**Competitive design process** involves multiple teams who offer ideas, solutions and/or services to a brief to encourage multiple innovative outcomes. A competitive design process may involve a design competition.

**Concept State Significant Development Application** means the Stage 1 concept development application for the over station development.

**Consent authority** means the Department of Planning, Infrastructure and Environment and is responsible for assessing State Significant Development Application.

**Council** means the City of Sydney.

**CSSI approval** means the development consent for the metro station and associated rail infrastructure (Critical State Significant Infrastructure CSSI 7400).

**Design excellence** is a term used to describe the outcome of high quality architectural, urban and landscape design as well as a structured process to support high quality design. Design excellence in the context of statutory development approval processes in NSW often involves a competitive stage where an independent jury assesses a design based on an agreed set of design related criteria.

**Design Review Panel** is a panel comprising a diverse group of people with expertise in design and the built environment. The panel offers independent, impartial advice on the design to achieve the best built outcome for stakeholders.

**Detailed State Significant Development Application** means the Stage 2 detailed development application for the over station development.

**DPIE** means the Department of Planning, Infrastructure and Environment.

**GANSW** means the Government Architect NSW or their representative. GA NSW is responsible for endorsing the Sydney Metro Design Review Panel as an alternative panel to the State Design Review Panel. GA NSW is the chair of the Sydney Metro DRP.

**Independent local council nominee** is an independent expert nominated by the local council who participates as a member of the Sydney Metro Design Review Panel.

**Independent panel secretariat** supports the operation of the Sydney Metro Design Review Panel and prepares the agendas, advice and action records for the Panel meeting.

**Integrated Station Development (ISD)** means the metro station, associated rail infrastructure and the over station development.

**Over Station Development (OSD)** includes all non-station related development that may occupy land or airspace above the station or within the immediate vicinity of the CSSI approval (but excluding space and interface works that may be constructed as part of the CSSI approval to make provision for future development).

**Proponent** means the applicant for any development applications.

**Planning Secretary** means the Secretary of the Department of Planning, Infrastructure and Environment.

**State Design Review Panel (SDRP)** means the NSW State Design Review Panel pilot program delivered by GANSW. The Sydney Metro Design Review Panel operates as an alternative to the SDRP in respect of Waterloo Metro Quarter.

**Sydney Metro** is the government agency responsible for procuring the integrated station development. Sydney Metro is a separate entity within Transport for NSW and is the land owner and proponent for the CSSI approval.

**Sydney Metro DRP** means the Sydney Metro City and Southwest Design Review Panel.

# Appendix B – Rationale for alternative design process

## Introduction

The following describes the rationale for the alternative design process for the Sydney Metro Integrated Station Development sites within the City of Sydney to exhibit Design Excellence in accordance with the provisions of Clauses 6.21(3) and (4) of the *Sydney Local Environmental Plan 2012 (*Sydney LEP 2012).

The requirement under Clause 6.21(5) of the Sydney LEP 2012 to undertake a design competition is not reasonable or necessary for the SSDA's for the Sydney Metro Integrated Station Developments at Pitt Street and Waterloo in accordance with the discretion available to the consent authority under Clause 6.21(6).

An alternative process is permitted by Clause 6.21(6) of the Sydney LEP 2012, which states:

*"(6) A competitive design process is not required under subclause (5) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances or that the development:*

*(a) involves only alterations or additions to an existing building, and*

*(b) does not significantly increase the height or gross floor area of the building, and*

*(c) does not have significant adverse impacts on adjoining buildings and the public domain, and*

*(d) does not significantly alter any aspect of the building when viewed from public places."*

- *This clause also allows the consent authority to exercise its discretion to not require a competitive design process when either:*
- *that process would be unreasonable in the circumstances; or*
- *that process would be unnecessary in the circumstances; or*
- *the proposed development satisfies the four (4) terms in Clause 6.21(6)(a) to (d).*

## Rationale for an alternative design process

In considering the rationale for an alternative approach there are a number of aspects that have been considered and are detailed below:

### Aspect 1 Enhanced design outcomes through an integrated design process

A design competition is unnecessary because Sydney Metro's iterative design process embeds competitive tension through the selection of highly experienced and competent design practices and a holistic design review process.

Sydney Metro's Integrated Station Development delivery strategy draws together design and construction of fully integrated and interconnected Over Station Developments (OSD) and station components to ensure excellent and coordinated design outcomes. The Integrated Station Development approach is an evolution of Sydney Metro's previous approach to deliver city stations and is an innovation that is specifically intended to deliver a project of the highest standards of architectural, urban and landscape design.

The concurrent procurement of the station and OSD is world's best practice for infrastructure delivery and enables design benefits that would not otherwise be possible if the station and OSD elements were separated. Imposing a competitive design process on the OSD element would risk compromising the benefits being realised through the integrated design approach.

## Aspect 2 Limited ability to meaningfully influence design

A competitive design process is unnecessary for Sydney Metro's Integrated Station Development Strategy because the process would only apply to the SSD (Stage 2 detailed design) OSD element.

The SSD concept designs are intrinsically linked to the existing and separate approval pathway for Critical State Significant Infrastructure (CSSI). Importantly, the Sydney LEP 2012 competitive design provisions do not apply to the elements approved through the Chatswood to Sydenham project. This includes the station, lower levels of the OSD and public domain surrounding.

A competitive design process for the OSD component is not considered appropriate because it would:

- Apply primarily to the 'skin' or façade of the OSD towers as the design for the major portion of the integrated development, including station servicing in the podium levels and public facing station areas, are substantially determined by the engineering assurance processes that have previously been undertaken. The limited scope as a façade competition is considered unreasonably restrictive for bidders and would result in additional processes, time and cost and degrade the integrity of the integrated design solution. This is contrary to the intention of competitive design processes.
- Extend the duration of design work for the OSD element as a design competition cannot commence until the Stage 1 SSD application is approved. This would risk compromising Sydney Metro's delivery as each package of works is interconnected with other works packages associated with the broader metro program.
- Require considerable time and resources being spent on a design competition for the OSD component which would have limited ability to materially influence the building form or architectural composition. The process risks compromising the benefits from the integrated design and development approach through disjointed and disconnected design responses to the station and OSD components.

In summary, a design competition would unreasonably constrain the opportunity to deliver an integrated solution within the required Sydney Metro delivery timeframe, and prevent the unique benefits that such an integration provides. The process is ignorant of the complexity and specialised nature of the metro infrastructure and associated committed technical requirements.

## Aspect 3 Complex, highly technical and integrated design

Requiring a competitive design process would unnecessarily jeopardise the design and delivery of Sydney Metro's highly complex Integrated Station Developments at Pitt Street and Waterloo. This has untenable risks to the broader Sydney Metro delivery program which comprises multiple packages of works that have highly complex and sensitive interfaces as illustrated below.

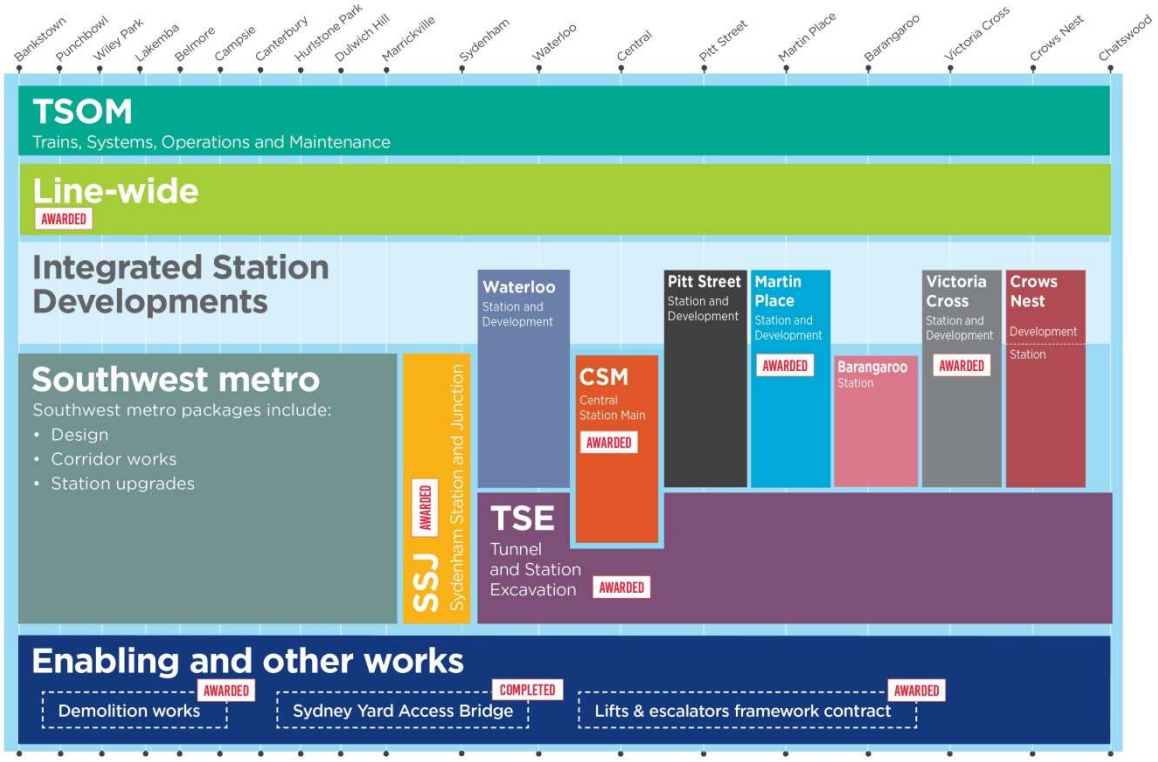


**Figure 1: Sydney Metro Delivery Strategy**

The competition process is also unreasonable in the context of the technical complexity of the integrated designs. Critically, Sydney Metro would not be able to meet engineering assurance requirements in the case that changes to the station result from a design competition which could push out the project's delivery milestones. To this end, the Martin Place OSD Concept Approval sets a precedent for waiving the requirement for a design competition for complex and highly technical SSD projects.

## Aspect 4 Extended Duration of Construction and Completion of OSD and Station

Requiring a competitive design process would be unreasonable as it would constrain the opportunity to realise the benefits of a consolidated construction window and concurrent delivery of the station, metro infrastructure and OSD.

Specifically:

- Enabling the concurrent delivery of the station and OSD reduces the overall construction timeframe for the surrounding precinct and thereby the duration of construction impacts to surrounding properties and public spaces.
- The integrated and concurrent delivery of the metro infrastructure, station and OSD gives certainty of completion by 2024.

### Aspect 5 Robust design review and development process to date

Requiring a competitive design process would be unnecessary given the robust design review and development process undertaken to date. This has included rigorous testing of options for land use, building heights, envelopes and form, articulation and integration, with regard to the specific and complex parameters.

Further, a design competition is only one way of achieving design excellence. The breadth and depth of considerations relevant to Sydney Metro's Integrated Station Development proposals is extensive and has been intrinsic to the detailed design process to date. This would be an unreasonable technical challenge for a design competition.

### Aspect 6 Independent review

Design Review Panels are a tried and tested method for achieving excellent design outcomes, and are widely adopted on numerous SSD and other projects. The Design Review Panel approach has been previously implemented for technically complex state significant projects.

Sydney Metro's design process has benefited from independent design review by the Sydney Metro Design Review Panel for two years. The Panel has materially lifted the design quality of the metro product.

### Aspect 7 Consistency with the GANSW's Design Excellence Initiatives

The Sydney Metro Design Excellence Strategy directly responds to, and is consistent with, the recently adopted "Better Placed" design policy for NSW prepared by the Government Architect NSW. It is noted that Better Placed supports the use of Design Review Panels for complex state significant projects.

### Aspect 8 Consistency with precedent projects

Sydney Metro's proposed alternative competition design process is consistent with precedents established for other major infrastructure and state significant development projects including approvals granted for Sydney Metro Martin Place Over Station Development (SSD17_8351) and Commercial Building C1, Barangaroo South (SSD17_8529).

# Appendix C – Detailed Strategy Elements

| | Planning approval (EIS) | | Procurement documents | | |
|---|---|---|---|---|---|
| **Phase 1 Design quality expectations** | Station (CSSI) | OSD Concept SSD | Stage A | Stage B | Post award contract documents |
| Sydney Metro vision | ✓ | ✓ | ✓ | ✓ | ✓ |
| Sydney Metro Design Guidelines including the endorsed design objectives and supporting principles | ✓ | ✓ | ✓ | ✓ | ✓ |
| Site specific design principles | | ✓ | ✓ | ✓ | ✓ |
| Benchmarks | | | ✓ | ✓ | ✓ |
| Contract requirements | | | ✓ | ✓ | ✓ |
| **Phase 2 Competitive selection** | | | | | |
| Teams demonstrate capability to deliver design excellence | | | ✓ | ✓ | |
| Teams submit a Design statement | | | ✓ | ✓ | |
| Sydney Metro ensures competitive selection process includes satisfactory diversity provisions | | | ✓ | ✓ | |
| Sydney Metro's evaluation ensures discrete consideration of design (independent of other criteria) | | | ✓ | ✓ | |
| Tender submissions are reviewed by a multi-disciplinary team of in-house experts | | | | ✓ | |
| Independent review by Design Excellence Evaluation Panel | | | ✓ | ✓ | |
| Workshops are held with proponent teams | | | | ✓ | |
| Design Excellence Report | | | | ✓ | ✓ |
| Design excellence elements of successful tenderers submitted design incorporated into contract documents | | | | | ✓ |
| **Phase 3 Design Integrity** | | | | | |
| Design Excellence reporting to Sydney Metro Design Review Panel supplemented with a representative of the State Design Review Panel. | | | | | ✓ |
| | | | | | ✓ |
| Post contract award / planning approval strategies and conditions of approval as relevant | | | | | ✓ |

# Appendix D – Waterloo Metro Quarter benchmarks

| Principle | Elements | | | | | | Performance Indicators |
|---|---|---|---|---|---|---|---|
| | Metro Station | Podium | Towers | Plaza Building | Retail and services | Public domain | Public art | |
| **Integrated** | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • Active transport hub with seamless interchange<br>• Pedestrian priority and accessibility<br>• Complimentary station and over station interface<br>• High performing and activation ready functionality |
| **Inclusive** | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • Accessible amenity, services and open space<br>• Shared democratic spaces recognizing both commuter and community<br>• Places for social interaction and activities for all |
| **Connected** | ✓ | | ✓ | ✓ | | ✓ | ✓ | • Legible, safe and walkable day and night<br>• Acts as a gateway and community marker<br>• Place stitches into surrounding context<br>• Social connectedness and shared spaces |
| **Diverse** | | ✓ | ✓ | | ✓ | | ✓ | • Mix and layering of uses and employment with extended hours<br>• Fine grain and active street edges<br>• Adaptable mix of dwelling types and living choices<br>• Architectural distinctiveness and variances |
| **Local** | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • Reflect the proud community character and diversity<br>• Response to place and context<br>• Foster local retail, business and services<br>• Embed the arts and local culture |
| **Liveable** | | ✓ | ✓ | | | ✓ | | • Micro-neighbourhoods and vertical villages<br>• Public affordances and community facilities<br>• Access to food sources and everyday needs<br>• Contextual, resilient, and green infrastructure, materials and finishes. |
| **Case Study Benchmarks** | | | | | | | | |
| Crossrail Place, UK | Woodwards, Vancouver | Central Park, Sydney | Folkestone Quarterhouse, UK | Chophouse Row, Seattle | Monash University Northern Plaza | Centre Hospitalier, Montreal | |
| Norreport Station, Copenhagen | Nightingale 1, Melbourne | Upper House Carlton, Melbourne | Community Centre Maj, Czech Rep | Nakameguro Station, Tokyo | Afghan Bazaar Cultural Precinct, Melbourne | Landlines, Brisbane and Jonathon Jones | |

# Appendix E – Sydney Metro Design Excellence Evaluation Panel Fact Sheet

## Purpose

The Design Excellence Evaluation Panel (DEEP) is a key element of Sydney Metro's Design Excellence Strategy, formalising a long standing commitment to competitive design processes.

The DEEP's purpose is to provide independent evaluation of Sydney Metro's integrated station development proposals to support design excellence by performing the jury role in Sydney Metro's competitive design process.

## Members

Members will be drawn from the Sydney Metro Design Review Panel and will include:

- NSW Government Architect as Panel Chair (or alternate Panel member endorsed by Sydney Metro).
- One representative nominated by the Department of Planning and Environment.
- Up to two representatives nominated by Sydney Metro as the Proponent.
- Up to two representatives nominated by UrbanGrowth for Waterloo
- One representative nominated by the local council.

A separate DEEP will be convened for each ISD site.

## Contributing to design excellence

The DEEP will contribute to design excellence by providing objective, independent and expert review on design ideas and an independent evaluation on tenders for Sydney Metro.

Key milestones for the DEEP will include:

- Confirming the capability of proposed teams to achieve design excellence during the Expression of Interest phase.
- Participating in interactive workshops with tendering teams to provide positive guidance and direction to help teams submit tenders that exceed the nominated design quality benchmark while balancing other considerations such as engineering, buildability and cost.
- Writing a Design Excellence Report documenting the recommendations to achieve design excellence.

The DEEP Design Excellence Report will give Sydney Metro confidence that submitted design meet the design objectives, principles and requirements with a high quality solution.

The report will describe the stand out elements that contribute to design quality to be bound into the contract documents to ensure design excellence. The report would also describe elements needing improvement in subsequent stages.

The DEEP Chair will present the findings of the design excellence evaluation to Sydney Metro's Tender Review Panel.

# Appendix B – Schedule of DRP Presentations

| WATERLOO INTEGRATED STATION DEVELOPMENT | |
|---|---|
| Panel | Abbie Galvin (Chair) |
| | Kim Crestani |
| | Tony Caro |
| | Bob Nation AM |
| | Peter Phillips |
| | Graham Jahn AM |
| Independent Secretariat | Gabrielle Pelletier |
| | |
| WLD Principal Design Team | Ken Maher – WLD Design Leadership Group Chair |
| | David Tickle – HASSELL Urban Design |
| | Domenic Alvaro – Woods Bagot |
| | Liz Westgarth – HASSELL |
| | Guy Lake – Bates Smart |
| | Kate Luckraft – Aspect Studios |
| | Fanos Panayides – John McAslan & Partners |
| | Isabelle Toland – Aileen Sage Architects |
| | Jeanette Lambert - Brickfields |
| | |
| Waterloo ISD Representatives | Paul Youseph |
| | Tim Manning |
| | Nick Owen |
| | Adrian Mientus |

| DRP # | Presentation Date | Location |
|---|---|---|
| 1 | 18 February 2020 | Virtual – Microsoft Teams |
| 2 | 17 March 2020 | Virtual – Microsoft Teams |
| 3 | 31 March 2020 | Virtual – Microsoft Teams |
| 4 | 09 April 2020 | Virtual – Microsoft Teams |
| 5 | 21 April 2020 | Virtual – Microsoft Teams |
| 6 | 04 May 2020 | Virtual – Microsoft Teams |
| 7 | 19 May 2020 | Virtual – Microsoft Teams |
| 8 | 01 June 2020 | Virtual – Microsoft Teams |
| 9 | 12 June 2020 | Virtual – Microsoft Teams |
| 10 | 30 June 2020 | Virtual – Microsoft Teams |

# Appendix C – Sydney Metro DRP Register

# APPENDIX B – SCHEDULE OF DRP PRESENTATIONS

| WATERLOO INTEGRATED STATION DEVELOPMENT | |
|---|---|
| Panel | Abbie Galvin (Chair) |
| | Kim Crestani |
| | Tony Caro |
| | Bob Nation AM |
| | Peter Phillips |
| | Graham Jahn AM |
| Independent Secretariat | Gabrielle Pelletier |
| | |
| WLD Principal Design Team | Ken Maher – WLD Design Leadership Group Chair |
| | David Tickle – HASSELL Urban Design |
| | Domenic Alvaro – Woods Bagot |
| | Liz Westgarth – HASSELL |
| | Guy Lake – Bates Smart |
| | Kate Luckraft – Aspect Studios |
| | Fanos Panayides – John McAslan & Partners |
| | Isabelle Toland – Aileen Sage Architects |
| | Jeanette Lambert - Brickfields |
| | |
| Waterloo ISD Representatives | Paul Youseph |
| | Tim Manning |
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| 1 | 18 February 2020 | Virtual – Microsoft Teams |
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| 6 | 04 May 2020 | Virtual – Microsoft Teams |
| 7 | 19 May 2020 | Virtual – Microsoft Teams |
| 8 | 01 June 2020 | Virtual – Microsoft Teams |
| 9 | 12 June 2020 | Virtual – Microsoft Teams |

| | | |
|---|---|---|
| 10 | 30 June 2020 | Virtual – Microsoft Teams |
| 11 | 28 January 2021 | Virtual – Microsoft Teams |
| 12 | 18 February 2021 | Virtual – Microsoft Teams |
| 13 | 19 March 2021 | Virtual – Microsoft Teams |

# APPENDIX C – SYDNEY METRO DRP REGISTER

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 17 March 2020

| | |
|---|---|
| **Date:** | 17 March 2020 |
| **Venue:** | Level 43, 680 George St |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Graham Jahn |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Sydney Metro | Kati Westlake, Ned Sando, Bill Luders |
| John Holland Group | Adrian Mientus, Paul Yousseph |
| Hassell | Ken Maher (Teleconference), David Tickle (Teleconference), Liz Westgarth (Teleconference) |
| Aspect Studios | Kate Luckraft |
| Aileen Sage Architects | Isabelle Toland (Teleconference) |
| Bates Smart | Guy Lake |
| John McAslan Partners | Fanos Panayides, Troy Uleman |
| Woods Bagot | Domenic Alvaro |
| Mirvac | Tim Manning |
| **Sydney Metro** | Alex Nicholson, Stephen Spacey |
| **Observers/ Invitees:** | |
| DPIE | Russell Hand, James Groundwater |
| **Apologies:** | Heritage Council, Peter Phillips, Yvonne von Hartel AM, Jason Hammond |

**Project status:** Date of last presentation: 18 February 2020

The project team presented DRP Presentation number 2 which included an overview of each building and public domain precinct and were seeking commentary from the Panel on each.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by their geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### General

#### DRP Presentations

- To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration.

- The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible.

#### Public Art & Heritage Interpretation

- The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design.

#### Materiality

- The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).

#### Built Form

- The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road.

#### Sustainability

- The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes.

### Public Domain

#### Planning and passenger movement

- The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries.

- The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building.

- The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place.

**Landscape**

- The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath.

**Built form**

- The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes.

## Public Plaza – Waterloo Place

**Planning and passenger movement**

- The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct.

- The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building.

**Landscape**

- The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design.

## Station

**Materiality & Finishes**

- The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane.

### Built Form

- The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.

## OSD – North

### Planning & passenger movement

- The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial.

- The Panel supports the co-working and commercial uses on the ground floor of the podium.

- The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes.

### Sustainability

- The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building.

### Built form

- The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk.

- The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.

## OSD Central

### Built form

- In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide.

- The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens.

## OSD South

### Built form

- The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation.

- The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens.

- The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED.

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 31 March 2020

| | |
|---|---|
| **Date:** | 31st March 2020 |
| **Venue:** | Level 43, 680 George St |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Graham Jahn AM, Peter Phillips, Yvonne von Hartel AM, Jason Hammond |
| **Independent Secretariat:** | Jarad Grice |
| **Design Team Presenters:** | |
| Hassel | David Tickle |
| Woods Bagot | Pietro Meriggi |
| Aileen Sage Architects | Isabelle Toland |
| Sydney Metro | Ned Sando, Bill Luders |
| DPIE | Russell Hand |
| **Observers/ Invitees:** | Paul Yousseph, Tim Manning, Brendan Blakeley<br>Ken Maher, Fanos Panayides, Kate Luckraft, David Puls, Nick Owen, Sohail Masoudi, Angela Kavanagh, Adrian Mientus, Liz Westgarth |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 17 March 2020

The project team presented DRP presentation number 3, which focused on their Place Story and Engagement Strategy as well as public domain, awning strategy and the community building.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by their geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### General

#### Place Story and Engagement Strategy

- The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street.

- The Panel seeks clarity on the timing of public engagement in the context of the wider programme.

- The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this.

- The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer.

### Public Domain

#### General

- The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community.

- Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only.

- The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street.

#### Landscape

- The Panel commends the community food foraging design initiative and would like to see more information on location and management of this.

#### Planning and passenger movement

- The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views.

- The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.

- The Panel recommends that potential future bus stop shelter be indicated on the drawings.

- The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. The removal of the tenancy referred to above could be one example.

- The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end.

**Built form**

- The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.

- The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach.

- The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark.

**OSD North**

**Planning & passenger movement**

- The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.

**OSD Central**

**Planning & passenger movement**

- The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.

- The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space.
- The Panel notes the following specific requirements for the community space;
    - must be 60sqm minimum
    - must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;
    - must enable the precinct partners to run art, cultural and heritage events
    - must enable the precinct partners to gather and engage with the community
    - may include a maker space
    - may include a retail café
    - run by the respective lot owner

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 21 April 2020

| | |
|---|---|
| **Date:** | 21 April 2020 |
| **Venue:** | Level 43, 680 George St |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Peter Phillips, Yvonne von Hartel AM, Graham Jahn AM |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Sydney Metro | Kati Westlake, Ned Sando, Bill Luders |
| John Holland Group | Adrian Mientus, Paul Yousseph, Emma Bernardi |
| Hassell | Ken Maher, David Tickle, Liz Westgarth |
| Aileen Sage Architects | Amelia Holliday, Isobelle Toland |
| Bates Smart | Guy Lake |
| John McAslan Partners | Fanos Panayides, |
| Woods Bagot | Domenic Alvaro, Pietro Meriggi |
| Mirvac | Tim Manning, Angela Kavanagh, Anthony Green, Nick Owen, Perry Milledge |
| Brickfields | Jeanette Lambert |
| RWDI | Kevin Peddie |
| Elton Consulting | Brendan Blakeley |
| Murawin | David Puls |
| **Sydney Metro** | Alex Nicholson, Stephen Spacey, Sumanthi Navaratnam |
| **Observers/ Invitees:** | |
| DPIE | Russell Hand, Amy Porter |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 31 March 2020

The project team presented DRP Presentation number 4 which included updates to the stakeholder engagement status, their preliminary place story, precinct design, all OSD building designs, and the external station finishes.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### General

- The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made.

**Materials and finishes**

- Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.

**Sustainability**

- The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation.

### OSD South – Social & Student Housing

**Built Form**

- The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.

- Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance.

**Materials and finishes**

- The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass.

- The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy.

**Planning and passenger movement**

- The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing.

## OSD Central

**Built Form**

- The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis.

- The Panel request more information on the overall ventilation strategy to the residential component of this building.

## Station

**Built Form**

- The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design.

- The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.

- The Panel similarly reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 04 & 05 May 2020

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|---|---|
| **Date:** | 04 May 2020 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Peter Phillips, Graham Jahn AM |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Sydney Metro | Kati Westlake, Ned Sando, Bill Luders |
| John Holland Group | Adrian Mientus, Paul Yousseph, Emma Bernardi |
| Hassell | Ken Maher, David Tickle, Liz Westgarth |
| Aileen Sage Architects | Amelia Holliday, Isobelle Toland |
| John McAslan Partners | Fanos Panayides, |
| Woods Bagot | Domenic Alvaro, Pietro Meriggi |
| Mirvac | Tim Manning, Angela Kavanagh, Anthony Green, Nick Owen, Perry Milledge |
| Brickfields | Jeanette Lambert |
| RWDI | Kevin Peddie |
| Elton Consulting | Brendan Blakeley |
| Murawin | Carol Vale |
| Aspect Studio | Kate Luckraft |
| **Sydney Metro** | Alex Nicholson, Stephen Spacey, Sumanthi Navaratnam |
| **Observers/ Invitees:** | |
| **Apologies:** | Heritage Council, Yvonne von Hartel AM, DPIE |

**Project status:** Date of last presentation: 21 April 2020

The project team presented DRP Presentation number 5 which focused on closing out a number of design integrity tracker items; introducing the place story in more detail; and addressing DRP queries relating to the public domain, wind studies and the station.

### Design Integrity Tracker:

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Planning and passenger movement
- Access and Maintenance
- Built form

- Station Services
- Landscape
- Materials and finishes

**DRP Advice:**

**Station**

**Built Form**

- **Tracker Item 1.01** – The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry.

- **Tracker Item 4.06 –** The Panel accepts the updated design presented of the Cope Street awnings.

**Materials & Finishes**

- **Tracker Item 1.03** – The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.

- **Tracker Item 2.15** - The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface.

**OSD North**

**Built Form**

- **Tracker Item 1.05** – The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur.

- **Tracker Item 2.05** – The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.

- **Tracker Item 2.20** – To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:
    - Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.
    - Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.
    - A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.

**Planning and Passenger Movement**

- **Tracker Item 2.16** – The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car

parking be restricted to commercial tenant use only.

## Public Domain

### Built Form

- **Tracker Item 3.12** – The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.

- The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge.

### Landscape

- **Tracker Item 2.10 -** The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.

- **Tracker Item 3.07** – The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape.

- **Tracker Item 3.13** – The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops.

### Planning and Passenger Movement

- **Tracker Item 3.11** – The Panel supports the designed width of the Cope Street ramp.

### Public Art & Heritage Interpretation

- The Panel recommends a judicious placement of artworks rather than a scattered approach which could detract from the intended meaning.

- The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain.

### General

- The Panel request a coordinated ground plane integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on how people interact with the ground plane. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session.

- The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.

- The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) –

Schedules A1, C1 and C5.

## Public Plaza – Waterloo Place

### Landscape

- **Tracker Item 2.14** – The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops

# Waterloo Integrated Station Development
## DRP Actions and Advice

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
|---|---|---|---|---|---|---|---|---|---|
| 1.01 | Station | Building form, materials & finishes | 18/02/2020 | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Open |
| 1.02 | Station | Building form, materials & finishes | 18/02/2020 | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Open |
| 1.03 | Station | Materials & finishes | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type. | Open |
| 1.04 | Station | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse. | Open |
| 1.05 | North building - Commercial | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| 1.06 | North building - Commercial | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | | | Open |
| 1.07 | North building - Commercial | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | | | Open |
| 2.01 | General | DRP presentations | 17/03/2020 | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Open |
| 2.02 | General | DRP presentations | 17/03/2020 | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020 | As above - Item 2.01 | Open |
| 2.03 | General | Public Art & Heritage Interpretation | 17/03/2020 | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | | | Open |
| 2.04 | General | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative. | Open |
| 2.05 | General | Built form | 17/03/2020 | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach. | Open |
| 2.06 | General | Sustainability | 17/03/2020 | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | | | Open |

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
|---|---|---|---|---|---|---|---|---|---|
| 2.07 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020 | Refer Item 3.08 for further actions | Open |
| 2.08 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop. | Open |
| 2.09 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses. | Open |
| 2.10 | Public Domain | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability. | Open |
| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail. | Open |
| 2.12 | Public Plaza - Waterloo Place | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space. | Open |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops | Open |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. | Open |
| 2.16 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. | Open |
| 2.17 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | | | Open |

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|---|---|---|---|---|---|---|---|---|---|
| 2.20 | OSD-North | Built form | 17/03/2020 | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed. | Open |
| 2.21 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building. | Open |
| 2.22 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | | | Open |
| 2.23 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the ‘open gate’ front door innovation. | Design team | | | Open |
| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west. | Open |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | | | Open |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels’ understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | | | Open |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | | | Open |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | | | Open |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | | | Open |
| 3.06 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | | | Open |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |

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| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | | | Open |
| 3.09 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | | | Open |
| 3.10 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. The removal of the tenancy referred to under 2.08 is one example. | Design team | | | Open |
| 3.11 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Domain | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning. | Open |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | | | Open |
| 3.15 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5. | Open |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | | | Open |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | | | Open |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | | | Open |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | | | Open |

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|---|---|---|---|---|---|---|---|---|---|
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | | | Open |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | | | | Open |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of artworks rather than a scattered approach which could detract from the intended meaning. | | | | Open |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | | | | Open |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel request a coordinated ground plane integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on how people interact with the ground plane. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | | | | Open |

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 18 & 19 May 2020

| | |
|---|---|
| **Date:** | 19 May 2020 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Graham Jahn AM, Ingrid Mathers |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Sydney Metro | Kati Westlake, Ned Sando, Bill Luders |
| John Holland Group | Adrian Mientus, Paul Yousseph, Emma Bernardi, Melissa Gargiulo, Simon Joseph |
| Hassell | Ken Maher, David Tickle, Liz Westgarth |
| Aileen Sage Architects | Amelia Holliday, Isobelle Toland |
| John McAslan Partners | Fanos Panayides, |
| Woods Bagot | Domenic Alvaro, Pietro Meriggi |
| Mirvac | Tim Manning, Angela Kavanagh, Anthony Green, Nick Owen, Perry Milledge |
| Bates Smart | Guy Lake, Jonathan Claridge |
| Brickfields | Jeanette Lambert |
| RWDI | Kevin Peddie |
| Elton Consulting | Brendan Blakeley |
| Murawin | Carol Vale |
| WSP | Ravi Kaberwal |
| Aspect Studio | Kate Luckraft |
| **Sydney Metro** | Alex Nicholson, Jason Hammond, Stephen Spacey, Sumanthi Navaratnam |
| **Observers/ Invitees:** | |
| DPIE | Kurt Vella, Amy Porter, Russell Hand |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 04 May 2020

The project team presented DRP Presentation number 6 which included responses to DRP advice and actions on all buildings, the station and the public domain.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### General

**Materials & Finishes**

- **Tracker Item 2.04**: The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative translates to the architecture.

**Built Form**

- **Tracker Item 2.05**: The Panel supports the updated podium designs to Botany Road and encourage the team to ensure the level of consideration that has gone into the selection of materials and proposed glazing types is maintained in the design.

### Public Domain

**General**

- The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04.

- **Tracker Item 5.04:** The Panel amends their previous advice to improve clarity:
  The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how people interact with it.

- Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop. This request is further to tracker item 3.08

**Landscape**

- **Tracker Item 2.10:** The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to support pedestrian flows whilst bus queuing

- The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:
  - Detailed ground plane plan indicating all ground floor uses and entries of each building.
  - Fine grain activation/interface addressing transitions between tenancies and public domain.

- Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.
- Public domain response to vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.
- Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.
- Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets.

**Built Form**

- The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades.

- **Tracker Item 2.11:** The Panel supports the presented development of awnings to the central and southern buildings.

- **Tracker Item 3.12**: The Panel supports the addition of glazing to the Grit Lane awnings.

**Planning and Passenger Movement**

- **Tracker Item 2.09:** The Panel recommends further wind mitigation measures be explored for the public realm beyond the reliance on trees.

**Public Art & Heritage Interpretation**

- **Tracker Item 5.02:** The Panel amends their previous advice to improve clarity:
  The Panel recommends a judicious placement of quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole.

**OSD South**

**Built Form**

- The Panel understand the specific requirements of the substations, however encourages the project team to explore alternative locations that may be accessed by crane access to maximise active frontages to Wellington Street which is currently heavily dominated by services.

- **Tracker Item 2.23**: The Panel supports the ‘open gate’ front door solutions presented to achieve both cross ventilation and fire rating.

- **Tracker Item 2.24:** The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South.

- **Tracker Item 4.02**: The Panel supports changes to the built form to achieve compliant building separation.

- **Tracker Item 4.03**: The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows.

- **Tracker Item 4.04:** The Panel supports the ‘L’ shaped palisade balcony balustrade to

improve privacy to lower floor apartments.

- **Tracker Item 4.05:** The Panel supports the presented quantity and locations of recreation space to the student housing.

**OSD Central – Residential**

- The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the aspiration of diversity and individuality. The Panel suggest further detailed review of the architectural approach is required.

- **Tracker Item 2.22**: The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.

**OSD – North**

- **Tracker Item 2.16**: The Panel supports the reduction in car parking numbers and confirmation that these will remain for tenant use only. As per item 2.10, please confirm if this reduction in numbers has allowed an increase to deep soil for the trees to Botany Road.

- **Tracker Item 2.20**: The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed.

# Waterloo Integrated Station Development
## DRP Actions and Advice

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
|---|---|---|---|---|---|---|---|---|---|
| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Open |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Open |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type. | Open |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse. | Open |
| **1.05** | **North building - Commercial** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **North building - Commercial** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | | | Open |
| **1.07** | **North building - Commercial** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | | | Open |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Open |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | | | Open |
| **2.04** | **General** | **Materials & finishes** | **17/03/2020** | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative translates to the architecture. See Item 5.03. | Closed |
| **2.05** | **General** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourage the team to ensure the level of consideration that has gone into the selection of materials and proposed glazing types is maintained in the design. | Closed |

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
|---|---|---|---|---|---|---|---|---|---|
| 2.06 | General | Sustainability | 17/03/2020 | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | | | Open |
| 2.07 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020 | Refer Item 3.08 for further actions | Open |
| 2.08 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02. | Open |
| 2.09 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for the public realm beyond the reliance on trees. | Open |
| 2.10 | Public Domain | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to support pedestrian flows whilst bus queuing. | Open |
| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02. | Open |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops | Open |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. | Open |
| 2.16 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. | Open |

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
|---|---|---|---|---|---|---|---|---|---|
| 2.17 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | | | Open |
| 2.20 | OSD-North | Built form | 17/03/2020 | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |
| 2.21 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session. | Open |
| 2.22 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing. | Open |
| 2.23 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | The Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |
| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | | | Open |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020 | Please present further information on this item at the next convenient DRP presentation. | Open |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |

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|---|---|---|---|---|---|---|---|---|---|
| 3.06 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop. | Open |
| 3.09 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | | | Open |
| 3.10 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02. | Open |
| 3.11 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Domain | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation. | Open |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | | | Open |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the built form to achieve compliant building separation. | Closed |

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| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the 'L' shaped palisade balcony balustrade to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space to the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | | | Open |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020 | Advice amended to improve clarity | Open |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture. | Open |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how people interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020 | Advice amended to improve clarity. Associated futher action in item 6.01. | Open |
| 6.01 | Public Domain | General | 19/05/2020 | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | | | Open |
| 6.02 | Public Domain | Landscape | 19/05/2020 | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | | | Open |

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| 6.03 | Public Domain | Built Form | 19/05/2020 | DRP Presentation 6 | **Ragland Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | | | Open |
| 6.04 | OSD-Central | Built Form | 19/05/2020 | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the aspiration of diversity and individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | | | Open |

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 1 & 2 June 2020

| | |
|---|---|
| **Date:** | 1 June 2020 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Graham Jahn AM, Ingrid Mather |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Sydney Metro | Kati Westlake, Ned Sando, Bill Luders, Sumanthi Navaratnam |
| John Holland Group | Adrian Mientus, Paul Yousseph, Emma Bernardi, Simon Joseph |
| Hassell | Ken Maher, David Tickle, Liz Westgarth |
| Aileen Sage Architects | Amelia Holliday, Isobelle Toland |
| John McAslan Partners | Fanos Panayides, |
| Woods Bagot | Domenic Alvaro, Pietro Meriggi |
| Mirvac | Tim Manning, Angela Kavanagh, Anthony Green, Nick Owen, Perry Milledge, Matthew Rawlinson |
| Brickfields | Jeanette Lambert |
| RWDI | Kevin Peddie |
| Murawin | Carol Vale |
| WSP | Ravi Kaberwal |
| Aspect Studio | Kate Luckraft |
| Together Making Change | David Puls |
| **Sydney Metro** | Alex Nicholson, Jason Hammond, |
| **Observers/ Invitees:** | |
| DPIE | Amy Porter, Russell Hand |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 19 May 2020

The project team presented DRP Presentation number 7, which included a detailed outline of the public domain and responses to a number of open Design Integrity Tracker items.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Planning and passenger movement

- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Access and Maintenance
- Built form
- Materials and finishes

**DRP Advice:**

**General**

**Public Art and Heritage Interpretation**

- **Tracker Item 2.03**: The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.

**Public Domain**

**Materials and Finishes**

- The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved.

- **Tracker Item 2.04:** The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.

**Planning and Passenger Movement**

- The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain.

- The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane.

- The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices.

- The Panel seeks further information on restroom facility provisions for retail staff and customers.

- **Tracker Item 1.06**: The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056).

- **Tracker Item 2.09** - The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens.

- **Tracker Item 3.08:** The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the

Botany Rd bus-stops.

- **Tracker Item 3.09**: The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street.

## Public Domain – Cope Street

### Built Form

- The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place.

- **Tracker Item 5.01**: The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.

## Public Domain – Botany Road

### Built Form

- **Tracker Item 1.07:** The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.

### Planning and Passenger Movement

- **Tracker Item 2.10:** The Panel accept the planter design with reference to Item 3.10 comment below.

- **Tracker Item 3.10:** The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium.

## Public Plaza – Waterloo Place

### Public Art and Heritage Interpretation

- The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program.

### Landscape

- **Tracker Item 2.14**: The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item.

## Public Plaza – Grit Lane

### Planning and Passenger Movement

- **Tracker Item 2.08**: The Panel accepts that sufficient circulation space is proposed for Grit Lane.

## Station

### Public Art and Heritage Interpretation

- **Tracker Item 5.05:** The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.

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|---|---|---|---|---|---|---|---|---|---|
| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Open |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type. | Open |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| **1.05** | **OSD-North** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **Public Domain** | **Planning & passanger movement** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| **1.07** | **Public Domain - Botany Road** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity. | Open |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes. | Open |
| **2.04** | **General** | **Materials & finishes** | **17/03/2020** | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved. | Open |
| **2.05** | **General** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |

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| 2.06 | General | Sustainability | 17/03/2020 | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | | | Open |
| 2.07 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| 2.08 | Public Plaza - Grit Lane | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |
| 2.09 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens. | Open |
| 2.10 | Public Domain - Botany Road | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02. | Open |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item. | Open |

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|---|---|---|---|---|---|---|---|---|---|
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |
| 2.16 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| 2.17 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | | | Open |
| 2.20 | OSD-North | Built form | 17/03/2020 | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |
| 2.21 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session. | Open |
| 2.22 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing. | Open |
| 2.23 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |
| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | | | Open |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |

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| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020 | Please present further information on this item at the next convenient DRP presentation. | Open |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |
| 3.09 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |

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| 3.15 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation. | Open |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | | | Open |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain - Cope Street | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements. | Open |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020 | Advice amended to improve clarity | Open |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture. | Open |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020 | Advice amended to improve clarity. Associated futher action in item 6.01. | Open |
| 5.05 | Station | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020 | The Panel requests further information on the integrated art and community engagement s | Open |

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| **5.06** | **Station** | **Materials & finishes** | **4/05/2020** | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | | | Open |
| **6.01** | **Public Domain** | **General** | **19/05/2020** | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | | | Open |
| **6.02** | **Public Domain** | **Landscape** | **19/05/2020** | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |
| **6.03** | **Public Plaza - Raglan Walk** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | | | Open |
| **6.04** | **OSD-Central** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | | | Open |
| **6.05** | **OSD-South** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | | | Open |
| **7.01** | **Public Domain** | **Materials & finishes** | **1/06/2020** | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | | | Open |
| **7.02** | **Public Domain** | **Planning & passanger movement** | **1/06/2020** | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | | | Open |
| **7.03** | **Public Domain - Botany Road** | **Planning & passanger movement** | **1/06/2020** | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | | | Open |
| **7.04** | **Public Domain** | **Planning & passanger movement** | **1/06/2020** | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | | | Open |
| **7.05** | **Public Domain** | **Planning & passanger movement** | **1/06/2020** | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | | | Open |

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| **7.06** | **Public Domain - Cope Street** | **Planning & passanger movement** | **1/06/2020** | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | | | Open |
| **7.07** | **Public Plaza - Waterloo Place** | **Public Art & Heritage Interpretation** | **1/06/2020** | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | | | Open |

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 15 & 16 June 2020

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|---|---|
| **Date:** | 15 June 2020 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Graham Jahn AM, Ingrid Mather |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Aileen Sage Architects | Amelia Holliday, Isabelle Toland |
| Aspect Studio | Kate Luckraft |
| Bates Smart | Guy Lake |
| Brickfields | Jeanette Lambert |
| Cundall | David Clark, David Collins |
| Hassell | Ken Maher, David Tickle, Liz Westgarth, Jeff Morgan |
| Independent Art curators | Sebastian Goldspink, Tess Allas |
| John McAslan Partners | Fanos Panayides, |
| John Holland Group | Adrian Mientus, Paul Yousseph, Emma Bernardi, Simon Joseph |
| Maynard Design | Kate Pleban, Tim Walker |
| Mirvac | Tim Manning, Anthony Green, Nick Owen, Matthew Rawlinson, Patrick Garland |
| Murawin | Carol Vale |
| Sydney Metro | Kati Westlake, Ned Sando, Bill Luders, Sumanthi Navaratnam, Simon Bennett, Hubert Dumont |
| Together Making Change | David Puls |
| Woods Bagot | Pietro Meriggi |
| **Sydney Metro** | Alex Nicholson, Jason Hammond |
| **Observers/ Invitees:** | |
| DPIE | Annie Leung, Russell Hand |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 1 June 2020

The project team presented DRP Presentation number 8, which included further design development on the central precinct, sustainability, station and placemaking, culture and heritage. The project team are aiming for SDPP submission by mid-July.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### General

**Materials and Finishes**

- **Tracker Item 1.02 and 2.04** – The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions.

**Sustainability**

- **Tracker Item 2.06** – The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes.

- **Tracker Item 4.01** – The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades.

**Public Art and Heritage Interpretation**

- **Tracker Item 2.03 and 5.03** – The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story.

- **Tracker Item 6.01** – The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy.

- **Tracker Item 5.02 -** The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion.

### OSD Central

**Built Form**

- **Tracker Item 2.21** – The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units.

- **Tracker Item 2.22** – The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy.

- **Tracker Item 6.04** – The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments.

- The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator.

## OSD North

### Sustainability

- **Tracker Item 2.19** – The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications.

## Station

### Materials and Finishes

- **Tracker Item 1.03** – The Panel continues to support a brick colour reflective of the precinct character.

- The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent.

- **Tracker Item 5.06** – The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South.

## Public Domain

### Planning and Passenger movement

- **Tracker Item 7.02** – The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane.

- The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements.

## Public Domain – Cope Street

### Built Form

- **Tracker Item 5.01** - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza.

**Planning and passenger movement**

- The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area.

- **Tracker Item 7.06** – The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter.

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|---|---|---|---|---|---|---|---|---|---|
| 1.01 | Station | Building form, materials & finishes | 18/02/2020 | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| 1.02 | Station | Building form, materials & finishes | 18/02/2020 | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020<br><br>15/06/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| 1.03 | Station | Materials & finishes | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020<br><br>15/06/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.<br><br>The Panel continues to support a brick colour reflective of the precinct character. The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent. | Closed |
| 1.04 | Station | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| 1.05 | OSD-North | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| 1.06 | Public Domain | Planning & passanger movement | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| 1.07 | Public Domain - Botany Road | Built form | 18/02/2020 | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.<br><br>The Panel accept this item is closed as tree planting on Botany Road is within unencumbered deep soil, outside of the basement footprint, and therefore appropriate soil volumes are not of concern. | Closed |
| 2.01 | General | DRP presentations | 17/03/2020 | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| 2.02 | General | DRP presentations | 17/03/2020 | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| 2.03 | General | Public Art & Heritage Interpretation | 17/03/2020 | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |

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| 2.04 | General | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>15/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| 2.05 | General | Built form | 17/03/2020 | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |
| 2.06 | General | Sustainability | 17/03/2020 | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes. | Closed |
| 2.07 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| 2.08 | Public Plaza - Grit Lane | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |
| 2.09 | Public Domain | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens. | Open |
| 2.10 | Public Domain - Botany Road | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |

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| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>17/06/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02.<br><br>Closed based on out of session information 17 June 2020 | Closed |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item. | Open |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |
| 2.16 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| 2.17 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passanger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications. | Closed |
| 2.20 | OSD-North | Built form | 17/03/2020 | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |

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| 2.21 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session.<br><br>The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units. | Open |
| 2.22 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020<br><br>15/06/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.<br><br>The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy. | Open |
| 2.23 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |
| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | 15/06/2020 | This item was presented and closed following DRP Presentation 8. | Closed |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020<br><br>15/06/2020 | Please present further information on this item at the next convenient DRP presentation.<br><br>This action has not yet undertaken, however the Panel accepts that Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements at a later date. | Closed |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |

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|---|---|---|---|---|---|---|---|---|---|
| 3.09 | Public Domain | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passanger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation.<br><br>The Panel accepts Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements. | Closed |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | 15/06/2020 | The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades. | Closed |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
|---|---|---|---|---|---|---|---|---|---|
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain - Cope Street | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.<br><br>The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. See Item 8.01 for further information. | Closed |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity<br><br>The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion. The Panel looks forward to a future presentation when artists, artworks and locations have been confirmed. | Closed |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020<br><br>15/06/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity. Associated futher action in item 6.01.<br><br>Presented in DRP Presentation 7. | Closed |
| 5.05 | Station | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.<br><br>The Panel agrees to close this item and review again when final artists, artwork and locations have been selected. | Closed |
| 5.06 | Station | Materials & finishes | 4/05/2020 | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | 15/06/2020 | The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South. | Open |
| 6.01 | Public Domain | General | 19/05/2020 | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | 15/06/2020 | The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy. | Open |
| 6.02 | Public Domain | Landscape | 19/05/2020 | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |

| ITEM # | GEOGRAPHIC LOCATION | THEME | RAISED ON | DOCUMENT REVIEWED | ACTION / ADVICE | TEAM TO RESPOND | DATE OF RESPONSE | RESPONSE | STATUS |
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| 6.03 | Public Plaza - Raglan Walk | Built Form | 19/05/2020 | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | | | Open |
| 6.04 | OSD-Central | Built Form | 19/05/2020 | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | 15/06/2020 | The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments. | Closed |
| 6.05 | OSD-South | Built Form | 19/05/2020 | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | | | Open |
| 7.01 | Public Domain | Materials & finishes | 1/06/2020 | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | | | Open |
| 7.02 | Public Domain | Planning & passanger movement | 1/06/2020 | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | 15/06/2020 | The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane. | Closed |
| 7.03 | Public Domain - Botany Road | Planning & passanger movement | 1/06/2020 | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | 15/06/2020 | The Panel accept that trees have been planted along Botany road on either side of Grit Lane to facilitate the future intstallation of a pedestrian crossing. | Closed |
| 7.04 | Public Domain | Planning & passanger movement | 1/06/2020 | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | | | Open |
| 7.05 | Public Domain | Planning & passanger movement | 1/06/2020 | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | | | Open |
| 7.06 | Public Domain - Cope Street | Planning & passanger movement | 1/06/2020 | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | 15/06/2020 | The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter. | Open |
| 7.07 | Public Plaza - Waterloo Place | Public Art & Heritage Interpretation | 1/06/2020 | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | | | Open |
| 8.01 | Public Domain - Cope Street | Built Form | 15/06/2020 | DRP Presentation 8 | **Cope Street Planter South**<br><br>Further to item 5.01 - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza. | Design team | | | Open |
| 8.02 | OSD-Central | Built Form | 15/06/2020 | DRP Presentation 8 | **Balcony Sizes**<br><br>The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator. | Design team | | | Open |
| 8.03 | Public Domain | Planning & passanger movement | 15/06/2020 | DRP Presentation 8 | The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements. | Design team | | | Open |
| 8.04 | Public Domain - Cope Street | Planning & passanger movement | 15/06/2020 | DRP Presentation 8 | **Shared Access Ramp off Cope Street**<br><br>The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area. | Design team | | | Open |

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 30 June 2020

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|---|---|
| **Date:** | 30 June 2020 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Ingrid Mather |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Aspect Studio | Kate Luckraft |
| John McAslan Partners | Fanos Panayides, |
| John Holland Group | Adrian Mientus, |
| Karagozian & Case | Asher Gehl |
| Sydney Metro | Allen Fleckner, Kati Westlake, Ned Sando, Bill Luders, Sumanthi Navaratnam, Hubert Dumont, David Fogwill, Joel Azzopardi |
| **Sydney Metro** | Alex Nicholson, Jason Hammond, Stephen Spacey |
| **Observers/ Invitees:** | |
| City of Sydney | Katherine Young |
| DPIE | Russell Hand |
| **Apologies:** | Heritage Council, Graham Jahn AM |

**Project status:** Date of last presentation: 15 June 2020

The project team presented DRP Presentation number 9 which focused on HVM, accessibility and the station building design.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice 30 June 2020 Presentation:

### Public Domain

**Planning & Passenger Movement**

- **Tracker Item 8.03** – The Panel does not support all elements of the current HVM design strategy and provides the following advice in response:
    - Whilst the Panel appreciates the intent to minimise bollards along the footpath, the bollard solution along the building/retail edge at the south station building are not supported, it is suggested to further explore locating them along the kerb line.
    - The Panel recommends reviewing alternate proprietary products that are rated individually as opposed to a system, to facilitate wider spacing than 1200mm centres. This is particularly important where bollards are required perpendicular to pedestrian movement.
    - Where bollards are indicated with a plinth for vision impaired purposes, the Panel is concerned they will become a trip hazard, and suggests reviewing shore-lining alternatives such as a textured surface.
    - The Panel requests further review of the requirement to position bollards at the base of the plaza stair south of the station.

### Public Domain – Cope Street

**Planning & Passenger Movement**

- **Tracker Item 7.06** – The Panel understands the restrictions imposed to the FFLs of the retail and accept that the current solution provides the greatest level of flexibility, whilst also providing activation to the Cope St ramp and Church Lane. The Panel encourages maximising the extent of floor level along Church lane to promote activation of this space.

- **Tracker Item 8.04** – The Panel supports the updated shared accessway design, in particular the separation of pedestrian and wheelchair paths from the vehicular circulation.

**Built Form**

- **Tracker Item 8.01** – The Panel supports the proposed planter wall heights and shapes to improve connectivity between Cope Street, the southern retail and station precinct and Waterloo Plaza.

### Station

**Materials & Finishes**

- **Tracker Item 1.03** – The Panel supports proposed front lighting of the perforated metal façade.

- **Tracker Item 5.06** – The Panel continues to support the 450mm stepped colonnade. However, reiterates the recommendation to consider how the public will interact with these spaces through the integration of seating, benches, ledges or shelving along this inactive façade.

## DRP Advice 26 June 2020 Out of Session Information:

### Public Plaza – Waterloo Place

**Landscape**

- **Tracker Item 2.14** – The Panel accepts the proposed tree species and soil volume for the Waterloo Plaza planters.

**Public Art & Heritage Interpretation**

- **Tracker Item 7.07** – The Panel looks forward to a future presentation on the proposed pavilion following community and artist engagement.

### OSD Central

**Built Form**

- **Tracker Item 2.21** – The Panel accepts that cross ventilation will be achieved to the required number of apartments, and encourages the project team to ensure an operable opening is maintained between the bedroom and the balcony to the north east and north west corner apartments to maximise cross ventilation through these spaces.

- **Tracker Item 2.22** – The Panel accepts the updated CGIs as a more accurate representation of the proposed sun shading ledge depth.

- **Tracker Item 8.02** – The Panel accepts balconies still maintain minimum dimensions when the area of the acoustic attenuators is excluded.

### Public Domain

**General**

- **Tracker Item 6.01** – The Panel accepts the current proposed material strategy to the public domain and looks forward to a future presentation of these materials following the next phase of design development.

**Materials & Finishes**

- **Tracker Item 7.01** – The Panel accepts the current proposed paving strategy and supports a transition of paving type between the public domain external to the site, and the public plazas within the site. The Panel looks forward to a future presentation following the engagement of an artist for the Waterloo Plaza paving.

**Planning & Passenger Movement**

- **Tracker Item 7.05** – The Panel accepts that precinct amenities are to be provided within the central podium with access from Waterloo Plaza.

### Public Plaza – Raglan Walk

**Built Form**

- **Tracker Item 6.03** – The Panel supports the proposal to the Raglan Walk retail windows, to provide access to the retail spaces via level thresholds.

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|---|---|---|---|---|---|---|---|---|---|
| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020<br><br>15/06/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.<br><br>The Panel continues to support a brick colour reflective of the precinct character. The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent.<br><br>The Panel supports proposed front lighting of the perforated metal façade. | Closed |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| **1.05** | **OSD-North** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **Public Domain** | **Planning & passenger movement** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| **1.07** | **Public Domain - Botany Road** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.<br><br>The Panel accept this item is closed as tree planting on Botany Road is within unencumbered deep soil, outside of the basement footprint, and therefore appropriate soil volumes are not of concern. | Closed |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |

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| **2.04** | **General** | **Materials & finishes** | **17/03/2020** | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>15/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **2.05** | **General** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |
| **2.06** | **General** | **Sustainability** | **17/03/2020** | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes. | Closed |
| **2.07** | **Public Domain** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| **2.08** | **Public Plaza - Grit Lane** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |
| **2.09** | **Public Domain** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens. | Open |
| **2.10** | **Public Domain - Botany Road** | **Landscape** | **17/03/2020** | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |

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| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>17/06/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02.<br><br>Closed based on out of session information 17 June 2020 | Closed |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19<br><br>30/06/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item.<br><br>The Panel accepts the proposed tree species and soil volume for the Waterloo Plaza planters. | Closed |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |
| 2.16 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| 2.17 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications. | Closed |
| 2.20 | OSD-North | Built form | 17/03/2020 | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |

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| 2.21 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session.<br><br>The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units.<br><br>The Panel accepts that cross ventilation will be achieved to the required number of apartments, and encourages the project team to ensure an operable opening is maintained between the bedroom and the balcony to the north east and north west corner apartments to maximise cross ventilation through these spaces. | Closed |
| 2.22 | OSD-Central | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.<br><br>The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy.<br><br>The Panel accepts the updated CGIs as a more accurate representation of the proposed sun shading ledge depth. | Closed |
| 2.23 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |
| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | 15/06/2020 | This item was presented and closed following DRP Presentation 8. | Closed |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020<br><br>15/06/2020 | Please present further information on this item at the next convenient DRP presentation.<br><br>This action has not yet undertaken, however the Panel accepts that Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements at a later date. | Closed |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |

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| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |
| 3.09 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation.<br><br>The Panel accepts Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements. | Closed |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | 15/06/2020 | The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades. | Closed |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |

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| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain - Cope Street | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.<br><br>The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. See Item 8.01 for further information. | Closed |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity<br><br>The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion. The Panel looks forward to a future presentation when artists, artworks and locations have been confirmed. | Closed |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020<br><br>15/06/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity. Associated futher action in item 6.01.<br><br>Presented in DRP Presentation 7. | Closed |
| 5.05 | Station | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.<br><br>The Panel agrees to close this item and review again when final artists, artwork and locations have been selected. | Closed |
| 5.06 | Station | Materials & finishes | 4/05/2020 | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South.<br><br>The Panel continues to support the 450mm stepped colonnade. However, reiterates the recommendation to consider how the public will interact with these spaces through the integration of seating, benches, ledges or shelving along this inactive façade. | Open |
| 6.01 | Public Domain | General | 19/05/2020 | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy.<br><br>The Panel accepts the current proposed material strategy to the public domain and looks forward to a future presentation of these materials following the next phase of design development. | Closed |

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| 6.02 | Public Domain | Landscape | 19/05/2020 | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |
| 6.03 | Public Plaza - Raglan Walk | Built Form | 19/05/2020 | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | 30/06/2020 | The Panel supports the proposal to the Raglan Walk retail windows, to provide access to the retail spaces via level thresholds. | Closed |
| 6.04 | OSD-Central | Built Form | 19/05/2020 | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | 15/06/2020 | The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments. | Closed |
| 6.05 | OSD-South | Built Form | 19/05/2020 | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | | | Open |
| 7.01 | Public Domain | Materials & finishes | 1/06/2020 | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | 30/06/2020 | The Panel accepts the current proposed paving strategy and supports a transition of paving type between the public domain external to the site, and the public plazas within the site. The Panel looks forward to a future presentation following the engagement of an artist for the Waterloo Plaza paving. | closed |
| 7.02 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | 15/06/2020 | The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane. | Closed |
| 7.03 | Public Domain - Botany Road | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | 15/06/2020 | The Panel accept that trees have been planted along Botany road on either side of Grit Lane to facilitate the future intstallation of a pedestrian crossing. | Closed |
| 7.04 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | 30/06/2020 | This was addressed in DRP Presentation 9. Please refer related advice 9.01 - 9.04. | Closed |
| 7.05 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | 30/06/2020 | The Panel accepts that precinct amenities are to be provided within the central podium with access from Waterloo Plaza. | Closed |
| 7.06 | Public Domain - Cope Street | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter.<br><br>The Panel understands the restrictions imposed to the FFLs of the retail and accept that the current solution provides the greatest level of flexibility, whilst also providing activation to the Cope St ramp and Church Lane. The Panel encourages maximising the extent of floor level along Church lane to promote activation of this space. | Closed |
| 7.07 | Public Plaza - Waterloo Place | Public Art & Heritage Interpretation | 1/06/2020 | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | 30/06/2020 | The Panel looks forward to a future presentation on the proposed pavilion following community and artist engagement. | Closed |

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| 8.01 | Public Domain - Cope Street | Built Form | 15/06/2020 | DRP Presentation 8 | **Cope Street Planter South**<br><br>Further to item 5.01 - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza. | Design team | 30/06/2020 | The Panel supports the proposed planter wall heights and shapes to improve connectivity between Cope Street, the southern retail and station precinct and Waterloo Plaza. | Closed |
| 8.02 | OSD-Central | Built Form | 15/06/2020 | DRP Presentation 8 | **Balcony Sizes**<br><br>The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator. | Design team | 30/06/2020 | The Panel accepts balconies still maintain minimum dimensions when the area of the acoustic attenuators is excluded. | Closed |
| 8.03 | Public Domain | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements. | Design team | 30/06/2020 | The Panel does not support all elements of the current HVM design strategy and provides further advice under items 9.01 - 9.04. | Closed |
| 8.04 | Public Domain - Cope Street | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | **Shared Access Ramp off Cope Street**<br><br>The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area. | Design team | 30/06/2020 | The Panel supports the updated shared accessway design, in particular the separation of pedestrian and wheelchair paths from the vehicular circulation. | Closed |
| 9.01 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Kerb line bollards**<br><br>Whilst the Panel appreciates the intent to minimise bollards along the footpath, the bollard solution along the building/retail edge at the south station building are not supported, it is suggested to further explore locating them along the kerb line. | Design team | | | Open |
| 9.02 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Bollards perpendicular to pedestrian movement**<br><br>The Panel recommends reviewing alternate proprietary products that are rated individually as opposed to a system, to facilitate wider spacing than 1200mm centres. This is particularly important where bollards are required perpendicular to pedestrian movement. | Design team | | | Open |
| 9.03 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Shore-lining strategy**<br><br>Where bollards are indicated with a plinth for vision impaired purposes, the Panel is concerned they will become a trip hazard, and suggests reviewing shore-lining alternatives such as a textured surface. | Design team | | | Open |
| 9.04 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Waterloo Plaza south bollards**<br><br>The Panel requests further review of the requirement to position bollards at the base of the plaza stair south of the station. | Design team | | | Open |

# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 17 November 2020

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|---|---|
| **Date:** | 17 November 2020 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Ingrid Mather |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Aspect Studio | Kate Luckraft |
| RWDI | Kevin Peddie |
| Hassell | Ken Maher |
| Mirvac | Perry Milledge, Tim Manning |
| Sydney Metro | Ned Sando, Luke Garden |
| **Sydney Metro** | Alex Nicholson, Jason Hammond |
| **Observers/ Invitees:** | |
| City of Sydney | Jessie McNicoll |
| DPIE | Matthew Todd-Jones, Russell Hand |
| **Apologies:** | Heritage Council, Graham Jahn AM |

**Project status:** Date of last presentation: 15 September 2020

The project team presented DRP Presentation number 11 addressing earlier comments made regarding wind studies and mitigation strategies.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### Public Domain

**Planning and Passenger Movement**

Tracker Item 2.09: The Panel accepts the investigations undertaken in response to the Panels comments re. wind mitigation, and supports the design team's recommendation not to plant additional trees to the Cope Street entrance, as the anticipated wind conditions are already acceptable and any minor improvement to wind mitigation afforded by additional does not outweigh the impediment they may create to wayfinding, accessibility and solar access.

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| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020<br><br>15/06/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.<br><br>The Panel continues to support a brick colour reflective of the precinct character. The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent.<br><br>The Panel supports proposed front lighting of the perforated metal façade. | Closed |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| **1.05** | **OSD-North** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **Public Domain** | **Planning & passenger movement** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| **1.07** | **Public Domain - Botany Road** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.<br><br>The Panel accept this item is closed as tree planting on Botany Road is within unencumbered deep soil, outside of the basement footprint, and therefore appropriate soil volumes are not of concern. | Closed |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |

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| 2.04 | General | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>15/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| 2.05 | General | Built form | 17/03/2020 | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |
| 2.06 | General | Sustainability | 17/03/2020 | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes. | Closed |
| 2.07 | Public Domain | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| 2.08 | Public Plaza - Grit Lane | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |
| 2.09 | Public Domain | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>22/09/2020<br><br>20/11/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens.<br><br>The Panel request further wind studies be undertaken to take into account mature tree size and proposed site topography to determine whether additional interventions are required to improve site conditions.<br><br>The Panel accepts the investigations undertaken in response to the Panels comments re. wind mitigation, and supports the design team's recommendation not to plant additional trees to the Cope Street entrance, as the anticipated wind conditions are already acceptable and any minor improvement to wind mitigation afforded by additional does not outweigh the impediment they may create to wayfinding, accessibility and solar access. | Closed |

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| 2.10 | Public Domain - Botany Road | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>17/06/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02.<br><br>Closed based on out of session information 17 June 2020 | Closed |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19<br><br>30/06/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item.<br><br>The Panel accepts the proposed tree species and soil volume for the Waterloo Plaza planters. | Closed |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |
| 2.16 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| 2.17 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications. | Closed |

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| **2.20** | **OSD-North** | **Built form** | **17/03/2020** | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |
| **2.21** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session.<br><br>The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units.<br><br>The Panel accepts that cross ventilation will be achieved to the required number of apartments, and encourages the project team to ensure an operable opening is maintained between the bedroom and the balcony to the north east and north west corner apartments to maximise cross ventilation through these spaces. | Closed |
| **2.22** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.<br><br>The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy.<br><br>The Panel accepts the updated CGIs as a more accurate representation of the proposed sun shading ledge depth. | Closed |
| **2.23** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |
| **2.24** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| **2.25** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | 15/06/2020 | This item was presented and closed following DRP Presentation 8. | Closed |
| **3.01** | **General** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| **3.02** | **General** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| **3.03** | **General** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| **3.04** | **Public Domain** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020<br><br>15/06/2020 | Please present further information on this item at the next convenient DRP presentation.<br><br>This action has not yet undertaken, however the Panel accepts that Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements at a later date. | Closed |

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| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |
| 3.09 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation.<br><br>The Panel accepts Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements. | Closed |

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| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | 15/06/2020 | The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades. | Closed |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain - Cope Street | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.<br><br>The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. See Item 8.01 for further information. | Closed |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity<br><br>The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion. The Panel looks forward to a future presentation when artists, artworks and locations have been confirmed. | Closed |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020<br><br>15/06/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity. Associated futher action in item 6.01.<br><br>Presented in DRP Presentation 7. | Closed |
| 5.05 | Station | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.<br><br>The Panel agrees to close this item and review again when final artists, artwork and locations have been selected. | Closed |

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| 5.06 | Station | Materials & finishes | 4/05/2020 | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | 15/06/2020<br><br>30/06/2020<br><br>15/09/2020 | The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South.<br><br>The Panel continues to support the 450mm stepped colonnade. However, reiterates the recommendation to consider how the public will interact with these spaces through the integration of seating, benches, ledges or shelving along this inactive façade.<br><br>The Panel continues to encourage the design team to integrate elements within the indented façade of the station south building along Cope Street, to encourage an active, welcoming and useable street through public interaction with the building façade – in an area where there is landscape, morning sun and good wind conditions. | Open |
| 6.01 | Public Domain | General | 19/05/2020 | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy.<br><br>The Panel accepts the current proposed material strategy to the public domain and looks forward to a future presentation of these materials following the next phase of design development. | Closed |
| 6.02 | Public Domain | Landscape | 19/05/2020 | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |
| 6.03 | Public Plaza - Raglan Walk | Built Form | 19/05/2020 | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | 30/06/2020 | The Panel supports the proposal to the Raglan Walk retail windows, to provide access to the retail spaces via level thresholds. | Closed |
| 6.04 | OSD-Central | Built Form | 19/05/2020 | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | 15/06/2020 | The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments. | Closed |
| 6.05 | OSD-South | Built Form | 19/05/2020 | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | 15/06/2020 | The Panel supports the proposed solution and encourages the ongoing development of the fine metal work detail as per example images presented. | Closed |
| 7.01 | Public Domain | Materials & finishes | 1/06/2020 | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | 30/06/2020 | The Panel accepts the current proposed paving strategy and supports a transition of paving type between the public domain external to the site, and the public plazas within the site. The Panel looks forward to a future presentation following the engagement of an artist for the Waterloo Plaza paving. | closed |
| 7.02 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | 15/06/2020 | The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane. | Closed |
| 7.03 | Public Domain - Botany Road | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | 15/06/2020 | The Panel accept that trees have been planted along Botany road on either side of Grit Lane to facilitate the future intstallation of a pedestrian crossing. | Closed |

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| 7.04 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | 30/06/2020 | This was addressed in DRP Presentation 9. Please refer related advice 9.01 - 9.04. | Closed |
| 7.05 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | 30/06/2020 | The Panel accepts that precinct amenities are to be provided within the central podium with access from Waterloo Plaza. | Closed |
| 7.06 | Public Domain - Cope Street | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter.<br><br>The Panel understands the restrictions imposed to the FFLs of the retail and accept that the current solution provides the greatest level of flexibility, whilst also providing activation to the Cope St ramp and Church Lane. The Panel encourages maximising the extent of floor level along Church lane to promote activation of this space. | Closed |
| 7.07 | Public Plaza - Waterloo Place | Public Art & Heritage Interpretation | 1/06/2020 | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | 30/06/2020 | The Panel looks forward to a future presentation on the proposed pavilion following community and artist engagement. | Closed |
| 8.01 | Public Domain - Cope Street | Built Form | 15/06/2020 | DRP Presentation 8 | **Cope Street Planter South**<br><br>Further to item 5.01 - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza. | Design team | 30/06/2020 | The Panel supports the proposed planter wall heights and shapes to improve connectivity between Cope Street, the southern retail and station precinct and Waterloo Plaza. | Closed |
| 8.02 | OSD-Central | Built Form | 15/06/2020 | DRP Presentation 8 | **Balcony Sizes**<br><br>The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator. | Design team | 30/06/2020 | The Panel accepts balconies still maintain minimum dimensions when the area of the acoustic attenuators is excluded. | Closed |
| 8.03 | Public Domain | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements. | Design team | 30/06/2020 | The Panel does not support all elements of the current HVM design strategy and provides further advice under items 9.01 - 9.04. | Closed |
| 8.04 | Public Domain - Cope Street | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | **Shared Access Ramp off Cope Street**<br><br>The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area. | Design team | 30/06/2020 | The Panel supports the updated shared accessway design, in particular the separation of pedestrian and wheelchair paths from the vehicular circulation. | Closed |
| 9.01 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Kerb line bollards**<br><br>Whilst the Panel appreciates the intent to minimise bollards along the footpath, the bollard solution along the building/retail edge at the south station building are not supported, it is suggested to further explore locating them along the kerb line. | Design team | 21/09/2020 | The Panel supports the updated HVM strategy to reduce the quantity of bollards by integrating seating and planter edges. | Closed |
| 9.02 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Bollards perpendicular to pedestrian movement**<br><br>The Panel recommends reviewing alternate proprietary products that are rated individually as opposed to a system, to facilitate wider spacing than 1200mm centres. This is particularly important where bollards are required perpendicular to pedestrian movement. | Design team | 21/09/2020 | The Panel accepts the spacing and location of bollards. The Panel understand the requirement for HVM, but continues to find bollards perpendicular to the direction of pedestrian movement as problematic. | Closed |
| 9.03 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Shore-lining strategy**<br><br>Where bollards are indicated with a plinth for vision impaired purposes, the Panel is concerned they will become a trip hazard, and suggests reviewing shore-lining alternatives such as a textured surface. | Design team | 21/09/2020 | The Panel supports the proposed lighter coloured pavement to indicate bollard location for people with vision impairment. | Closed |
| 9.04 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Waterloo Plaza south bollards**<br><br>The Panel requests further review of the requirement to position bollards at the base of the plaza stair south of the station. | Design team | 21/09/2020 | The Panel accepts the bollard locations as proposed. | Closed |
| 10.01 | Station | Materials & finishes | 15/09/2020 | DRP Presentation 10 | **Station, concourse & public domain materials**<br><br>-The Panel supports the presented materials for the station buildings, concourse and public domain. | N/A | | | Closed |
| 10.02 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Visual Impact Assessment**<br><br>The Panel accepts the presented visual impact assessment. | N/A | | | Closed |
| 10.03 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Stakeholder Engagement**<br><br>The Panel accepts the presented stakeholder engagement process, feedback and responses. | N/A | | | Closed |
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# Sydney Metro Design Review Panel

## Waterloo ISD

## Advice and Actions Record – 28 January 2021

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|---|---|
| **Date:** | 28 January 2021 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Ingrid Mather, Graham Jahn AM |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Woods Bagot | Pietro Meriggi |
| Bates Smart | Jonathan Claridge, Guy Lake |
| John Holland Group | Paul Yousseph |
| Mirvac | Tim Manning, Patrick Garland, Ryan Thomas, Perry Milledge |
| Sydney Metro | Ned Sando |
| **Sydney Metro** | Alex Nicholson, Sumathi Navaratnam |
| **Observers/ Invitees:** | |
| DPIE | Russell Hand |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 17 November 2020

The project team presented DRP Presentation number 12 responding to Council comments made to their DA submission of the Southern OSD - buildings 3 and 4, and updates to the basement design.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### Southern OSD

**Planning**

- Response Item 6: The Panel refer this matter to the CoS

**Built form**

- Response Item 25: The Panel recommends that the pergola proposed to the roof terrace to improve wind conditions be designed to allow solar access in winter whilst still providing weather protection to operable openings.

**Materials and finishes**

- Response Item 17b: The Panel supports the increased level of detail provided to Council on the material intent of each building.

- Response Item 6: The Panel has no further comments on the signage design as this is a DPIE planning control matter.

### Southern OSD – Building 3

**Built form**

- Response Item 13: The Panel accepts that the awnings to public spaces meets the required height specifications set out by Council.

- Response Item 24: The Panel requests further information on the expected thermal comfort conditions within the student apartments during summer to ensure safe conditions, and the role that user interventions will have in improving this, ie: active cooling, blinds or curtains.

- Response Item 24: The Panel recommends improving solar shading to northern elevation windows that are not currently receiving any shade from the adjacent building during the hottest hours of the day.

- Response Item 17a: The Panel supports the additional windows proposed to the studios to break up the eastern façade blank walls.

### Southern OSD – Building 4

**Built form**

- Response Item 26 & 27: The Panel recommends reviewing the western façade design of Building 4 in a similar manner as suggested by Council to Building 3. To both improve solar access to lower levels, and shading to upper levels, whilst also improving visual privacy to habitable spaces on all levels.

- Response Item 28: The Panel supports the integration of plenum ventilation to various

Building 4 apartments to improve the number of units receiving cross ventilation. The Panel strongly recommends incorporating an occupant-controlled system to ensure heat loss during winter is mitigated; and acoustic baffles to reduce sound infiltration from the adjacent public areas.

## Basement

### Planning

- The Panel accepts the updates to the basement design including EOTF's for the commercial, retail and asset management teams.

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| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020<br><br>15/06/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.<br><br>The Panel continues to support a brick colour reflective of the precinct character. The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent.<br><br>The Panel supports proposed front lighting of the perforated metal façade. | Closed |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| **1.05** | **OSD-North** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **Public Domain** | **Planning & passenger movement** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| **1.07** | **Public Domain - Botany Road** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.<br><br>The Panel accept this item is closed as tree planting on Botany Road is within unencumbered deep soil, outside of the basement footprint, and therefore appropriate soil volumes are not of concern. | Closed |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |

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| **2.04** | **General** | **Materials & finishes** | **17/03/2020** | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>15/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **2.05** | **General** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |
| **2.06** | **General** | **Sustainability** | **17/03/2020** | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes. | Closed |
| **2.07** | **Public Domain** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| **2.08** | **Public Plaza - Grit Lane** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |

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| 2.09 | Public Domain | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>22/09/2020<br><br>20/11/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens.<br><br>The Panel request further wind studies be undertaken to take into account mature tree size and proposed site topography to determine whether additional interventions are required to improve site conditions.<br><br>The Panel accepts the investigations undertaken in response to the Panels comments re. wind mitigation, and supports the design team's recommendation not to plant additional trees to the Cope Street entrance, as the anticipated wind conditions are already acceptable and any minor improvement to wind mitigation afforded by additional does not outweigh the impediment they may create to wayfinding, accessibility and solar access. | Closed |
| 2.10 | Public Domain - Botany Road | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>17/06/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02.<br><br>Closed based on out of session information 17 June 2020 | Closed |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19<br><br>30/06/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item.<br><br>The Panel accepts the proposed tree species and soil volume for the Waterloo Plaza planters. | Closed |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |

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| **2.16** | **OSD-North** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| **2.17** | **OSD-North** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| **2.18** | **OSD-North** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| **2.19** | **OSD-North** | **Sustainability** | **17/03/2020** | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications. | Closed |
| **2.20** | **OSD-North** | **Built form** | **17/03/2020** | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |
| **2.21** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session.<br><br>The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units.<br><br>The Panel accepts that cross ventilation will be achieved to the required number of apartments, and encourages the project team to ensure an operable opening is maintained between the bedroom and the balcony to the north east and north west corner apartments to maximise cross ventilation through these spaces. | Closed |
| **2.22** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.<br><br>The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy.<br><br>The Panel accepts the updated CGIs as a more accurate representation of the proposed sun shading ledge depth. | Closed |
| **2.23** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |

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| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | 15/06/2020 | This item was presented and closed following DRP Presentation 8. | Closed |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020<br><br>15/06/2020 | Please present further information on this item at the next convenient DRP presentation.<br><br>This action has not yet undertaken, however the Panel accepts that Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements at a later date. | Closed |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |
| 3.09 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |

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| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation.<br><br>The Panel accepts Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements. | Closed |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | 15/06/2020 | The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades. | Closed |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |

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| **5.01** | **Public Domain - Cope Street** | **Built form** | **4/05/2020** | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.<br><br>The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. See Item 8.01 for further information. | Closed |
| **5.02** | **Public Domain** | **Public Art & Heritage Interpretation** | **4/05/2020** | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity<br><br>The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion. The Panel looks forward to a future presentation when artists, artworks and locations have been confirmed. | Closed |
| **5.03** | **Public Domain** | **Public Art & Heritage Interpretation** | **4/05/2020** | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020<br><br>15/06/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |
| **5.04** | **Public Domain** | **General** | **4/05/2020** | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity. Associated futher action in item 6.01.<br><br>Presented in DRP Presentation 7. | Closed |
| **5.05** | **Station** | **Public Art & Heritage Interpretation** | **4/05/2020** | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.<br><br>The Panel agrees to close this item and review again when final artists, artwork and locations have been selected. | Closed |
| **5.06** | **Station** | **Materials & finishes** | **4/05/2020** | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | 15/06/2020<br><br>30/06/2020<br><br>15/09/2020 | The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South.<br><br>The Panel continues to support the 450mm stepped colonnade. However, reiterates the recommendation to consider how the public will interact with these spaces through the integration of seating, benches, ledges or shelving along this inactive façade.<br><br>The Panel continues to encourage the design team to integrate elements within the indented façade of the station south building along Cope Street, to encourage an active, welcoming and useable street through public interaction with the building façade – in an area where there is landscape, morning sun and good wind conditions. | Open |
| **6.01** | **Public Domain** | **General** | **19/05/2020** | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy.<br><br>The Panel accepts the current proposed material strategy to the public domain and looks forward to a future presentation of these materials following the next phase of design development. | Closed |

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| **6.02** | **Public Domain** | **Landscape** | **19/05/2020** | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |
| **6.03** | **Public Plaza - Raglan Walk** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | 30/06/2020 | The Panel supports the proposal to the Raglan Walk retail windows, to provide access to the retail spaces via level thresholds. | Closed |
| **6.04** | **OSD-Central** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | 15/06/2020 | The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments. | Closed |
| **6.05** | **OSD-South** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | 15/06/2020 | The Panel supports the proposed solution and encourages the ongoing development of the fine metal work detail as per example images presented. | Closed |
| **7.01** | **Public Domain** | **Materials & finishes** | **1/06/2020** | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | 30/06/2020 | The Panel accepts the current proposed paving strategy and supports a transition of paving type between the public domain external to the site, and the public plazas within the site. The Panel looks forward to a future presentation following the engagement of an artist for the Waterloo Plaza paving. | closed |
| **7.02** | **Public Domain** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | 15/06/2020 | The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane. | Closed |
| **7.03** | **Public Domain - Botany Road** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | 15/06/2020 | The Panel accept that trees have been planted along Botany road on either side of Grit Lane to facilitate the future intstallation of a pedestrian crossing. | Closed |
| **7.04** | **Public Domain** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | 30/06/2020 | This was addressed in DRP Presentation 9. Please refer related advice 9.01 - 9.04. | Closed |
| **7.05** | **Public Domain** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | 30/06/2020 | The Panel accepts that precinct amenities are to be provided within the central podium with access from Waterloo Plaza. | Closed |
| **7.06** | **Public Domain - Cope Street** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter.<br><br>The Panel understands the restrictions imposed to the FFLs of the retail and accept that the current solution provides the greatest level of flexibility, whilst also providing activation to the Cope St ramp and Church Lane. The Panel encourages maximising the extent of floor level along Church lane to promote activation of this space. | Closed |

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| 7.07 | Public Plaza - Waterloo Place | Public Art & Heritage Interpretation | 1/06/2020 | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | 30/06/2020 | The Panel looks forward to a future presentation on the proposed pavilion following community and artist engagement. | Closed |
| 8.01 | Public Domain - Cope Street | Built Form | 15/06/2020 | DRP Presentation 8 | **Cope Street Planter South**<br><br>Further to item 5.01 - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza. | Design team | 30/06/2020 | The Panel supports the proposed planter wall heights and shapes to improve connectivity between Cope Street, the southern retail and station precinct and Waterloo Plaza. | Closed |
| 8.02 | OSD-Central | Built Form | 15/06/2020 | DRP Presentation 8 | **Balcony Sizes**<br><br>The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator. | Design team | 30/06/2020 | The Panel accepts balconies still maintain minimum dimensions when the area of the acoustic attenuators is excluded. | Closed |
| 8.03 | Public Domain | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements. | Design team | 30/06/2020 | The Panel does not support all elements of the current HVM design strategy and provides further advice under items 9.01 - 9.04. | Closed |
| 8.04 | Public Domain - Cope Street | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | **Shared Access Ramp off Cope Street**<br><br>The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area. | Design team | 30/06/2020 | The Panel supports the updated shared accessway design, in particular the separation of pedestrian and wheelchair paths from the vehicular circulation. | Closed |
| 9.01 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Kerb line bollards**<br><br>Whilst the Panel appreciates the intent to minimise bollards along the footpath, the bollard solution along the building/retail edge at the south station building are not supported, it is suggested to further explore locating them along the kerb line. | Design team | 21/09/2020 | The Panel supports the updated HVM strategy to reduce the quantity of bollards by integrating seating and planter edges. | Closed |
| 9.02 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Bollards perpendicular to pedestrian movement**<br><br>The Panel recommends reviewing alternate proprietary products that are rated individually as opposed to a system, to facilitate wider spacing than 1200mm centres. This is particularly important where bollards are required perpendicular to pedestrian movement. | Design team | 21/09/2020 | The Panel accepts the spacing and location of bollards. The Panel understand the requirement for HVM, but continues to find bollards perpendicular to the direction of pedestrian movement as problematic. | Closed |
| 9.03 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Shore-lining strategy**<br><br>Where bollards are indicated with a plinth for vision impaired purposes, the Panel is concerned they will become a trip hazard, and suggests reviewing shore-lining alternatives such as a textured surface. | Design team | 21/09/2020 | The Panel supports the proposed lighter coloured pavement to indicate bollard location for people with vision impairment. | Closed |
| 9.04 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Waterloo Plaza south bollards**<br><br>The Panel requests further review of the requirement to position bollards at the base of the plaza stair south of the station. | Design team | 21/09/2020 | The Panel accepts the bollard locations as proposed. | Closed |
| 10.01 | Station | Materials & finishes | 15/09/2020 | DRP Presentation 10 | **Station, concourse & public domain materials**<br><br>-The Panel supports the presented materials for the station buildings, concourse and public domain. | N/A | | | Closed |
| 10.02 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Visual Impact Assessment**<br><br>The Panel accepts the presented visual impact assessment. | N/A | | | Closed |
| 10.03 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Stakeholder Engagement**<br><br>The Panel accepts the presented stakeholder engagement process, feedback and responses. | N/A | | | Closed |
| 11.01 | OSD - South | Planning & passenger movement | 28/01/2021 | DRP Presentation 12 | **Response Item 6 - Maker Space**<br><br>The Panel refer this matter to the CoS | N/A | | | Closed |
| 11.02 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 12: Communal Roof**<br><br>The Panel recommends that the pergola proposed to the roof terrace to improve wind conditions be designed to allow solar access in winter whilst still providing weather protection to operable openings. | N/A | | | Closed |
| 11.03 | OSD - South | Materials & finishes | 28/01/2021 | DRP Presentation 12 | **Response Item 17b: Material Intent**<br><br>The Panel supports the increased level of detail provided to Council on the material intent of each building. | N/A | | | Closed |
| 11.04 | OSD - South | Materials & finishes | 28/01/2021 | DRP Presentation 12 | **Response Item 6: Signage**<br><br>The Panel has no further comments on the signage design as this is a DPIE planning control matter. | N/A | | | Closed |

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| 11.05 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 13: Building 3 Awnings**<br><br>The Panel accepts that the awnings to public spaces meets the required height specifications set out by Council. | N/A | | | Closed |
| 11.06 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 24: Building 3 west & east facade shading**<br><br>The Panel requests further information on the expected thermal comfort conditions within the student apartments during summer to ensure safe conditions, and the role that user interventions will have in improving this, ie: active cooling, blinds or curtains. | Design team | | | Open |
| 11.07 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 24: Building 3 north façade shading**<br><br>The Panel recommends improving solar shading to northern elevation windows that are not currently receiving any shade from the adjacent building during the hottest hours of the day. | Design team | | | Open |
| 11.08 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 17a: Building 3 blank facades**<br><br>The Panel supports the additional windows proposed to the studios to break up the eastern façade blank walls. | N/A | | | Closed |
| 11.09 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 26 & 27: Building 4 Visual privacy & shading**<br><br>The Panel recommends reviewing the western façade design of Building 4 in a similar manner as suggested by Council to Building 3. To both improve solar access to lower levels, and shading to upper levels, whilst also improving visual privacy to habitable spaces on all levels. | Design team | | | Open |
| 11.10 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 28: Building 4 cross ventilation**<br><br>The Panel supports the integration of plenum ventilation to various Building 4 apartments to improve the number of units receiving cross ventilation. The Panel strongly recommends incorporating an occupant-controlled system to ensure heat loss during winter is mitigated; and acoustic baffles to reduce sound infiltration from the adjacent public areas. | Design team | | | Open |
| 11.11 | OSD - South | Planning & passenger movement | 28/01/2021 | DRP Presentation 12 | **Basement Layout**<br><br>The Panel accepts the updates to the basement design including EOTF's for the commercial, retail and asset management teams. | N/A | | | Closed |

# Sydney Metro Design Review Panel

## Waterloo Metro Quarter ISD

## Advice and Actions Record – 18 February 2021

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|---|---|
| **Date:** | 18 February 2021 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Ingrid Mather, Graham Jahn AM |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Woods Bagot | Domenic Alvaro, Pietro Meriggi, Chris Yoo, Simon Lee |
| Hassell | Jeff Morgan, Zoey Chen, Liz Westgarth |
| Bates Smart | Jonathan Claridge |
| Aileen Sage | Isabelle Toland, Amelia Holliday |
| John Holland Group | Paul Yousseph, Nairy Topouzian, Simon Josephj |
| WLD | Tim Manning, Patrick Garland, Ryan Thomas, Perry Milledge, Angela Kavanagh, Matt Rawlinson, Mark Pellen, Anthony Green |
| RWDI | Kevin Peddie |
| Sydney Metro | Luke Garden, Ned Sando |
| **Sydney Metro** | Sumathi Navaratnam, Ash Jarvis, Bill Lauders, Jason Hammond |
| **Observers/ Invitees:** | |
| DPIE | Brittany Golding, Annie Leung, Joina Mathew, Jemima Royall |
| **Apologies:** | Heritage Council, Bob Nation AM, |

**Project status:** Date of last presentation: 28 January 2021

The project team presented DRP Presentation number 13 responding to Council & DPIE comments made to their DA submission on the Northern OSD building 1 and Central OSD Building 2, and DRP comments on Southern OSD Buildings 3 & 4.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### Building 1 – Northern OSD

**Built form**

- The Panel suggests that the design team reviews the positioning of the recessed plant level to the northern-most corner tower, to confirm the overall proportions of the proposed built form.

- The Panel recommends that the 200mm façade projection depth is reviewed during design development to improve its solar shading effectiveness.

- The Panel supports the consolidation of the atriums to increase the overall size of the void in the centre of the building.

- The Panel supports the presented design change for the external stair to be within the built form, and its activation of the façade at ground level.

**Materials & finishes**

- The Panel supports the additional detail on the materiality of each building, as provided to Council.

- The Panel supports the change from Equitone to a textured brick pattern at the ground plane of the vertical services core, and suggests ongoing design development of the brick work detailing to create a more integrated transition to the Equitone above.

- Similarly, the Panel recommends more attention be given during ongoing design development to proportion and detailing of the service and escape openings at ground level from this core. This would improve the quality of interface of this large section of façade with the public domain, and could include considerations of scale and integration of public seating.

### Building 2 – Central OSD

**Built Form**

- The Panel acknowledges that it is difficult for this building to meet minimum ADG requirement for solar access to apartments. The Panel also notes that whilst not compliant, a larger number of apartments will still have reasonable solar access during winter days.

- The Panel suggests that further improvement in cross ventilation could be achieved by splitting the northern 2 apartments from the adjacent east and west apartments and adding staggered openings through these walls within the resulting gap. It is recommended that the Project Team consider this option and its impact on the internal planning as part of ongoing design development.

- The Panel supports the design change to raise the retail tenancies and adjacent footpath above the flood plane to Botany Road.

- The Panel supports the increased level of detail provided to Council on the material intent of the building.

## Building 3 & 4 – South OSD

### Built Form

- Item 11.06 – The Panel notes that the proposed thermal comfort strategies for apartments facing east and west exceed minimum Section J requirements for thermal comfort.

- Item 11.07 – The Panel commends the additional depth to sunshades to reduce solar thermal impact to levels 16 – 23.

- Item 11.09 – The Panel accepts the design amendments proposed to screens to improve privacy and shading to Building 3 east facade and Building 4 west facade.

- Item 11.10 – The Panel accepts the proposed alternative cross ventilation solution for apartments where this cannot be achieved via operable windows.

- The Panel recommends improving the performance and visual amenity of the building 4 roof by adding a set back parapet to allow the addition of gravel and/or low planting.

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| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020<br><br>15/06/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.<br><br>The Panel continues to support a brick colour reflective of the precinct character. The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent.<br><br>The Panel supports proposed front lighting of the perforated metal façade. | Closed |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| **1.05** | **OSD-North** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **Public Domain** | **Planning & passenger movement** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| **1.07** | **Public Domain - Botany Road** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.<br><br>The Panel accept this item is closed as tree planting on Botany Road is within unencumbered deep soil, outside of the basement footprint, and therefore appropriate soil volumes are not of concern. | Closed |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |

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| 2.04 | General | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>15/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| 2.05 | General | Built form | 17/03/2020 | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |
| 2.06 | General | Sustainability | 17/03/2020 | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes. | Closed |
| 2.07 | Public Domain | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| 2.08 | Public Plaza - Grit Lane | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |
| 2.09 | Public Domain | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>22/09/2020<br><br>20/11/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens.<br><br>The Panel request further wind studies be undertaken to take into account mature tree size and proposed site topography to determine whether additional interventions are required to improve site conditions.<br><br>The Panel accepts the investigations undertaken in response to the Panels comments re. wind mitigation, and supports the design team's recommendation not to plant additional trees to the Cope Street entrance, as the anticipated wind conditions are already acceptable and any minor improvement to wind mitigation afforded by additional does not outweigh the impediment they may create to wayfinding, accessibility and solar access. | Closed |

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| 2.10 | Public Domain - Botany Road | Landscape | 17/03/2020 | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 2.11 | Public Domain | Built form | 17/03/2020 | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| 2.12 | Public Plaza - Waterloo Place | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| 2.13 | OSD-Central | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>17/06/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02.<br><br>Closed based on out of session information 17 June 2020 | Closed |
| 2.14 | Public Plaza - Waterloo Place | Landscape | 17/03/2020 | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19<br><br>30/06/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item.<br><br>The Panel accepts the proposed tree species and soil volume for the Waterloo Plaza planters. | Closed |
| 2.15 | Station | Materials & finishes | 17/03/2020 | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |
| 2.16 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| 2.17 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| 2.18 | OSD-North | Planning & passenger movement | 17/03/2020 | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| 2.19 | OSD-North | Sustainability | 17/03/2020 | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications. | Closed |

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| **2.20** | **OSD-North** | **Built form** | **17/03/2020** | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |
| **2.21** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session.<br><br>The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units.<br><br>The Panel accepts that cross ventilation will be achieved to the required number of apartments, and encourages the project team to ensure an operable opening is maintained between the bedroom and the balcony to the north east and north west corner apartments to maximise cross ventilation through these spaces. | Closed |
| **2.22** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.<br><br>The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy.<br><br>The Panel accepts the updated CGIs as a more accurate representation of the proposed sun shading ledge depth. | Closed |
| **2.23** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |
| **2.24** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| **2.25** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | 15/06/2020 | This item was presented and closed following DRP Presentation 8. | Closed |
| **3.01** | **General** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| **3.02** | **General** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| **3.03** | **General** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| **3.04** | **Public Domain** | **Engagement Strategy** | **31/03/2020** | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020<br><br>15/06/2020 | Please present further information on this item at the next convenient DRP presentation.<br><br>This action has not yet undertaken, however the Panel accepts that Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements at a later date. | Closed |

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| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |
| 3.09 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |
| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation.<br><br>The Panel accepts Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements. | Closed |

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| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | 15/06/2020 | The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades. | Closed |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |
| 5.01 | Public Domain - Cope Street | Built form | 4/05/2020 | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.<br><br>The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. See Item 8.01 for further information. | Closed |
| 5.02 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity<br><br>The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion. The Panel looks forward to a future presentation when artists, artworks and locations have been confirmed. | Closed |
| 5.03 | Public Domain | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020<br><br>15/06/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |
| 5.04 | Public Domain | General | 4/05/2020 | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity. Associated futher action in item 6.01.<br><br>Presented in DRP Presentation 7. | Closed |
| 5.05 | Station | Public Art & Heritage Interpretation | 4/05/2020 | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.<br><br>The Panel agrees to close this item and review again when final artists, artwork and locations have been selected. | Closed |

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| **5.06** | **Station** | **Materials & finishes** | **4/05/2020** | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | 15/06/2020<br><br>30/06/2020<br><br>15/09/2020 | The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South.<br><br>The Panel continues to support the 450mm stepped colonnade. However, reiterates the recommendation to consider how the public will interact with these spaces through the integration of seating, benches, ledges or shelving along this inactive façade.<br><br>The Panel continues to encourage the design team to integrate elements within the indented façade of the station south building along Cope Street, to encourage an active, welcoming and useable street through public interaction with the building façade – in an area where there is landscape, morning sun and good wind conditions. | Open |
| **6.01** | **Public Domain** | **General** | **19/05/2020** | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy.<br><br>The Panel accepts the current proposed material strategy to the public domain and looks forward to a future presentation of these materials following the next phase of design development. | Closed |
| **6.02** | **Public Domain** | **Landscape** | **19/05/2020** | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |
| **6.03** | **Public Plaza - Raglan Walk** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | 30/06/2020 | The Panel supports the proposal to the Raglan Walk retail windows, to provide access to the retail spaces via level thresholds. | Closed |
| **6.04** | **OSD-Central** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | 15/06/2020 | The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments. | Closed |
| **6.05** | **OSD-South** | **Built Form** | **19/05/2020** | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | 15/06/2020 | The Panel supports the proposed solution and encourages the ongoing development of the fine metal work detail as per example images presented. | Closed |
| **7.01** | **Public Domain** | **Materials & finishes** | **1/06/2020** | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | 30/06/2020 | The Panel accepts the current proposed paving strategy and supports a transition of paving type between the public domain external to the site, and the public plazas within the site. The Panel looks forward to a future presentation following the engagement of an artist for the Waterloo Plaza paving. | closed |
| **7.02** | **Public Domain** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | 15/06/2020 | The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane. | Closed |
| **7.03** | **Public Domain - Botany Road** | **Planning & passenger movement** | **1/06/2020** | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | 15/06/2020 | The Panel accept that trees have been planted along Botany road on either side of Grit Lane to facilitate the future intstallation of a pedestrian crossing. | Closed |

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| 7.04 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | 30/06/2020 | This was addressed in DRP Presentation 9. Please refer related advice 9.01 - 9.04. | Closed |
| 7.05 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | 30/06/2020 | The Panel accepts that precinct amenities are to be provided within the central podium with access from Waterloo Plaza. | Closed |
| 7.06 | Public Domain - Cope Street | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter.<br><br>The Panel understands the restrictions imposed to the FFLs of the retail and accept that the current solution provides the greatest level of flexibility, whilst also providing activation to the Cope St ramp and Church Lane. The Panel encourages maximising the extent of floor level along Church lane to promote activation of this space. | Closed |
| 7.07 | Public Plaza - Waterloo Place | Public Art & Heritage Interpretation | 1/06/2020 | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | 30/06/2020 | The Panel looks forward to a future presentation on the proposed pavilion following community and artist engagement. | Closed |
| 8.01 | Public Domain - Cope Street | Built Form | 15/06/2020 | DRP Presentation 8 | **Cope Street Planter South**<br><br>Further to item 5.01 - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza. | Design team | 30/06/2020 | The Panel supports the proposed planter wall heights and shapes to improve connectivity between Cope Street, the southern retail and station precinct and Waterloo Plaza. | Closed |
| 8.02 | OSD-Central | Built Form | 15/06/2020 | DRP Presentation 8 | **Balcony Sizes**<br><br>The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator. | Design team | 30/06/2020 | The Panel accepts balconies still maintain minimum dimensions when the area of the acoustic attenuators is excluded. | Closed |
| 8.03 | Public Domain | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements. | Design team | 30/06/2020 | The Panel does not support all elements of the current HVM design strategy and provides further advice under items 9.01 - 9.04. | Closed |
| 8.04 | Public Domain - Cope Street | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | **Shared Access Ramp off Cope Street**<br><br>The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area. | Design team | 30/06/2020 | The Panel supports the updated shared accessway design, in particular the separation of pedestrian and wheelchair paths from the vehicular circulation. | Closed |
| 9.01 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Kerb line bollards**<br><br>Whilst the Panel appreciates the intent to minimise bollards along the footpath, the bollard solution along the building/retail edge at the south station building are not supported, it is suggested to further explore locating them along the kerb line. | Design team | 21/09/2020 | The Panel supports the updated HVM strategy to reduce the quantity of bollards by integrating seating and planter edges. | Closed |
| 9.02 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Bollards perpendicular to pedestrian movement**<br><br>The Panel recommends reviewing alternate proprietary products that are rated individually as opposed to a system, to facilitate wider spacing than 1200mm centres. This is particularly important where bollards are required perpendicular to pedestrian movement. | Design team | 21/09/2020 | The Panel accepts the spacing and location of bollards. The Panel understand the requirement for HVM, but continues to find bollards perpendicular to the direction of pedestrian movement as problematic. | Closed |
| 9.03 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Shore-lining strategy**<br><br>Where bollards are indicated with a plinth for vision impaired purposes, the Panel is concerned they will become a trip hazard, and suggests reviewing shore-lining alternatives such as a textured surface. | Design team | 21/09/2020 | The Panel supports the proposed lighter coloured pavement to indicate bollard location for people with vision impairment. | Closed |
| 9.04 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Waterloo Plaza south bollards**<br><br>The Panel requests further review of the requirement to position bollards at the base of the plaza stair south of the station. | Design team | 21/09/2020 | The Panel accepts the bollard locations as proposed. | Closed |
| 10.01 | Station | Materials & finishes | 15/09/2020 | DRP Presentation 10 | **Station, concourse & public domain materials**<br><br>-The Panel supports the presented materials for the station buildings, concourse and public domain. | N/A | | | Closed |
| 10.02 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Visual Impact Assessment**<br><br>The Panel accepts the presented visual impact assessment. | N/A | | | Closed |
| 10.03 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Stakeholder Engagement**<br><br>The Panel accepts the presented stakeholder engagement process, feedback and responses. | N/A | | | Closed |
| 11.01 | OSD - South | Planning & passenger movement | 28/01/2021 | DRP Presentation 12 | **Response Item 6 - Maker Space**<br><br>The Panel refer this matter to the CoS | N/A | | | Closed |

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| 11.02 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 12: Communal Roof**<br><br>The Panel recommends that the pergola proposed to the roof terrace to improve wind conditions be designed to allow solar access in winter whilst still providing weather protection to operable openings. | N/A | | | Closed |
| 11.03 | OSD - South | Materials & finishes | 28/01/2021 | DRP Presentation 12 | **Response Item 17b: Material Intent**<br><br>The Panel supports the increased level of detail provided to Council on the material intent of each building. | N/A | | | Closed |
| 11.04 | OSD - South | Materials & finishes | 28/01/2021 | DRP Presentation 12 | **Response Item 6: Signage**<br><br>The Panel has no further comments on the signage design as this is a DPIE planning control matter. | N/A | | | Closed |
| 11.05 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 13: Building 3 Awnings**<br><br>The Panel accepts that the awnings to public spaces meets the required height specifications set out by Council. | N/A | | | Closed |
| 11.06 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 24: Building 3 west & east facade shading**<br><br>The Panel requests further information on the expected thermal comfort conditions within the student apartments during summer to ensure safe conditions, and the role that user interventions will have in improving this, ie: active cooling, blinds or curtains. | Design team | 18/02/2021 | The Panel notes that the proposed thermal comfort strategies for apartments facing east and west exceed minimum Section J requirements for thermal comfort. | Closed |
| 11.07 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 24: Building 3 north façade shading**<br><br>The Panel recommends improving solar shading to northern elevation windows that are not currently receiving any shade from the adjacent building during the hottest hours of the day. | Design team | 18/02/2021 | The Panel commends the additional depth to sunshades to reduce solar thermal impact to levels 16 – 23. | Closed |
| 11.08 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 17a: Building 3 blank facades**<br><br>The Panel supports the additional windows proposed to the studios to break up the eastern façade blank walls. | N/A | | | Closed |
| 11.09 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 26 & 27: Building 4 Visual privacy & shading**<br><br>The Panel recommends reviewing the western façade design of Building 4 in a similar manner as suggested by Council to Building 3. To both improve solar access to lower levels, and shading to upper levels, whilst also improving visual privacy to habitable spaces on all levels. | Design team | 18/02/2021 | The Panel accepts the design amendments proposed to screens to improve privacy and shading to Building 3 east facade and Building 4 west facade. | Closed |
| 11.10 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 28: Building 4 cross ventilation**<br><br>The Panel supports the integration of plenum ventilation to various Building 4 apartments to improve the number of units receiving cross ventilation. The Panel strongly recommends incorporating an occupant-controlled system to ensure heat loss during winter is mitigated; and acoustic baffles to reduce sound infiltration from the adjacent public areas. | Design team | 18/02/2021 | The Panel accepts the proposed alternative cross ventilation solution for apartments where this cannot be achieved via operable windows. | Closed |
| 11.11 | OSD - South | Planning & passenger movement | 28/01/2021 | DRP Presentation 12 | **Basement Layout**<br><br>The Panel accepts the updates to the basement design including EOTF's for the commercial, retail and asset management teams. | N/A | | | Closed |
| 12.01 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **Recessed Plant Level**<br><br>The Panel suggests that the design team reviews the positioning of the recessed plant level to the northern-most corner tower, to confirm the overall proportions of the proposed built form. | Design team | | | Open |
| 12.02 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **Solar shading**<br><br>The Panel recommends that the 200mm façade projection depth is reviewed during design development to improve its solar shading effectiveness. | Design team | | | Open |
| 12.03 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **Atrium consolidation**<br><br>The Panel supports the consolidation of the atriums to increase the overall size of the void in the centre of the building. | | | | Closed |
| 12.04 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **External Stair**<br><br>The Panel supports the presented design change for the external stair to be within the built form, and its activation of the façade at ground level. | | | | Closed |
| 12.05 | OSD - North | Materials & finishes | 18/02/2021 | DRP Presentation 13 | **Materiality**<br><br>The Panel supports the additional detail on the materiality of each building, as provided to Council. | | | | Closed |
| 12.06 | OSD - North | Materials & finishes | 18/02/2021 | DRP Presentation 13 | **Service core façade**<br><br>The Panel supports the change from Equitone to a textured brick pattern at the ground plane of the vertical services core, and suggests ongoing design development of the brick work detailing to create a more integrated transition to the Equitone above. | | | | Closed |

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| 12.07 | OSD - North | Materials & finishes | 18/02/2021 | DRP Presentation 13 | **Service Core façade openings**<br><br>The Panel recommends more attention be given during ongoing design development to proportion and detailing of the service and escape openings at ground level from this core. This would improve the quality of interface of this large section of façade with the public domain, and could include considerations of scale and integration of public seating. | | | | Closed |
| 12.08 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Solar Access**<br><br>The Panel acknowledges that it is difficult for this building to meet minimum ADG requirement for solar access to apartments. The Panel also notes that whilst not compliant, a larger number of apartments will still have reasonable solar access during winter days. | | | | Closed |
| 12.09 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Cross Ventilations**<br><br>The Panel suggests that further improvement in cross ventilation could be achieved by splitting the northern 2 apartments from the adjacent east and west apartments and adding staggered openings through these walls within the resulting gap. It is recommended that the Project Team consider this option and its impact on the internal planning as part of ongoing design development. | | | | Closed |
| 12.10 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Flood Level Design**<br><br>The Panel supports the design change to raise the retail tenancies and adjacent footpath above the flood plane to Botany Road. | | | | Closed |
| 12.11 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Materiality**<br><br>The Panel supports the increased level of detail provided to Council on the material intent of the building. | | | | Closed |
| 12.12 | OSD - South | Built form | 18/02/2021 | DRP Presentation 13 | **Building 3 Roof design**<br><br>The Panel recommends improving the performance and visual amenity of the building 4 roof by adding a set back parapet to allow the addition of gravel and/or low planting. | Design team | | | Open |

# Sydney Metro Design Review Panel

## Waterloo Metro Quarter ISD

## Advice and Actions Record – 19 March 2021

| | |
|---|---|
| **Date:** | 19 March 2021 |
| **Venue:** | Microsoft Teams |
| **Panel:** | Abbie Galvin (Chair), Kim Crestani, Tony Caro, Ingrid Mather, Graham Jahn AM, Tony Caro, Bob Nation AM, |
| **Independent Secretariat:** | Gabrielle Pelletier |
| **Design Team Presenters:** | |
| Woods Bagot | Domenic Alvaro, Chris Yoo, Simon Lee, Amy Lee, |
| Bates Smart | Roger To |
| Cundall | David Clark, David Collins |
| John Holland Group | Nairy Topouzian, Simon Joseph |
| WLD | Tim Manning, Patrick Garland, Perry Milledge, Matt Rawlinson, |
| Sydney Metro | Carlos De la sotilla, Gaston Pena, Joel Azzopardi, Ned Sando, |
| **Sydney Metro** | Sumathi Navaratnam, Adrian Lindon, |
| **Observers/ Invitees:** | |
| DPIE | Brittany Golding, Annie Leung, Joina Mathew, Russell Hand |
| **Apologies:** | Heritage Council |

**Project status:** Date of last presentation: 18 February 2021

The project team presented DRP Presentation number 14 responding to various open items from previous sessions.

**Design Integrity Tracker:**

Please refer to the DRP Waterloo Design Integrity Tracker (DIT) for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

**Advice is sorted first by its geographic location:**

- Public Plaza by precinct name
- Public Domain by street name
- Northern OSD – Commercial
- Central OSD – Residential
- Central OSD - Community
- Southern OSD - Student Housing
- Southern OSD - Low Cost Housing
- Station

**Advice is then also sorted by its theme:**

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station Services
- Landscape
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

## DRP Advice:

### Northern Building – Building 1

**Built Form**

- Tracker item 12.01: The Panel accepts the design team's recommendation regarding location of recessed plant level, however believes the second option has a more successful proportional outcome aligning to the initial design.
- Tracker item 12.02: The Panel notes that whilst thermal comfort levels may be achieved with the reduced façade projection, it is disappointing to rely wholly on glazing specifications, which may result in darker and more reflective glass than would have been the case if a brise-soleil with greater depth had been pursued. The Panel accepts that this is the project team's chosen solution, and requests that samples of the specified glass be provided during the next phase of design development for review by the Panel, along with built example precedents in Sydney that utilise this same product.

### Southern Building – Building 4

**Built Form**

- Tracker item 12.12: The Panel accepts the proposed changes to the roof design and recommends that it should contribute to the ESD principles of the precinct, by including soft planting and/or solar panels to reduce the heat island impact and/or contribute to the energy used by the common area facilities of the building.

### Cope Street

**Integrated Access Plan**

- The Panel supports the reduction of speed to Cope Street to below 40km/h where appropriate in coordination with the City of Sydney, noting this street will form an important part of the broader precinct when the future Waterloo parkland is developed.

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| **1.01** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Panel have concern over the scale of the concourse volume. The Panel recommends more thought be applied to the modulation of this space through further investigation of volume form, materiality and potential introduction of other elements. | Design team | 4/05/2020 | The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. Refer Item 5.05 | Closed |
| **1.02** | **Station** | **Building form, materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | Whilst the Panel supports the investigations undertaken to analyse the context and character of Waterloo as a generating idea for the concourse interiors, the panel don't believe the proposed wall treatment or spatial volume successfully relates to this context. The Panel recommends further investigation into appropriate form, materials and detailing that connect more effectively to the local character and place. | Design team | 17/03/2020<br><br>15/06/2020 | The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south).<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **1.03** | **Station** | **Materials & finishes** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests more information regarding the material of the base wall treatment around the station entry and suggests further investigation of the application of the framed fins. The Panel notes that this is a key gateway to the precinct, viewed at a distance across Waterloo Park, and recommend this be considered when developing the design. | Design team | 21/04/2020<br><br>04/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel recommends a full design review of the station podium buildings. As previously mentioned, the panel do not believe the current design relates to the contextual analysis and the opportunities these present.<br><br>The Panel recommend considering linking the proposed brickwork of the station podium building to the community podium building brick type.<br><br>The Panel continues to support a brick colour reflective of the precinct character. The Panel supports the shift from U-channel glass to perforated metal sheeting that is back-lit internally. The Panel notes that further development of finely resolved detailing, prototyping and concealed fixings is required to meet the proposed design intent.<br><br>The Panel supports proposed front lighting of the perforated metal façade. | Closed |
| **1.04** | **Station** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the introduction of natural light into the concourse and suggest further exploration regarding the skylight detail. The Panel acknowledge the constraints due to flooding, however encourage further research into precedents and engineered solutions. | Design team | 17/03/2020<br><br>28/05/2020 | The Panel reiterates their recommendation to further investigate the inclusion of skylights to enable natural light into the concourse.<br><br>The Panel supports the proposed skylight design including in DRP Presentation 6 on 19 May 2020, and ask the team to consider maximising reflectivity via shape and surface material to maximise light transmission into concourse. | Closed |
| **1.05** | **OSD-North** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel support the reduction in envelope height but are concerned with the resultant scale and bulk of the façade and large floor plate. The Panel recommends further design development be undertaken into the treatment of the envelope and the floor plate sizes to address its context and tenant mix and opportunities | Design team | 17/03/2020<br><br>04/05/2020 | The Panel continues to have concern with the large size of the floor plate in terms of amenity, access to natural light, and suitability for multiple small tenants, and seeks further evidence that these spaces will achieve adequate amenity for tenancies of various scales.<br><br>The Panel accept the scale and bulk of façade and floor plates and consider the voids as providing essential daylighting to the interior. The Panel recommends the permanent provision of voids as a condition of consent to ensure future infill does not occur. | Closed |
| **1.06** | **Public Domain** | **Planning & passenger movement** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel requests further information regarding the impact larger commuter numbers generated by the increased commercial space will have on the surrounding plaza and public domain. | Design team | 1/06/2020 | The Panel accepts the pedestrian modelling data presented at the meeting (up to 2056). | Closed |
| **1.07** | **Public Domain - Botany Road** | **Built form** | **18/02/2020** | DRP Presentation 18 Feb 2020 | The Panel recommends review of setbacks to Botany Road to enable tree canopy growth. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel accepts the proposed tree setback and spacing along Botany Road to OSD North will enable sufficient tree canopy growth, however requests more detail on the specific soil volumes and depths for each tree, to confirm capacity to grow to expected sizes at maturity.<br><br>The Panel accept this item is closed as tree planting on Botany Road is within unencumbered deep soil, outside of the basement footprint, and therefore appropriate soil volumes are not of concern. | Closed |
| **2.01** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | To ensure enough time is spent on each component, the Panel requests that project elements of public domain, OSD north, OSD central, OSD south, and station are broken into separate presentations with separate briefing material provided prior to the presentation. An integrated presentation on public domain that ties all the elements together and coordinates the overlaps will enable a united precinct approach and appropriate review and consideration. | Design team | 29/04/2020 | The Panel reiterates that it is important to limit the overall breadth of the presentation to ensure enough time is spent on each component of the project. The Panel likewise requests the project team carefully review the action items, and respond directly to the requests or comments made. | Closed |
| **2.02** | **General** | **DRP presentations** | **17/03/2020** | DRP Presentation 2 | The Panel requests that when each design team presents a project component, they introduce an outline of important design elements, summarise what they are seeking from the Panel in that session, and avoid repetition of previous information and background where possible. | Design team | 29/04/2020<br><br>19/05/2020 | As above - Item 2.01<br><br>Presentation clearer and restructured | Closed |
| **2.03** | **General** | **Public Art & Heritage Interpretation** | **17/03/2020** | DRP Presentation 2 | The Panel look forward to seeing further work and presentations by Yerrabingin as identified in the original submission and noted in the DEEP, a deeper response to indigenous culture is still required and the scheme must integrate local culture, identity and character into the design. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel looks forward to a future presentation on the application of the previously presented Place Story in line with the integrated art and community consultation outcomes.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |

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| **2.04** | **General** | **Materials & finishes** | **17/03/2020** | DRP Presentation 2 | **Waterloo Character Analysis**<br><br>The Panel seeks increased rigor in the translation of the Waterloo character analysis into the 5 propositions (station, public precinct, OSD's north, central and south). | Design team | 29/04/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>15/06/2020 | Whilst the Panel still commends the context study and noted 'unconventional potential' outlined for the project, the current schemes do not appear to be maximising the opportunities relating to this study. Apart from the podium design to the central building, which the Panel strongly supports, the repetitious grid expression common to all 3 buildings (both commercial and residential) does not match this narrative.<br><br>The Panel accepts that the design teams have considered the context analysis in their material approach, however would like a more extended presentation on how the place story narrative informs and translates into the architecture. See Item 5.03.<br><br>The Panel's questions in regard to the proposed expression of the urban character of the Waterloo Metro Quarter have yet to be addressed. Whilst there has been evidence of some responses to the character study and Place Story, the public domain has not been holistically resolved.<br><br>The Panel supports the overall design approach to character analysis and materiality. During future stages of design development, the Panel encourages the project team to consider the holistic precinct identity whilst implementing localised design interventions. | Closed |
| **2.05** | **General** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Verticality**<br><br>The panel recommends review of the podiums along Botany Road to provide greater emphasis on verticality to match the shopfront and building lot grain of blocks on either side of Botany Road. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel support the work that has been undertaken to the building at street level, to match the shopfront and building lot grain of blocks along Botany Road. The Panel encourage a greater level of detail be applied to the openings and fenestration at ground level (as demonstrated in the steel frame warehouse style glazing proposed in the renders), to create a fine grain and human scaled approach.<br><br>The Panel supports the updated podium designs to Botany Road and encourages the team to ensure the level of detailed consideration that has gone into the selection of materials and proposed glazing types is maintained throughout the design process. | Closed |
| **2.06** | **General** | **Sustainability** | **17/03/2020** | DRP Presentation 2 | **Best practice sustainability**<br><br>The Panel requests project team plans for demonstrating best practice in sustainability across the precinct and the buildings, including sustainable building materials, energy efficiency technologies, water usage and waste minimisation in order to facilitate low emissions and drive strong environmental outcomes. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that have been identified for the development and recommends inclusion of all items as presented. The Panel notes the importance of achieving high sustainable measures in new developments and as such recommends pursuing the 6-star green star Design and As Built rating noted as being targeted. The Panel does not support allowing market demand to determine sustainability outcomes. | Closed |
| **2.07** | **Public Domain** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Precinct plan**<br><br>The Panel supports, in principle, the urban approach, in particular the variety, location and diversity of public spaces. The Panel requests more information about the holistic approach to the precinct including how it relates to the surrounding urban domain, the adjacent blocks, bus stop locations, surrounding intersections, pedestrian, traffic and service vehicle flows and major building and site entries. | Design team | 31/03/2020<br><br>01/06/2020 | Refer Item 3.08 for further actions<br><br>The Panel accepts the public domain presentation with further actions itemised in reference to DRP Presentation 07. | Closed |
| **2.08** | **Public Plaza - Grit Lane** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Bus Stop circulation**<br><br>The Panel recommend review of circulation through Grit Lane to the bus stop, in particular improving sightlines past the north building podium. The Panel suggests this may be achieved by setting back the SW ground floor of this building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel notes the design team's concern with widening the opening into Grit Lane from Botany Rd due to potential impact of noise on the amenity of the lane. However, the Panel recommends the review and possible removal of the small tenancy to the north of Grit Lane to widen the entry and access to the bus stop.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel accepts that sufficient circulation space is proposed for Grit Lane. | Closed |

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| **2.09** | **Public Domain** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Wind Studies**<br><br>The Panel request future presentation of detailed wind studies for the precinct, to ensure the amenity proposed in the public domain is achievable, with particular focus on locations with outdoor seating such as food & beverage retail spaces & Waterloo Place. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020<br><br>22/09/2020<br><br>20/11/2020 | The Panel accept the improvements made to the wind study with the updated precinct design, and look forward to further studies which seek to improve conditions for the various intended public domain uses.<br><br>The Panel recommends further wind mitigation measures be explored for key locations within the public realm beyond the reliance on trees.<br><br>The Panel recommends further studies on wind mitigation (in Cope Street Plaza in particular) to avoid any need to install protective screens.<br><br>The Panel request further wind studies be undertaken to take into account mature tree size and proposed site topography to determine whether additional interventions are required to improve site conditions.<br><br>The Panel accepts the investigations undertaken in response to the Panels comments re. wind mitigation, and supports the design team's recommendation not to plant additional trees to the Cope Street entrance, as the anticipated wind conditions are already acceptable and any minor improvement to wind mitigation afforded by additional does not outweigh the impediment they may create to wayfinding, accessibility and solar access. | Closed |
| **2.10** | **Public Domain - Botany Road** | **Landscape** | **17/03/2020** | DRP Presentation 2 | **Botany Rd Planters**<br><br>The Panel supports the position of the street trees. The panel requests further details and justifications on planter designs on Botany Rd, particularly now that the central building retail entry is level with the footpath. | Design team | 4/05/2020<br><br>19/05/2020<br><br>01/06/2020 | The Panel support the setback of street trees along Botany Road however recommend reducing basement parking to increase deep soil availability.<br><br>The Panel requests review of the width and shape of the planters adjacent the Botany Road bus shelter to enable clear pedestrian flows whilst bus queuing.<br><br>The Panel accept the planter design with reference to Item 3.10 resonse that safe guarding measures should be taken to ensure this space is reserved for commiter sheltering exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| **2.11** | **Public Domain** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Awnings**<br><br>The Panel recommends considering integrating continuous awnings around the public domain to link pedestrian movement between buildings and transportation nodes. | Design team | 31/03/2020<br><br>19/05/2020 | The Panels commends the current awning proposition and level of consideration given to the strategy and would like to see ongoing development on the detail.<br><br>The Panel supports the presented development of awnings to the central and southern buildings. | Closed |
| **2.12** | **Public Plaza - Waterloo Place** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Waterloo Estate**<br><br>The Panel recommend the project team be constantly appraised of the latest design for Waterloo estate to the east, to facilitate the successful integration of Waterloo Place into the broader precinct. | Design team | 31/03/2020 | Sydney Metro agreed to facilitate access to the masterplan for the Waterloo Estate. The Panel therefore recommends that until such a time as accurate information is available, the portrayal of the Waterloo Estate should be diagrammatic only. | Closed |
| **2.13** | **OSD-Central** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | The Panel request further information of uses in the ground plane surrounding Waterloo Place, in particular the western edge with respect to proposed community use within the central building. | Design team | 31/03/2020<br><br>19/05/2020<br><br>17/06/2020 | The Panel seeks clarification of the intended use of the community space on the ground floor, and whether the community has or will be consulted during the development of this space.<br><br>Please present further information on this item at the requested public domain presentation. Please see comments under item 6.02.<br><br>Closed based on out of session information 17 June 2020 | Closed |
| **2.14** | **Public Plaza - Waterloo Place** | **Landscape** | **17/03/2020** | DRP Presentation 2 | **Proposed trees**<br><br>The Panel requests more information on the proposed trees for Waterloo Place, suggesting that two or three large species trees would be advantageous to the space pending integration of localised deeper soil zones into the station box design. | Design team | 4/05/2020<br><br>01/06/19<br><br>30/06/2020 | The Panel support the placement of 3 large trees to Waterloo Place and look forward to seeing more information on species viability with the available soil depth and sun access as the design develops<br><br>The Panel requests further information in relation to proposed tree species relative to sun/shade and soil volume/depths prior to closing out this item.<br><br>The Panel accepts the proposed tree species and soil volume for the Waterloo Plaza planters. | Closed |
| **2.15** | **Station** | **Materials & finishes** | **17/03/2020** | DRP Presentation 2 | **Southern Station Service Building**<br><br>The Panel are not convinced by the consistent external material and detail language applied to the two station buildings. The concerns relate to the proposed consistency over the length of the full block in the context of Waterloo's fine-grained urban context, and also to the clarity of station wayfinding (I.E.: the southern station service building reads as a similar building to the station entry). The Panel recommends the southern building be considered as an extension of the vertical OSD language rather than as a podium so it is read as part of the vertical tower rather than a separate horizontal plane. | Design team | 21/04/2020<br><br>04/05/2020 | The Panel reiterates previous comments that the station services building present a different design language to the station entrance building, to mitigate confused wayfinding and to provide greater variation and character to the streetscape.<br><br>The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. Refer item 5.06 | Closed |

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| **2.16** | **OSD-North** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Basement Plan**<br><br>The Panel requests a basement plan and section be provided and that consideration is given to reducing the parking number provision in context of the north building's change of use to from residential to commercial. | Design team | 31/03/2020<br><br>04/05/2020<br><br>1/06/2020 | The Panel reiterates the request to see a basement plan to consider the possibility of reducing carpark area with the proposed change of use.<br><br>The Panel recommend parking numbers be further reduced to the minimum required for the commercial building. The Panel similarly recommend that car parking be restricted to commercial tenant use only. As per Item 2.10, Design team to confirm if this reduction in numbers has created space for an increase to deep soil for trees to Botany Road.<br><br>The Panel accept the reduction in parking numbers and safeguarding measures undertaken to restrict use to tenants only. | Closed |
| **2.17** | **OSD-North** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Ground Floor**<br><br>The Panel supports the co-working and commercial uses on the ground floor of the podium. | Noted | | | Closed |
| **2.18** | **OSD-North** | **Planning & passenger movement** | **17/03/2020** | DRP Presentation 2 | **Loading Dock**<br><br>The Panel note that consideration will need to be given to the timetabling of the loading dock use on Botany Rd in context of peak pedestrian movement, traffic and bus routes. | Noted | | | Closed |
| **2.19** | **OSD-North** | **Sustainability** | **17/03/2020** | DRP Presentation 2 | The Panel recommends the project team consider as a minimum sustainability measure, seeking a 6 star green star rating for the office building. | Design team | 15/06/2020 | The Panel supports the presented proposals for sustainability that are being proposed for the development, in particular 6-star green star design as-built, and do not support market demand directing this. The Panel recommends inclusion of all items as presented, and the final submission of cited certifications. | Closed |
| **2.20** | **OSD-North** | **Built form** | **17/03/2020** | DRP Presentation 2 | The Panel requests more information regarding vertical visual and light permeability between workspaces and Raglan Walk. | Design team | 4/05/2020<br><br>19/05/2020 | To further understand the amenity provided along Raglan Walk the Panel requests the following additional information:<br>- Additional lighting studies to show the balance of natural and artificial lighting during all times of the day.<br>- Further views and elevations along Raglan Walk demonstrating active frontages and lighting at night.<br>- A CPTED review of the laneway with particular focus on how safety is to be maintained during times when the station is closed.<br><br>The Panel accepts the presented information on active frontages and lighting to Raglan Walk and understand the team will continue to focus on security and amenity as this area is further developed. | Closed |
| **2.21** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation**<br><br>In principle, the Panel are supportive of the proposed break up in form of the central building, however requests the project team demonstrates that they can meet the minimum requirements for natural ventilation as outlined in the Apartment Design Guide. | Design team | 21/04/2020<br><br>19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request more information on the overall ventilation strategy to the residential component of this building.<br><br>This item was not addressed in Presentation 5 as noted by the project team. Please address this item in the next convenient DRP session.<br><br>The Panel accepts that the central apartment building layout can satisfy the minimum requirement for natural cross ventilation in the Apartment Design Guide. The Panel requests a diagram showing openable window locations in all apartments to clarify how this ventilation will be achieved, whilst maintaining visual and acoustic privacy between units.<br><br>The Panel accepts that cross ventilation will be achieved to the required number of apartments, and encourages the project team to ensure an operable opening is maintained between the bedroom and the balcony to the north east and north west corner apartments to maximise cross ventilation through these spaces. | Closed |
| **2.22** | **OSD-Central** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 19/05/2020<br><br>15/06/2020<br><br>30/06/2020 | The Panel request further presentation on solar shading to glazing, with particular focus on the eastern and western facades, in-line with the studies provided for the Student housing.<br><br>The Panel supports in principle the proposed solar shading devices as presented to east, west and northern facades. It was noted however that the detailed CGIs indicated significantly deeper reveals than the proposed 350mm, and recommends the imagery be adjusted for accuracy.<br><br>The Panel accepts the updated CGIs as a more accurate representation of the proposed sun shading ledge depth. | Closed |
| **2.23** | **OSD-South** | **Built form** | **17/03/2020** | DRP Presentation 2 | **Cross ventilation - Social residence building**<br><br>The Panel is supportive of the general approach to the southern social residence building, however request more information on how the project team are managing combining fire rating and cross ventilation with particular reference to the 'open gate' front door innovation. | Design team | 19/05/2020 | On typical residential floors, the Panel supports the 'open gate' front door solutions presented to achieve both cross ventilation and fire rating. | Closed |

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| 2.24 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Sun shading**<br><br>The Panel seeks further information on external shading solutions proposed on the highly exposed east and west elevations of the residential buildings, encouraging the use of movable screens. | Design team | 21/04/2020<br><br>19/05/2020 | The Panel requests a presentation on the design strategy to shade glazing against direct solar heat gain, particularly on the east and the west.<br><br>The Panel supports the presented sun shading solutions including movable screens to the residence facades of OSD South. | Closed |
| 2.25 | OSD-South | Built form | 17/03/2020 | DRP Presentation 2 | **Bike Store**<br><br>The Panel encourages the use of transparency/glazing to the bike store on the student ground floor to promote activation and CPTED. | Design team | 15/06/2020 | This item was presented and closed following DRP Presentation 8. | Closed |
| 3.01 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel notes that the degree of authentic engagement is limited due to the degree of design development already undertaken. The Panels' understanding is that this means community input will be limited to public art and the design of the plaza along Cope Street. | Noted | n/a | n/a | Closed |
| 3.02 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel seeks clarity on the timing of public engagement in the context of the wider programme. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.03 | General | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends consideration of the needs of both existing and future community be considered, and an engagement strategy developed which recognises this. | Design team | 19/05/2020 | This item was address in DRP Presentation 5 and can now be closed. | Closed |
| 3.04 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Engagement Stategy**<br><br>The Panel recommends the socio economic mix of the Waterloo community be taken into consideration when reviewing the retail offer. | Design team | 19/05/2020<br><br>15/06/2020 | Please present further information on this item at the next convenient DRP presentation.<br><br>This action has not yet undertaken, however the Panel accepts that Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements at a later date. | Closed |
| 3.05 | Public Domain | Engagement Strategy | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel recommends that for the purposes of public engagement, the existing adjacent development of Waterloo Estate should be shown as accurately as possible, to ensure consistency of message when communicating with the local community. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.06 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Waterloo Estate**<br><br>The Panel notes that in principle what is currently shown adjacent on Waterloo Estate is a park, which is correct, however it is anticipated that the park will cover the length of the adjacent block on Cope Street. | Design team | 19/05/2020 | The Panel acknowledge that the diagrammatic representation of Waterloo Estate is adequate, due to the inaccessibility of the current design drawings. | Closed |
| 3.07 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Community Food Foraging**<br><br>The Panel commends the community food foraging design initiative and would like to see more information on location and management of this. | Design team | 4/05/2020 | The Panel supports the proposal for an indigenous landscape firm to design and maintain the precinct landscape. | Closed |
| 3.08 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Precinct Plan**<br><br>The Panel re-iterates that a drawing with pedestrian flows and movement paths is critical, and recommends pedestrian modelling with a focus on interchange movements between the station and proposed or future bus stops (such as that undertaken for Pitt Street North) be considered. This should include analysis of CPTED requirements and key views. Refer Item 2.07 for further actions. | Design team | 19/05/2020<br><br>01/06/2020 | Whilst the Panel acknowledges the presentation of pedestrian modelling, the Panel request further information on wayfinding and movement, in particular focusing on travel between the station and the bus stop.<br><br>The Panel accepts the modelling presented at the meeting for pedestrian circulation between the station and the bus stop. The Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops. Refer Item 7.01 for further action. | Closed |
| 3.09 | Public Domain | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel recommends that potential future bus stop shelter be indicated on the drawings. | Design team | 1/06/2020 | The Panel accepts the presentation of existing and future bus stops and encourages safeguarding a potential bus stop on Raglan Street. | Closed |
| 3.10 | Public Domain - Botany Road | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Bus Stops**<br><br>The Panel encourages the inclusion of sheltering spaces for bus patrons within the design of the adjacent buildings. | Design team | 19/05/2020<br><br>01/06/2020 | Please present further information on this item at the requested public domain presentation. Please see comments under item 3.08 and 6.02.<br><br>The Panel supports the proposed Botany Road awning to the central building as a protective device for bus commuters. However, safe guarding measures should be taken to ensure this space is reserved for this use exclusively and not appropriated in the future by retail tenants within this podium. | Closed |
| 3.11 | Public Plaza - Waterloo Place | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Cope St to Station Ramp**<br><br>The Panel supports the planned pedestrian accessible ramp route from Cope Street to the station entry and acknowledges the challenges with the options developed previously. The Panel recommends that consideration be given to strengthening the identity of this ramp through a potential widening at its western end. | Design team | 4/05/2020 | The Panel supports the designed width of the Cope Street ramp. | Closed |

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| 3.12 | Public Plaza - Grit Lane | Built form | 31/03/2020 | DRP Presentatrion 3 | **Grit Lane Awnings**<br><br>The Panel request a series of sections to be undertaken through Grit Lane at ground level to improve understanding of the awning approach. | Design team | 4/05/2020<br><br>19/05/2020 | The Panel recommend Grit Lane awning be reduced to 3m wide to provide visibility of the sky between the large awning and the smaller retractable awnings to the retail frontages. The Panel recommend considering the integration of partial glazing to the awning.<br><br>The Panel supports the addition of glazing to the Grit Lane awnings. | Closed |
| 3.13 | Public Domain | Landscape | 31/03/2020 | DRP Presentatrion 3 | **Tree Canopy Target**<br><br>The Panel notes that it does not appear that tree canopy targets are aligning numerically with what is shown, particularly in relation to deep soil. The Panel requests that a drawing be prepared demonstrating how the tree canopy target is met, taking into account awning function, co-ordination of deep and constructed soil, and proximity to the basement carpark. | Design team | 4/05/2020 | The Panel acknowledge the work that has been done to meet the tree canopy targets across the site, and suggest that it gets reported on intermittently as the design develops. | Closed |
| 3.14 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes that the City of Sydney is not engaged to run this space as a council run community facility and that the use of this space may be better referred to as a community service space. | Design team | Noted | | Closed |
| 3.15 | OSD-Central | Planning & passenger movement | 31/03/2020 | DRP Presentatrion 3 | **Community Space**<br><br>The Panel notes the following specific requirements for the community space;<br>- must be 60sqm minimum<br>- must be designed to be a dedicated public community space or spaces, but which may incorporate a not-for profit or other self-sustaining community run cafe;<br>- must enable the precinct partners to run art, cultural and heritage events<br>- must enable the precinct partners to gather and engage with the community<br>- may include a maker space<br>- may include a retail café<br>- run by the respective lot owner | Design team | 4/05/2020<br><br>19/05/2020<br><br>15/06/2020 | The Panel request further information on how the proposed community and public use areas are meeting Schedule A28. – Metro Quarter Development Requirements (Precinct) – Schedules A1, C1 and C5.<br><br>As above, please present further information at the next convenient DRP presentation.<br><br>The Panel accepts Sydney Metro will work with WLD to meet the Project Delivery Agreement requirements. | Closed |
| 4.01 | General | Sustainability | 21/04/2020 | DRP Presentation 4 | **Green Façade/ Roofs**<br><br>The Panel recommends the project team explore increased inclusion of green façade/roof application in the design, to support a stronger environmental message and provide greater visual amenity and variation. | Design team | 15/06/2020 | The Panel supports the presented approach to green roofs and encourages ongoing review of opportunities to introduce green facades. | Closed |
| 4.02 | OSD-South | Built form | 21/04/2020 | DRP Presentation 4 | **Building Separation**<br><br>Whilst the non-compliance for building separation is only minor across impacted levels, the Panel recommends finding a design solution that achieves compliance. | Design team | 19/05/2020 | The Panel supports changes to the proposed amendments to the built form to achieve compliant building separation. | Closed |
| 4.03 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Windows**<br><br>The Panel supports the approach to privacy screening to social housing windows but seeks further information about the interface between the screens and the glass. | Design team | 19/05/2020 | The Panel supports the sliding privacy and sun screens to facilitate cleaning of windows. | Closed |
| 4.04 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Privacy to Balconies**<br><br>The Panel is concerned about the level of privacy achieved from the open metal balustrades to the lower floor apartments, and seeks clarification from the project team on their privacy strategy. | Design team | 19/05/2020 | The Panel supports the "L' shaped" palisade balcony balustrade detail to improve privacy to lower floor apartments. | Closed |
| 4.05 | OSD-South | Materials & finishes | 21/04/2020 | DRP Presentation 4 | **Recreation Space**<br><br>The Panel note that the reference design did not contemplate student housing, and request further information on whether the proposed design meet the recreational needs of student housing. | Design team | 19/05/2020 | The Panel supports the presented quantity and locations of recreation space for the student housing. | Closed |
| 4.06 | OSD-Central | Built form | 21/04/2020 | DRP Presentation 4 | **Podium design**<br><br>The Panel commend the presented approach to the community podium design, in particular its formal response to the contextual analysis. | n/a | n/a | n/a | Closed |
| 4.06 | Station | Built form | 21/04/2020 | DRP Presentation 4 | **Cope St Awnings**<br><br>The Panel are concerned that the height of the Cope Street awnings will not provide shelter from rain, and suggest the team review the City of Sydney DCP in relation to awning design. | Design team | 4/05/2020 | The Panel accepts the updated design presented of the Cope Street awnings. | Closed |

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| **5.01** | **Public Domain - Cope Street** | **Built form** | **4/05/2020** | DRP Presentation 5 | **Cope Street Planter**<br><br>The Panel request further detail regarding the long planter wall along the station frontage to Cope Street and encourage the development of opportunities for community interface and seating along this edge. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel supports generous seating in the Plaza and requests further information of the design intent. All public domain areas and the Cope Street wall and plaza in particular, should to be designed to provide generous public amenity and engagement. The Panel requests further design development be undertaken of this element, and recommends reviewing whether it can be removed or altered in places to create interest, whilst still facilitating HVM requirements.<br><br>The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. See Item 8.01 for further information. | Closed |
| **5.02** | **Public Domain** | **Public Art & Heritage Interpretation** | **4/05/2020** | DRP Presentation 5 | **Artwork placement**<br><br>The Panel recommends a judicious placement of limited quality artworks rather than a scattered approach of smaller artworks which could detract from the intended meaning of the whole. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity<br><br>The Panel supports the proposed inclusion of word art and heritage interpretation to pavement, furniture and walls, however recommends judicious and well-coordinated placement to prevent loss of impact or confusion. The Panel looks forward to a future presentation when artists, artworks and locations have been confirmed. | Closed |
| **5.03** | **Public Domain** | **Public Art & Heritage Interpretation** | **4/05/2020** | DRP Presentation 5 | **Place Story application**<br><br>The Panel commend the Place Story as an aspirational and thoughtful narrative however request more information from all design teams on how this will be translated into the urban quality, materiality, and the use and type of spaces provided in the public domain. | Design team | 19/05/2020<br><br>15/06/2020 | Further to Item 2.04, the Panel would like a more extended presentation on how the place story narrative translates to the architecture.<br><br>The Panel supports the overall approach to application of the place story across the public domain, and advises that ongoing curation in regard to a hierarchy of inter-related elements will be pivotal to imparting the place story. | Closed |
| **5.04** | **Public Domain** | **General** | **4/05/2020** | DRP Presentation 5 | **Coordinated Ground Plane**<br><br>The Panel requests a plan of the coordinated ground plane, integrating all building plans, active frontages, public domain design, landscaping and pedestrian movement. The Panel further request detail on the ground plane activation, and how it is intended that people will occupy and interact with it. Please see further actions relating to this under the Botany Road façade, Cope Street planters, and Station Service Box design from this session. | Design team | 19/05/2020<br><br>15/06/2020 | Advice amended to improve clarity. Associated futher action in item 6.01.<br><br>Presented in DRP Presentation 7. | Closed |
| **5.05** | **Station** | **Public Art & Heritage Interpretation** | **4/05/2020** | DRP Presentation 5 | **Concourse artwork**<br><br>Further to Item 1.01: The Panel accept the necessary volume of the station concourse, however encourage the project team to consider utilising this space with the installation of an interpretive or indigenous artwork in line with the Place Story. This art work should be in addition to, not to the exclusion of the artwork proposed at the station entry. | Design team | 1/06/2020<br><br>15/06/2020 | The Panel requests further information on the integrated art and community engagement strategy envisaged for the Metro station.<br><br>The Panel agrees to close this item and review again when final artists, artwork and locations have been selected. | Closed |
| **5.06** | **Station** | **Materials & finishes** | **4/05/2020** | DRP Presentation 5 | **Public interface with building**<br><br>Further to Item 2.15: The Panel support the design development of the Southern Station Service Building, and encourage a greater level of detail and consideration of how the public engage with the ground plane, creating a diversity of interface. The Panel look forward to future presentation of this development. | Design team | 15/06/2020<br><br>30/06/2020<br><br>15/09/2020<br><br>24/03/2021 | The Panel supports the design development undertaken to the station service building facades however continues to raise concern over ground level indentations and their impact on the quality and safety of the streetscape. The Panel also requests further information on the decorative brick wall facing Cope Street South.<br><br>The Panel continues to support the 450mm stepped colonnade. However, reiterates the recommendation to consider how the public will interact with these spaces through the integration of seating, benches, ledges or shelving along this inactive façade.<br><br>The Panel continues to encourage the design team to integrate elements within the indented façade of the station south building along Cope Street, to encourage an active, welcoming and useable street through public interaction with the building façade – in an area where there is landscape, morning sun and good wind conditions.<br><br>This item should be futher considered in the detail design phase of the project. | Closed |
| **6.01** | **Public Domain** | **General** | **19/05/2020** | DRP Presentation 6 | **Interfaces between ground plane & public domain**<br><br>The Panel requests a separate presentation on the coordination of all interfaces between the ground plane and the public domain, both internally and externally. The Panel likewise requests further information on how the place story and First Nations strategy is applied to the public domain, and a solar study across this area. This request is further to tracker items 2.07, 5.03 and 5.04. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the programming of First Nations events and art installations, as well as the employment of indigenous companies to design and maintain the public domain, however request further information on the public domain materiality strategy.<br><br>The Panel accepts the current proposed material strategy to the public domain and looks forward to a future presentation of these materials following the next phase of design development. | Closed |

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| 6.02 | Public Domain | Landscape | 19/05/2020 | DRP Presentation 6 | **Landscape and Public Domain Presentation**<br><br>The Panel acknowledges the considerable work that was developed for the public domain and landscape presentation and the limited time that was available to present this work. The Panels requests a separate presentation to review this area with a focus on:<br>o Detailed ground plane plan indicating all ground floor uses and entries of each building.<br>o Fine grain activation/interface addressing transitions between tenancies and public domain.<br>o Wayfinding strategy noting primary paths of travel (overlayed with the work on pedestrian modelling), vehicular and service access.<br>o Public domain response to the Teams stated vision of cohesion/conflict as represented through order/diversity, and integration with the First Nations expression strategy, particularly in relation to spaces/materiality/elements.<br>o Microclimate conditions in relation to solar access and wind amelioration for sit and stay places in particular.<br>o Deep soil - clarification of unobstructed root zones provided for all trees in relation to aspirational size/growth targets. | Design team | 1/06/2020 | Outstanding items not presented, or requiring further information have been captured in new items 7.01 - 7.07, and further responses to items 1.07, 2.03, 2.04, 2.09, 2.14, 5.01, and 5.05. | Closed |
| 6.03 | Public Plaza - Raglan Walk | Built Form | 19/05/2020 | DRP Presentation 6 | **Raglan Walk Windows**<br><br>The Panel recommends further detailed elevations be developed to demonstrate accessibility and functionality of the retail facades along the Raglan Walk ramp – in relation to floor levels and proposed operability of facades. | Design team | 30/06/2020 | The Panel supports the proposal to the Raglan Walk retail windows, to provide access to the retail spaces via level thresholds. | Closed |
| 6.04 | OSD-Central | Built Form | 19/05/2020 | DRP Presentation 6 | **Façade Design**<br><br>The Panel remains unconvinced by the design approach to the tower facade, in particular the approach to form and materials which does not reflect the stated aspirations of diversity and representation of individuality. The Panel suggest further detailed review of the architectural approach is required. | Design team | 15/06/2020 | The Panel commends the team for their review of the façade approach and supports the façade design development and materiality, in particular the material linkages with the podium design, and the variation of reflectivity and texture between terracotta surface treatments. | Closed |
| 6.05 | OSD-South | Built Form | 19/05/2020 | DRP Presentation 6 | **Substation**<br><br>The Wellington Street frontage is heavily dominated by access and service requirements. Whilst understanding the specific requirements of the substations, the Panel encourages the project team to explore alternative locations (including above and below the street crane access) to maximise active frontage. | Design team | 15/06/2020 | The Panel supports the proposed solution and encourages the ongoing development of the fine metal work detail as per example images presented. | Closed |
| 7.01 | Public Domain | Materials & finishes | 1/06/2020 | DRP Presentation 7 | **Paving**<br><br>The Panel requests further information on the proposed public domain paving design, and how it will integrate with Council's standard public domain street design components and elements. The Panel understands that the Cope Street Plaza is to include paving incorporating interpretive elements within the ground plane, and this must work seamlessly with the standard City palette. The detailed design of the Cope Street planters and walls in this area (to manage flood levels) remains unresolved. | Design team | 30/06/2020 | The Panel accepts the current proposed paving strategy and supports a transition of paving type between the public domain external to the site, and the public plazas within the site. The Panel looks forward to a future presentation following the engagement of an artist for the Waterloo Plaza paving. | closed |
| 7.02 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Wayfinding**<br><br>The Panel looks forward to a future presentation by Maynard Design of the wayfinding strategy for the public domain. As per item 3.08 the Panel requests further resolution and presentation of the wayfinding strategy between the south exit from the station and the Botany Rd bus-stops | Design team | 15/06/2020 | The Panel supports the presented approach to wayfinding, and encourages the strategy to include suggested access route as well as directional signage. This is in particular reference to station south signage to Botany road bus stops via Grit Lane. | Closed |
| 7.03 | Public Domain - Botany Road | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Pedestrian Access**<br><br>The Panel recommends safeguarding pedestrian access across Botany Road aligned with Grit Lane. | Design team | 15/06/2020 | The Panel accept that trees have been planted along Botany road on either side of Grit Lane to facilitate the future intstallation of a pedestrian crossing. | Closed |
| 7.04 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **HVM Devices**<br><br>The Panel requests further information in plan and photo-montage views of all proposed HVM strategies and devices. | Design team | 30/06/2020 | This was addressed in DRP Presentation 9. Please refer related advice 9.01 - 9.04. | Closed |
| 7.05 | Public Domain | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Public Amenities**<br><br>The Panel seeks further information on restroom facility provisions for retail staff and customers. | Design team | 30/06/2020 | The Panel accepts that precinct amenities are to be provided within the central podium with access from Waterloo Plaza. | Closed |
| 7.06 | Public Domain - Cope Street | Planning & passenger movement | 1/06/2020 | DRP Presentation 7 | **Retail Design**<br><br>The Panel requests further information on the retail space design to the north and south of Waterloo Place, in particular their access and interface with Cope street and Waterloo Place. | Design team | 15/06/2020<br><br>30/06/2020 | The Panel supports the direct access from Waterloo Place to the north retail space in the Metro Station. The design of the southern retail space remains unresolved, in particular proposed arrangement of access and levels to and within the tenancy and the interface of the corner planter.<br><br>The Panel understands the restrictions imposed to the FFLs of the retail and accept that the current solution provides the greatest level of flexibility, whilst also providing activation to the Cope St ramp and Church Lane. The Panel encourages maximising the extent of floor level along Church lane to promote activation of this space. | Closed |

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| 7.07 | Public Plaza - Waterloo Place | Public Art & Heritage Interpretation | 1/06/2020 | DRP Presentation 7 | **Pavillion**<br><br>The Panel requests review of the location and service provisions to the proposed Waterloo Place pavilion prior to submission for approval, whilst acknowledging that further design development will occur in line with public artist procurement program. | Design team | 30/06/2020 | The Panel looks forward to a future presentation on the proposed pavilion following community and artist engagement. | Closed |
| 8.01 | Public Domain - Cope Street | Built Form | 15/06/2020 | DRP Presentation 8 | **Cope Street Planter South**<br><br>Further to item 5.01 - The Panel supports the design development undertaken to reduce the scale of the Cope Street planter and integration of seating to break down the planter form. The Panel encourages this same approach be applied to the southern corner of the planter adjacent to the shared access way to improve sight lines between vehicles and pedestrians and create a more welcoming approach to the plaza. | Design team | 30/06/2020 | The Panel supports the proposed planter wall heights and shapes to improve connectivity between Cope Street, the southern retail and station precinct and Waterloo Plaza. | Closed |
| 8.02 | OSD-Central | Built Form | 15/06/2020 | DRP Presentation 8 | **Balcony Sizes**<br><br>The Panel recommends minimum balcony sizes to meet the ADG be calculated exclusive of the area for the acoustic attenuator. | Design team | 30/06/2020 | The Panel accepts balconies still maintain minimum dimensions when the area of the acoustic attenuators is excluded. | Closed |
| 8.03 | Public Domain | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | The Panel encourages the design team to coordinate the wayfinding and DDA compliance strategies with circulation and HVM elements. | Design team | 30/06/2020 | The Panel does not support all elements of the current HVM design strategy and provides further advice under items 9.01 - 9.04. | Closed |
| 8.04 | Public Domain - Cope Street | Planning & passenger movement | 15/06/2020 | DRP Presentation 8 | **Shared Access Ramp off Cope Street**<br><br>The Panel is unconvinced by the proposed chicane design to the shared access ramp from Cope Street, and seeks further information on the projected traffic movements. The Panel encourages further review and benchmarking of shared areas with equivalent traffic movements be undertaken of this area. | Design team | 30/06/2020 | The Panel supports the updated shared accessway design, in particular the separation of pedestrian and wheelchair paths from the vehicular circulation. | Closed |
| 9.01 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Kerb line bollards**<br><br>Whilst the Panel appreciates the intent to minimise bollards along the footpath, the bollard solution along the building/retail edge at the south station building are not supported, it is suggested to further explore locating them along the kerb line. | Design team | 21/09/2020 | The Panel supports the updated HVM strategy to reduce the quantity of bollards by integrating seating and planter edges. | Closed |
| 9.02 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Bollards perpendicular to pedestrian movement**<br><br>The Panel recommends reviewing alternate proprietary products that are rated individually as opposed to a system, to facilitate wider spacing than 1200mm centres. This is particularly important where bollards are required perpendicular to pedestrian movement. | Design team | 21/09/2020 | The Panel accepts the spacing and location of bollards. The Panel understand the requirement for HVM, but continues to find bollards perpendicular to the direction of pedestrian movement as problematic. | Closed |
| 9.03 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Shore-lining strategy**<br><br>Where bollards are indicated with a plinth for vision impaired purposes, the Panel is concerned they will become a trip hazard, and suggests reviewing shore-lining alternatives such as a textured surface. | Design team | 21/09/2020 | The Panel supports the proposed lighter coloured pavement to indicate bollard location for people with vision impairment. | Closed |
| 9.04 | Public Domain | Planning & passenger movement | 30/06/2020 | DRP Presentation 9 | **Waterloo Plaza south bollards**<br><br>The Panel requests further review of the requirement to position bollards at the base of the plaza stair south of the station. | Design team | 21/09/2020 | The Panel accepts the bollard locations as proposed. | Closed |
| 10.01 | Station | Materials & finishes | 15/09/2020 | DRP Presentation 10 | **Station, concourse & public domain materials**<br><br>-The Panel supports the presented materials for the station buildings, concourse and public domain. | N/A | | | Closed |
| 10.02 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Visual Impact Assessment**<br><br>The Panel accepts the presented visual impact assessment. | N/A | | | Closed |
| 10.03 | Station | SDPP | 15/09/2020 | DRP Presentation 10 | **Stakeholder Engagement**<br><br>The Panel accepts the presented stakeholder engagement process, feedback and responses. | N/A | | | Closed |
| 11.01 | OSD - South | Planning & passenger movement | 28/01/2021 | DRP Presentation 12 | **Response Item 6 - Maker Space**<br><br>The Panel refer this matter to the CoS | N/A | | | Closed |
| 11.02 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 12: Communal Roof**<br><br>The Panel recommends that the pergola proposed to the roof terrace to improve wind conditions be designed to allow solar access in winter whilst still providing weather protection to operable openings. | N/A | | | Closed |
| 11.03 | OSD - South | Materials & finishes | 28/01/2021 | DRP Presentation 12 | **Response Item 17b: Material Intent**<br><br>The Panel supports the increased level of detail provided to Council on the material intent of each building. | N/A | | | Closed |
| 11.04 | OSD - South | Materials & finishes | 28/01/2021 | DRP Presentation 12 | **Response Item 6: Signage**<br><br>The Panel has no further comments on the signage design as this is a DPIE planning control matter. | N/A | | | Closed |

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| 11.05 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 13: Building 3 Awnings**<br><br>The Panel accepts that the awnings to public spaces meets the required height specifications set out by Council. | N/A | | | Closed |
| 11.06 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 24: Building 3 west & east facade shading**<br><br>The Panel requests further information on the expected thermal comfort conditions within the student apartments during summer to ensure safe conditions, and the role that user interventions will have in improving this, ie: active cooling, blinds or curtains. | Design team | 18/02/2021 | The Panel notes that the proposed thermal comfort strategies for apartments facing east and west exceed minimum Section J requirements for thermal comfort. | Closed |
| 11.07 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 24: Building 3 north façade shading**<br><br>The Panel recommends improving solar shading to northern elevation windows that are not currently receiving any shade from the adjacent building during the hottest hours of the day. | Design team | 18/02/2021 | The Panel commends the additional depth to sunshades to reduce solar thermal impact to levels 16 – 23. | Closed |
| 11.08 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 17a: Building 3 blank facades**<br><br>The Panel supports the additional windows proposed to the studios to break up the eastern façade blank walls. | N/A | | | Closed |
| 11.09 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 26 & 27: Building 4 Visual privacy & shading**<br><br>The Panel recommends reviewing the western façade design of Building 4 in a similar manner as suggested by Council to Building 3. To both improve solar access to lower levels, and shading to upper levels, whilst also improving visual privacy to habitable spaces on all levels. | Design team | 18/02/2021 | The Panel accepts the design amendments proposed to screens to improve privacy and shading to Building 3 east facade and Building 4 west facade. | Closed |
| 11.10 | OSD - South | Built form | 28/01/2021 | DRP Presentation 12 | **Response Item 28: Building 4 cross ventilation**<br><br>The Panel supports the integration of plenum ventilation to various Building 4 apartments to improve the number of units receiving cross ventilation. The Panel strongly recommends incorporating an occupant-controlled system to ensure heat loss during winter is mitigated; and acoustic baffles to reduce sound infiltration from the adjacent public areas. | Design team | 18/02/2021 | The Panel accepts the proposed alternative cross ventilation solution for apartments where this cannot be achieved via operable windows. | Closed |
| 11.11 | OSD - South | Planning & passenger movement | 28/01/2021 | DRP Presentation 12 | **Basement Layout**<br><br>The Panel accepts the updates to the basement design including EOTF's for the commercial, retail and asset management teams. | N/A | | | Closed |
| 12.01 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **Recessed Plant Level**<br><br>The Panel suggests that the design team reviews the positioning of the recessed plant level to the northern-most corner tower, to confirm the overall proportions of the proposed built form. | Design team | 19/03/2021 | The Panel accepts the design team's recommendation regarding location of recessed plant level, however believes the second option has a more successful proportional outcome aligning to the initial design. | Closed |
| 12.02 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **Solar shading**<br><br>The Panel recommends that the 200mm façade projection depth is reviewed during design development to improve its solar shading effectiveness. | Design team | 19/03/2021 | The Panel notes that whilst thermal comfort levels may be achieved with the reduced façade projection, it is disappointing to rely wholly on glazing specifications, which may result in darker and more reflective glass than would have been the case if a brise-soleil with greater depth had been pursued. The Panel accepts that this is the project team's chosen solution, and requests that samples of the specified glass be provided during the next phase of design development for review by the Panel, along with built example precedents in Sydney that utilise this same product. | Closed |
| 12.03 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **Atrium consolidation**<br><br>The Panel supports the consolidation of the atriums to increase the overall size of the void in the centre of the building. | | | | Closed |
| 12.04 | OSD - North | Built form | 18/02/2021 | DRP Presentation 13 | **External Stair**<br><br>The Panel supports the presented design change for the external stair to be within the built form, and its activation of the façade at ground level. | | | | Closed |
| 12.05 | OSD - North | Materials & finishes | 18/02/2021 | DRP Presentation 13 | **Materiality**<br><br>The Panel supports the additional detail on the materiality of each building, as provided to Council. | | | | Closed |
| 12.06 | OSD - North | Materials & finishes | 18/02/2021 | DRP Presentation 13 | **Service core façade**<br><br>The Panel supports the change from Equitone to a textured brick pattern at the ground plane of the vertical services core, and suggests ongoing design development of the brick work detailing to create a more integrated transition to the Equitone above. | | | | Closed |
| 12.07 | OSD - North | Materials & finishes | 18/02/2021 | DRP Presentation 13 | **Service Core façade openings**<br><br>The Panel recommends more attention be given during ongoing design development to proportion and detailing of the service and escape openings at ground level from this core. This would improve the quality of interface of this large section of façade with the public domain, and could include considerations of scale and integration of public seating. | | | | Closed |

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| 12.08 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Solar Access**<br><br>The Panel acknowledges that it is difficult for this building to meet minimum ADG requirement for solar access to apartments. The Panel also notes that whilst not compliant, a larger number of apartments will still have reasonable solar access during winter days. | | | | Closed |
| 12.09 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Cross Ventilations**<br><br>The Panel suggests that further improvement in cross ventilation could be achieved by splitting the northern 2 apartments from the adjacent east and west apartments and adding staggered openings through these walls within the resulting gap. It is recommended that the Project Team consider this option and its impact on the internal planning as part of ongoing design development. | | | | Closed |
| 12.10 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Flood Level Design**<br><br>The Panel supports the design change to raise the retail tenancies and adjacent footpath above the flood plane to Botany Road. | | | | Closed |
| 12.11 | OSD - Central | Built form | 18/02/2021 | DRP Presentation 13 | **Materiality**<br><br>The Panel supports the increased level of detail provided to Council on the material intent of the building. | | | | Closed |
| 12.12 | OSD - South | Built form | 18/02/2021 | DRP Presentation 13 | **Building 4 Roof design**<br><br>The Panel recommends improving the performance and visual amenity of the building 4 roof by adding a set back parapet to allow the addition of gravel and/or low planting. | Design team | 19/03/2021 | The Panel accepts the proposed changes to the roof design and recommends that it should contribute to the ESD principles of the precinct, by including soft planting and/or solar panels to reduce the heat island impact and/or contribute to the energy used by the common area facilities of the building. | Closed |
| 13.01 | Station | SDPP | 24/03/2021 | SDPP | **Urban Design Context**<br><br>The Panel note the OSD components that are considered under separate conditions of approval and not subject of the SDPP review under the CSSI. However, OSD design has been extensively discussed at the DRP sessions and integration with the station design and public domain should be considered. As well as previous advice provided by the Panel, the below items 13.02 to 13.08 have been provided to ensure these items are considered closely in ongoing design and delivery of the precinct. | Design team | | | Closed |
| 13.02 | Station | SDPP | 24/03/2021 | SDPP | **Urban Design Context**<br><br>The ground plane detailed design is to ensure the seamless transition of ground plane with retail and building entries. | Design team | | | Closed |
| 13.03 | Station | SDPP | 24/03/2021 | SDPP | **Sustainable Design and Maintenance**<br><br>The achievement of sustainability targets requires ongoing monitoring. | Design team | | | Closed |
| 13.04 | Station | SDPP | 24/03/2021 | SDPP | **Community safety, amenity and privacy, including 'safer by design' principles**<br><br>The achievement of best practice accessibility through development of cohesive shoreline strategy across the Precinct to ensure maximising of inclusion for the vision imparted. | Design team | | | Closed |
| 13.05 | Station | SDPP | 24/03/2021 | SDPP | **Community safety, amenity and privacy, including 'safer by design' principles**<br><br>The impact of overshadowing and wind on the precinct will need ongoing monitoring. | Design team | | | Closed |
| 13.06 | Station | SDPP | 24/03/2021 | SDPP | **Opportunities for Public Art**<br><br>Ongoing focus and development of the integration of an artwork strategy with public domain and building materiality. | Design team | | | Closed |
| 13.07 | Station | SDPP | 24/03/2021 | SDPP | **Proposed landscaping**<br><br>Project team is to monitor the percentage of Urban Tree canopy both on private and public lands.The Panel recommends that a more telling indicator of heat island mitigation for these integrated developments, would be the preparation of a report which details the total green roof & tree canopy as a proportion of the private development, with a monitoring target. | Design team | | | Closed |
| 13.08 | Station | SDPP | 24/03/2021 | SDPP | **Visual Impact Assessment**<br><br>The Panel recommends that a discussion occur with DPIE regarding the Visual Impact Assessments as a requirement of the SDPP submission process. Due to their nature as a qualitative assessment made by the project team, the DRP question their relevance to the assessment of design excellence. | Sydney Metro | | | Closed |
| 13.09 | Station | SDPP | 24/03/2021 | SDPP | With the above items noted for future development, the Panel endorses the Station Design and Precinct Plan for Waterloo, in accordance with Condition of Approval E101(k) of Planning Approval SSI 7400. | Sydney Metro | | | Closed |

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| **14.01** | **Cope Street** | **Planning & passenger movement** | **19/03/2021** | Integrated Access Plan | **Cope St Speed Limit**<br><br>The Panel supports the reduction of speed to Cope Street to below 40km/h where appropriate in coordination with the City of Sydney, noting this street will form an important part of the broader precinct when the future Waterloo parkland is developed. | N/A | N/A | N/A | Closed |