

Attachment C – Project Review Panel Reports for Waterloo Metro Quarter State Significant Precinct



Planning &
Environment

Project Review Panel 1 Report

**Nominated State
Significant Precinct
- Waterloo**

9 February 2017

Nominated State Significant Precinct - Waterloo Project Review Panel 1 Report

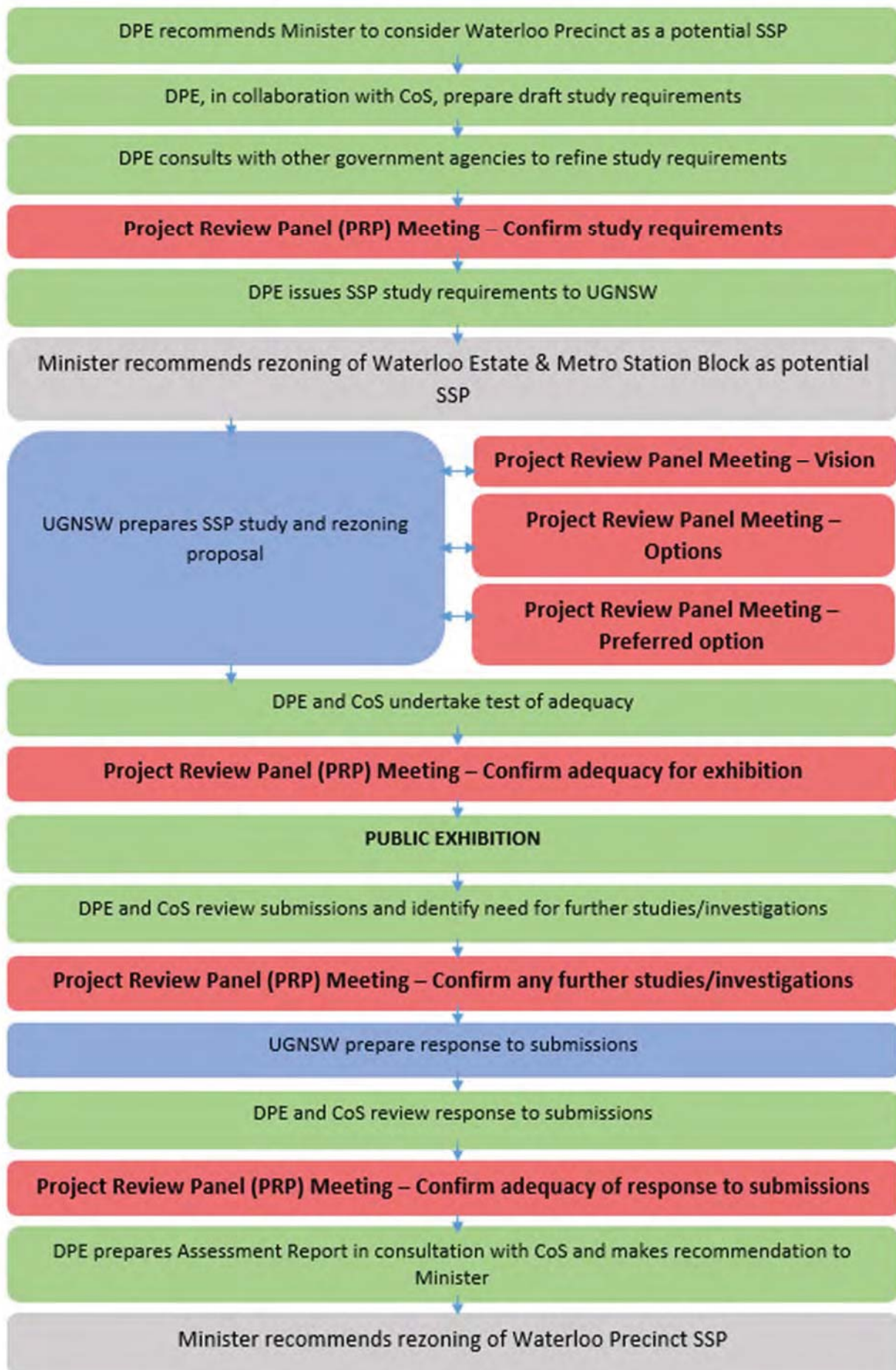
Details	
Subject	Nominated State Significant Precinct – Waterloo incorporating the Waterloo Estate & Waterloo Metro Quarter Project Review Panel (PRP) – Waterloo No.1
Location	City of Sydney Offices, Town Hall House
Date	09 February 2017
Time	9:30am – 11:30am
<u>Project Review Panel</u>	Graham Jahn, City of Sydney (Chair) Brendan O'Brien (Executive Director, Infrastructure Housing and Employment, DPE) Ben Hewett (Deputy Government Architect, Office of the Government Architect) Elizabeth Peet (Principal Urban Designer, Urban Design, TfNSW)
<u>Observers</u> DP&E	Sarah Koshy (Director, Urban Renewal) Emma Hitchens (Precinct Manager) Jennifer Gordon (Senior Precinct Planner) Aaron Nangle (Senior Precinct Planner)
Transport for NSW (TfNSW)	William Gastineau-Hills (Principal Manager, Urban Renewal, TfNSW)
City of Sydney (CoS)	Andrew Thomas (Executive Manager, Strategic Planning & Urban Design) David Fitzpatrick (Senior Planner, Strategic Planning & Urban Design) Peter John Cantrill (Strategic Planning & Urban Design) Amy Vose (Executive Assistant)
Land and Housing Corporation (LaHC)	Peter Anderson (Executive Director – Communities Plus) Adriana Malin (Project Director) Dylan McCallum (Senior Project Manager)
Urban Growth (UGNSW)	David Johns (A/Project Leader) Matthew White (Program Director)

Matters Discussed	
No	Item
1	<p>Introduction by the Chair</p> <ul style="list-style-type: none"> - The PRP members were introduced. - No declarations of interest noted.
2	<p>Presentation by DP&E on the SSP Process and role of the PRP (Attachment 2)</p> <p>i) The purpose of the PRP meeting was outlined:</p> <ul style="list-style-type: none"> - To introduce the PRP to the project - To finalise and obtain endorsement of the study requirements for the investigations into Waterloo Estate and Waterloo Metro Quarter SSP to be undertaken by LaHC and UGNSW. <p>ii) An overview of the process for the investigation was provided.</p> <p>It was highlighted that Ministerial approval was still awaited, and that this was reflected in the SSP process chart for this project.</p> <p><i>Note 1: A copy of the SSP process chart is attached (Attachment 1), this has been amended since the PRP1 meeting. The new version includes additional PRP meetings prior to lodgement of studies and rezoning proposal by UGNSW, as discussed at the 14 February 2017 PWG.</i></p> <p><i>Note 2: The 'Metro Station Block' has been renamed as the 'Waterloo Metro Quarter'. This was confirmed by UGNSW on 27 March 2017. Therefore, this document uses the term Waterloo Metro Quarter.</i></p>
3	<p>Presentation by Land and Housing Corporation (LaHC) & UrbanGrowthNSW (UGNSW)</p> <p>Overview of proposed redevelopment of the Waterloo Estate and Program and how this fits with the Government's CommunitiesPlus program.</p> <ul style="list-style-type: none"> - A copy of the presentation by LaHC is provided (Attachment 3). <p>UGNSW provided an overview of the proposed redevelopment of the Waterloo Metro Quarter and the approved EIS for the new Waterloo Metro Station.</p>
4	<p>Q&A Discussion on Project Presentation</p>
5	<p>Agency Comments on Draft Study Requirements</p> <ul style="list-style-type: none"> - A summary of agency comments received on the draft study requirements was presented to the PRP (contained within Attachment 2 and Attachment 4).

6	<p>PRP Recommendations and Final Study Requirements</p> <ul style="list-style-type: none"> - The PRP recommendations on agency comments and resulting study requirements are attached (Attachment 4). The areas highlighted in yellow identify the issues discussed in detail by the PRP. - Study requirement 23.2. The PRP agreed an amendment to study requirement 24.2 (Waterloo Metro Quarter), 2.11 (Waterloo Metro Quarter) and 25.2 (Waterloo Estate) after the 9th February PRP meeting. The PRP agreed via email to remove a requirement for UGNSW and LAHC to submit a divestment strategy as it was deemed beyond the scope of the rezoning process. - Study requirement 27.7 (NEW). The PRP agreed to incorporate an additional study requirement to incorporate two workshops with private landowners after the 9th February PRP meeting. They also agreed to an amendment to SR 27.9 (NEW) to ensure the final consultation summary report provided a summary of the outcomes and how these were considered as part of the proposal. Agreed via email.
7	<p>Next Steps</p> <ul style="list-style-type: none"> - DP&E will prepare draft panel report and distribute. - DP&E will issue the final study requirements to UGNSW. - LaHC / UGNSW will organise a site visit for PRP members (30th May 2017). - Sydney Metro presentation on the proposals for the 'Waterloo Metro Quarter' (15th May 2017 and follow up scheduled for 26 June 2017). - PRP 2 meeting date to consider 'visioning' proposals (date to be confirmed).

Attachment 1: SSP Process Chart

ATTACHMENT 1



Attachment 2: Presentation from DPE - SSP Process and role of PRP

Waterloo Precinct SSP

*including the Waterloo Estate and the
Waterloo Metro Station Block*

Project Review Panel – Meeting No 1

9 February 2017

Agenda

1. Introduction
2. Overview of Waterloo Precinct SSP – LAHC/UGNSW
3. Questions

Closed Panel Discussion

4. Summary of key issues
5. Agency comments on study requirements
6. Next Steps

Panel Members

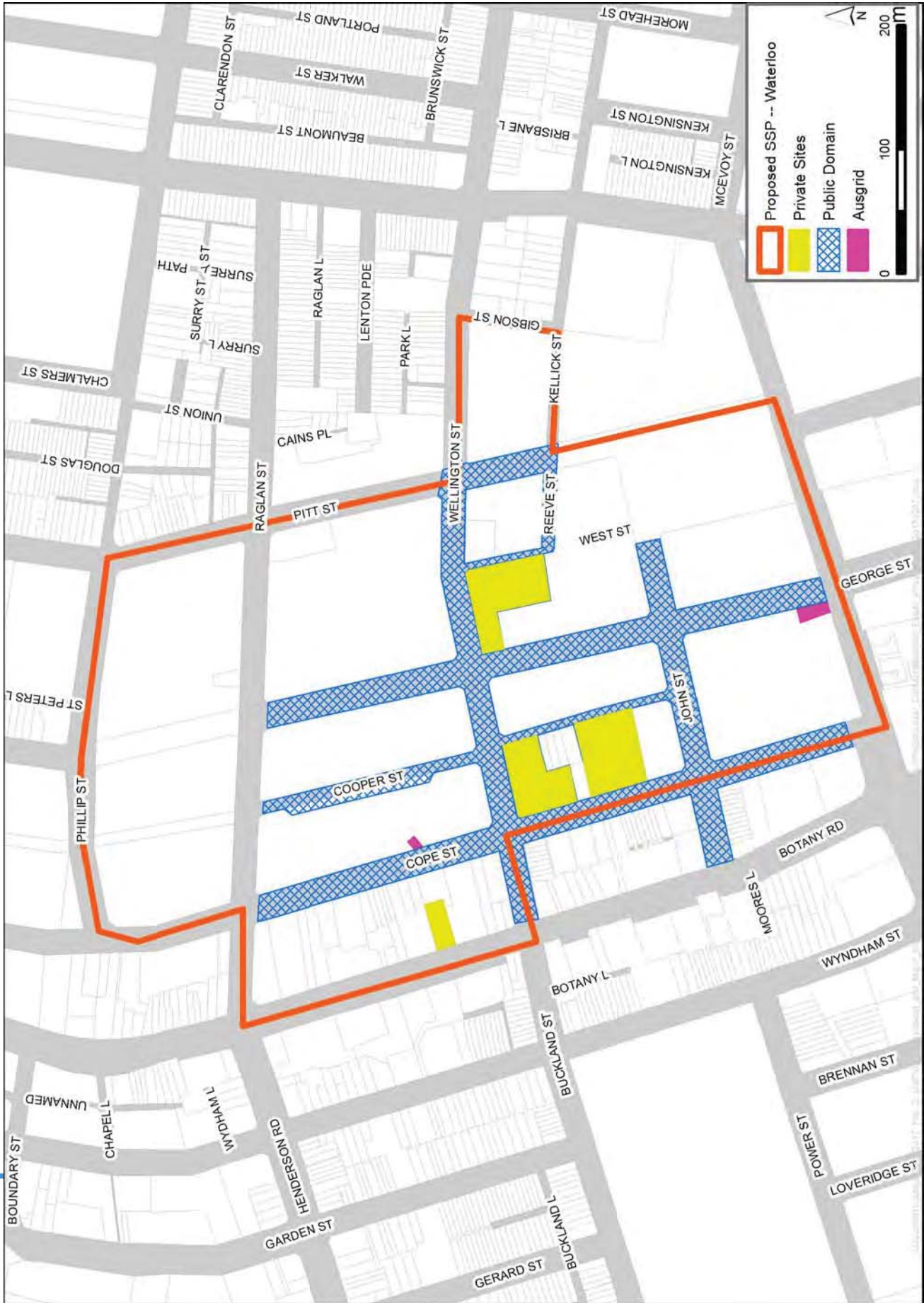
DP&E Brendan O'Brien

City of Sydney Graham Jahn

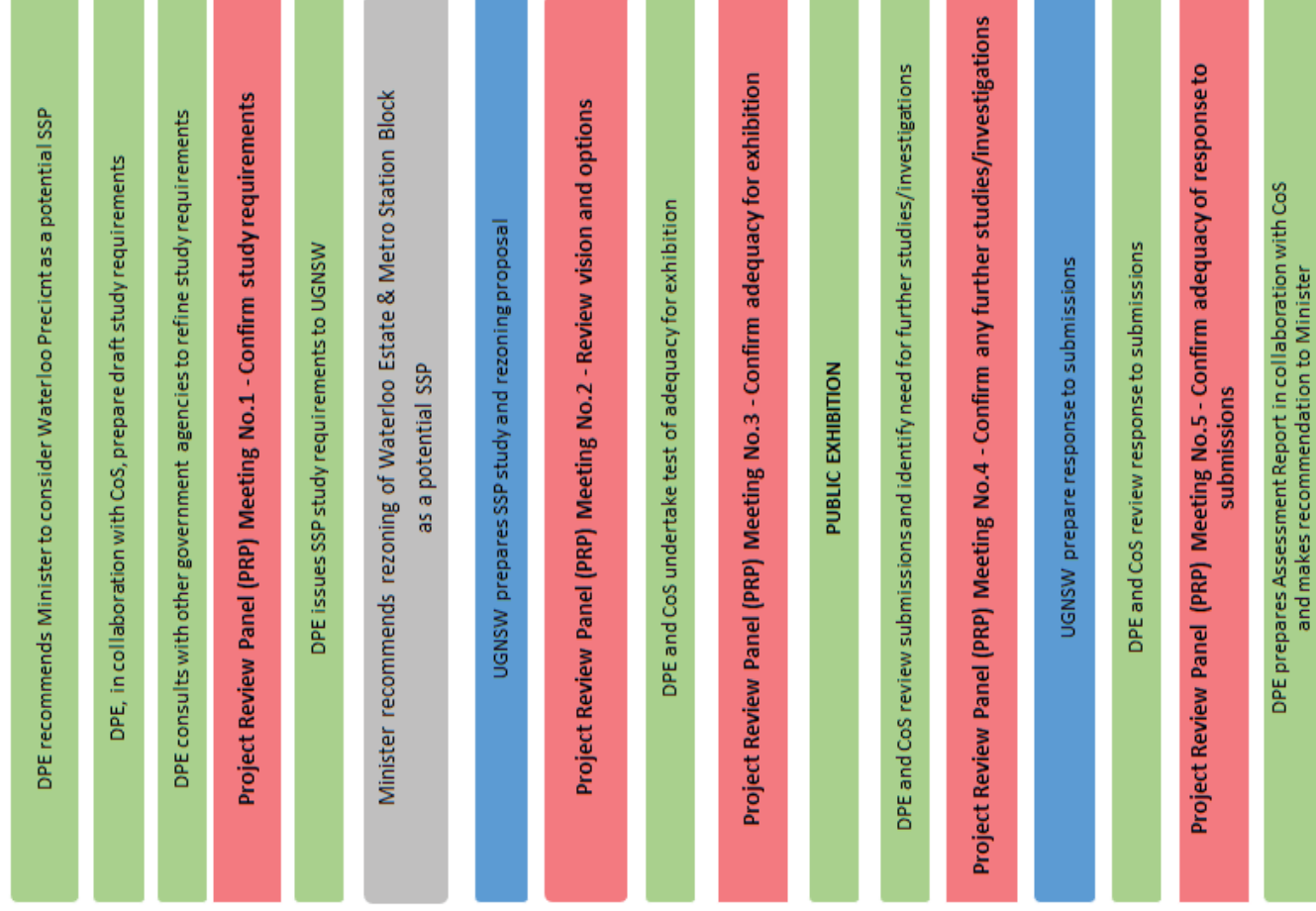
GAO Ben Hewett

TfNSW Elisabeth Peet





SSP Process



Project Review Panel Meeting No. 1

Purpose

Consider agency feedback on draft Study Requirements and agree on final Study Requirements

Outcome

Agree on any changes to draft Study Requirements to enable final Study Requirements to be issued

Overview Waterloo Precinct SSP

*including the Waterloo Estate and
the Waterloo Metro Station Block*

LAHC



Planning &
Environment



Closed Panel Discussion



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Study Requirements

Emma Hitchens, Urban Renewal



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Environment





Draft Study Requirements

- Vision, Strategic Context & Justification
- Urban Design
- **Public Domain: Public Open Space & Streets**
- Land Use and Planning Controls
- Transport
- **Housing**
- State & Regional Infrastructure
- Local Infrastructure & Contributions
- Utilities
- Climate Change Mitigation & Adaptation
- Heritage
- **Urban Forest**
- **Urban Ecology**
- Ecologically Sustainable Development (ESD)
- Water Quality, Flooding & Stormwater
- Noise & Pollution
- **Wind**
- **Aeronautical**
- Geotechnical & Contamination
- **Population Demographics**
- **Social Sustainability Assessment** (Waterloo Estate only)
- **Economic Development, Local Retail & Services**
- Feasibility & Economic Benefits
- **Public Art**
- Consultation



Key Issues

Emma Hitchens, Urban Renewal



Planning &
Environment



Summary of Key Issues

- **Strategic Context**
- **Urban Design** (station entries)
- **Public Domain**
- **Land Use and Planning Controls** (design excellence)
- **Traffic and Transport**
- **Housing**
- **Ecologically Sustainable Development**
- **Infrastructure & Contributions**
- **Social Sustainability Assessment** (Waterloo Estate only)
- **Economic Development, Local Retail & Services**
- **Staging**
- **Consultation**



Key issues raised by Agencies

Lord Mayor Principles, General, Purpose and Scope of Study

- Include additional Lord Mayor Principles relating to the context of the local and broader community in respect of density and community connectedness and ensuring that social infrastructure is appropriate to the needs of the community (**Health NSW**)
- Request standardisation of Plan terms (**UGNSW**)
- Amend reference to Metro Station, clarifying that it is not part of the study (**TfNSW**) (Metro Station only)
- Include reference to health and a healthy built environment in list of considerations and add reference to health in the list of impacts to be considered (**Health NSW**)

Key issues raised by Agencies

Vision, Strategic Context and Justification

- 1.3 Consideration of other State Planning documents such as:
 - Sydney's Transport Futures Documents (Walking, Cycling, Ferry, Bus, Rail) (TfNSW) ✓
- 1.4 Consideration of other CoS planning documents, strategies and policies such as:
 - Tourism Action Plan (DPE) ✓
 - Visitor Accommodation Action Plan (DPE) ✓
 - Social Sustainability Policy and Discussion Paper (CoS) ✓
 - Housing Issues Paper (CoS) ✓
- 1.6 Consideration of other strategies and reports:
 - Building Better Health Guidelines (Health NSW) ✓
 - Delete reference to Planning Institute of Australia Social Impact Assessment Policy Statement (CoS) ✓



Key issues raised by Agencies

Vision, Strategic Context and Justification

- 1.6 Consideration of other strategies and reports:
 - Local Planning for Healthy Waterways Using NSW Water Quality Objectives’, Department of Environment and Conservation (June 2006) **(EPA)**
 - ‘Managing Urban Stormwater: Harvesting and Reuse Guidelines’ (Dec 2006) **(EPA)**
 - WSUD Guidelines (Landcom 2009) **(EPA)**
 - ‘Managing Urban Stormwater: Soils and Construction’ series **(EPA)**
 - Waste Not Development Control Plan Guidelines (EPA 2008) **(EPA)**
 - ‘The Better Practice Guide for Multi-Unit Dwellings provides waste management strategies for multi-unit residential developments’ (DECC 2008) **(EPA)**
 - ‘The Better Practice for Public Place Recycling’ (DEC 2005) **(EPA)**
 - ‘The Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities’ (EPA December 2012) **(EPA)**
 - Redfern-Waterloo Built Environmental Plan, Contributions Plan and Affordable Housing Contributions Plan **(TfNSW)**
 - Guide to Traffic Generating Developments and TDT 2013 **(TfNSW)**

Key issues raised by Agencies

Urban Design

- 2.4 Include 'infrastructure plan' to the list of plans that combined create the overall Precinct Plan (**Ausgrid**)
- 2.13 Delete references to any potential additional station entries as the Sydney Metro has been approved (**UGNSW**) ? (Metro Station only)
- 2.13 Insert 'Demonstrate how the Metro station entries are located to best service the ~~surrounding community~~ and connects to the major active transport corridors (the City's Liveable Green Network). Indicate how provision for interchange with bus stops, provision of bicycle parking, kerbside areas for 'kiss and ride' and taxis are located and provide customer comfort and a good customer experience including consideration of pedestrian desire lines, weather/wind protection and activation of building facades within interchange areas and along key pedestrian routes'. (TfNSW) ? (Note: relates to 5.3 Transport)



Key issues raised by Agencies

Public Domain: Public Open Space & Streets

- **3.1** Change the need to 'obtain agreement with CoS as the ultimate owner and manager of the public domain for all aspects of the public domain' to 'obtain endorsement, to the extent that it relates to the approval of the planning framework' **(UGNSW)** (Estate only)
- **3.3** Remove reference to pre-determined measures on Botany Road. Also amend to consider ways in which the Botany Road public domain can be promoted as a vibrant, attractive and functional urban place. **(UGNSW)** See below.
- **3.3** Include the following changes: 'Provide a detailed study of the Botany Road interface that addresses the existing poor amenity of this frontage. Consider widening the reservation or providing setbacks-enabling Consider the broader urban design context and transport function of the Botany Road corridor and identify opportunities to improve amenity through enable landscaping and other improvements to this frontage.' **(TfNSW)**
- **3.4** Amend to refer to multiple parks (current wording suggests one park) and note the City's open space requirements. **(UGNSW)** (Estate only)



Key issues raised by Agencies

Land Use & Planning Controls

- 4.3 Highlight the need to prepare controls in consultation with agencies, including TfNSW, Education and Health. **(Education)** ❌
- 4.3 Include 'infrastructure requirements' in list of draft zoning and planning controls **(Ausgrid)** ❌
- 4.3 Suggest maximum FSR and height be applied on a per block basis in the LEP and more fine grain height controls in the DCP aligned with indicative building footprints, as opposed to preparing individual block controls with graduated height and future lot FSR **(UGNSW)** ✅
- 4.3 Include 'active street frontage' to list of zoning considerations **(TfNSW)** ✅
- 4.5 Include 'energy efficiency' in the list of development standards **(Ausgrid)** ❌
- 4.6 Include reference to 'an appropriate strategy to facilitate design excellence and consideration of City of Sydney Design Excellence Strategy encouraged' **(UGNSW)** ❌

Key issues raised by Agencies

Transport

- 5.1 Provide clarity on requirements of comprehensive impact assessment (TfNSW)
- 5.2 Amend section to refine requirements and provide clarity (TfNSW)
- 5.2 Amend to ensure trip generation surveys are undertaken for traffic only as opposed to all modes (UGNSW) ?
- 5.2 Amend to include CoS and RMS to agree trip generation rates along with TfNSW (CoS/TfNSW)
- 5.2 Amend 'detail the onsite parking requirements' to 'require strategic level assessment demonstrating that on-site parking, access and egress requirements can be designed in accordance with RMS/CoS guidelines'(UGNSW)



Key issues raised by Agencies

Transport (continued)

- 5.2 Add requirement to include 'A study of forecast transport peak energy demand requirements including the proposed Waterloo Metro Station and potential use of electric vehicles (Ausgrid) ✓
- 5.3 Delete references to any potential additional station entries as the Sydney Metro has been approved and change to 'ensure development maximises access and legibility of proposed Waterloo Station entries with respect to the broader estate and connections to the major active transport corridors' (UGNSW) ? (Note: relates to 2.13 Urban Design) (Metro Block only)
- 5.3 Reword 'Demonstrate how station entries are located to best service surrounding communities and connect to major active transport corridors' to 'Review the Interchange Access Plan (IAP) for Waterloo station entries and demonstrate how integrated solutions are located and best service achieved for connection the Metro station with the surrounding community and connect to the planned major transport corridors the City's Liveable Green Network.' (TfNSW) ? (Metro Block only)
- 5.4 Amend from 'provide an overview of potential impacts of construction impacts on traffic to 'Identify a strategic construction approach including staging' (TfNSW) ✓



Key issues raised by Agencies

Housing

- 6.1 Identify how the proposed controls will support the achievement of housing and tenure objectives **(CoS)**
- 6.1 Include 'energy efficient' in list of outcomes to be ensured in housing needs analysis **(Ausgrid)**
- 6.2 Change 'demonstrate how social housing is to be replaced' to 'consider how social housing in the precinct is to be replaced and include development of guiding principles and/or potential options for distributing social housing throughout the precinct' **(UGNSW)** (Estate only)
- 6.2 Delete requirement from metro block study requirements as it relates to social housing and is not relevant **(UGNSW)** (Metro Block only)
- 6.3 and 6.4 Amend 6.3 study requirement on provision of 5 – 10% affordable housing to include the following statement at the end: '...or prevailing NSW Government policy, note this may change during the SSP study process.' **(UGNSW)**



Key issues raised by Agencies

State & Regional Infrastructure

- Include requirement for on-going collaboration with NSW agencies, to obtain property requirements (eg. Health services, schools, emergency services etc) considered and ensure land is rezoned appropriately **(Property)**
- 7.1 Include reference to 'regional infrastructure' and include land and capital in estimated costs of infrastructure **(TfNSW)**
- 7.2 Include 'delivery responsibility' in addition to the scope and mechanism for development contributions **(TfNSW)**
- 7.2 Include reference to SIC for Waterloo Station and associated infrastructure **(UGNSW)**



Key issues raised by Agencies

Local Infrastructure & Contributions

- 8.3 Require provision of open space and recreation facilities is 'consistent' with the intent of City of Sydney Open Space, Sports and Recreation Needs Study. Should major departures be proposed they are to be justified (**UGNSW**)
- 8.7 Incorporate 'health facilities and primary health care facilities' in the list of local infrastructure to be identified for community needs (**Health NSW**)
- Add new study requirement for consideration of aged health care requirements (**Health NSW**)



Key issues raised by Agencies

Utilities

- 9.1 Include 'proposed on-site generation / water recycling' to list of issues to be considered in utilities and infrastructure servicing report **(Ausgrid)**
- 9.2 include 'peak demand and generation forecasts including transport peak energy requirements, staging information' within the list of issues to be considered in the utilities and infrastructure servicing report **(Ausgrid)**
- 9.2 Reword Ausgrid's electrical network requirements to clarify this includes on-site generation and storage and clarify Ausgrid's energy and storage, site and easement requirements **(Ausgrid)**
- 9.4 Require all new power, communication and other utilities within new development areas to be underground as opposed to investigating a strategy for this **(Ausgrid)**



Key issues raised by Agencies

Climate Change Mitigation & Adaptation

- 10.1 Remove reference to net-zero carbon emissions by 2050 and investigating options for achieving both net zero buildings and precinct (UGNSW) ?
- 10.2 Remove reference to target of 50% renewable energy for the precinct (UGNSW) ?
- 10.2 Reword study requirements to require identification of **contribute to achieving** a minimum of 50% renewable energy for the precinct (TfNSW) ?
- 10.2 Move study requirement requiring identification of options to achieve a minimum of 50% of renewable energy for Precinct to ESD section (OEH) ✓
- 10.3 Include integration of vegetation to the requirements of Climate Change Adaptation Report (OEH) ✓
- Include requirement to assess potential impacts of climate change on vulnerable groups (CoS) ✓
- 10.6 Delete need to demonstrate compliance with BASIX and remove specific targets (OEH) ✓
- 10.6 Delete reference to specific targets for BASIX – Energy 40 and water 60 (UGNSW) ✓



Key issues raised by Agencies

Heritage

- Delete requirement for Aboriginal Cultural Heritage Assessment as part of the general heritage assessment and include in new study requirement section on **Aboriginal Cultural Heritage** as follows:
 - Prepare an Aboriginal Cultural Heritage Study to identify Aboriginal cultural heritage values that exist in the area and will be affected by development. This may include the need for surface survey or test excavations (OEH)
 - Where Aboriginal cultural heritage values are identified, consultation must be undertaken and the significance documented (OEH)
 - Impacts on Aboriginal cultural heritage values are to be assessed and documented as well as attempts to avoid impact upon cultural heritage values, conservation outcomes and mitigation measures (OEH)
 - Prepare required DCP provisions (OEH)

Biodiversity

- Include new study requirement relating to **biodiversity** as follows:
 - Require biodiversity impacts to be assessed in accordance with the Framework for Biodiversity Assessment, by a person accredited in accordance with the Threatened Species Conservation Act (OEH)

Key issues raised by Agencies

Urban Forest

- 12.2 Remove requirement for protection of existing trees during all stages of development (UGNSW)
- 12.8 Add Urban Ecology Strategic Action Plan to the list of CoS documents to be considered (CoS)

Urban Ecology

- 13.1 Remove requirement for Urban Ecology study and identify opportunities to create habitat features, tree planting targets, identify contribution to the City's Urban Ecology requirements and targets (OEH)



Key issues raised by Agencies

Ecologically Sustainable Development (ESD)

- 14.2 Delete requirement to undertake feasibility for a Precinct wide recycled water scheme and amend to include an assessment of the feasibility of a precinct wide recycled water scheme and consider opportunities to leverage adjacent recycled water schemes where feasible (UGNSW) ✓
- 14.3 Require assessment of ESD principles and demonstrate commitment to comply with nationally recognised rating system (eg Green Star – Communities) and prepare sustainability plan with specific performance benchmarks (OEH) ✓

Water Quality, Flooding & Stormwater

- 15.1 Remove 'proposed' in reference to water quality targets, and replace 'UGNSW draft Sustainability Plan' with 'City of Sydney DCP 2012'. (CoS) ✓
- 15.1 include additional requirements:
 - Reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%
 - Reduce the baseline annual pollutant load for total suspended solids by 85%
 - Reduce the baseline annual pollutant load for total phosphorous by 65
 - Reduce the baseline annual pollutant load for total nitrogen by 45% (CoS) ✓



Key issues raised by Agencies

Noise & Pollution

- 16.1 Include 'vibration' in the Noise Impact Assessment (TfNSW)
- 16.8 Remove reference to predetermined noise and mitigation measures on Botany Road eg. Reduced speeds and vehicle weight limitations (UGNSW)
- 16.8 Delete reference to Botany Road to be reconfigured as a vibrant, mixed-use street, with activities such as footpaths and dining (TfNSW) (Metro Station only)

Wind

- Insert new requirement to identify key locations for wind sensitivity including metro station entry, bus stops, public plazas and other key public domain areas for the purpose of modelling wind impacts (TfNSW) (Metro Station only)
- 17.3 Include reference to 'station entry and bus stops' in areas to focus on in relation to wind impacts to ensure the suitability of areas for their intended use (TfNSW)
- 17.6 Include 'in key locations' after 'the proposal will not generate unacceptable wind impacts' (TfNSW)

Key issues raised by Agencies

Social Sustainability Assessment (Waterloo Estate only)

- 21.1 The purpose of the Social Sustainability Assessment is to guide the implementation and scope of the project to promote positive social outcomes through design and management recommendations and strategies (CoS)
- 21.2 The Social Sustainability Assessment (SSA) should address:
 - a) existing social characteristics, issues and trends for the estate and adjoining neighbourhoods;
 - b) capacity for community participation in the planning process;
 - c) the contribution of the project to improved social sustainability;
 - d) the Waterloo Precinct Plan, including the social aspects of project staging and delivery, urban design, provision of open space and community facilities, state social infrastructure and services, the availability of local social and community services, and other key issues. (CoS)
- 21.3 Demonstrate how the vision and relevant principles in A City for All: Towards a Socially Just and Resilient Sydney and the objectives of Future Directions of Social Housing in NSW will be realised (CoS)



Key issues raised by Agencies

Social Sustainability Assessment (Waterloo Estate only) (Continued)

- 21.4 Prepare a comprehensive profile of the existing community, neighbouring communities, and the likely future community. **(CoS)**
- 21.5 Prepare an in-depth social needs analysis for the existing, neighbouring and future communities, including the use of primary research, with at least the following groups:
 - key population groups including (but not limited to): i) Aboriginal and Torres Strait Islander People (with separate groups of women, men, young people and older people; ii) older people; iii) young people; iv) children and families; v) key groups of CALD residents (with separate groups for the main language groups); **(CoS)**
 - Separate groups with users and providers of: i) community services, e.g. home care, community transport, ii) key medical and mental health services, iii) key legal services, iv) tenant representative groups and other local service providers and government agencies such as Education and Justice. **(CoS)**

Key issues raised by Agencies

Social Sustainability Assessment (Waterloo Estate only) (Continued)

- 21.6 Prepare a Social Sustainability Report that:
 - is undertaken by a competent and suitably qualified professional who uses rigorous social science methodologies;
 - includes effective, timely and transparent public involvement, including the input of different social groups;
 - fully assesses the social aspects of the project process and staging, as well as the proposed final project outcomes;
 - fully describes the needs of the existing, neighbouring and likely future communities, and how those needs will be addressed through the project to promote positive social outcomes;
 - identifies, where possible, examples of similar scenarios and social sustainability measures for comparison, paying particular attention to vulnerable and key population groups including minority groups, and different age, income and cultural groups; (CoS)



Key issues raised by Agencies

Social Sustainability Assessment (Waterloo Estate only) (Continued)

- 21.6 continued...
 - identifies direct and indirect, long term and short term social sustainability measures to promote positive social outcomes as a consequence of the project, addressing people's way of life, social connections, safety, access to health and welfare services, access to employment and education opportunities, health and culture including measures to provide for the needs of minority groups, different age, income and cultural groups and future generations;
 - identifies the relative equity of the project and associated social sustainability measures, including how the opportunities will be accessible to different sections of the community;
 - considers social sustainability over time;
 - includes qualitative and quantitative needs analysis;
 - includes a mechanism for the future review of community needs;
 - makes clear recommendations for opportunities to maximise positive social outcomes for existing, neighbouring and likely future communities through the project. Recommendations should refer to how the project will address the needs of existing, neighbouring, and likely future communities and include measures that are tangible, timely and effective, and within the ability of the proponent (alone or in partnership) to deliver. **(CoS)**



Key issues raised by Agencies

Social Sustainability Assessment (Waterloo Estate only) (Continued)

- 21.7 Measures require effective and costed implementation mechanisms and responsibilities which are agreed with key partners and documented in a site-specific Social Sustainability Plan to guide future stages of the project; **(CoS)**
- 21.8 The City of Sydney, Department of Education and Department of Family and Community Services should be closely consulted in preparation of the Social Sustainability Report; **(CoS)**
- 21.8 Include 'The Department of Education' to those agencies that should be closely consulted on preparation of Social Sustainability Assessment **(Education)**
- 21.9 Ensure that the historical connections and importance of the Waterloo area to our First Nations people and means to support them and reflect them in the design of the project, the services and employment opportunities provided and that Waterloo continues to be a welcoming and culturally inclusive place. **(CoS)**



Key issues raised by Agencies

Economic Development, Local Retail & Services

- Include new requirement 'identify appropriate locations for active retail functions' (TfNSW)
- 21.10 Include 'and its surrounds' after Metro Station block in reference it potentially being the best location for larger retail concentration (TfNSW) (Metro Station only)
- Include study requirement relating to investigating the need for visitor accommodation in the precinct and consider an appropriate target for its delivery (DPE)

Feasibility & Economic Benefits

- 23.2 Amend from 'Provide an analysis of the feasibility of the proposal including divestment options' to 'Demonstrate that the development can be delivered in the context of prevailing market demand and supply trends, achievable uptake rates relating to development staging and product mix' (UGNSW)

Public Art

- 24.1 Include 'overarching' in reference to conceptual approach for a public art plan and add 'for the precinct' in relation to the rationale (CoS)

Key issues raised by Agencies

Consultation

- 25.1 Include 'infrastructure providers' as one of the groups to be consulted (Ausgrid)
- 25.2 Clarify wording regarding aligning consultation with Social Inclusion Principles for Australia, as Social Inclusion Principles is applied more broadly than consultation (UGNSW)
- 25.3 Remove reference to tenant relocation (UGNSW)
- 25.4 Delete requirement to demonstrate that the consultation program has built confidence in the process (UGNSW)

Next Steps

- DP&E and CoS prepare panel report
- UGNSW has advised they expect to **lodge studies early 2018**
- **PRP Meeting 2** expected to be held **mid 2017**
- Site visit
- Location for next PRP meeting



Attachment 3: Presentation from LAHC – Waterloo Redevelopment

Project Review Panel Waterloo Redevelopment Presentation

Peter Anderson
Executive Director, Communities Plus

Thursday 09th February 2017

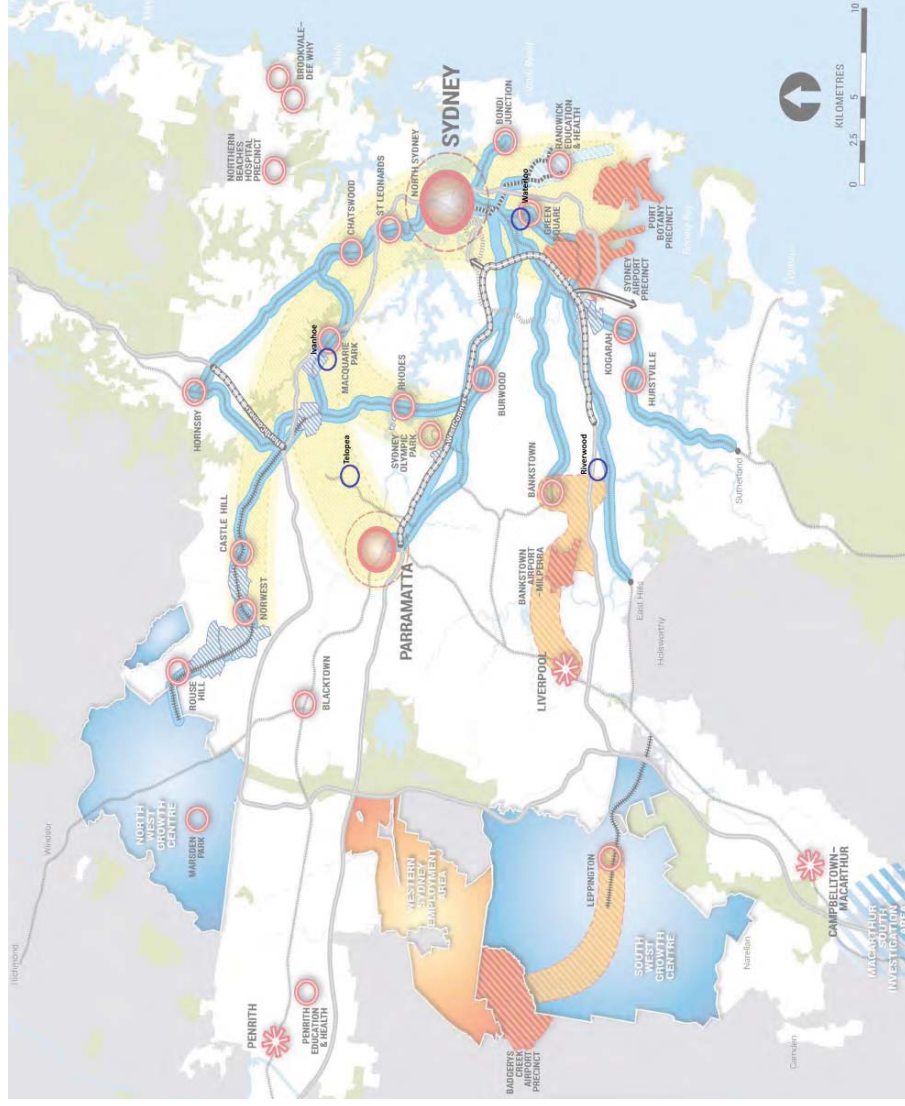


Agenda

1. **Communities Plus Program**
2. **Waterloo Redevelopment**
3. **Why Waterloo?**
4. **The Site**
5. **Existing Dwellings**
6. **Residents & Property Data**
7. **Social Infrastructure**
8. **Actions to Date**
9. **Next Steps**

Communities Plus Program

- Government owned land
- Aligned with *A Plan for Growing Sydney*
- Leveraging the State's investment in infrastructure
- Significant asset recycling opportunity
- Harnessing transport infrastructure
- Up to 45,000 dwellings already
- Over 20,000 dwellings already announced



Waterloo Redevelopment Announcement

- Waterloo Metro Station and redevelopment announced 16 December 2015
- No stock loss of the existing 2,012 social dwellings
- Residents will have the right of return
- Public exhibition first half of 2018 (master plan, proposed zonings, FSRs, heights and a full suite of supporting technical studies)
- Relocations to begin mid – 2018
- Staged delivery, over 15-20 years
- Delivery via private sector participation and via a public tender process



Why Waterloo?

- Develop ageing housing stock that does not meet tenant needs and capitalise on the announcement of Waterloo Metro Station
- Deliver on *Future Directions*:
 - Increase redevelopment of Land and Housing Corporation properties to renew and grow supply
- Support housing supply, housing affordability, place making and environmental aims of A Plan For Growing Sydney
- Deliver housing that meets the needs of tenants, especially older people and those with disabilities
- Replacement of the existing 2012 social dwellings in the redevelopment area

Waterloo

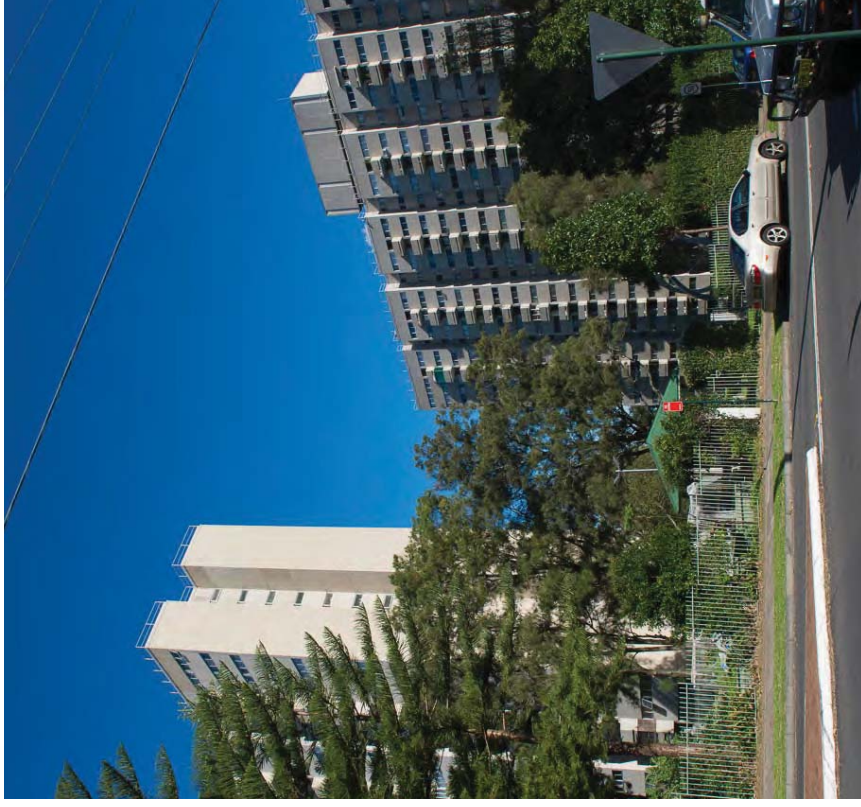
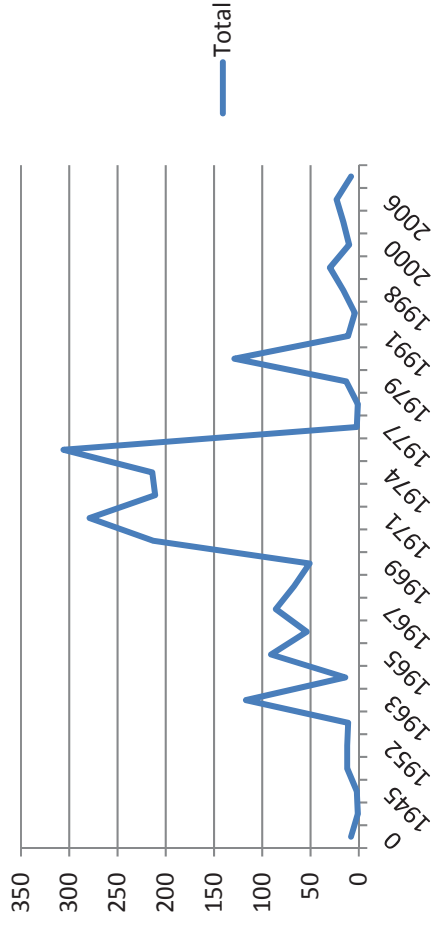
- 4 kilometres south of Sydney CBD
- City of Sydney Local Government Area
- The Waterloo Precinct has been nominated as a potential State Significant Precinct (SSP) comprising 2 key land areas inclusive of City of Sydney streets and parks
- The 2 key land areas in the Waterloo Precinct are:
 - The Waterloo Estate
 - The Waterloo Metro Station Block
- Site Area – Approx. 18 hectares
- LAHC land –Approx. 13.8 hectares
- The Waterloo Precinct includes a mix of privately owned land and buildings adjoining the Estate. The land owners will be directly engaged with by DPE through the rezoning process.



Existing Dwellings

- Average building age: 43 years
- Majority constructed: 1957-1977

LAHC & AHO Assets by Build Year



Waterloo Residents & Property Data

- Approximately 2,650 residents, average 1.3 persons per household
- 2,004 LAHC dwellings and 8 AHO dwellings
- 2,011 units; 1 terrace
- 71% single households, 77% aged over 55 (main tenant)
- 219 (11%) residents under 18 years of age
- Main languages – Chinese, English, Korean, Russian
- The below table provides a snapshot of tenant age profile, household type and number of children in households, by household head age

Household Head Age Profile	Count of household type			Number of children in Household, by household head age	
	Single person	With children	Indigenous	Total	
80 years and older	9%	0%	0%	13%	2
55 - 79	44%	1%	2%	56%	43
under 55	20%	7%	6%	31%	238
Total	73%	9%	8%	100%	283

Social Infrastructure



Actions To Date

- The Waterloo Metro Station and Waterloo redevelopment announced December 2015
- Project governance established
- Planning working group meetings commenced December 2016
- Project Review Panel established
- To date LAHC has engaged with nearly 2,000 people about the Waterloo Redevelopment involving, face to face meetings, workshops, information sessions and events, tenant visits and Waterloo Connect enquiries
- LAHC has undertaken over 40 informal engagement activities with the tenants and the community including information sessions, morning teas and sessions with the Aboriginal community
- FACS has prepared a draft Communication and Engagement strategy for the master planning and is currently preparing an activity schedule which will include the planned engagement activities for the master planning process

Next Steps

- Procurement of master planning and technical study consultants
- Study requirements finalised
- Undertake technical studies
- Capacity building and master plan visioning with the community
- Develop master plan
- Complete technical studies and present master plan options
- Non statutory exhibition of preferred master plan and technical studies
- Submit Waterloo precinct proposal to DPE
- Precinct proposal public exhibition

Attachment 4: PRP Recommendations on agency comments

ATTACHMENT 4: PRP RECOMMENDATIONS ON AGENCY COMMENTS FOR THE NOMINATED SSP - WATERLOO

Study Requirement	Comment (Agency)	DPE / CoS Recommendation	Project Review Panel (PRP) Recommendation
<p>Lord Mayor Principles (Waterloo Estate only)</p>	<ul style="list-style-type: none"> - Consider this development with the local area and its broader context especially in respect of densities and community connectedness (Health) - Ensure that the redevelopment specifically includes social infrastructure and service development appropriate to the needs of the community. (Health) 	<p>Include as a study requirement in the Social Sustainability section</p> <p>Include as a study requirement in the Local Infrastructure section</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>
<p>General</p>	<ul style="list-style-type: none"> - Request agreement on appropriate terms and definitions. (UGNSW) CoS has recommended to use 'precinct plan' or 'indicative subdivision plan' for the SSP area. 	<p>Use 'precinct plan' and simplify other terms. Definitions not required.</p>	<p>PRP supports DPE/CoS recommendation</p>
<p>Purpose of Study</p>	<ul style="list-style-type: none"> - Amend reference to the new metro station, clarifying this is not part of the study (TfNSW) 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP discussed the potential for metro envelope to go above ground and impact on public domain. UGNSW advised in presentation that TfNSW now in detailed design phase.</p>
<p>Scope of Study</p>	<ul style="list-style-type: none"> - (2) Incorporate reference to 'health' and 'a healthy built environment' in list of site suitability considerations. (Health) - Add reference to 'health' in the list of impacts to be considered (Health) 	<p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>

1	<p>Strategic Context</p>	<p>Consideration of other State planning documents such as:</p> <ul style="list-style-type: none"> - Include consideration of Transport for New South Wales strategies and reports including, but not limited to: <ul style="list-style-type: none"> o Sydney’s Rail Future 2013 o Sydney’s Bus Future 2013 o Sydney’s Light Rail Future 2013 o Sydney’s Cycling Future 2013 o Sydney’s Walking Future 2013 o Sydney City Centre Access Strategy 2013 o Central to Eveleigh Urban Renewal Strategic Transport and Study Plan (TfNSW) - Consideration of City of Sydney planning documents, strategies and policies: <ul style="list-style-type: none"> o Amend reference to ‘Social Sustainability Policy and Discussion Paper’ June 2016 (CoS) o Include ‘Housing Issues Paper’ April 2015 (CoS) o Tourism Action Plan (December 2013) (DP&E) o Visitor Accommodation Action Plan (June 2015) (DP&E) - Consideration of other strategies and reports: <ul style="list-style-type: none"> o ‘Building Better Health Guidelines’ (Health) 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
		<ul style="list-style-type: none"> - Consideration of City of Sydney planning documents, strategies and policies: <ul style="list-style-type: none"> o Amend reference to ‘Social Sustainability Policy and Discussion Paper’ June 2016 (CoS) o Include ‘Housing Issues Paper’ April 2015 (CoS) o Tourism Action Plan (December 2013) (DP&E) o Visitor Accommodation Action Plan (June 2015) (DP&E) - Consideration of other strategies and reports: <ul style="list-style-type: none"> o ‘Building Better Health Guidelines’ (Health) 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>

<p>Waterloo Estate</p>	<ul style="list-style-type: none"> ○ Delete reference to 'Planning Institute of Australia's (PIA) Social Impact Assessment Policy Statement' and 'Social Impact Assessment: Guidance for assessing and managing the social impacts of projects'. Referred to in context of Social Sustainability Plan at section 21 and to be used as a guide. (CoS) ○ Include documents identified in EPA response: <ul style="list-style-type: none"> ▪ 'Local Planning for Healthy Waterways Using NSW Water Quality Objectives', Department of Environment and Conservation (June 2006) ▪ 'Managing Urban Stormwater: Harvesting and Reuse Guidelines' (Dec 2006) ▪ WSUD Guidelines (Landcom 2009) ▪ 'Managing Urban Stormwater: Soils and Construction' series ▪ Waste Not Development Control Plan Guidelines (EPA 2008) ▪ 'The Better Practice Guide for Multi-Unit Dwellings provides waste management strategies for multi-unit residential developments' (DECC 2008) ▪ 'The Better Practice for Public Place Recycling' (DEC 2005) ▪ 'The Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities' (EPA December 2012) 	<p>Delete from study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>Discussion: Relevant CoS documents PRP supports DPE/CoS recommendation</p>
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		<p>- TfNSW request inclusion of the following documents:</p> <ul style="list-style-type: none"> o Redfern-Waterloo Built Environmental Plan o Redfern-Waterloo Contributions Plan o Redfern-Waterloo Affordable Housing Contributions Plan o Guide to Traffic Generating Developments and TDT 2013/04a (TfNSW) 	<p>Include only the 'Guide to Traffic Generating Developments and TDT 2013/04a</p>	<p>PRP supports DPE/CoS recommendation</p>
2	Urban Design Metro Quarter	<p>- 2.4 Include 'infrastructure plan' to the list of specific plans that fit within the overall Precinct Plan. (Ausgrid)</p> <p>2.13 Sydney Metro has been approved, therefore unable to investigate or consider additional entries. (UGNSW)</p> <p>CoS has recommended 'Ensure that access to and legibility of the Metro station best serve the surrounding community and connect to the major active transport corridors.'</p> <p>- 2.13 Delete reference to demonstrating how the metro station entries are located to best service the surrounding community. (TfNSW)</p> <p>- 2.13 Incorporate consideration of pedestrian desire lines, weather/wind protection and activation of building facades within interchange areas and along key pedestrian routes. (TfNSW)</p> <p>Note: relates to 5.3 Transport</p>	<p>Include in study requirements</p> <p>PRP to discuss</p> <p>PRP to discuss</p> <p>PRP to discuss</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports CoS proposed new wording</p> <p>PRP agree to delete according to TfNSW suggestion.</p> <p>Discussion: PRP satisfied that wording allows investigation of additional entries if deemed necessary by studies.</p> <p>PRP supports incorporation of additional wording suggested by TfNSW</p>

<p>3</p>	<p>Public Domain</p> <p>Waterloo Estate</p>	<ul style="list-style-type: none"> - 3.1 Delete need to 'obtain agreement' with the CoS for all aspects of the public domain.' (UGNSW) CoS has suggested 'Consult closely with and obtain endorsement from CoS as the ultimate owner and manager of the Public Domain, for all aspects of the Public Domain necessary for the planning framework. 	<p>Include new study requirement wording agreed between UGNSW and CoS</p>	<p>PRP supports wording agreed between CoS and UGNSW (as recommended)</p>
<p>Metro Quarter</p> <p>Metro Quarter</p>	<ul style="list-style-type: none"> - 3.3 Retain requirement but remove predetermined measures (widening and setbacks) on Botany Road. (UGNSW) - 3.3 Delete reference to widening or setbacks. Include consideration of broader urban design context and transport function of the Botany Road corridor and identify opportunities to improve amenity through enable landscaping and other improvements to this frontage. (TfNSW) 	<p>Use TfNSW study requirement</p> <p>Include in study requirements</p>	<p>PRP supports amended wording suggested by TfNSW for 3.3. (as recommended)</p> <p>Discussion: PRP agreed that Botany Road Corridor improvements will also be assessed in the Land-Use and Infrastructure Strategy (LUIS), to be undertaken by DP&E in collaboration with CoS. Threshold issue. Recommendations from LUIS should inform SSP studies and proposals.</p> <p>Reference 'The Green Grid' document and NSW Urban Design Policy (GAO) currently in draft.</p>	
<ul style="list-style-type: none"> - 3.2 and 3.4 Wording suggests singular park (predetermines study). (UGNSW) CoS has provided amended wording to 'park(s). Refer to the Open Space Acquisition Criteria and Rationale and the Waterloo Precinct Open Space directions in Column 2 of the City's 'Open Space Sports and Recreation Needs Study'. 	<p>Include new study requirement wording agreed between UGNSW and CoS</p>	<p>PRP supports wording agreed between CoS and UGNSW (as recommended)</p>		

4	<p>Land Use and Planning Controls</p>	<ul style="list-style-type: none"> - 4.3 Highlight the need to prepare draft zoning and planning controls in consultation with agencies including Transport, Education and Health. (Education) - 4.3 Include 'infrastructure requirements' in the list of draft zoning and planning controls to amend the SEPP. (Ausgrid) - 4.3 Suggest maximum FSR and height applied on a per block basis in the LEP and more fine grain height controls in DCP aligned with indicative building footprints as opposed to preparing individual block controls with graduated height and future lot FSR'. (UGNSW). <p>CoS has amended wording of 4.3, 4.4, 4.6 in response to UGNSW comments.</p> <ul style="list-style-type: none"> o Replacement 4.3 'Provide a draft planning framework for the precinct to include amendments to SPF SEPP and a precinct-specific Development Control Plan.' o Replacement 4.4 'Delete need to prepare individual block controls with graduated height, future lot FSR...' o Replacement 4.5 [previously 4.7] o Replacement 4.6 'The combination of SEPP and DCP controls are to provide certainty that each stage and component of the project can achieve the required amenity standards and 	<p>Do not include in study requirements as duplicates existing study requirement in Consultation section</p> <p>Do not include in study requirements as duplication. Covered in Section 7&8</p> <p>Include CoS revised wording for 4.3, 4.4 and 4.6 in study requirements</p>	<p>PRP supports DPE/CoS recommendation <u>not</u> to include</p> <p>PRP supports DPE/CoS recommendation <u>not</u> to include</p> <p>PRP supports wording of 4.3, 4.4 and 4.6 as agreed between CoS and UGNSW (as recommended)</p> <p>PRP supports wording of 4.3, as agreed between CoS and UGNSW and include TfNSW addition of 'active street frontage' to list of zoning considerations</p> <p>PRP supports wording of 4.4 as agreed between CoS and UGNSW (as recommended)</p> <p>Same wording</p>
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		<p>planning and development outcomes through the life of the project, while providing the flexibility needed to allow the project to respond to changing contexts over time.’</p> <ul style="list-style-type: none"> - 4.3 Add ‘active street frontage’ to list of zoning and planning control considerations. (TfNSW) - 4.5 Include ‘energy efficiency’ in the list of development standards to be justified. (Ausgrid) - 4.6 There are a number of planning pathways that can achieve design excellence, and alternative wording recommended. (UGNSW) [<i>Agreement later reached between UGNSW and CoS on original design excellence study requirement.</i>] 	<p>Include in study requirements</p> <p>Do not include in study requirements as this is not a development standard</p> <p>Use original study requirement which states ‘Develop a design excellence approach which encourages a competitive design process and excellent design outcomes. The City of Sydney Design Excellence Strategy is encouraged.’</p>	<p>PRP supports wording of 4.6 as agreed between CoS and UGNSW (as recommended)</p> <p>PRP supports amended wording suggested by TfNSW (as recommended)</p> <p>PRP supports DPE/CoS recommendation <u>not</u> to include</p> <p>PRP supports DPE/CoS recommendation to use original study requirement</p>
<p>5</p>	<p>Transport</p>	<ul style="list-style-type: none"> - 5.1 Amend section 5.1 to provide clarity on requirements of a comprehensive transport impact assessment. (TfNSW) - 5.2 Amend the section to refine requirements and provide clarity (TfNSW). 	<p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP supports amended wording suggested by TfNSW (as recommended)</p> <p>PRP supports amended wording suggested by TfNSW (as recommended)</p> <p>PRP agreed trip generation surveys for all modes necessary and</p>

	<ul style="list-style-type: none"> - 5.2 Amend to ensure trip generation surveys are undertaken for traffic only. (UGNSW) CoS has suggested the following amends: remove need for surveys for all modes; require estimates of peak trip generation for all modes based on experience of similar developments and types of data. - 5.2 CoS/RMS to agree trip generation rates (CoS/TfNSW) - 5.2 Too detailed for rezoning. (UGNSW) CoS has suggested alternative wording to require a strategic level assessment that demonstrates that on-site parking, access and egress requirements can be designed in accordance with RMS and CoS guidelines and relevant Australian standards. - 5.2 Add requirement to the Transport Impact Assessment to include 'A study of forecast transport peak energy demand requirements including the proposed Waterloo Metro Station and potential use of electric vehicles. (This will need to be integrated with the Utilities Infrastructure Servicing Report).' (Ausgrid) 	<p>PRP to discuss</p> <p>Include in study requirements</p> <p>Use TfNSW study requirement which requires a strategic level assessment</p> <p>Include in study requirements in the Utilities section. Refer to peak energy demand and generally within specific section on transport</p>	<p>recommend use TfNSW amended wording.</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP recommended amending to reflect UGNSW wording and TfNSW wording, but to exclude benchmarking. As below:</p> <p>"Provide a strategic level assessment that demonstrates that on-site parking, access and egress can be designed in accordance with RMS and CoS guidelines and relevant Australian Standards, and that help promote sustainable travel choices such as walking cycling and public transport."</p> <p>PRP agree to include, move to Utilities section</p>
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	<p>Metro Quarteronly</p>	<ul style="list-style-type: none"> - 5.3 Sydney Metro’s Waterloo Station scheme has been approved. UGNSW cannot investigate or consider additional entries. (UGNSW) - 5.3 Reword with ‘Review the Interchange Access Plan (IAP) for Waterloo Station and demonstrate how integrated solutions are achieved for connecting the Metro station with the surrounding community and planned major active transport corridors. (TfNSW) - 5.4 Redraft section dealing with construction traffic. Require identification of a strategic construction approach and staging and management. Delete requirement to provide an overview of potential impacts. (TfNSW) 	<p>PRP to discuss</p> <p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP decided to amend as per TfNSW wording. Related to 2.13</p> <p>Discussion: PRP satisfied that wording allows investigation of additional entries if deemed necessary by studies</p> <p>PRP supports amended wording suggested by TfNSW, but retain reference to ‘City’s Liveable Green Network’.</p> <p>PRP supports amended wording suggested by TfNSW, as recommended</p>
<p>6</p>	<p>Housing</p> <p>Waterloo Estate</p>	<ul style="list-style-type: none"> - 6.1 Include the need to demonstrate how the proposed planning controls will support the achievement of housing and tenure objectives (CoS) - 6.1 Include ‘energy efficient’ in list of outcomes to be considered in the housing needs analysis. (Ausgrid) - 6.2 Inappropriate to lock in the distribution of social housing at rezoning stage. Flexibility is required. (UGNSW) 	<p>Include in study requirements</p> <p>Include in study requirements</p> <p>Include new study requirement wording agreed between UGNSW and CoS</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>

	<p>Metro Quarter</p>	<p>CoS has suggested alternative wording, 'Consider how social housing in the precinct is to be replaced and identify guiding principles and/or potential options for appropriate distribution...'</p> <ul style="list-style-type: none"> - 6.2 Delete study requirement as no social housing will be delivered on this site. (UGNSW) - 6.3 & 6.4 Goes beyond Government policy. Amend wording at 6.3 to include reference to prevailing NSW Government policy, as it refers to affordable housing targets. (UGNSW). <ul style="list-style-type: none"> - CoS has suggested 'Identify and assess the range of mechanisms/models available to maximise affordable housing, noting the target of 5% - 10% of new floorspace referenced in the draft Central District Plan or <u>any greater target if NSW Government policy changes.</u> 	<p>Remove from study requirements</p> <p>Include new study requirement wording agreed between UGNSW and CoS</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports amended wording as agreed between CoS and UGNSW, but recommend that the 5-10% affordable housing target is expressed as a 'minimum target'.</p>
<p>7</p>	<p>State and Regional Infrastructure</p>	<ul style="list-style-type: none"> - Include requirement for on-going collaboration with NSW agencies, to ensure their property requirements are considered, and land zoned appropriately to accommodate future needs. (Property) - 7.1 Include reference to 'regional infrastructure' and define estimated costs as 'inclusive of land and capital'. (TfNSW) - 7.2 Include 'delivery responsibility' as well as the scope and mechanism for development contributions. (TfNSW) 	<p>Include in study requirements</p> <p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>

		<ul style="list-style-type: none"> - 7.2 NSW Government announcement not reflected in requirement. Suggest appropriate reference to special infrastructure contribution for Waterloo Station and associated infrastructure (UGNSW) CoS has suggested to specify 'State and local' with regard to development contributions. 	Do not include in study requirements	PRP supports DPE/CoS recommendation to delete as a SIC is already covered by 'mechanism for development contributions'
8	Local Infrastructure and Contributions	<ul style="list-style-type: none"> - 8.3 Not appropriate to lock in compliance with the City of Sydney Open Space, Sports and Recreational Needs Study prior to the SSP study being undertaken. CoS has suggested alternative wording to require provision of open space and recreation facilities is 'consistent' rather than 'in accordance' with the City of Sydney Open Space, Sports and Recreational Needs Study. Add 'Consult closely with CoS and provide detailed justification for any variation.' (UGNSW) - 8.7 Incorporate 'health facilities and primary health care facilities' in the list of local infrastructure to be identified for the needs of the community. (Health) - Consideration of aged health care requirements [email] (Health) 	<p>Include new study requirement wording agreed between UGNSW and CoS</p> <p>Include in study requirements</p> <p>Do not include in study requirements as captured in Social Sustainability Assessment – requirement for in-depth needs analysis (older people)</p> <p>Include in study requirements</p>	<p>PRP supports wording agreed between CoS and UGNSW (as recommended)</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>
9	Utilities	<ul style="list-style-type: none"> - New 9.1: Include 'proposed on-site generation / water recycling' to the list of issues to be considered in a utilities and infrastructure servicing report. (Ausgrid) 	Include in study requirements	PRP supports DPE/CoS recommendation

		<ul style="list-style-type: none"> - New 9.2 Include 'peak demand and generation forecasts, staging information...' within the utilities and infrastructure servicing report. [<i>Incorporate forecast transport peak energy demand requirements</i>] (Ausgrid) - Reword section dealing with Ausgrid electrical network to incorporate 'on-site generation and storage' and reference to specific requirements (e.g. facility site requirements, easement requirements and asset relocations). Include 'The capacity of' before 'Sydney Water's network...' dot point. (Ausgrid) - Require all new power, communication and other utilities within new development areas to be underground, to comply with current utility design standards. (Ausgrid) 	<p>Incorporate section from Transport here.</p> <p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>
<p>10</p> <p>Climate Change Mitigation and Adaptation</p>	<ul style="list-style-type: none"> - 10.1 Predetermines a target and outcome prior to SSP study. Remove reference to net-zero carbon emissions by 2050 and investigating options for achieving both net zero buildings and precinct. (UGNSW) - 10.2 Predetermines a target and outcome prior to SSP study. Remove reference to target of 50% renewable energy for the precinct. Replace with options to promote. (UGNSW) - 10.2 Reword to highlight that site to contribute to a minimum of 50% renewable energy target for the wider Waterloo precinct. (TfNSW) 	<p>OEH has not raised this issue PRP to discuss</p> <p>OEH has not raised this issue PRP to discuss</p> <p>PRP to discuss</p>	<p>PRP discussion on 10.1: PRP recommended that the study requirement should remain, as it reflects State policy</p> <p>PRP discussion on 10.2: PRP recommended that the study requirement remain. Supported by the State agencies and CoS</p> <p>As above</p>	

		<ul style="list-style-type: none"> - 10.2 Move to ESD section, the requirement to identify options for achieving a minimum of 50% renewable energy for the precinct by maximising on site generation and renewable energy generated off site. (OEH) - 10.3 Add “the integration of vegetation (existing and future” to requirements of a <i>Climate Change Adaptation Report</i>. [Waterloo Estate SR only] (OEH) - Add a requirement to assess the potential impacts of climate change on vulnerable groups, including older people, and mechanisms for implementing mitigation strategies. (CoS) - 10.6 Delete the need to demonstrate compliance with BASIX and opportunities to deliver beyond BASIX scores for residential buildings (6 storeys +). Energy 40 and Water 60. (OEH) - 10.6 Delete reference to specific targets for BASIX – Energy 40 and Water 60 (UGNSW) - Delete Aboriginal cultural heritage assessment requirement and add new section on Aboriginal Cultural Heritage to Study Requirements (OEH) - The study must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the study. This may include the need for surface survey and 	<p>Move study requirement</p> <p>Include in study requirements</p> <p>Include in study requirements</p> <p>Keep in study requirements but remove numerical targets</p> <p>Keep in study requirements but remove numerical targets</p> <p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP agreed to move this study requirement to ESD section</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation that BASIX compliance remains, but remove specific numerical targets for 10.6</p> <p>As above</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>
11	Heritage			
	Aboriginal Cultural Heritage (new study requirement)			

		<p>test excavation. The identification of cultural heritage values should be guided by the OEH policy (OEH)</p> <ul style="list-style-type: none"> - Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the OEH policy. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the study (OEH) - Impacts on Aboriginal cultural heritage values are to be assessed and documented in the study. The study must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the study must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH (OEH) 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
		<ul style="list-style-type: none"> - Require biodiversity impacts to be assessed in accordance with Framework for Biodiversity Assessment (OEH) - 12.2 Remove requirement for protection of existing trees. Too detailed for rezoning. (UGNSW) 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
12	<p>Biodiversity (recommended new study requirement) Urban Forest</p>		<p>Delete from study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
			<p>Include in study requirements</p>	

		<ul style="list-style-type: none"> - 12.8 Add 'Urban Ecology Strategic Action Plan' to the list of CoS documents to be considered (CoS) 		PRP supports DPE/CoS recommendation
13	Urban Ecology	<ul style="list-style-type: none"> - Remove entire 'Urban Ecology' study requirement which contains requirement for an ecological assessment; identify opportunities to create habitat features; tree planting targets; identify contribution to the City's Urban Ecology requirements and targets. (OEH) 	Keep in study requirements	PRP supports DPE/CoS recommendation.
14	Ecologically Sustainable Development	<ul style="list-style-type: none"> - 14.2 Remove specific requirement to undertake a feasibility for a precinct-scale recycled water scheme on 3rd party landholdings not involved in the study. (UGNSW) CoS has suggested 'Investigate any opportunities for and include an assessment of the feasibility of a precinct scale recycled water scheme that includes sites with the capacity to participate' and removal of specific named sites. - 14.3 Require assessment of ESD principles and demonstrate a commitment to comply with a nationally recognised sustainability rating system (e.g. Green Star – Communities) including the preparation of a sustainability plan with specific performance benchmarks as part of the design phase (OEH) 	<p>Include new study requirement wording agreed between UGNSW and CoS</p> <p>Combine with existing study requirement 14.1</p>	PRP supports wording of 14.2 as agreed between CoS and UGNSW
15	Water Quality, Flooding and Stormwater	<ul style="list-style-type: none"> - 15.1 Remove 'proposed' in reference to water quality targets, and replace 'UGNSW draft Sustainability Plan' with 'City of Sydney DCP 2012' and add four (4) additional requirements under 15.1: 	<p>Include in study requirements, CoS has provided updated wording to clarify the draft study requirement</p>	PRP supports DPE/CoS recommendation

		<ul style="list-style-type: none"> o Reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90% o Reduce the baseline annual pollutant load for total suspended solids by 85% o Reduce the baseline annual pollutant load for total phosphorous by 65% o Reduce the baseline annual pollutant load for total nitrogen by 45% (CoS) 		
16	Noise, Vibration and Pollution Metro Quarter	<ul style="list-style-type: none"> - 16.1 Incorporate 'vibration' in the noise impact assessment. (TfNSW) - 16.8 Requirement predetermines measures and outcome prior to the SSP Study being undertaken. (UGNSW) CoS has suggested to retain requirement but remove reference to predetermined measures on Botany Road and suggest that consultant work with urban designer to suggest measures for the protection of future residents.' - 16.8 Delete last sentence referring to Botany Road to be reconfigured as a vibrant, mixed-use street, with activities such as footpath dining. (TfNSW) - New requirement: 'Identify key/significant locations for wind sensitivity within the public domain, including metro station entry, bus stops, public plazas and other key public domain areas for the purpose of modelling wind impacts of the proposed development' (TfNSW) 	<p>Include in study requirements</p> <p>Include new study requirement wording agreed between UGNSW and CoS</p> <p>Delete from study requirements</p> <p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>
17	Wind Metro Quarter		Include in study requirements	PRP supports DPE/CoS recommendation
			Include in study requirements	

		<ul style="list-style-type: none"> - 17.3 Add reference to 'station entry and bus stops' in relation to wind impact and suitability of areas for intended use. (TfNSW) - 17.6 Add 'in key locations' after 'the proposal will not generate unacceptable wind impacts. (TfNSW) 	<p>Do not include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation to retain original study requirement</p>
18	Aeronautical	-		
19	Geotechnical and Contamination	-		
20	Population Demographics	-		
21	Social Sustainability Assessment (Waterloo Estate only)	<ul style="list-style-type: none"> - New wording for this section has been provided by CoS and agreed with LaHC and UGNSW, as follows: <ul style="list-style-type: none"> - 21.1 The purpose of the Social Sustainability Assessment is to guide the implementation and scope of the project to promote positive social outcomes through design and management recommendations and strategies - 21.2. The Social Sustainability Assessment (SSA) should address: <ul style="list-style-type: none"> a) existing social characteristics, issues and trends for the estate and adjoining neighbourhoods; b) capacity for community participation in the planning process; 	<p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP agreed to incorporate the following at e) 'Consider this development with the local area and its broader context especially in respect of densities and community connectedness' (Health)</p>

		Include in study requirements	PRP supports DPE/CoS recommendation
	<p>c) the contribution of the project to improved social sustainability;</p> <p>d) the Waterloo Precinct Plan, including the social aspects of development staging and delivery, urban design, provision of open space and community facilities, state social infrastructure and services, the availability of local social and community services, and other key issues.</p> <p>e) consider the proposed development within the local area and its broader context especially in respect of densities and community connectedness.</p> <ul style="list-style-type: none"> - 21.3 Demonstrate how the vision and relevant principles in 'A City for All: Towards a Socially Just and Resilient Sydney' and the objectives of 'Future Directions of Social Housing in NSW' will be realised. - 21.4 Prepare a comprehensive profile of the existing community, neighbouring communities, and the likely future community. - 21.5 Prepare an in-depth social needs analysis for the existing, neighbouring and future communities, including the use of primary research, with at least the following groups: <ul style="list-style-type: none"> o key population groups including (but not limited to): i) Aboriginal and Torres Strait Islander People (with separate groups of 		<p>PRP supports DPE/CoS recommendation but request inclusion of primary school children in the list of key population groups</p>

	<p>women, men, young people and older people; ii) older people; iii) young people; iv) children and families; v) key groups of CALD residents (with separate groups for the main language groups),</p> <ul style="list-style-type: none"> o separate groups with users and providers of: <ul style="list-style-type: none"> i) community services, e.g. home care, community transport, ii) key medical and mental health services, iii) key legal services, iv) tenant representative groups and other local service providers and government agencies such as Education and Justice. <p>- 21.6 Prepare a Social Sustainability Assessment that:</p> <ul style="list-style-type: none"> o is undertaken by a competent and suitably qualified social science professional who uses rigorous social planning methodologies; o includes effective, timely and transparent public involvement, including the input of different social groups; o fully assesses the social aspects of the project process and staging, as well as the proposed final development outcomes; o fully describes the needs of the existing and neighbouring communities, and anticipated needs of the future community including how those needs will be addressed through the development process to promote positive social outcomes; 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
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		<ul style="list-style-type: none"> o fully describes the scope of the proposed changes anticipated as a result of the development; o identifies, where possible, examples of similar scenarios and social sustainability measures for comparison, paying particular attention to vulnerable and key population groups including minority groups, and different age, income and cultural groups; o identifies direct and indirect, long term and short term social sustainability measures to promote positive social outcomes as a consequence of the development, addressing people's way of life, social connections, safety, access to health and welfare services, access to employment and education opportunities, health and culture including measures to provide for the needs of minority groups, different age, income and cultural groups and future generations; o identifies the relative equity of the changes occurring as a consequence of the development and social sustainability measures, including how the opportunities will be accessible to different sections of the community; o considers social sustainability over time; o includes qualitative and quantitative needs analysis; 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
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	<ul style="list-style-type: none"> o includes a mechanism for the future review of community needs; o makes clear recommendations for opportunities to maximise positive social outcomes for existing and neighbouring communities through the project as per the relevant Planning Institute of Australia Policy Position. Recommendations should refer to how the project will address the needs of current and future communities and include measures that are tangible, timely and effective, and within the ability of the proponent and/or with agreement of partners to deliver and assessed for their benefits. - 21.7 Measures require effective and costed implementation mechanisms and responsibilities which are agreed with key partners and documented in a site-specific Social Sustainability Plan. - 21.8 The City of Sydney and Department of Family and Community Services should be closely consulted in preparation of the Social Sustainability Assessment. - 21.9 Ensure that the historical connections and importance of the Waterloo area to our First Nations people and means to support them and reflect them in the design of the precinct, the services and employment opportunities provided and the goal of maintaining Waterloo as a welcoming and culturally inclusive place. 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>
		<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>

		<p>_____</p> <ul style="list-style-type: none"> - 21.5 Include the Department of Education to those agencies that should be closely consulted with on the preparation of the Social Sustainability Assessment. (Education) 		
<p>22</p>	<p>Economic Development, Local Retail & Services</p>	<ul style="list-style-type: none"> - Add new requirement 'Identify appropriate locations for active retail frontages' (TfNSW) - 21.10 Include 'and its surrounds' after Waterloo Metro Quarter in reference to best location for larger retail concentration. (TfNSW) - New study requirement. Investigate the potential for visitor accommodation within the precinct and consider an appropriate target. (DP&E / CoS) 	<p>Include in study requirements</p> <p>Include in study requirements</p> <p>Include in study requirements</p>	<p>PRP discussion: PRP support the suggested study requirement by TfNSW and identified the need for this to be expanded to reflect local services and how they adapt over time.</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p>
<p>23</p>	<p>Feasibility & Economic Benefits</p>	<ul style="list-style-type: none"> - 23.2 Concern over commercial in confidence information. (UGNSW) UGNSW / CoS amended wording to 'Demonstrate that the development can be delivered in the context of prevailing market demand and supply trends, achievable uptake rates relating to development staging and product mix.' 	<p>Include new study requirement wording agreed between UGNSW and CoS</p>	<p>PRP recommend using the original study requirement</p> <p>Following the PRP meeting the Panel agreed to remove the requirement for divestment options to be submitted as it was deemed beyond the scope of the rezoning process.</p>
<p>24</p>	<p>Public Art</p>	<ul style="list-style-type: none"> - Include 'overarching' in reference to conceptual approach for a public art plan and add 'for the precinct' in relation to the rationale (CoS) 	<p>Include in study requirements</p>	<p>PRP supports DPE/CoS recommendation</p>

25	Consultation	<ul style="list-style-type: none"> - Include 'infrastructure providers' as one of the groups to be consulted during the preparation of the study. (Ausgrid) - 24.2 / 25.2 Need for clarification. (UGNSW) CoS has redrafted 25.2 and 25.4 to require consultation to align with IAP2 core values and demonstrate guiding principles of community engagement. CoS has also deleted specific reference to 'Social Inclusion Principles for Australia'. - New requirement, 'Consultation is to be evaluated against its appropriateness, reach, and achievement of intended consultation outcomes. (CoS) - 25.3 Remove reference to tenant relocation. Outside the planning process. (UGNSW) - 24.4 / 25.4 Delete requirement to demonstrate that the consultation program has built confidence in the process. It is unclear in its intent. (UGNSW) 	<p>Include in study requirements</p> <p>Include new study requirement wording agreed between UGNSW and CoS</p> <p>Include in study requirements</p> <p>Delete from study requirements</p> <p>Delete from study requirements</p>	<p>PRP discussion: Amend to state 'non-government service providers'</p> <p>PRP supports wording of 24.2 / 25.2 as agreed between CoS and UGNSW</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>PRP supports DPE/CoS recommendation</p> <p>Following the PRP meeting the Panel agreed to incorporate a new study requirement outlining the need for two workshops with private landowners on the Waterloo Estate and for a summary report to demonstrate how the findings have been considered as part of the proposal.</p>
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Planning &
Environment

Project Review Panel Report

PRP2 – Waterloo Estate and
Waterloo Metro Quarter Interface

**Nominated State
Significant Precinct
- Waterloo**

26 June 2017

Nominated State Significant Precinct - Waterloo

Project Review Panel Report

Details	
Subject	Nominated State Significant Precinct – Waterloo incorporating the Waterloo Estate & Waterloo Metro Quarter
Location	City of Sydney Offices, Town Hall House
Date	26 June 2017
Time	10:00am – 1:00pm
<u>Project Review Panel</u>	Graham Jahn (Director, City Planning, Development and Transport, City of Sydney) Chair
<u>Observers</u>	Brendan O'Brien (Executive Director, Infrastructure Housing and Employment, DPE)
DPE	Ben Hewett (Deputy Government Architect, Office of the Government Architect)
Transport for NSW (TfNSW)	Elisabeth Peet (Principal Manager Urban Design, TfNSW)
City of Sydney (CoS)	Emma Hitchens (Precinct Manager)
Land and Housing Corporation (LAHC)	Palitja Woodruff (Senior Precinct Planner)
Urban Growth (UGNSW)	Aaron Nangle (Senior Precinct Planner)
Sydney Metro	Jonathan Busch (A/Principal Transport Planner, Urban Renewal, TfNSW)
	Peter John Cantrill (Program Manager, Urban Design)
	Ben Pechey (A/Executive Manager, Strategic Planning & Urban Design)
	David Fitzpatrick (Senior Planner/Project Lead, Strategic Planning & Urban Design)
	Sarah Hotchin (Executive Assistant)
	Adriana Malin (Project Director)
	Mark Attiwill (Development Director, Communities Plus)
	Dylan McCallum (Senior Project Manager)
	Matthew White (Program Director)
	David Johns (A/Project Leader)
	James Bichard (Assistant Development Director)
	Phil Leijten (Senior Manager, Sydney Metro Delivery Office)

Matters Discussed	
No	Item
1	Introduction by the Chair
2	<p>Presentation by DPE on the SSP Process to date and meeting outline</p> <p>i) The purpose of the PRP meeting was outlined:</p> <ul style="list-style-type: none"> - To review the station design, interface principles and relationship/implications for the wider SSP. - To review the emerging urban design concepts for the Metro Quarter. <p>ii) The goal of the meeting was established:</p> <ul style="list-style-type: none"> - for PRP to review whether the station design has maximised the interface opportunities for the wider SSP area, and allows flexibility for future planning. PRP to provide further advice if required <p>iii) Certain conditions of the SSI approval for the Waterloo Metro Station were highlighted, including:</p> <ul style="list-style-type: none"> - Establishment of the Design Review Panel (DRP) to refine design objectives for place making, public realm and urban and heritage integration applicable to the length of the project and provide advice on the application of the objectives to key design elements. - Preparation of an Interchange Access Plan to inform final design of transport and access facilities and services; - Preparation of a Station Design and Precinct Plan (SDPP) to present an integrated urban and place making outcome for the station; and - The preparation of a Community Communication Strategy to facilitate communication between the Proponent and the community during design and construction. <p>A copy of the presentation by DPE is provided (Attachment 1).</p>
3	<p>Presentation by Sydney Metro</p> <p>Overview of proposed development of the Waterloo Metro Quarter.</p> <p>A copy of the presentation by Sydney Metro is provided (Attachment 2).</p>
4	Q&A Discussion on Project Presentation
5	<p>Consideration of Issues</p> <p>The following issues were considered by the PRP (detailed questions and Panel recommendations are contained in Attachment 3).</p> <p>Key station interfaces:</p> <ul style="list-style-type: none"> - Station entry - Station servicing areas - Station structure load-bearing capacity - Station interface with Cope Street - Station mechanical ventilation

<p>6</p>	<p>PRP Recommendations</p> <p>The PRP recommendations on Waterloo Metro Quarter interface issues and resulting actions are attached (Attachment 3).</p> <p>The PRP highlighted the need for further consideration of:</p> <ul style="list-style-type: none"> - Traffic and transport implications beyond and through the site including bus-to-metro interchange requirements, future design of Botany Road, zero carparking provision for potential residential development and pedestrian movements. DP&E agreed to organise a forum to discuss/resolve Botany Road issues. - Quality of public open space, noting that the proposed public space at the “community door” should demonstrate design excellence. - Outcomes of the Waterloo Metro Design Review Panel (DRP) to ensure the PRP does not provide conflicting advice. DP&E agreed to investigate if minutes, or key outcomes of DRP meetings can be provided to the PRP.
<p>7</p>	<p>Next Steps</p> <ul style="list-style-type: none"> - DP&E will prepare draft panel report and distribute. - PRP 3 meeting date to consider ‘visioning’ proposals (13 September 2017). - PRP 4 meeting date to consider ‘concept options’ (8 November 2017).

Attachment 3: PRP Recommendations

ATTACHMENT 3: PRP RECOMMENDATIONS ON METRO STATION INTERFACE

Key Station Interface	PRP Advice	PRP Recommendations
Station Entry	<ul style="list-style-type: none"> Two station entries are a positive outcome. 	<ul style="list-style-type: none"> Station entry locations are supported, noting the constraints of the site. Further consideration of pedestrian flows is required, in particular the need for visibility and access to the station from the bus interchange.
Station Servicing Areas	<ul style="list-style-type: none"> It is noted that the different servicing locations all have potential conflicts with either pedestrians, buses and traffic. 	<ul style="list-style-type: none"> Vehicle Entry points should be shared and minimised due to traffic conflicts. Zero carparking, with the exception of car share and accessible spaces, should be provided for residential development at Waterloo Metro Quarter. Bike parking facilities should be provided.
Station structure load-bearing capacity	<ul style="list-style-type: none"> Height limitations detailed in the UGNSW presentation are acceptable. 	<ul style="list-style-type: none"> Structural design should support soil volumes for canopy tree planting in the station forecourt.
Station interface with Cope Street	<ul style="list-style-type: none"> Early consideration of level changes for retail frontages is positive. 	<ul style="list-style-type: none"> Location of proposed square is supported but its design must address amenity constraints including levels, connection to street, pedestrian through traffic, sun access, wind, microclimate and noise. Potential for proposed square to become major thoroughfare given expected pedestrian flows needs to be resolved to ensure there are no significant negative impacts on the function/amenity of the square. The retail frontage onto Cope Street is supported, the retail mix may need to be curated as the staged development occurs.
Station mechanical ventilation		<ul style="list-style-type: none"> Air quality from outlet vents should be better understood to determine implications for design and uses of development above street level.

		<ul style="list-style-type: none"> • Air quality/pollution assessment should consider the impact of air expulsion from the station on sensitive receivers.
<p>Botany Road Frontage</p>	<p>Work with the agencies identified in the Sydney Metro City and Southwest SSI approval conditions to resolve the Botany Road interface issues as part of the Interchange Access Plan and Station Design and Precinct Plan processes.</p>	<ul style="list-style-type: none"> • Ensure the footpath along Botany Road is wide enough for bus interchange including potential indented bus bays and tree planting, and has the amenity to encourage a successful interchange environment. • Carefully consider the location and design of uses sensitive to noise and pollution on Botany Road.

**Nominated State Significant Precinct – Waterloo
Project Review Panel Briefing Report**

Details	
Subject	Nominated State Significant Precinct – Waterloo incorporating the Waterloo Estate & Waterloo Metro Quarter Project Review Panel (PRP) Vision and Objectives
Location	City of Sydney Offices, Town Hall House
Date	20 February 2017
Time	9:00am – 1:00pm
<u>Project Review Panel</u>	Ben Hewett (Deputy Government Architect, GANSW) (Chair) Ann-Maree Carruthers (A/Executive Director, Infrastructure, Housing and Employment, DPE) Graham Jahn (Director of City Planning, Development and Transport, City of Sydney) Elisabeth Peet (Principal Manager, Urban Design, TfNSW)
<u>Observers</u>	
DPE	Emma Hitchens (A/Director) Anna Johnston (A/Director) Aaron Nangle (Senior Planner) Palitja Woodruff (A/Precinct Manager)
City of Sydney (CoS)	Andrew Thomas (Executive Manager, Strategic Planning & Urban Design) David Fitzpatrick (Project Lead/Senior Planner, Strategic Planning & Urban Design) Peter John Cantrill (Program Manager, Urban Design)
Land and Housing Corporation (LAHC)	Peter Anderson (Executive Director, Communities Plus) Mark Attiwill (Development Director, Communities Plus) Ron Meyer (Project Director, Waterloo) Rob Sullivan (A/Director Stakeholder Engagement and Relations)

Urban Growth (UGNSW)	David Johns (A/Project Leader) Ian Cady (Program Director) Jodie Summers (Design Director) James Bichard (Assistant Development Director)
Sydney Metro	Phil Leijten (Senior Manager, Sydney Metro Delivery Office)
Transport for NSW	Jonathan Busch (Principal Manager, Urban Renewal)

Matters Discussed	
No	Item
1	<p>Introduction by the Chair</p> <ul style="list-style-type: none"> - No declarations of interest noted.
2	<p>Presentation by DP&E and outline of the agenda and purpose for meeting</p> <p>The purpose of the PRP meeting was outlined:</p> <ul style="list-style-type: none"> - Consider the outcomes of community engagement and baseline technical studies; - Agree any feedback on the Vision and Principles; - Give advice on Strategic Directions to support development of options, and - Consider preferred design for Metro Quarter and agree on any feedback
3	<p>Presentation by LAHC and UGDC – Waterloo Estate Precinct Vision and Principles</p> <p>LAHC/UGDC provided an overview of the project, providing an update on the results of baseline analysis and consultation program and outlining the objectives and principles as well as strategic directions which will inform the development of options.</p> <p><u>Key discussion points</u></p> <p>The panel sought clarity on the proposed program. UGDC advised it is seeking to undertake options consultation one week after the next panel meeting on 17 April 2018.</p> <p>Panel members sought clarification on community feedback in relation to retention of the towers. RS was not available to answer the question and PA responded that generally residents would support being relocated to new housing but the wider community considers the towers have landmark and social significance to the Waterloo area, noting that more detail can be provided by RS.</p>

	<p>Panel members questioned the need for a new school, noting that DoE have advice that a school is not needed. AMC advised that DPE will work with DoE to confirm the need for a school and associated assumptions. The Central to Eveleigh Land Use and Infrastructure Implementation Plan will also consider cumulative impacts of future development in the area.</p> <p>Panel members noted support for public open space leading the design of the Estate but that additional information on proposed built form is required for the panel to fully consider the strategic directions/options.</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> - UGDC/LAHC to provide panel with adequate time to consider and provide recommendations on the options prior to consultation. - DPE to work with DoE to confirm school needs. - LAHC to provide further detailed advice on community feedback in relation to retention of the towers.
4	<p>Presentation by UGDC and Sydney Metro – Waterloo Metro Quarter Update</p> <p>Panel members sought clarification regarding the design rationale of the towers, in particular the northernmost tower and the lack of a setback to Botany Road. JB noted that this was the preference of the architects.</p> <p>Panel members enquired about the proposed design excellence competitive design process. PL to provide further advice.</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> - PL to provide advice to the panel regarding the proposed design excellence process.
5	<p>Panel discussion regarding Waterloo Estate</p> <p><u>Vision and principles</u></p> <ul style="list-style-type: none"> - Panel members agreed that the vision and principles should be further refined in accordance with the Study Requirements and supported by measurable criteria to assist built form options development. <p><u>Program</u></p> <ul style="list-style-type: none"> - Panel members noted that the program must allow sufficient time for built form options development, PRP review and amendment to incorporate any potential changes resulting from PRP recommendations, prior to options consultation. - The panel considers that at this stage there is insufficient time allowed in the program for potential changes to be made, following the PRP's review and prior to options consultation. <p><u>Strategic Directions</u></p> <ul style="list-style-type: none"> - The panel noted that the strategic directions seemed varied and provide a worthwhile basis. The panel supports public domain as a driver but cannot on their merit until they understand the built form impacts. - Panel members noted it would be useful to see a pros/cons list of each of the options, that denotes each of the individual elements present in each option.

	<ul style="list-style-type: none"> - The panel noted that many of the specific elements presented should not be mutually exclusive and could be included in all options (eg. All strategic directions should include strong connections to surrounding open space, achieve sustainability targets, contain slim towers etc.). <p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> - The panel agreed that the Waterloo Estate should achieve greater than a minimum of 10% affordable housing. - The panel agreed that affordable housing should be salt and peppered through the future development, subject to further evidence gained from a variety of case studies (see comments regarding case studies below). The panel noted support for the separation of social housing into individual buildings, however it was noted that affordable housing could be mixed with private dwellings within buildings. <p><u>Case studies</u></p> <ul style="list-style-type: none"> - Panel members raised concern that they are yet to see comprehensive case studies, conclusions and how the lessons learned are being applied, particularly in relation to the built form. The panel noted that case studies should be used to inform the social / affordable housing mix using examples. - The Panel agreed that the options presentation to the PRP should include a short explanation of the key lessons learned from the case study analysis and how these are being applied. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> - Panel members noted the need for clear sustainability targets. The panel noted that it was pleased to see strategic directions which appear to cater to sustainability programs, however these must be measurable and the relevant targets must be clear. <p><u>Community benefits</u></p> <ul style="list-style-type: none"> - Panel members noted that while there are a number of purported community benefits associated with the strategic directions, the project should set clear targets and goals to measure the achievement of community benefits. Clear targets, measurements and aspirations can be built into tender documentation to ensure that they are achieved. Examples include, training for local people, jobs for locals and provision of specific services. - The panel noted the need for further detail in relation to the Community Services Plan being developed including how it links back to/influences the design. <p><u>Need for performance measures</u></p> <ul style="list-style-type: none"> - The panel noted the need for clear performance measures against which the options can be tested. The panel noted that these may need to be refined as the options are developed and would expect this to be the case as the proposed built form continues to evolve. <p><u>Other matters</u></p> <ul style="list-style-type: none"> - Panel members noted importance of designing future homes linked to open spaces to allow for pet ownership which is an increasing trend in the inner city.
6	<p>Panel discussion regarding Waterloo Metro Quarter</p> <p><u>Tower arrangement</u></p> <ul style="list-style-type: none"> - The panel advised that the tower arrangements are not supported at this stage, and that further, more detailed options analysis is required to ensure that the proposed arrangement is appropriate.

- The proposed heights and setbacks are not supported and revised heights require further justification. The northern tower is currently at a maximum of 30 storeys. The tower height and locations should be informed by a clear rationale that considers all factors including overshadowing, amenity, urban transitions to conservation areas, wind impacts etc rather than just the PAN OPS limitations.
- The panel also noted the overshadowing of Alexandria Park and private properties, particularly between Wyndham Street and Botany Road. Further detailed shadow analysis needs to be undertaken to confirm that the proposed heights and building forms are appropriate for this location.
- Panel members noted that the lack of setback of the towers behind the podium will result in significant avoidable wind impacts. Further adjustments/analysis/justification of the tower locations are required.
- The panel noted the design of the middle tower creates potential for a poor microclimate and overshadowing outcome over the community space. The panel noted that the tower should not overhang the community space, and should avoid overshadowing impacts on the community space and laneways.
- The panel noted that UGDC should explore shifting the scale and bulk of built form setback from the podium to address these concerns.

Parking

- The panel noted that further adjustment/analysis/justification of the proposed 140 car parking spaces is required. The breakdown and rationale behind the visitor, non-residential, accessible and car share parking should be clearly articulated.
- The panel advised that numbers of retail and visitor car parking spaces are not supported. CoS to provide further advice re: car-share spaces

Bicycle parking

- The panel highlighted concerns that bicycle parking is low, noting that the proposed Bike Hub is not easily accessible. Consideration also needs to be given to provision of share bike parking locations.
- The panel noted Sydenham as potential example where under-provision of bicycle parking has had negative impacts on the public domain as commuters affix their bicycles to anything they can. (DPE to source information/bike parking counts from Inner West Council for the PWG.)
- The quantity and type of parking should be fully justified and future proofed to ensure that the public domain doesn't suffer in the long term. It was noted that on street bicycle parking should be expanded.

Metro station reference design

- Panel members noted issues relating to the metro station reference design, in particular the height/locations of awnings. The panel noted that the design requires refinement and integration with adjoining development, for example alignment of awnings to ensure consistent adequate weather protection to users of the footpath.

Interface of Metro Quarter with Botany Road

- Panel members noted issues relating to the interface of the Metro Quarter with Botany Road. The panel noted the need for a detailed design of the interface. The design should address the interrelationship between the bus interchange, location of trees, awnings, footpaths podium widths, and design of the towers. The panel noted that trees should not overhang the bus interchange or Botany Road itself to allow unimpeded bus movement and bus access. Outdoor dining on Botany Road needs to be reconsidered given the hostile and constrained environment. Larger footpath widths may be required to ensure adequate space for pedestrian movement (including DDA compliant footpath widths), street trees

	<p>and bus stop provision. If wider footpaths cannot be provided, then outdoor dining should be removed.</p> <ul style="list-style-type: none"> - Panel members noted that pedestrian movement patterns presented appear to only consider movement between bus and metro. Further investigation is required to consider all pedestrian movements and to ensure safety and amenity of pedestrians. Any necessary pedestrian upgrades required as a result of development must be fully considered. - Panel members noted a strong preference for a green canopy along Botany Road and the building may need to be pushed back to allow for this. <p><u>Community building</u></p> <ul style="list-style-type: none"> - Panel members noted that the size of the proposed community building does not meet CoS specifications for community buildings (approximately 1500sqm). The panel questioned the necessity of including a community building in this location when a larger facility could be provided elsewhere within the non-residential floor area of the Estate. It was noted that the primary focus of the space is likely to be movement and a community building might not be suitable. <p>The panel noted support for the highly compact design of the Metro Quarter, and support for the ground floor configuration given the complexity of the site (notwithstanding the issues raised above). The panel also noted that floor plate sizes of the towers should be less than 800 sqm.</p>
	<p>Other matters</p> <p>DPE advised the panel of an unpublished document which has been included as a reference in the Study Requirements. The panel agreed to remove the <i>Central to Eveleigh Urban Renewal Strategic Transport and Study Plan 2014</i> reference from the Study Requirements as the document is no longer publicly available.</p>
8	<p>Next Steps</p> <ul style="list-style-type: none"> - PRP Options Meeting on 17 April 2018. The purpose of the meeting will be for the proponent to seek feedback and endorsement from the panel regarding three master plan options for Waterloo Estate and to consider and endorse the final design for Metro Quarter. - UGDC/LAHC to work closely with PWG to develop options. PWG to feed key information relating to options development to the panel as required prior to the next PRP meeting. - UGDC/LAHC to provide options minimum two weeks prior to next PRP meeting.

Nominated State Significant Precinct – Waterloo

Project Review Panel Report

Details	
Subject	Nominated State Significant Precinct Waterloo Metro Quarter Project Review Panel (PRP) Preferred Option
Location	City of Sydney Offices, Town Hall House
Date	17 April 2018
Time	9.00am – 11.30am
Project Review Panel	Graham Jahn – Director of City Planning, Development and Transport, City of Sydney (Chair) Olivia Hyde – Director of Design Excellence, NSW Government Architect's Office Elizabeth Kinkade – Executive Director, Housing and Urban Renewal, Department of Planning and Environment Elisabeth Peet – Principal Manager, Urban Design, Transport for NSW
Observers	
DPE	Anna Johnston – Precinct Manager Palitja Woodruff – Senior Planner Aaron Nangle – Senior Planner Matt Davis – Government Architect's Office
City of Sydney	Andrew Thomas – Executive Manager, Strategic Planning & Urban Design David Fitzpatrick – Project Lead/Senior Planner, Strategic Planning & Urban Design Peter John Cantrill – Program Manager, Urban Design
Urban Growth (UGNSW)	Ceinwen Kirk-Lennox – Project Lead Ian Cady – Program Director Jodie Summers – Design Director Nick Graham – Assistant Development Director James Bichard – Assistant Development Director
Sydney Metro	Andrew Baré – Senior Manager, Sydney Metro
Turner Architects (Consultants to UGNSW)	Jason Goggi – Director Meike Tabel – Associate

Matters Discussed	
No.	Item
1	Introduction by the Chair
2	<p>Presentation by DPE</p> <ol style="list-style-type: none"> 1. Purpose of PRP meeting: To consider preferred design for Metro Quarter and agree on any feedback. 2. Role of the PRP: <ul style="list-style-type: none"> • Provide advice at key stages throughout the investigation • Endorse the study requirements • Confirm whether the SSP study adequately addressed the study requirements • Consider summary of submissions and confirms if further studies are needed • Consider the assessment report to determine consistency with previous advice and provide any final recommendations 3. Review of Metro Quarter Program
3	<p>Presentation by UGDC and Turner – Waterloo Metro Quarter Design</p> <p>This presentation provided background information outlining the design process for development of the site layout, uses and massing options and provided new environmental analysis including view analysis, noise assessment and wind impacts for massing options.</p> <p>The presentation also included solar analysis of the impacts of the proposal on sun access to neighbouring blocks and Alexandria Park in mid-winter. 74-88 Botany Road was modelled as a 25-storey tower based on assumptions for a preliminary planning proposal being prepared by the landowner.</p> <p>Variations in massing for the community plaza buildings were suggested including the overhang of the middle tower and size of the community building.</p> <p>The Botany Road interface was presented including a modification to the pedestrian area adjacent to the bus stop with trees setback from the bus stop. No outdoor dining is proposed adjacent to Botany Road.</p> <p>Numbers for car and bicycle parking were adjusted and options were presented.</p>
4	<p>Panel Discussion</p> <p>The Panel acknowledged that UGDC have worked to address the issues raised in previous PRP meetings. The proponent has provided a thorough analysis of the environmental impacts of the proposal although the rationale for the height and density of the proposal has not demonstrated consideration of the local context. In this respect, some of the Panel's previous recommendations have been reiterated and further points have been included as follows.</p> <p><u>Urban Design analysis</u></p> <p>The Panel has concerns that the urban design analysis focuses on consideration of regional context and achieving a predetermined yield rather than the local context, particularly the transition to the Conservation Areas, and establishing an</p>

appropriate yield. The Panel noted that the OVO building at Green Square does not provide a good reference point as it is within a town centre and was the result of provision of a significant public domain and had concerns about the relevance of the towers near Redfern Station as reference points.

The Panel noted the expectation that the Metro Quarter achieve design excellence and noted its role as a legacy project. Benchmarking against similar projects would allow for comparative analysis and inform a robust discussion of the proposed densities. The Panel requested that a study of benchmark densities be provided.

The Panel recommended that the urban design study include a detailed analysis of the local context and that the urban design and built form respond to that local context. This should include more detailed consideration of the constraints and opportunities of the site, in particular, how the site relates to surrounding existing and likely future development, and provision of appropriate transitions to the nearby conservation area and heritage items. The urban design analysis should consider the cumulative impacts of the proposal and likely future development on the western side of Botany Road, particularly overshadowing impacts. Further overshadowing analysis should consider the effects of the equinox as well as winter solstice shadows.

The Panel discussed its view that dwelling yield should be driven by urban design considerations and not in response to a target.

Consultation / exhibition

The Panel recommends that if non-statutory consultation is to proceed it should be at the same time as the Estate to ensure that the community has a full understanding of the relationship between the two sites particularly in terms of built form and provision of community infrastructure, open space and support services. The panel considers that exhibition of the Waterloo Metro Quarter in isolation could result in the risk of significant public concern and opposition.

If the Waterloo Metro Quarter does proceed in isolation, the Panel questioned the value of the non-statutory consultation phase.

Tower arrangements

The Panel considered that in the absence of an urban design analysis which considers the local context that the bulk/density of the towers could not be supported and its concerns about the tower arrangements raised at the last PRP still stand, and that urban design options need to consider the local context and be scaled down.

The panel did not express a preference for either of the massing variations, but noted that option 2 has a lesser overshadowing impact on Alexandria Park.

The Panel re-affirmed its previous advice with regards to the following matters:

- Proposed tower floor plates less than 800sqm are supported.
- The overhanging building above the community space is not supported.
- The lack of setbacks above the podium result in avoidable wind impacts that are yet to be addressed.

The Panel noted that the proposed development will place greater demand on existing open space, so should not reduce the sun access and amenity to Alexandria Park at mid winter and at the equinox.

The Panel also noted some concerns about the assumptions being applied to the acoustic assessment. Council's readings for noise on Botany Road are 74dBA, and

the criteria being applied for noise should be consistent with Development Near Rail Corridors and Busy Roads – Interim Guideline.

Community building

The Panel supported the consideration of alternative community-focussed uses for the building within the plaza such as a social enterprise café and community support services, for example: LaHC services, bulk billing health services, government service centre or consolidated bicycle parking and associated services. The Panel recommends that this be made clear in the messaging and it be accurately described.

Car parking

The Panel noted that the revised proposal reduces the car parking and supported the justification provided for the car parking strategy. The Panel recommended that Option 1 (the lower provision of parking spaces) is taken forward.

The Panel recommends that accessible car parks be available exclusively to adaptable apartments through title arrangements.

Bicycle parking

The Panel noted that the bicycle parking within the public domain had been significantly increased.

However as previously recommended, the quantity and type of bicycle parking needs to be further justified. The Panel considered that the proposed public access bike parking was not likely to be sufficient, and that it was not sufficiently visible to station users with convenient on-grade access preferred.

Bicycle parking locations should have line of sight to the Metro entrance so access on Botany Road is not recommended.

Interface of Metro with Botany Road

The podium setback and arrangement for pedestrian flow adjacent to the bus stop is supported.

Tree canopy is critical. The Panel recommended that the remaining building setback to Botany Road should also be increased to preferably 10 metres but no less than 8 metres to allow for growth in pedestrian movements and for the tree canopy to be aligned for the length of the block.

The Panel noted that trees will need to be adequately setback to allow a tree canopy to develop without impeding Botany Road carriageways or be deformed by building alignments and awnings.

Other matters

The Panel supports an appropriately located live music venue or similar use for the site with close attention to acoustic isolation for sensitive receivers.

5 Next Steps

- PRP Report to be finalised and provided to UGNSW.
- UGNSW to confirm community engagement program for Metro Quarter.
- SSP Study to be lodged in July.

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Test of Adequacy

10 September 2018

Panel Members	Elizabeth Kinkade (Chair), Elisabeth Peet, Graham Jahn, Olivia Hyde
Presenter	Palitja Woodruff (DPE)
Observers	Andrew Baré (Sydney Metro) Ceinwen Kirk-Lennox, Ian Cady, Nick Graham (UGNSW) Haggai Bocman (TfNSW) Emma Hitchens, Aaron Nangle, Joseph Burraston (DPE) Andrew Thomas, Peter John Cantrill, David Fitzpatrick (CoS)
Attachments	Memorandum of Adequacy Feedback, UGNSW response to DPE/CoS (7 Sept 2018) Traffic and Transport Study Peer Review, SCT Consulting (22 August 2018)
Previous Relevant Advice	PRP reports from 26 June 2017, 20 February 2018, and 17 April 2018

Introduction

The role of the PRP and intended outcome of the meeting was:

- To confirm the test of adequacy undertaken by the Project Working Group for the SSP Studies for the Waterloo Metro Quarter.
- To provide advice and recommendations to the Project Working Group regarding the key adequacy issues.

Palitja Woodruff presented a summary of the Test of Adequacy process and issues to the PRP, establishing the key adequacy issues for Panel consideration.

The PRP then directed questions to representatives of Urban Growth and Sydney Metro.

Recommendations and Advice

A closed panel discussion was held and the PRP made the following recommendations.

Transport

Submitted SSP Study does not adequately address the relevant study requirements as identified in the attached table and Transport Peer Review report.

Adequacy Requirement:

- Applicant to resubmit report content including additional information and evidence relating to matters identified as 'required' in the attached table and 'no evidence found' or 'insufficient' in the Transport Peer Review. Resubmitted content will be assessed by the PWG and reported back to the PRP via email.

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Test of Adequacy

10 September 2018

- Applicant to seek in principle agreement from RMS that the proposed tree planting along Botany Road will be permitted.

Design Excellence

Submitted SSP Study does not adequately address the relevant study requirements as identified in the attached table.

Adequacy Requirement:

- The applicant's interactive tender process is not an acceptable substitute for competitive design for the parts of the Metro Quarter precinct that are not directly over the station box. While the proposed interactive tender process is appropriate for the complexity of the station and integrated Over Station Development, built form is lower scale in this part of the Metro Quarter. The Panel notes that the SSP process is a planning process, not a procurement process, so design excellence processes that are not dependent on a procurement strategy need to apply to other parts of the Metro Quarter precinct, particularly where built form will exceed 55m in height. Applicant to provide detail of a competitive design strategy to address the relevant study requirements. Design competitions should be undertaken for the three towers.

Recommendation:

- Where the station boxes and the development directly above them is subject to the DEEP process, improvements to this process are encouraged to give greater emphasis to design advice.

Affordable Housing

Submitted SSP Study does not adequately address the relevant study requirements as identified in the attached table.

Adequacy Requirement:

- Study should demonstrate how the proposal maximises affordable housing delivery within the parameters set by the Greater Sydney Region Plan.
- Study should clearly communicate the proposal, including duration of the affordable housing benefit.
- Proposal to deliver affordable housing should be consistent with SEPP 70.

Recommendation:

- Applicant to include statutory mechanism to deliver affordable housing.

Feasibility

Submitted SSP Study does not adequately address the relevant study requirements as identified in the attached table.

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Test of Adequacy

10 September 2018

Adequacy Requirement:

- Applicant to provide feasibility analysis to address the study requirements and submit to DPE prior to exhibition.

Note: DPE agreed that sensitive information will not be publicly released.

Consultation

Submitted SSP Study does not adequately address the relevant study requirements as identified in the attached table.

Adequacy Requirement:

- Applicant to provide additional information, including built form responses, based on previous community consultation.
- Applicant to provide further evidence of consultation with State agencies and Council.

Recommendation:

- The upcoming statutory consultation must have explicit, clear emphasis on the built form components of the proposal to address the previous omission. The proponent will need to ensure this is undertaken through exhibition collateral that focuses on the built form.

Waterloo Metro Quarter State Significant Precinct - Adequacy Feedback

All documentation to be updated and resubmitted within 14 days of PRP meeting date

Key Issues –

Test of Adequacy Issue	UGNSW Response
1. Design Excellence	A Design Excellence process is included at Attachment 26 of the SSP Report.
2. Affordable Housing Supply and Mechanism	The SSP will be amended to propose a minimum of 5% and up to 10% of the total residential dwellings as Affordable Housing – as defined under the EPA Act 1979. Providing for Very Low, Low and Moderate income households per SEPP Affordable Rental Housing 2009 (ARH SEPP). The Affordable Housing provided must be affordable for a minimum of 10 years, managed by a Tier 1 Community Housing Provider, and be 'tenure blind'.
3. Active Transport & Botany Road Interface	Further detail of the current version of the draft Interchange Access Plan (IAP) will be provided, noting that the IAP is an ongoing transport management process, rather than a fixed plan of physical works.
4. Developer Contributions	Given the scale of development, it is proposed to make contributions in accordance with the City of Sydney Development Contributions Plan 2015, in place of the current Redfern Waterloo (RWA) Contributions Plan, which specifies 2% of the cost of development. It is also expected that a SIC levy will be imposed by DPE after a LUIP process. In the absence of a SIC rate, assumptions as to comparable SIC rates have been assumed. The final schedule of works/contributions will be determined through the detailed design process of the selected proponent.
5. Feasibility	MacroPlan Dimasi's Economic Development, Local Retail & Service Study assessed the non-residential development to be feasible, based on the amount of floorspace that can be supported in the retail catchment. Colliers have considered the current market conditions and long term prospects of population growth to support the absorption of the proposed apartments and the overall feasibility of the development. On that basis and Government taking the site to market for a development partner, provision of a financial model isn't appropriate.
6. Consultation	<p>Urbis Community Consultation Study will be updated to explain consultation regarding built form to date in the context of further statutory and non-statutory consultation processes for the current and future applications, including the Concept and detailed design SSDAs.</p> <p>A summary of all agency and other consultations undertaken in satisfaction of study requirements will be submitted with the final SSP report</p>

Further Issues

SR Feedback		Issue	UGNSW Response
	URBAN DESIGN		
2.3	Required	Edit the discussion of vision to avoid confusion between the Estate and the Metro Quarter and to ensure that the principles provide sufficiently for the over station development.	Turner will update Vision and Objectives Process within the Urban Design Study. This will be updated consistently across all other reports.
2.4	Required	Provide a public domain plan showing indicative alignment of public space and publicly accessible private land, noting where this may be subject to change. Describe the precinct wide community facilities including noting those to be included in the planning framework.	Turner will prepare this diagram, noting it may be subject to change due to detailed design by the Developer. Consistent language regarding 'public open space', 'publicly accessible open space' 'communal open space' and 'private open space' will be adopted throughout all reports & plans See details provided in 7.1
2.5	Required	Future building envelopes should not be transparent in the visual analysis.	The transparency of the photomontages included in the Visual Impact Study has been updated in consultation with the City of Sydney.
	Recommended	Before and after views should be to exactly the same scale and extent and positioned in the same place on each page in the visual analysis.	The Visual Impact Assessment has been reformatted as requested.
2.6	Required	Provide sun access analysis for Estate open space options and proposed dwellings.	While LAHC has publicly released some high-level massing options to inform community engagement, no formal proposals have been submitted or exhibited. Shadow analysis will therefore be provided in relation to existing built form within the Estate.
2.7	Required	Clearly state yields and amend reports where conflicting numbers are shown.	SSP Reports will be amended to include the following yields: <ul style="list-style-type: none"> • Studio: 22 (3%) • 1 bed: 294 (42%) • 2 bed : 314 (45%) • 3 bed: 70 (10%)

		Precedents are required to support percentages used to calculate GFA from GBA.	The Urban Design Study will include further explanation of floor plate efficiency and inclusion of Turner precedent projects.
2.8	Required	Provide further information regarding amenity standards and prospective apartment layouts. Precedents are again required.	The Urban Design Study will be updated to include assessment of compliance of prospective apartment layouts with amenity standards. Precedents will be provided.
2.10	Required	Towers must be shown in the animation as they are a “key part” of the proposal.	Animation will be updated to include looking up at the tall buildings once in Quarter Plaza.
2.13	Required	Demonstrated connections between Metro and active transport routes. Statement to demonstrate that pedestrian/commuter comfort at key intersections particularly Raglan and Botany Road and outside the northern Metro entry will not be affected by wind impacts from the proposal.	<p>The current draft Interchange Access Plan enables efficient and safe access through:</p> <ul style="list-style-type: none"> • The provision of bike parking for the station • Cope Street as a ‘slow street’ offering wide footpaths with the flexibility to allow for shared path facilities. • A dedicated bi-directional cycleway along Wellington Street <p>The need for measures to encourage behavioural change as cyclists transition from separated bike paths to shared pedestrian environment is acknowledged.</p> <p>The Wind Study will consider compliance, or the potential to comply with applicable standards for pedestrian comfort.</p>
PUBLIC DOMAIN			
3.1	Required	Provide a plan showing alignment of public space and publicly accessible private land. (See also 2.4) Consultation with City on public domain is a study requirement.	Draft Public Domain Design and Ownership drawings have been submitted and discussed with CoS officers. Revised drawings taking will be submitted.
3.2	Required	Refer to 3.1	Agreed
3.3	Required	Pedestrian solution is required. PWG has requested the IAP.	Sydney Metro has undertaken pedestrian modelling of the surrounding urban domain and key intersections using both static

		<p>and microsimulation processes under 2036 AM peak hour conditions and contingency for additional growth both form the station and associated with surrounding developments. As part of the works for Waterloo Station, it is proposed to widen the pedestrian crossing on the southern approach, which has been incorporated into the pedestrian modelling.</p> <p>The outcome of this modelling indicates that there is sufficient allowance for safe and efficient movement for customers and residents of this planned area, in addition to place-making opportunities.</p> <p>The Public Domain Plan will highlight specific pedestrian design responses eg. widened Botany Road Crossing, Botany Road verge planting, increased Botany Road setback.</p>
<p>Required</p>	<p>Provide detail of how pedestrian and cyclists safety and comfort is prioritised at the intersections of Botany Road with Raglan and Wellington streets.</p>	<p>Pedestrians</p> <p>Sydney Metro has undertaken pedestrian modelling of the surrounding urban domain and intersections of Botany Road with Raglan and Wellington Streets. This modelling has been undertaken using both static and microsimulation processes under 2036 AM peak hour conditions and contingency for additional growth both from the station and associated with surrounding developments. As part of the works for Waterloo Station, it is proposed to widen the pedestrian crossing on the southern approach, which has been incorporated into the pedestrian modelling.</p> <p>The outcome of this modelling indicates that there is sufficient allowance for safe and efficient movement for customers and residents of this planned area, in addition to place-making opportunities.</p> <p>Cyclists</p> <ul style="list-style-type: none"> • There is an existing dedicated cycleway on Buckland Street. As part of the proposed Wellington Street dedicated

3.4

		<p>cycleway, consideration will be provided for how safe and access is provided across this intersection for cyclists.</p> <ul style="list-style-type: none"> Raglan Street and Henderson Street is not proposed to be a cycleway. Cycle access to the station catchments is proposed to be provided along Wellington and Cope Street. This aligns with City of Sydney's Cycling Strategy and Action Plan. <p>The Public Domain Plan will highlight specific pedestrian and cyclist design and safety responses eg. widened Botany Road Crossing, Increased setbacks, Increased crossing staging areas, cycle route.</p> <p>Inclusion of references to CoS codes and calling out reference to codes within study as related to Public Domain.</p>
3.9	Required	Outline consideration of CoS codes.
LAND USE AND PLANNING CONTROLS		
4.6	PRP Advice	PRP will advise regarding the application of a design competition process and the Sydney Metro Design Excellence process over the site.
HOUSING		
6.3	PRP Advice	PRP will advise regarding proposed provision of affordable housing and delivery mechanisms.
		<p>The Developer will be required to provide a minimum of 5% and up to 10% of the total residential dwellings as Affordable Housing – as defined under the EPA Act 1979. Providing for Very Low, Low and Moderate income households per SEPP Affordable Rental Housing 2009 (ARH Sepp)</p> <p>The Affordable Housing provided must be affordable for a minimum of 10 years, managed by a Tier 1 Community Housing Provider, and tenure blind.</p>
STATE AND REGIONAL INFRASTRUCTURE		
7.1	Required	Provide schedule of State and Regional Infrastructure.
		<p>Ethos have been instructed to draft an additional section in the SSP Report describing the types, and examples of local and State infrastructure that could be funded by proposed contributions. They will also include the following details of community facilities to be provided.</p>

		<p>Community Facilities <i>The Developer will be required to deliver a Community Facilities Plan, providing an overall strategy and prescribing no less than 2,000m² of community facilities, made up of one or more of the following uses;</i></p> <ul style="list-style-type: none"> • <i>Library/community hub;</i> • <i>Multi-purpose community centre;</i> • <i>Health services facilities;</i> • <i>Education facilities;</i> • <i>Emergency services facilities;</i> • <i>Centre based child care facilities, and;</i> • <i>Creative arts space.</i> • <i>The Community Facilities Plan will be required to prescribe the timing of the delivery of community facilities.</i>
LOCAL INFRASTRUCTURE AND CONTRIBUTIONS		
<p>Required</p>	<p>Provide schedule of local infrastructure requirements, costing and funding source(s). See also 8.4.</p>	<p>As detailed above, while the SSP Report will describe the types, and examples of local and State infrastructure that could be funded by proposed contributions. However a detailed schedule of infrastructure including funding, reservation costs and timing cannot be determined until a detailed design has been confirmed and costed.</p>
<p>Recommend</p>	<p>Contribution rates should be based on the infrastructure schedule and should not be based on previous contribution plans.</p>	<p>Study requirement 8.12 specifically requires regard for existing contributions plans including the CoS Development Contributions Plan 2015. Furthermore the contributions plan provides a rational framework to establish the total quantum of contributions, following which the developer can determine which infrastructure to provide as a direct “works in kind” and which to contribute towards Council’s schedule of works.</p>
<p>Required</p>	<p>Outline the scope and mechanism for development contributions.</p>	<p>SR 8.12 requires the CoS Developer Contributions Plan 2015. The submitted SSP adopts this plan.</p>
UTILITIES		

8.7

8.12

Refer to comments under ESD	Show consideration of a precinct-wide recycled water solution.	Aecom Sustainability Study will be updated to provide consideration to a precinct-wide recycled water solution.
CLIMATE CHANGE MITIGATION AND ADAPTATION		
Required	Amend reference to amelioration of extreme heat effects through surrounding areas which is not a reasonable adaptation to climate change.	Aecom Climate Change Adaptation Study will be updated to address on-site (not off-site) amelioration of heat island effects.
Recommend	Canopy cover across documents should be consistent and cannot include trees outside the Study Area ie the Eastern side of Cope Street.	Aecom Climate Change Adaptation Study and Arterra Urban Forest Study will be updated to be reconciled with the recalculation of urban forest cover compliance, excluding opposite sides of perimeter roads.
HERITAGE		
Required	<p>Recommendations and implementation plan of Heritage Report require greater emphasis over extensive background info.</p> <p>Substantial editing to focus on the Metro Quarter would be advantageous to readability and relevance.</p>	Urbis report is being restructured to relocate Estate history from body of report to the appendix.
ABORIGINAL CULTURAL HERITAGE		
Required	Revised study required as per response from Office of Environment and Heritage. (See attached)	The OEH response notes the requirements for archaeological survey within the precinct. It also notes that existing surveys are limited to the Sydney Metro site while the Sydney Metro surveys undertaken as part of the CSSI approval for the Metro Station have been provided to inform the SSP Study for the rest of the precinct detailed surveys are not normally required at “rezoning” stage, but as a condition of development consent prior to any physical works on site Urbis will provide a response to the OEH as discussed with DPE.
URBAN FOREST		
Recommend	Amend tree planting strategy references that are not relevant to Metro Quarter.	Arterra Urban Forest Study updated to exclude references relevant to Estate.

10.2

10.4

11.4

14.4

14.5	Required	Amend calculations of canopy coverage to remove the East side of Cope Street.	Arterra Urban Forest Study updated to recalculate urban forest cover compliance, excluding East side of Cope Street.
ECOLOGICALLY SUSTAINABLE DEVELOPMENT			
16.2	Recommend	Investigate the practical (not financial) feasibility of a precinct-scale recycled water scheme and integrate this information into SR9.1 – Utilities	Aecom Utilities and Services Study (prepared in response to SR 9.1 – Utilities) updated to provide consideration of the practical feasibility of a precinct-wide recycled water solution.
WATER QUALITY, FLOODING AND STORMWATER			
17.10	Required	Flood Evacuation Strategy to inform Plan.	Aecom Water Quality, Flooding and Stormwater Study updated to provide further detail of Flood Evacuation Strategy.
NOISE, VIBRATION AND POLLUTION			
18.1	Required	Justify the figure of 15dBa reduction in noise level through window treatment, etc, or alternatively, apply the industry standard of 10dBa.	SLR will provide details of glazing type to provide 15dba reduction within the Air, Noise and vibration Studies. SLR are revising the study to further justify the 15dBa façade loss including case studies and materials.
WIND			
19.4	Required	Test wind scenarios for seating including balconies.	The design scheme doesn't contemplate uses that fit under the seating criteria (i.e. utilised for longer duration activities such as fine dining or events longer than 1 hour). The Developer will be required to satisfy the seating condition during detailed design if uses are proposed under their detailed DAs. Windtech has recommended treatments, with the view that these are to be resolved during detailed design.
ECONOMIC DEVELOPMENT, LOCAL RETAIL AND SERVICES			
23.4 (23.7)	Required	Focus on local employment and business needs for Aboriginal and Torres Strait Islander communities.	The procurement process will require proponents to detail an Aboriginal Participation Plan that provides opportunities for Aboriginal employment that as a minimum achieves the same outcomes as the NSW Government's Aboriginal Participation in Construction Policy (APIC).

		A Retail, activation and employment strategy is to be included within the procurement of Development Partners.
<p>FEASIBILITY AND ECONOMIC BENEFITS</p> <p>Required</p>	<p>Feasibility analysis must be provided. Level of detail provided reasonable for public exhibition but not sufficient to satisfy the Study Requirement.</p>	<p>Feasibility assessment has been provided through: MacroPlan Dimasi's Economic Development, Local Retail & Service Study has assessed the non-residential development to be feasible, based on an approach which determines the amount of floorspace that can be supported in the retail catchment; Colliers have provided considered commentary on the current market conditions and long term prospects of population growth to support the absorption of the proposed apartments and the overall feasibility of the development. On that basis and Government taking the site to market for a development partner, provision of a financial model isn't appropriate.</p>
<p>CONSULTATION</p> <p>Recommend</p>	<p>Amend to show consultation process (including future consultation) regarding built form.</p>	<p>Urbis Community Consultation Study updated to explain consultation to date in the context of further statutory and non-statutory consultation process for the current and future application processes, including the Concept and detailed design SSDAs.</p>

24.2

26.4

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Response to Submissions

18 March 2019

Panel Members	Elizabeth Kinkade, Ben Hewett, Graham Jahn, Elisabeth Peet (Chair)
Presenter	Adrian Melo (DPE)
Observers	Emma Hitchens, Palitja Woodruff, Joe Burraston, Russel Hand, Annie Leung (DPE) Andrew Thomas, Peter John Cantrill, David Fitzpatrick, Raymonda Dijkwel (CoS)

Introduction

The role of the PRP was to review and consider the submissions received from the community, non-government organisations, City of Sydney Council and NSW Government agencies for the exhibited Waterloo Metro Quarter SSP Study.

The objective of the PRP was to confirm the summary of submissions and for the PRP to provide advice on issues raised through submissions.

Adrian Melo (DPE) gave a briefing on the issues raised in submissions from the community, non-government organisations, City of Sydney Council and NSW government agencies.

A panel discussion was held and the PRP made the following recommendations.

Panel Discussion

The general advice from the Panel is that the PRP does not support the proposal in its current form, reiterating the past advice from the PRP and noting the issues raised in submissions.

In reviewing the submissions and considering the issues raised, the PRP confirmed that given the strategic planning opportunity of the site and the local context factors which the design of the precinct plan must significantly and comprehensively respond to (the hostile environment of Botany Road) that there are a range of options that may be considered including:

- Predominantly residential land use response with a lower intensity residential component and a more specific design solution (for example not having living rooms or bed rooms facing Botany Road and incorporating natural ventilation strategies) to achieve acceptable environmental amenity and performance; or
- A higher intensity commercial component may be less constrained by the environmental context, provide a buffer and will assist in addressing residential amenity issues.

To gain support the proposal will need to address the following issues:

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Response to Submissions

18 March 2019

Land Use

PRP confirmed consultation concerns regarding land use mix, response to Eastern City District Plan and the subject site as preferred location of employment uses as key issues to be addressed.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to consider the greater strategic opportunities for commercial land uses noting this can assist addressing residential amenity issues.

Amenity

PRP confirmed that consultation concerns regarding the amenity of high density residential development along the hostile environment of Botany Road as inappropriate as a key issue to be resolved.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended, noting that Botany Road constrains residential land uses. This may require:
 - update the Acoustic Report to correctly consider the Infrastructure SEPP and associated dB(A) limits for residential uses;
 - Ensure the veracity of noise reduction devices and assumptions;
 - Ensure that any noise mitigation measures identified in the report are allowed for within the proposed building envelopes; and
 - Reduction of residential and increase in commercial floorspaces or use of commercial as a buffer or barrier to any residential uses on the site.

Built Form

PRP confirmed that issues raised in consultation including inadequate setbacks, excessive built form and massing including the unrelieved length of the podium, and capacity to comply with the ADG need to be addressed.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to address the above concerns. This may require:
 - Reduction and/or articulation in envelopes to allow:
 - improved site permeability;
 - reduction in unrelieved length of podium;
 - Increased setbacks of towers from building line/podium edge; and
 - Increased setbacks to church and Botany Road.
 - Reduction in building heights (including towers and podiums) to allow appropriate transition to surrounding areas;



Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Response to Submissions

18 March 2019

- Increased setbacks to Botany Road for adequate street tree planting, as well as pedestrian amenity and safety;
- Increased setbacks and reduced podium heights adjacent to the church to result in an improved response of the built form to heritage church. Aligning the podium to the bellcotes is considered an inappropriate heritage response. Reduced podium heights should be aligned to the eaves (i.e. springing point of the roof).

Open Space/Public Realm

PRP notes Cope Street Plaza and Raglan Street Plaza are essential functional entrance spaces for the Metro Station, but does not support them being considered as public open space that meets recreational needs or numeric compliance requirements. The PRP also notes that the proposal provides insufficient open space while also increasing the early morning overshadowing of the main nearby open space (Alexandria Park) and that this combination is unacceptable.

PRP confirmed concerns raised in consultation are:

- Insufficient and inadequate open space is provided for recreational needs of residents;
- Alexandria Park should not be overshadowed;
- Overshadowing private open space of surrounding residential areas;
- Improved access to regional and surrounding open spaces required – cycle / footpath improvements.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to address the above. This may include one or more of the following:
 - Recognition of increased demand for open space;
 - Reduction in building heights to ensure no increased overshadowing to Alexandria Park at any time (note that current early morning overshadowing is during the time that the park is most highly used on weekdays);
 - Develop a contributions schedule for open space;
 - Improvements to pedestrian / cycle access to regional / local open spaces including Alexandria Park;
 - Provision of additional open space within Waterloo Metro Quarter or the Waterloo Estate.

Design Excellence

PRP confirmed consultation concern that proposal does not include processes that would ensure design excellence.

PRP Recommendations:

- PRP reiterate previous advice that proposal needs to meet design excellence requirements, that the DEEP process is process for eliciting design excellence in a procurement process, not a design excellence process associated with the planning framework. A design excellence process tied to the planning framework is required.

Wind

PRP confirmed the consultation concern that the proposal will result in excessive wind impacts to surrounding public domain including sitting and standing areas which needs to be addressed.



Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Response to Submissions

18 March 2019

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to demonstrate acceptable wind conditions. This may require:
 - Amendments to built form and massing;
 - Revised Wind Report taking into account all required criteria for sitting in areas intended for sitting, standing, particularly at bus stops and intersection waiting areas and walking in the analysis;
 - Full details of design features to mitigate wind impacts (if relied on).

Transport Access

PRP confirmed consultation concerns raised regarding traffic generation, bicycle access and vehicle access need to be addressed.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to address the above concerns. This may include:
 - Reduction of car spaces to improve pedestrian use and priority of shared way;
 - Additional information demonstrating suitable pedestrian safety at intersections, bus stops and throughout the public domain;
 - Revise Traffic Impact Statement to address issues; and
 - Provide evidence of support for midblock Botany Rd pedestrian connection.

Pedestrian Movement

PRP confirmed consultation concerns raised that the safety capacity and comfort of the pedestrian environment and access to the station have not been demonstrated and are to be addressed.

PRP Recommendations:

- PRP recommends proposal responds to the submissions and is amended to provide further resolution on pedestrian access. This may include:
 - provision of sections of Interchange Access Plan (IAP) and Station Design and Precinct Plan (SDPP);
 - increased setbacks to Botany Road;
 - Additional information demonstrating suitable pedestrian comfort at intersections, bus stops and throughout public domain;
 - redesign of shared way to improve pedestrian use and priority of shared way;
 - Details of necessary improvements for access to local and regional facilities, including Alexandria Park and Alexandria Park School.

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Response to Submissions

18 March 2019

Parking

PRP confirmed consultation concerns regarding parking provision being too high and the proximity of basements to church causing potential issues with excavation are to be addressed.

PRP Recommendations:

- PRP reiterate previous advice to provide minimal parking, effectively zero for residential/retail/commercial components with adequate provision of share spaces, accessible parking and service/ loading space

Affordable + Social Housing

PRP confirmed consultation concerns regarding provision of affordable housing for ATSI community, short term provision of affordable housing and quantum of affordable housing are to be addressed.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to address the above concerns. This may include:
 - providing affordable housing in perpetuity to be consistent with the Greater Sydney Region Plan;
 - provision of affordable housing for ATSI community;
 - PRP reiterates previous advice of 5-10% but in light of submissions, seek to maximise the quantum of affordable housing to upper end of scale.

Infrastructure/Contributions

PRP confirmed issues raised in consultation regarding provision of infrastructure and delivery mechanisms are to be addressed.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to address the above concerns including, details of the required level of infrastructure provision, funding, timing and responsible agency / authority (including evidence of acceptance) for Local, Regional, State Infrastructure. This will require commitment to funding for infrastructure and may include a planning agreement.

Separation of the Waterloo Metro Quarter and Waterloo Estate

PRP recognised consultation issue of separation of Metro Quarter from Estate.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and should demonstrate impacts on the existing Waterloo Estate site and/or the preferred Master Plan for the estate and any effects of this on the site.

Project Review Panel Report

Waterloo Metro Quarter State Significant Precinct Response to Submissions

18 March 2019

ESD

PRP confirmed consultation issue of insufficient commitment to ESD in concept plan.

PRP Recommendations:

- PRP recommends the proposal responds to the submissions and is amended to address the above concerns, including the proposed approach to ESD, and detail how the planning framework for future development will ensure high standard of ESD measures can be realised and maintained.
- PRP recommends that the proposal responds to the submissions and demonstrates how recommendations in the ESD technical report have been adopted in the proposal.

Waterloo Metro Quarter State Significant Precinct

Project Review Panel Meeting – 23 July 2019

Panel Members	Graham Jahn - Director City Planning, Development and Transport, City of Sydney Ben Hewett - A/ Government Architect, NSW Government Architect's Office (Chair) Malcolm McDonald - A/ Executive Director, Eastern Harbour City, Place & Infrastructure Greater Sydney, DPIE Tessa Knox-Grant – A/ Chief Transport Planner, Transport for NSW
Attendees	NSW Dept Planning, Industry and Environment Emma Hitchens, A/ Director, Eastern District Aaron Nangle, Senior Planning Officer, Eastern District Adrian Melo, Senior Planning Officer, Eastern District Joseph Burraston, Senior Planning Officer, Eastern District David McNamara, Director, Key Sites Assessments Annie Leung, Team Leader, Key Sites Assessments Russell Hand, Principal Planning Officer, Key Sites Assessments City of Sydney Ben Pechey, Manager Planning Policy David Fitzpatrick, Senior Planner, City of Sydney Ken Baird, Urban Designer Sydney Metro/INSW Team Andrew Baré, Program Director, Sydney Metro Carolyn Riley, Assoc Dir Planning Approvals, Sydney Metro Nick Bouziotis, Director Development, INSW Bonnie Simeonov, Senior Dev Manager, INSW Paul Robilliard, Director Planning, Ethos Urban Karl May, Managing Director, Turner Jason Goggi, Associate Director, Turner

Introduction

The Project Review Panel (PRP) meeting was held to provide feedback on the proposed response to the panel's previous advice, which confirmed the issues raised in submissions received during the Public Exhibition.

The PRP was briefed by the Department of Planning, Industry and Environment (DPIE) on the issues raised during consultation and the previous PRP Report, with Infrastructure NSW (INSW) and their consultants presenting the proposed response to the issues raised by the PRP.

Following the presentation by INSW, a panel discussion was held which prepared the below advice.

Land Use

The panel notes, consistent with previous advice, the opportunity for significant employment uses, noting the site's location and strategic context. The panel notes commercial uses are not precluded however, there is a need to ensure that a suitable amount of non-residential floorspace uses are provided. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

Panel recommends that the proponent or DPIE consider applying a planning control provision to ensure a minimum amount of non-residential floor space is delivered on site. The PRP notes that a reduction to the overall amount of residential and increase in non-residential on the Botany Road frontage may also address other issues with the site including:

- Residential amenity issues; and
- Alternate building forms which may reduce overshadowing of Alexandria Park and the proposed publicly accessible space.

Amenity

Whilst it is noted that the criteria for noise impacts will be further tested as part of subsequent development applications for the site, the panel continues to have concerns with the proposal's ability to adequately address the noise generated from Botany Road within the proposed planning envelope. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

Further information and clarity is to be provided explaining how the proposal is able to adequately address the noise impacts of Botany Road. This should include the measured noise level on Botany Road, the target noise level inside dwellings, and the proposed mitigation measures to achieve that target noise level. Further evidence of noise mitigation measures which can be applied to future development must be provided. This needs to evidence that the proposal is able to adequately address:

- the natural ventilation requirements of the *Apartment Design Guide*;
- noise criteria identified under the *State Environmental Planning Policy (Infrastructure) 2007*; and
- noise criteria identified under the *Sydney Development Control Plan 2012*.

Built Form

The panel continues to have concerns around the proposed built form envisaged under the concept plan and notes the proponent has made no substantial built form changes as a result of the panel's previous advice. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The panel reaffirms its previous advice on the proposal relating to built form, in particular to address inadequate setbacks of the towers above the podium, poor transition to the surrounding context, excessive built form and massing including the unrelieved length of the podium.

The panel also recommends the proposal consider extending the increased setback along Botany Road to the north of the Waterloo Congregational Church for the full length of the block to ensure:

sufficient deep soil zones to facilitate street tree planting (noting the Premier's Priority to plant one million trees by 2022);

- sufficient space for safe pedestrian movement; and
- flexibility of the kerbside space for a range of uses.

Open Space / Public Realm

The panel notes that the proponent has proposed the removal of the community building (Building H) from the Cope Street Plaza. While received positively by the panel, further details on what impact this will have on the Plaza must be provided. While supported, the entry plaza is not considered to meet communal space requirements for residents.

The panel continues to have concerns on the impact of the height of the proposal on the overshadowing of Alexandria Park. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The panel recommends that the proponent:

- provide further detail on how the removal of the community building will affect the uses and performance of Cope Street Plaza, including solar access and suitability for the proposed uses;
- explore potential reduction / relocation of building massing to minimise any potential increase in overshadowing of Alexandria Park;
- Undertake further investigation into the impacts of the proposed overshadowing of Alexandria Park, including:
 - o identifying how the park is currently being used, particularly the area proposed to be overshadowed;
 - o understand what areas of the park will be used under agreement with Alexandria Park Community School;
 - o considering potential overshadowing impacts to the park under the existing LEP controls and existing overshadowing to the park from nearby buildings; and
 - o whether the recreation needs of existing and future populations can continue to be accommodated.
- Identify how the proposal has sought to minimise impacts of overshadowing on Alexandria Park as per Sydney DCP 2012.
- Investigate how development of the Waterloo Estate can guarantee provision of open space required to support the new population at the Metro Quarter.

Design Excellence

The panel notes that the proponent is seeking to apply a provision similar to the current Design Excellence cl 6.21 of the Sydney Local Environmental Plan 2012 but without the requirement for a competitive process. The Proponent's response does not adequately address the panel's concerns.

Recommendation

The panel requests further information on an amended provision to be included in the planning framework.

Wind

The panel notes that the proposal has not demonstrated that it can achieve the appropriate wind comfort and safety conditions at ground level for the range of public domain and activation uses that are expected around the new station. The application of the sitting / standing criteria needs further investigation and building/massing response.

Recommendation

The panel reaffirms its previous advice on the proposal. In particular, the panel is of the opinion that sitting/long stay criteria is the most appropriate criteria to be applied within the Cope Street and Raglan Street Plaza. It is noted that the proponent identified that there may be a range of different activities within the plaza include outdoor markets, cafes, or other passive uses which occur in the plaza. The wind comfort criteria applied should be chosen for the proposed activities and conditions to be experienced at the ground level.

Transport Access and Pedestrian Movement

The panel notes that the proponent is still investigating this in further detail and that the mid-block connection over Botany Road is no longer proceeding.

Recommendation

The panel reaffirms its previous advice, however it is noted that although the mid-block connection over Botany Road is no longer proposed, this does not remove the desire line established by the concept plan. As such, evidence of how this desire line will be managed to ensure pedestrian safety must be provided.

Parking

The panel notes that the proponent is seeking to apply the parking rate within the SLEP 2012, however the proposal establishes a new planning framework for the site to reflect the new significant transport infrastructure on the site. The planning framework should set a reduction in parking numbers. It is noted that whilst the site may not be able to provide the maximum parking spaces permissible due to site constraints, the rate defines the theoretical maximum. The Proponent has not adequately addressed the panel's concerns.

Recommendation

The panel recommends that the proponent:

- Reconsiders the application of the SLEP 2012 rates to the site given the new planning framework. The proponent should seek to reduce the parking rates in the proposed Development Control Plan, noting the project intended outcomes (Explanation of Intended Effect s1.3) which describes the planning controls as delivering parking for approximately 65 cars.
- Undertakes further investigation on the sites ability to provide parking, noting the potential construction limitations of the metro station and any other spatial limitations.
- Identifies within the proposed planning framework suitable provisions to ensure that future basement car parks can be adapted to other uses, should the demand for parking change.

Affordable housing

The panel notes that the proponent is still investigating the potential for providing affordable housing in perpetuity. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The panel reaffirms the previous advice and that the proponent should aim for the upper end of the 5-10% of all dwellings as affordable rental housing in perpetuity.

Infrastructure / Contributions

The panel notes that the proponent has identified the potential for a Planning Agreement with City of Sydney or the Minister for Planning to allow for infrastructure upgrading required to support the proposal. The panel also notes that the proponent has identified a commitment to delivering local infrastructure required for the uplift of the proposal. The current contribution rate in the City's Section 7.11 Plan should not be used to inform the preparation of the Planning Agreement as the proposed development was not considered in preparing the plan.

Recommendation

The panel reaffirms the previous advice and encourages the proponent to commence the discussions on a planning agreement as soon as possible.

Separation of the Waterloo Metro Quarter and Waterloo Estate

Recommendation

The panel reaffirms the previous advice.

Project Review Panel Report

Waterloo Metro Quarter

Response to PRP Summary of Submissions Report



CITY OF SYDNEY

ESD

The panel notes that the planning framework (proposed SEPP and DCP) will be updated in to include relevant ESD provision identified in the SSP Study.

Recommendation

Further information to be provided detailing how ESD provisions will be applied to the proposal.

Waterloo Metro Quarter State Significant Precinct

Project Review Panel Meeting – 29 August 2019

Panel Members	Graham Jahn - Director City Planning, Development and Transport, City of Sydney (Chair) Ben Hewett - A/ Government Architect, NSW Government Architect's Office Malcolm McDonald - A/ Executive Director, Eastern Harbour City, Greater Sydney, Place & Infrastructure DPIE Tessa Knox-Grant – A/ Chief Transport Planner, Transport for NSW
Attendees	NSW Dept Planning, Industry and Environment Brett Whitworth, A/Deputy Secretary Greater Sydney Place and Infrastructure Pali Woodruff, Manager, Eastern District Adrian Melo, Senior Planning Officer, Eastern District Joseph Burraston, Senior Planning Officer, Eastern District Russell Hand, Principal Planning Officer, Key Sites Assessments City of Sydney Ben Pechey, Manager Planning Policy David Fitzpatrick, Specialist Strategic Planner – Strategic Planning & Urban Design Peter-John Cantrill, Program Manager Urban Design

Introduction

The Project Review Panel (PRP) meeting was held to confirm the adequacy of the Proponents Response to Submissions and determine if the project is ready to progress to the assessment stage. An overview of the Response to Submissions (RtS) was presented by the Department to the PRP.

The Panel recommended changes to the proposed amendment of Sydney LEP 2012 and the preparation of revised Design Guidelines by the PWG to allow the project to progress to the next stage

This Report summarises the recommendations of the Panel.

Land Use

The Panel notes that the proposed planning framework now includes a minimum non-residential floor space provision but that no modification to the concept design is proposed.

Recommendation

The panel reiterates its previous advice regarding residential amenity concerns on Botany Road and that alternate built forms may reduce overshadowing of Alexandria Park and the proposed publicly accessible space.

In the absence of further evidence demonstrating the proposed noise mitigation measures to be applied to address residential amenity issues, there is a risk the maximum gross floor area from the proposed FSR controls cannot be achieved through the development application process.

Amenity

The Panel notes that no amendment is proposed to the proposed planning framework to address previous advice regarding residential amenity concerns and that this issue may be difficult to resolve through the concept State Significant Development Application (SSDA) process.

The Response to Submissions has not provided sufficient information to demonstrate that the proposal is capable of adequately addressing the noise generated from Botany Road, whilst also addressing the requirements for natural ventilation under the Apartment Design Guideline (ADG). The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The panel reiterates its previous advice, that insufficient information has been provided explaining how the proposal is able to adequately address the noise impacts of Botany Road whilst achieving the nominated GFA within the proposed building envelopes. The panel notes that this is intended to be resolved as part of the SSDA process.

In the absence of further evidence demonstrating the proposed noise mitigation measures to be applied to ensure the development achieves an acceptable level of amenity required by the ADG, *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) and Sydney Development Control Plan 2012 (Sydney DCP), there is a risk that the maximum gross floor area based on the proposed FSR cannot be achieved through the development application process. The panel recommends that residential amenity is managed through the Waterloo Metro Quarter Design and Amenity Guidelines.

Built Form

The panel continues to have concerns around the proposed built form envisaged under the concept plan and notes that the proponent has made no substantial built form changes, with the exception of the removal of the community facility (Building H). The proposed inclusion of Design Guidelines is supported. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The panel reaffirms its previous advice on the proposal relating to built form, in particular to address inadequate setbacks of the towers above the podium, poor transition to the surrounding context, excessive built form and massing including the unrelieved length of the podium.

The panel recommends the proposal extend the increased setback along Botany Road to the north of the Waterloo Congregational Church for the full length of the block. This could be achieved by introducing a setback of 6m from the property boundary in the proposed height maps to ensure:

- Sufficient deep soil zones to facilitate street tree planting (noting the Premier's Priority - Greening our City);
- Sufficient space for safe pedestrian movements and improved pedestrian amenity;
- Flexibility of the kerbside space for a range of uses.

The PRP recommends that further guidance on built form is managed through the Waterloo Metro Quarter Design and Amenity Guidelines.

The panel recommended amendment of the proposed Maximum Height of Buildings Map in Sydney LEP 2012 to reduce the maximum height of the southern tower, and to include sun access planes to protect sunlight to Alexandria Park at 9am in midwinter, taking into account the existing Sydney LEP 2012 height limits

Open Space / Public Realm

The panel notes that the concept plan will be updated to remove community building (Building H) from the Cope Street Plaza increasing the quantum of publicly accessible open space, with the community floor space located elsewhere on the site. This is supported.

The panel reaffirms its previous comments that the publicly accessible spaces are not considered to meet communal space requirements for residents.

The panel continues to have concerns on the impact of the height of the proposal and subsequent overshadowing of Alexandria Park. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

Insufficient information has been provided regarding the quality of the public spaces to be delivered. Concerns regarding the final design and function of these spaces include wind conditions, solar access and comfort for future users. The panel notes that this may be an issue which is resolved through the Waterloo Metro Quarter Design and Amenity Guidelines.

The panel reaffirms its previous advice that opportunities to minimise any increase in overshadowing of Alexandria Park after 9am in midwinter should be investigated.

Design Excellence

The Panel notes the proposed planning framework for the site will now form part of the Sydney Local Environmental Plan 2012 (SLEP 2012), but that the Proponent has indicated in the Response to Submissions that they will not undertake a competitive design process.

Recommendation

The panel agreed that Clause 6.21(7) of Sydney LEP 2012 should not apply to the project.

After discussion, the panel agreed that a new design review panel is required, preferably under the Government Architect's State Design Review Panel policy to address design excellence for any future detailed development application, and that this should be included in the Waterloo Metro Quarter Design and Amenity Guidelines.

Wind

The panel notes that minimal additional information has been provided in response to the panel's previous advice concerning wind conditions for pedestrians and in the public domain generally. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The Project Working Group is to develop a framework around the application of wind criteria which will form part of the Waterloo Metro Quarter Design and Amenity Guidelines as follows:

- At least 50% of the publicly accessible open space to meet the wind criterion for sitting
- Waiting areas at bus stops and pedestrian crossings to meet the wind criterion for standing.

Transport Access and Pedestrian Movement

The panel notes that limited additional information has been provided to adequately address the previous advice and recommendations.

Recommendation

The panel reaffirms its previous advice and notes that the Design Guidelines will need to be updated to include:

- measures to encourage use of public transport and active transport.
- consideration of design for adaptive reuse of carparking spaces.
- encourage the provision of car share spaces and accessible spaces, and includes objectives to prioritise active and public transport over the use of private cars

Parking

The Panel notes that the RtS does not propose to amend the planning framework and reiterates it's previous advice. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The Panel noted that limited justification has been provided in increasing the amount of parking proposed from the previously exhibited Explanation of Intended Effect (65 car spaces) to the parking rates contained within the draft Development Control Plan (427 car spaces). The Panel recommended that the proposed amendments to Sydney LEP 2012 should reflect the position put forward by the Proponent in the exhibited Explanation of Intended Effect of 65 car parking spaces.

Affordable housing

The panel notes that the proposal has been amended to confirm that the 5% of total dwellings as affordable housing will be provided in perpetuity. Whilst this is supported by the panel, the panel previously recommended the proponent should aim to maximise the provision of 5-10% of all dwellings as affordable housing in perpetuity in accordance with the Greater Sydney Regional Plan and the District Plan. Whilst the Proponent has indicated the intention to provide 70 dwellings (10% of total dwellings) as social housing in the RTS, this is not proposed to be secured in the planning framework.

Recommendation

The panel recommends that either an irrevocable letter of offer from the Proponent or site-specific planning provision in Sydney LEP 2012 be applied to ensure that a total of 15% of all residential floor space is provided as social and affordable housing.

Infrastructure / Contributions

The panel notes that a range of infrastructure will be required to be delivered to support the future Metro Station on the site. The Panel reiterates it's previous advice that the mechanism for contributions and to secure public benefits nominated in the Response to Submissions must be confirmed. The Proponent has not adequately addressed the issues raised in submissions and the previous PRP report.

Recommendation

The panel recommends that either an irrevocable letter of offer be provided prior to rezoning or Sydney LEP planning provision be applied to ensure that the following infrastructure is delivered:

- a total of 2,200m² publicly accessible open space is provided;
- a 2,000m² community facility is delivered as part of future development;
- 15% of all dwellings are provided as affordable / social housing; and
- full development contributions applicable under Council's Development Contributions Plan 2015 are paid.

Separation of the Waterloo Metro Quarter and Waterloo Estate

The Panel notes that this is an ongoing issue.

Recommendation

The panel reaffirms the previous advice and that future planning for the Waterloo Estate will need to respond to the final approved planning framework for the Waterloo Metro Quarter, as identified in the RtS.

ESD

The panel notes the RtS identifies that this will be addressed as part of subsequent SSSA Design Guidelines.

Recommendation

The Panel recommends that the ESD commitments made as part of the SSP and supporting technical reports are included in the Waterloo Metro Quarter Design and Amenity Guidelines.

Design Guidelines

The Panel supports the preparation of Design Guidelines referenced by the RtS. The Panel recommends that Design Guidelines be prepared by the Project Working Group with support and advice from the Panel and as a matter of urgency.

The Panel noted that the RTS failed to provide new information to address the large majority of issues raised in submissions and the previous PRP report. To provide certainty that the identified issues will be resolved, the Panel recommended that the Design Guidelines be referenced as a matter for consideration within Sydney LEP 2012. The panel noted that there may be difficulties in drafting this approach, but that it was distinctly preferable.

The matters which the Panel believes are appropriate to address as part of the Design Guidelines include:

- Compliance with the Apartment Design Guidelines;
- Wind impact, noting that the PWG will develop a recommendation for the application of criteria;
- Ensure adequate natural ventilation for dwellings while protecting residents from noise;
- Solar access for surrounding private residents;
- Measures to encourage use of public and active transport;
- Consideration of design for adaptive reuse of carparking spaces;
- Objectives to encourage the provision of car share spaces and accessible spaces, and prioritise active and public transport over the use of private cars;
- A method of calculating and apportioning car parking provision rates;
- The setback for improved pedestrian amenity and continuous tree canopy planting to Botany Road;
- Tower setbacks to manage wind impacts;
- Minimising the increased overshadowing to Alexandria Park;
- Amenity of the publicly accessible open space;
- The use and design of the proposed community facilities; and
- ESD commitments contained within the supporting technical reports for the SSP.