

# Attachment E – Consistency with Strategic Plans

**Table 1 – Consistency with Eastern City District Plan Planning Priorities**

Action	Consistency
Planning Priority E1 – Planning for a city supported by infrastructure	The rezoning leverages the Waterloo Metro Station (due to open in 2024) to deliver new homes, jobs, amenities and services in a highly accessible and high amenity location.
Planning Priority E2 – Working through collaboration	Infrastructure NSW, in collaboration with Sydney Metro, has prepared a State Significant Precinct rezoning proposal for the Waterloo Metro Quarter site. The Department of Planning, Industry and Environment, as well as other government agencies including City of Sydney Council and the Government Architects, have also provided guidance on the proposal through the Project Review Panel.
Planning Priority E3 – Providing services and social infrastructure to meet peoples changing needs	The Metro Quarter will deliver new public spaces and community facilities to provide a place for the community to interact and engage with their surroundings.
Planning Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities	The Metro Quarter will deliver new community facilities and public spaces, while supporting a diversity of uses that accommodate the needs of the wider population. The public domain will be expanded through new entry plazas and pedestrian connections to encourage walking, cycling and community interaction.
Planning Priority E5 – Providing housing supply, choice and affordability with access to jobs, services and public transport	The rezoning will increase housing diversity and choice for residents through the provision of private, social and affordable housing and a mix of dwelling typologies. Approximately 700 new dwellings are to be provided within walking distance of the new Waterloo Metro station.
Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage	<p>The Waterloo Metro Station provides a key opportunity for renewal. With this significant public investment in transport infrastructure comes the opportunity for transit orientated development to provide new jobs, public domain improvements, homes and community infrastructure in this highly accessible location.</p> <p>The proposal would not result in any adverse impacts to heritage items and conservation areas in the vicinity of the proposed development, particularly Waterloo Congregation Church and Alexandria Park HCA.</p>
Planning Priority E7 – Growing a stronger and more competitive Harbour CBD	The Metro Quarter will strengthen the international competitiveness of the Harbour CBD by providing 12,000sqm of non-residential floorspace, delivering new jobs and services in close proximity to the public transport network.

Action	Consistency
<p>Planning Priority E8 – Growing and investing in health and education precincts and the Innovation Corridor</p>	<p>The Metro Quarter will increase supply of commercial, retail and community uses, offering smaller scale spaces for innovative businesses and community activities to establish and grow.</p>
<p>Planning Priority E9 – Growing international trade gateways</p>	<p>Not applicable.</p>
<p>Planning Priority E10 – Delivering integrated land use and transport planning and a 30-minute city</p>	<p>The rezoning of the Waterloo Metro Quarter proposes an increase in jobs, homes, shops, services and social infrastructure that leverage the new Metro station, bringing people closer to their jobs, homes and the services they need. The site has direct access to key employment centres including Australian Technology Park, Sydney CBD and the global economic corridor stretching from Sydney Airport to Macquarie Park and Norwest.</p>
<p>Planning Priority E11 – Growing investment, business opportunities and jobs in strategic centres.</p>	<p>The Metro Quarter will deliver 12,000sqm of non-residential floorspace, encouraging investment, business opportunities and new jobs in close proximity to the public transport network.</p>
<p>Planning Priority E12 - Retaining and managing industrial and urban services land</p>	<p>No changes to land zoning are proposed. The B4 Mixed Use zone will continue to apply across the Metro Quarter Precinct.</p>
<p>Planning Priority E13 - Supporting growth of targeted industry sectors</p>	<p>The Metro Quarter will increase supply of commercial, retail and community uses which will enhance the amenity, vibrancy and safety of the centre whilst also promoting tourist visitation to the area.</p>
<p>Planning Priority E14 - Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways</p>	<p>A Water Cycle Management Strategy has been prepared as part of the State Significant Precinct Study which considers a range of measures to ensure the health of of Sydney Harbour and the District's waterways are protected.</p>
<p>Planning Priority E15 - Protecting and enhancing bushland and biodiversity</p>	<p>Consistent, no native vegetation communities identified on the site.</p>
<p>Planning Priority E16 - Protecting and enhancing scenic and cultural landscapes</p>	<p>The Metro Quarter will continue the evolution of character and the identity of Waterloo while respecting its past. While the indicative concept proposal will result in changes to the scenic and cultural landscape of Waterloo, these changes will reflect the positive progression to a more connected, accessible, cultural and cohesive community.</p>
<p>Planning Priority E17 - Increasing urban tree canopy cover and delivering Green Grid connections</p>	<p>Future development will create opportunities to develop a landscape strategy that includes new tree planting to increase the urban tree canopy and contribute to Sydney's Green Grid.</p>

Action	Consistency
<p>Planning Priority E18 - Delivering high quality open space</p>	<p>The rezoning proposal includes the expansion of the public domain through new entry plazas and pedestrian connections. The publicly accessible Cope Street plaza, 1,650sqm, is proposed as a multi-functional space for residents, workers and visitors.</p>
<p>Planning Priority E19 - Reducing carbon emissions and managing energy, water and waste efficiently</p>	<p>The planning, design and construction of the Metro Quarter will be informed by a series of Ecologically Sustainable Development principles to achieve best practice sustainability outcomes.</p>
<p>Planning Priority E20 - Adapting to the impacts of urban and natural hazards and climate change</p>	<p>Future development on the site will be required address the potential social, environmental and economic effects of climate change on future communities.</p>

**Table 2 – Consistency with State Environmental Planning Policies**

SEPP		Consistency
No. 1	Development Standards	Not applicable.
No. 19	Bushland in Urban Areas	Not applicable.
No. 21	Caravan Parks	Not applicable.
No. 33	Hazardous and Offensive Development	Not applicable.
No. 36	Manufactured Home Estates	Not applicable.
No. 44	Koala Habitat Protection	Not applicable.
No. 47	Moore Park Showground	Not applicable.
No. 50	Canal Estate Development	Not applicable.
No. 55	Remediation of Land	The proposed amendments do not change the existing B4 Mixed Use zone that applies across the Metro Quarter Precinct. However, any future integrated station development would be above and integrated with the station at Waterloo approved under CSSI15_7400. Any potential contamination impacts have been identified and addressed in accordance with the CSSI approval.
No. 64	Advertising and Signage	The proposed amendments do not affect the operation of this SEPP. Any proposed advertising and signage will need to comply with the SEPP as required.
No. 65	Design Quality of Residential Apartment Development	Any future SSDAs for residential apartments will need to comply with this SEPP as required.
No. 70	Affordable Housing (Revised Schemes)	The proposed amendments include a provision that allows the consent authority, when granting development consent on land within the Waterloo Metro Quarter, to require the delivery of 5% of total residential floor area as affordable rental housing.
SEPP	(Affordable Rental Housing) 2009	The proposed amendments will require the delivery of 5% of total residential floor area as affordable rental housing. This SEPP will cease to apply to the Precinct as a result of the amendments to SLEP 2012.
SEPP	Aboriginal Land	Not applicable.

SEPP		Consistency
SEPP	(Building Sustainability Index: BASIX) 2004	Future development will need to comply with the SEPP as required.
SEPP	(Coastal Management) 2018	Not applicable.
SEPP	(Educational Establishments and Child Care Centres) 2017	Any development that is subject to this SEPP will need to comply with the provisions of this SEPP as required.
SEPP	(Exempt and Complying Development Codes) 2008	The proposed amendments do not affect the operation of this SEPP.
SEPP	(Gosford City Centre) 2018	Not applicable.
SEPP	(Housing for Seniors or People with a Disability) 2004	The proposed amendments do not affect the operation of this SEPP.
SEPP	(Infrastructure) 2007	The ISEPP is likely to be applicable to any future Integrated Station Development as it involves development within, above, or adjacent to a rail corridor. Any future development may also constitute a traffic generating development depending on the scale proposed and would need to be referred to the relevant government agency.
SEPP	(Kosciuszko National Park – Alpine Resorts) 2007	Not applicable.
SEPP	(Kurnell Peninsula) 1989	Not applicable.
SEPP	(Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP	(Miscellaneous Consent Provisions) 2007	Not applicable.
SEPP	(Penrith Lakes Scheme) 1989	Not applicable.
SEPP	Primary Production and Rural Development	Not applicable.

SEPP		Consistency
SEPP	(State and Regional Development) 2011	<p>The Sydney Metro City and Southwest project is declared critical State significant infrastructure under Schedule 5 of the SRD SEPP 2011. This construction and operation of the project has already received approval (CSSI 15_7400).</p> <p>The proposal will amend Schedule 2 of this SEPP to include Sydney Metro development on Waterloo Metro Quarter as SSD if the development has a CIV of more than \$30M.</p>
SEPP	(State Significant Precincts) 2005	The proposal has been investigated as a State Significant Precinct under this SEPP.
SEPP	(Sydney Drinking Water Catchment) 2011	Not applicable.
SEPP	(Sydney Region Growth Centres) 2006	Not applicable.
SEPP	(Three Ports) 2013	Not applicable.
SEPP	(Urban Renewal) 2010	Not applicable.
SEPP	(Vegetation in Non-Rural Areas) 2017	Consistent, no native vegetation communities were identified on the site.
SEPP	(Western Sydney Employment Area) 2009	Not applicable.
SEPP	(Western Sydney Parklands) 2009	Not applicable.

**Table 3 – Consistency with Sydney Local Environmental Plan 2012**

While the Local Environmental Plan establishes the current controls for the site, these controls do not envisage the transformation that will occur as a result of the Waterloo Metro Station development.

Clause	Consistency
2.3 Zoning	The site is currently zoned B4 Mixed Use. No amendments to land zoning are proposed.
4.3 Height of buildings	The maximum building height on the site is 12m (3-4 storeys) and 15m (4-5 storeys). The proposal seeks to amend the development controls to enable development of the Waterloo Metro Quarter.
4.4 Floor Space Ratio	The site has a mapped FSR of 1.75:1. The proposal seeks to amend the development controls to enable development of the Waterloo Metro Quarter.
5.10 Heritage Conservation	<p>The site is located within close proximity to a number of local heritage items listed under the SLEP 2012. This includes Waterloo Congregational Church (Item 2069); The Cauliflower Hotel (Item 2070); The Former CBC Bank (Item 5); Cricketer's Arms Hotel including interior (Item 1540); and Alexandria Park HCA (C1).</p> <p>The Metro Quarter concept proposal would not result in any adverse impacts to heritage items and conservation areas in the vicinity of the proposed development. This would be considered in further detail as part of any subsequent SSDA.</p>
6.6 End of journey floor space	This provision is intended to be included within the proposed SEPP amendment.
6.19 Overshadowing of certain public spaces	The over station development concept proposal complies with overshadowing controls for Alexandria Park in SDCP 2012.
6.21 Design Excellence	This clause is proposed to continue to apply, without the floorspace bonus.
7.14 Acid sulfate soils	The site is classified as 'Class 5' on the Acid Sulfate Soils Map. Acid sulfate soil risk at the site has been previously assessed as part of the CSSI.
7.15 Flood planning	Flooding considerations at the site have been previously assessed as part of the CSSI.
7.20 Development requiring or authorising preparation of a DCP	Design and amenity guidelines will be prepared in the place of a DCP.

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Clause	Consistency
7.23 Large retail development outside of Green Square Town Centre and other planned centres	<p>The site is currently identified as Restricted Retail Development on the Retail Premises Map, limiting development for the purposes of shops or markets to a GFA of no greater than 1,000 square metres. The proposal seeks to remove the site from the Restricted Retail Development area on the Retail Premises Map.</p> <p>The proposal requires that a minimum of 12,000sqm of gross floor area in the Waterloo Metro Quarter is used for non-residential land uses which does not comply with this provision.</p>

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