

Exhibition of plans for the Waterloo Metro Quarter

Frequently asked questions

November 2018

What is on exhibition?

- Sydney Metro's State Significant Development (SSD) application for concept approval of development above and adjacent to the Waterloo Metro Station. The SSD application is on exhibition from **Thursday 22 November until Wednesday 30 January 2019**.
- The UrbanGrowth NSW Development Corporation's (UrbanGrowth NSW) State Significant Precinct (SSP) Study and draft planning controls to enable development of the Waterloo Metro Quarter precinct. The draft planning controls are included within the Explanation of Intended Effect provided as part of the SSP Study. The SSP Study is on exhibition from **Thursday 22 November 2018 until Wednesday 30 January 2019**.

What is a State Significant Precinct (SSP)?

State Significant Precincts (SSP) are areas of state or regional planning significance, because of their social, economic or environmental characteristics.

These areas are located near existing or planned infrastructure and play an important role in achieving government policy objectives, including those relating to increasing supply of new homes and jobs in key locations and improving housing choice and affordability.

To facilitate redevelopment of a SSP, a detailed set of studies, known as a State Significant Precinct Study, must be carried out. The SSP Study process also includes a masterplan being developed for the area and new planning requirements which should be adhered to when the area is redeveloped.

More information on the SSP Study process is available at www.planning.nsw.gov.au/SSP

What are State Significant Development (SSD) Applications?

Some types of development are deemed to have State Significance if they are over a certain size, have a high economic value or due to the potential impacts the development may have.

The Minister of Planning is the consent authority for SSD Applications. In some cases, the Minister may delegate the decision-making function to Department staff or refer to the Independent Planning Commission for advice.

More information on the SSD Process is available at www.planning.nsw.gov.au/SSD

What is the difference between the Waterloo Metro Quarter SSP Study and Concept SSD application?

A SSP Study and Concept SSD application are being exhibited and assessed concurrently. The SSP Study outlines the proposed planning framework for the precinct. The SSD application proposes a development for the site taking into account the new planning controls in the draft planning framework. Although they relate to each other, they are separate processes.

The SSP Study is a rezoning proposal that seeks approval for new planning controls, such as increased buildings heights and floor space ratio, needed to develop the Waterloo Metro Quarter.

The Concept SSD application seeks approval for development over and adjacent to the new Waterloo Metro Station, including maximum building envelopes, land uses, car parking, maximum gross floor area and associated development strategies.

The Concept SSD application does not seek approval for any construction works. If the Concept SSD application is approved, a separate SSD application, or applications, will be lodged, exhibited and assessed for the detailed design and construction of the development.

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What is the Department's role for the SSD?

The Department is responsible for the assessment of the SSD application against statutory requirements, including consideration of the relevant planning policies and the likely impacts of the development.

The Department will then make a recommendation to the Minister for Planning (or delegate) for determination of the SSD application based on the merits of the proposal, taking into account information in the Environmental Impacts Statement, all submissions and community feedback, and any response to the submissions.

What is the Department's role for the SSP?

The Department prepared a comprehensive set of technical requirements in collaboration with other government agencies and City of Sydney (the technical requirements are referred to as Study Requirements). The Study Requirements were then provided to UrbanGrowth NSW to prepare the State Significant Precinct Study and draft planning controls.

The Department will assess the SSP Study and draft planning controls, with assistance from the City of Sydney, and will consider the following:

- The exhibited study.
- Specialised and technical input and advice received from Government agencies.
- Public submissions received during the exhibition period.
- Any response to submissions received from UrbanGrowth NSW.

What do I need to do?

Review the application documents to better understand the draft planning controls and proposed development. You can view the documents at Town Hall House (456 Kent Street, Sydney), Green Square Library (355 Botany Road, Zetland) or online at:

- SSP Study and draft planning controls: www.planning.nsw.gov.au/WaterlooSSP
- SSD concept application: www.planning.nsw.gov.au/WaterlooOSD

Provide us with feedback if you have any comments or concerns. You can make a submission in writing about the SSD and/or the SSP Study and draft planning controls online or by post. More information on how to have your say is available via the above links.

How can I find out more?

- You can view the application documents to better understand the proposed development at one of the locations listed above or online.
- You can call our Information Centre on 1300 305 695. If English isn't your first language and you require an interpreter, please call 131 450. You can request an interpreter in your language and to be connected to our Information Centre on 1300 305 695.
- Email us at information@planning.nsw.gov.au