

1 February 2024

Ref: 17185-ER-1-1

Charvic Pty Ltd &
International Screen Academy Property Pty Ltd

Attention: Richard Huynh (richard.huynh@sdg.org.au)

Project: Desktop Acid Sulfate Soils Assessment, 242-258 Young Street, Waterloo, NSW

1. Introduction

1.1. Background

Alliance Geotechnical Pty Ltd (Alliance) has been engaged by Charvic Pty Ltd and International Screen Academy Property Pty Ltd to prepare an acid sulfate soils assessment report for 242-258 Young Street, Waterloo, NSW 2017 (refer **Figure 1**).

At the commencement of the project, Alliance had the following project appreciation:

- The site consists of a portion of Lot A and B in DP 161650 and Lot 1 in DP84655;
- The site consists of light industrial/warehouse buildings on 244-258 Young Street and a commercial building on 242 Young Street;
- The site is proposed for redevelopment comprising demolition of all existing buildings and construction of a new mixed-use building between 4-7 storeys, with 1 or 2 level basement car parking, details of which are still to be finalised (refer to **Appendix A** for preliminary design plans); and
- This acid sulfate soil assessment is required to assist the client address relevant development consent decision making processes.

1.2. Objectives

The objective of this project was to assess whether the proposed development is within 500m of Class 1, 2, 3 or 4 land (in the context of acid sulfate soils):

- that is below 5m Australian Height Datum (AHD); and
- by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.

1.3. Scope of Work

The following scope of works was undertaken to address the project objective:

- a desktop review of council acid sulfate soil maps and land elevation maps.

2. Site Identification

2.1. Site Details

Site identification details are presented in **Table 2.1**.

Table 2.1 Site Identification Details

Cadastral Identification	Lot A and B in DP 161650 and Lot 1 in DP84655
Geographic Coordinates (Nearmap)	33° 90' 11" S and 151° 20' 77" E
Site Area	Approximately 4,700m ²
Local Government Authority	City of Sydney
Current Zoning	MU1 – Mixed Use

A survey of the site boundary is presented in **Appendix B**.

3. Site Environmental Setting

3.1. Geology

The 1:100,000 Sydney Geological Map indicates the site is underlain by coastal deposits, which are characterised by *marine-deposited and aeolian-reworked coastal sand dunes*. The marine deposits (Botany Sands) are underlain by fine-grained sandstones of the Hawkesbury Sandstone, which is characterised by *medium- to coarse-grained quartz sandstone with minor shale and laminite lenses*.

3.2. Site Topography and Elevation

Topographically, the site is located on a slight slope towards the south-west. The elevation at the north-eastern corner is approximately RL22.0m, and the elevation at the southern corner is approximately RL19.8m. A copy of a survey plan of the site is presented in **Appendix B**.

3.3. Acid Sulfate Soils

A review of <https://www.environment.nsw.gov.au/eSpade2Webapp> indicated that the proposed development site is located in an area mapped as:

- N: no known occurrence

A review of <https://geomap.cityofsydney.nsw.gov.au/gxe/?viewer=Planning#> indicated that the proposed development is located on land mapped as:

- Class 5

A Class 4 area is located approximately 500m away from the subject site to the south-west (refer **Figure 2**). The elevation of that Class 4 land is approximately 17m AHD (based on NearMap elevation), which is greater than 5m AHD.

4. Conclusions

Based on the assessment undertaken by Alliance, the following conclusions are made:

- The proposed development:
 - is not within 500m of Class 1, 2 or 3 land;
 - is within 500m Class 4 land, however that class 4 land is located above 5m AHD; and
- An acid sulfate soils management plan is not required for the proposed development.

Based on these conclusion, an acid sulfate soils management plan is not required for the proposed development.

This report must be read in conjunction with the ***Important Information About This Report*** statements in **Section 6** this report.

For and on behalf of,
Alliance Geotechnical Pty Ltd

Max Campbell
Environmental Consultant

Figures

Figure 1 Site Locality Plan
Figure 2 Acid Sulfate Soils Zoning Plan

Appendices

APPENDIX A – Proposed Development Plans
APPENDIX B – Site Survey

5. References

Alliance 2023, 'Geotechnical Investigation Report, 242-258 Young Street, Waterloo NSW', ref: 17185-GR-1-1, dated 20 December 2023

City of Sydney 2024, City of Sydney website, accessed 1 February 2024, <<https://geomap.cityofsydney.nsw.gov.au/gxe/?viewer=Planning#>>

6. Important Information About this Report

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This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to Alliance's engagement. The report must not be used for any purpose other than the purpose specified at the time Alliance was engaged to prepare the report.

The findings presented in this report are based on specific data and information made available during the course of this project. To the best of Alliance's knowledge, these findings represent a reasonable interpretation of the general condition of the site at the time of report completion.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Alliance.

Logs, figures, and drawings are generated for this report based on individual Alliance consultant interpretations of nominated data, as well as observations made at the time fieldwork was undertaken.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, Alliance reserves the right to review and amend this report.

APPENDIX A – Proposed Development Plans



STRICTLY CONFIDENTIAL

ANNEXURE A - Project Brief for Redevelopment of 242 – 258 Young Street Waterloo

Prepared by: Sustainable Development Group
September 2023
Revision 4

Sustainable Development Group Ltd
Level 4, 233 Castlereagh Street
Sydney, NSW 2000

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1. Introduction

The Waterloo site is located at 242, 244-258 Young Street, Waterloo NSW 2017 (the Site). The Site is located centrally within Waterloo and bounded by Young Street to the east, Hunter to the West and Powell Street to the south. The Site tapers to a point on the south where these three streets intersect and there is a slight gradient down from north to south. The redevelopment of the Site includes the proposed demolition of all existing buildings and construction of a new building between 4-7 storeys (subject to council consultation) with minimal setback to the boundaries. It is also proposed to construct one or two level basement for car parking. The proposed development will be a long term investment hold by the landowners with potential leased premises including some of the following (subject to tenant interest):

- Independent Secondary School
- Film School
- Place of Worship
- Student Accommodation
- Commercial Offices
- Community Facilities

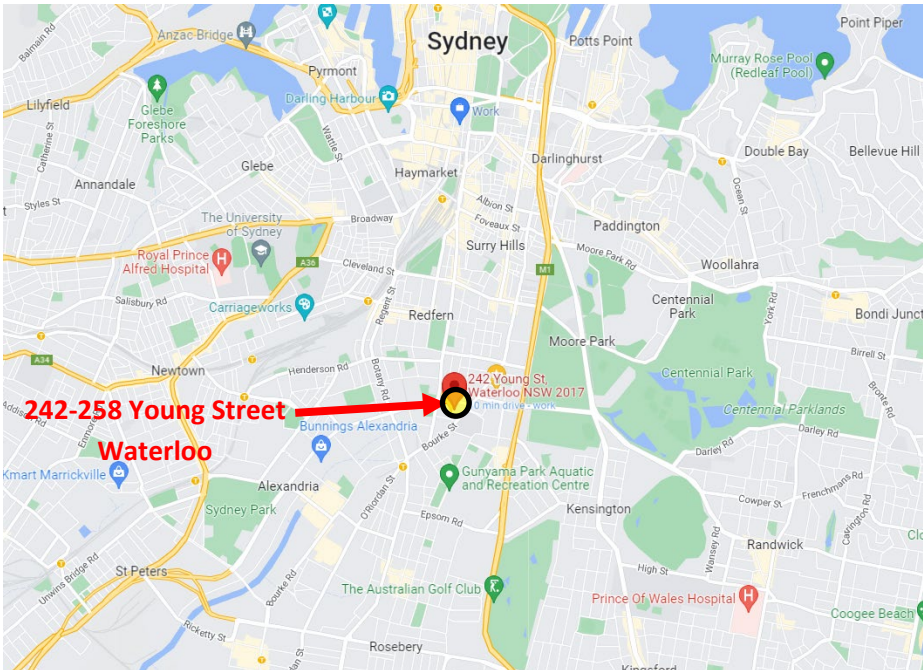

The below metrics reflect the initial yield study prepared by Plus Architecture (with some adjustments for commercial), but is indicative only and will change as the concept design is progressed with prospective tenants. Refer to ATTACHMENT 1 for the preliminary concept design. **NOTE THAT THE PLANS WILL BE UPDATED SO THEY ARE FOR INFORMATION PURPOSES ONLY.**

Description	Approx. sqm	Comments
Total GFA (approx.)	13,919	Exceeds permissible GFA
School GFA	10,028	Internal areas to be linked with external covered corridors
Film School GFA	3891	
Multipurpose Hall GFA	750	To be shared by tenants and wider community. Included in School GFA.
Car Parking	Between 49-65	1 Basement car parking level. Total number TBC.

2. The Site

A descriptive analysis of the site is shown as follows:

Characteristic	Description
Shape	Three parcels of land in Irregular triangular shape
Zoning	B4 Mixed Use
Topography	Slight gradient fall from north to south
Frontage	Frontage to Young Street, Hunter Street and minor frontage to Powell Street where all three street intersect.
Existing Buildings	The existing buildings on site consist of older style light industrial/warehouse buildings on 244-258 Young Street and a contemporary purpose built building on 242 Young Street. All

	buildings are proposed to be demolished, but the building on 242 Young Street may be retained.
Flora and Fauna	Large trees exist along the footpath (outside of site boundary) of Young and Hunter streets which are mature and potential impact on these trees must carefully be considered.
Surroundings	Residential buildings to the north, south and west and light industrial and retail buildings to the east. There is a pocket park directly south.
Location Plan	
Site Plan	

3. Site Details

Item	Description
Address	242, 244-258 Young Street Waterloo NSW 2017
Title/s:	Lot 1 of DP 84655
	Lot A and B of DP 161650
Council Area:	City of Sydney Council
Site Area:	3502 and 1053 = 4555sqm (Source: Survey)
Zoning:	B4 Mixed Use
Max. FSR:	1.5:1; bonus 0.5:1 available for <i>Community infrastructure floor space at Green Square of the Sydney LEP 2012</i>
Max. Height of Building:	15m
Permissible Max GFA:	6,832.5sqm OR 9,110sqm (with bonus)
Permissible Uses:	The proposed uses including Education Establishments (schools), Commercial Premises (Office premises, retail premises) and Student Accommodation are all permissible with consent on the site. Refer to separate planning report for additional information.
Heritage Significance:	Not heritage listed or mapped.

4. Planning Pathway

The proposal is to include an independent school as a major tenant and it is also proposed to exceed the permissible maximum height limit and FSR. On this basis, the planning pathway for planning approval will require a planning proposal (PP) to be negotiated with the City of Sydney Council and subject to PP approval. A State Significant Development Application (SSDA) is then to be lodged with the Department of Planning and Environment (DPE) as the determining authority. Relevant education uses of the project will be assessed under the Education SEPP with other uses to be assessed under the Sydney LEP 2012. All proposed uses in the current scheme are permissible.

The proposal will seek additional height and FSR above what is permissible for the site.

Preliminary meetings with both the City of Sydney Council and the DPE have been held and they are both generally in support of the provision of education facilities on the site. Attachment 2 includes initial feedback from the City of Sydney on the preliminary concept design prepared by Plus Architecture as contained in Attachment 1. The feedback includes key matters that council see as important and that any proposed design is to carefully consider. The Consultant is to review this information and where relevant to provision of their Services, consider how it may impact any proposed design and be a proactive project team member in seeking solutions that maximise positive outcomes for the Landowners. Refer to the Scope of Services document for full services and deliverables to be provided.

5. Tender and Construction Phase

It is proposed to engage a contractor on a lump sum design and construct contract arrangement via a competitive tendering process although an ECI process may also be considered and other contractual arrangement may eventuate depending on market conditions at the time construction procurement is to occur.

Where design services are required as part of the scope of services, the Consultant will be required to prepare tender documentation to approximately 70% design completion or as further instructed. Timing of this step may commence prior to receipt of DA approval to meet target program timeframes, but will be confirmed during the DA assessment period.

The Consultant may be novated (depending on the discipline) to the contractor during construction and the fee proposal should reflect this arrangement. However, the Consultant may alternately be engaged for peer review services during construction. Refer to Scope of Services for further details.

6. Long Term Asset Management

It is Important to note that the Landowners are seeking to redevelop the Site with the intention to fully retain and manage the completed asset for the foreseeable future. The long-term view of this Project and the Landowners, should inform design decisions and inputs expected from all engaged consultants. It is important that consultants consider the long-term ownership and management of the asset and ensure the Project can be more efficiently and sustainably managed over a long time horizon.

7. Target Program

The following program is indicative only and may be subject to modification from SDG, Authority requirements and approvals as required. The Consultant accepts that if engaged, the Consultant's fee is not linked to the indicative program and agrees that it will not submit a variation should there be a requirement to modify the Target Program. If the Consultant disagrees with this condition it can elect to withdraw from submitting a fee proposal. The Consultant's decision to submit a fee proposal will be taken as confirmation of agreement of this condition.

Phase	Target Start	Est. Duration
Prepare and Lodge Planning Proposal		
- Target Planning Proposal lodgment – Dec 2023	Mid-May 2023	7 months (Iterative process with City of Sydney Council)
SSDA Preparation Phase	Mid Sep 2024	6 months
- Target SSDA lodgment – Mid-Jun 2025		
- Assume SSDA approval takes 10 months.		
Design Development and Tender Documentation Phase	Apr 2026	6 months
Construction Phase (including Demolition)	Oct 2026	18 months (TBC)
Defects Liability Period	TBC	12 months or as per legislative requirement, whichever is greater

8. Attachments

Attachment 1 – Plus Architecture Preliminary Concept Design.

Attachment 2 – City of Sydney Council Feedback to Plus Architecture Preliminary Concept Design

ATTACHEMENT 1



PROPOSED DESIGN
PERSPECTIVE- STREET VIEW



242-258 YOUNG ST WATERLOO
COUNCIL MEETING

JOB NO. 20621
DATE 27/06/2023
SCALE NTS

Page 50

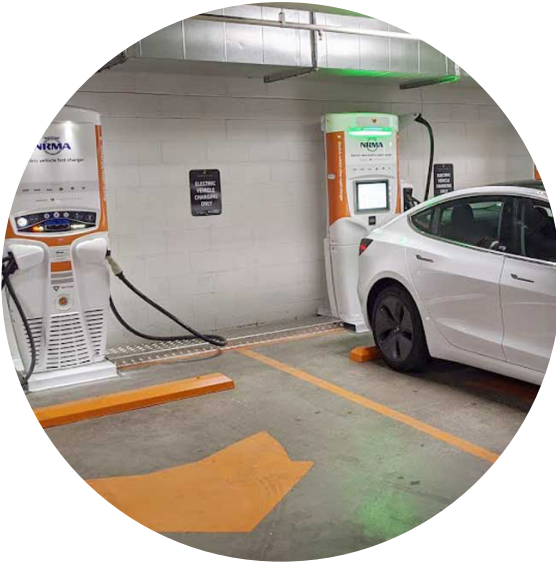
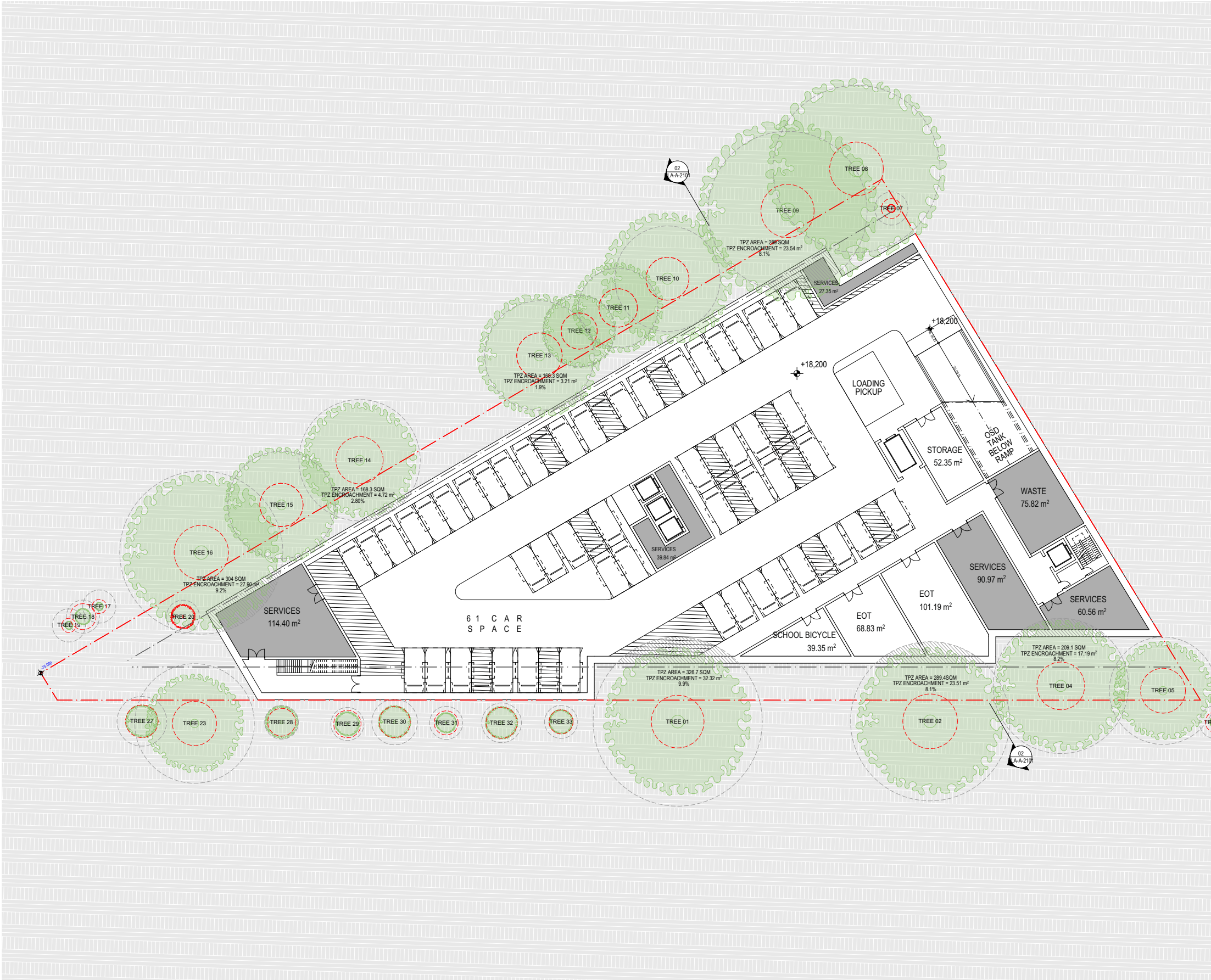
SDG **plus**
architecture

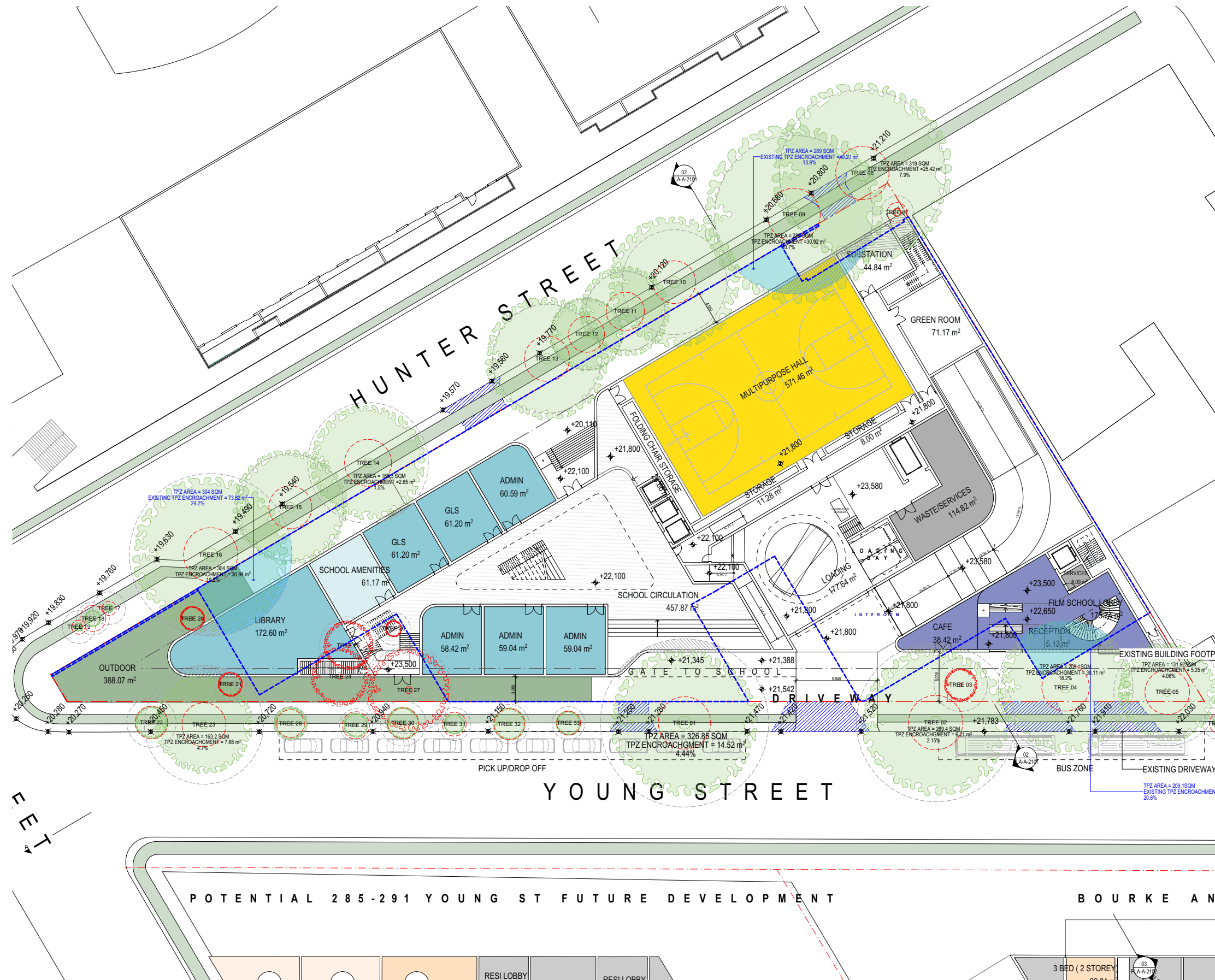
PROPOSED DESIGN
PERSPECTIVE- STREET VIEW



APPENDIX

PLANS - BASEMENT







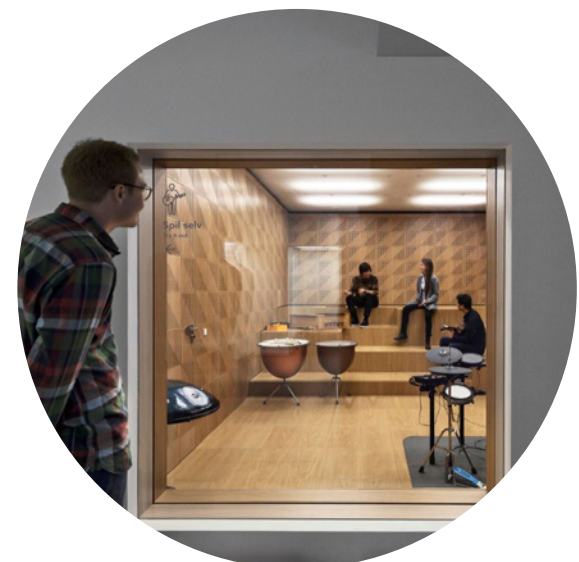
APPENDIX
PLANS - LEVEL 02

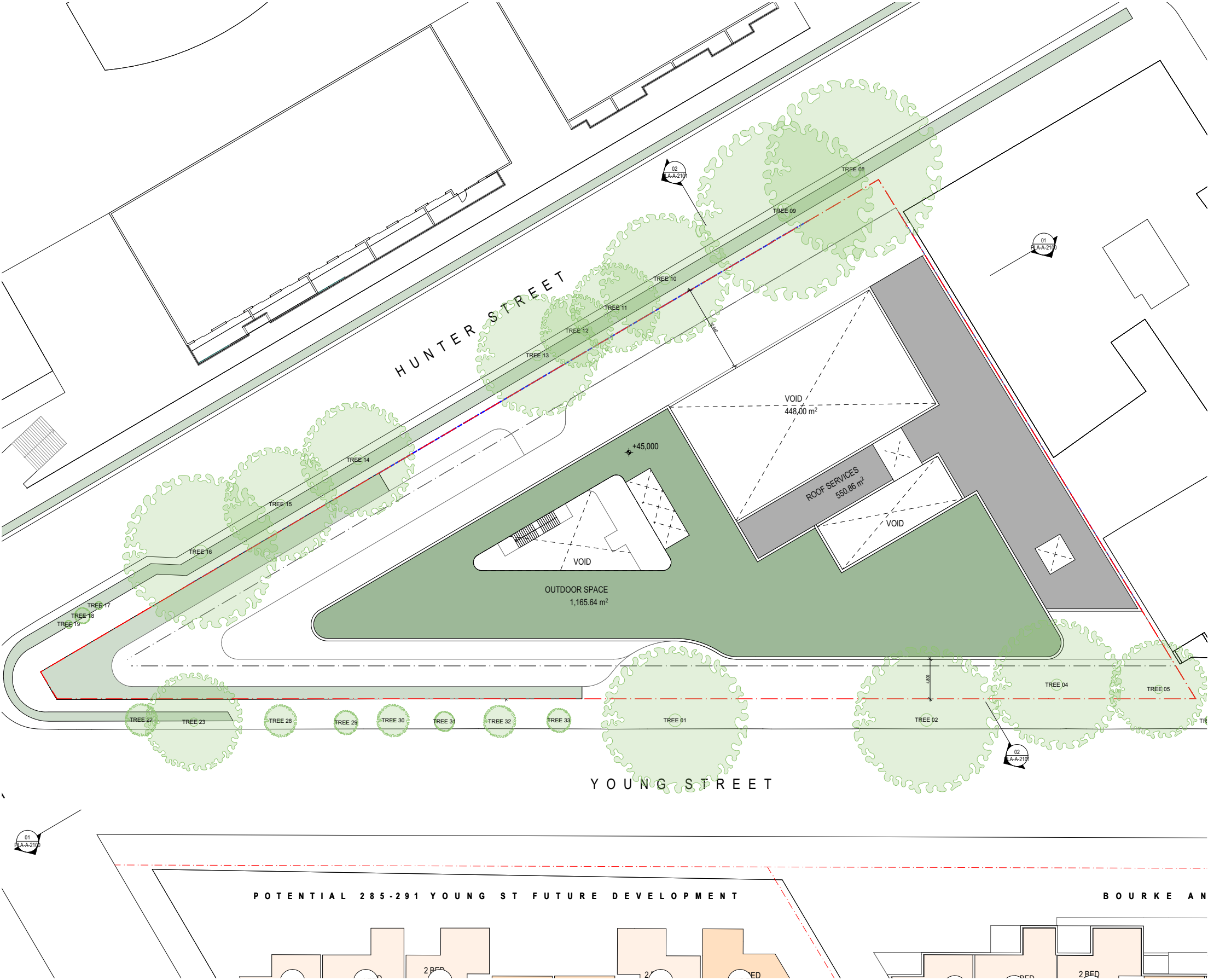


APPENDIX
PLANS - LEVEL 03









APPENDIX SCHEDULE

[illegible]

SITE AREA	4611 m²
FSR ALLOWED (+0.5 BONUS)	2.0 :1
GFA ALLOWABLE	9222 m²
GFA PROPOSED (NOT INCL. CIRCULATION)	10472 m²
FSR PROPOSED (NOT INCL. CIRCULATION)	2.27 :1
GFA PROPOSED (INCL. CIRCULATION)	13919 m²
FSR PROPOSED (INCL. CIRCULATION)	3.02 :1
HOB ALLOWED	15 m
HOB PROPOSED	25.0 m

FILM SCHOOL					
TOTAL G.F.A. (m2)	AMENITIES	CAFE	FILM SCHOOL CORRIDOR	FILM SCHOOL	FILM SCHOOL OUTDOOR SPACE
	NLA (m2)	NLA (m2)	NLA (m2)	NLA (m2)	NLA (m2)
735	100		157	460	
846	100		258	479	61
474	100		172	165	
971			265	574	
689	84		120	422	
177		40			
3892	385	40	972	2100	61

ATTACHEMENT 2

28 August 2023

Our Ref: X093892
File No: 2023/430247

Richard Huynh
Head of Development
Sustainable Development Group Limited
Level 4, 233 Castlereagh Street, Sydney, NSW, 2000

By email: richard.huynh@SDG.org.au
cc: ademarco@ethosurban.com

Dear Richard

Request to prepare a Planning Proposal – 242-258 Young Street, Waterloo

I refer to your meeting with the City on 27 June 2023 about the potential amendment of the planning controls for the site at 242-258 Young Street, Waterloo (the site). I note the material presented at the meeting was provided to the City by email on 3 July 2023, with further material provided 4 August 2023.

It is understood the intention is to lodge a planning proposal request to amend Sydney Local Environment Plan 2012 (LEP) to increase the maximum floor space ratio (FSR) from 2:2 to 3:1 and the building height limit from 15 metres to 27 metres. The proposed six-storey development would comprise a school, film school and multi-purpose hall.

In addition to this letter, advice to be received from the City's Design Advisory Panel (DAP), at their future meeting on 31 August 2023, will be provided to inform the preparation of the planning proposal request.

Strategic merit

Any planning proposal request must establish the strategic merit of the proposal.

The City of Sydney's strategic planning is informed by the Greater Sydney Region Plan, Eastern City District Plan and Sustainable Sydney 2030-2050: Continuing the Vision, which provide the foundations for the priorities outlined in our Local Strategic Planning Statement (City Plan 2036). All requests to change the planning controls must give effect to City Plan 2036.

A key consideration for this site, and its proposed use as a school, is determining whether there is sufficient local infrastructure to support the demands generated by the proposal. In particular, understanding how, when and how often students will access facilities in the City of Sydney and surrounding LGAs, in particular sporting fields.

Sporting fields in the City of Sydney are in high demand and it is strongly recommended that prior to progressing your planning proposal you meet with the City's sports field manager to discuss your needs and determine if they can be met in the local area. Contact details can be provided on request. Where need cannot be accommodated in the local area, the City will require evidence that your requirements can be met in other locations.

I note that in some circumstances upgrades to local parks within proximity of the site may be required to accommodate higher volumes of usage. In this case the City may consider a proposal to enter into a planning agreement for the upgrade of suitable local open spaces.

Site-specific merit

Any planning proposal request must establish the site-specific merit of the proposal. Key matters that are to be addressed are outlined in the lodgement checklist attached to this letter that also details supporting studies to be lodged with the request.

Lodgement and assessment

Planning proposal requests and all associated documents must be lodged online through the NSW Planning Portal at www.planningportal.nsw.gov.au. Supporting studies are to be prepared as identified in the attached checklist.

The current Major Planning Proposal Application fee of \$161,900.00 is payable electronically at lodgement. The fee is described in Council's Revenue Policy available on the City's website under Policies > Revenue policy: Fees and charges.

The City will undertake an assessment of the request and prepare a planning proposal if the request demonstrates strategic and site-specific planning merit. The Council and Central Sydney Planning Committee will then determine whether to proceed with any planning proposal.

Under the current CIV thresholds (which are under review) the proposed future development if the Planning Proposal is supported will automatically be classed as State Significant Development (SSD). However, the City would be willing to accept a delegation from the Department and Minister to handle the assessment and approval of any future development application as occurred with the SSD Green Square School (under construction) on Zetland Avenue. This can be further discussed in due course.

The City will also prepare a Design Guide (instead of a development control plan) as it will remain SSD (under current CIV thresholds) whether it is delegated to the City or not.

The Design Guide is to contain the site-specific controls that will apply to the site as well as an appropriate design excellence strategy.

Nothing in this advice implies endorsement of the planning proposal request or precludes the City from requesting additional information or changes as part of any assessment of the request.

Should you wish to speak with a Council officer about the above, please contact Gibran Khouri, Specialist Planner, on 9265 9945 or at gkhouri@cityofsydney.nsw.gov.au

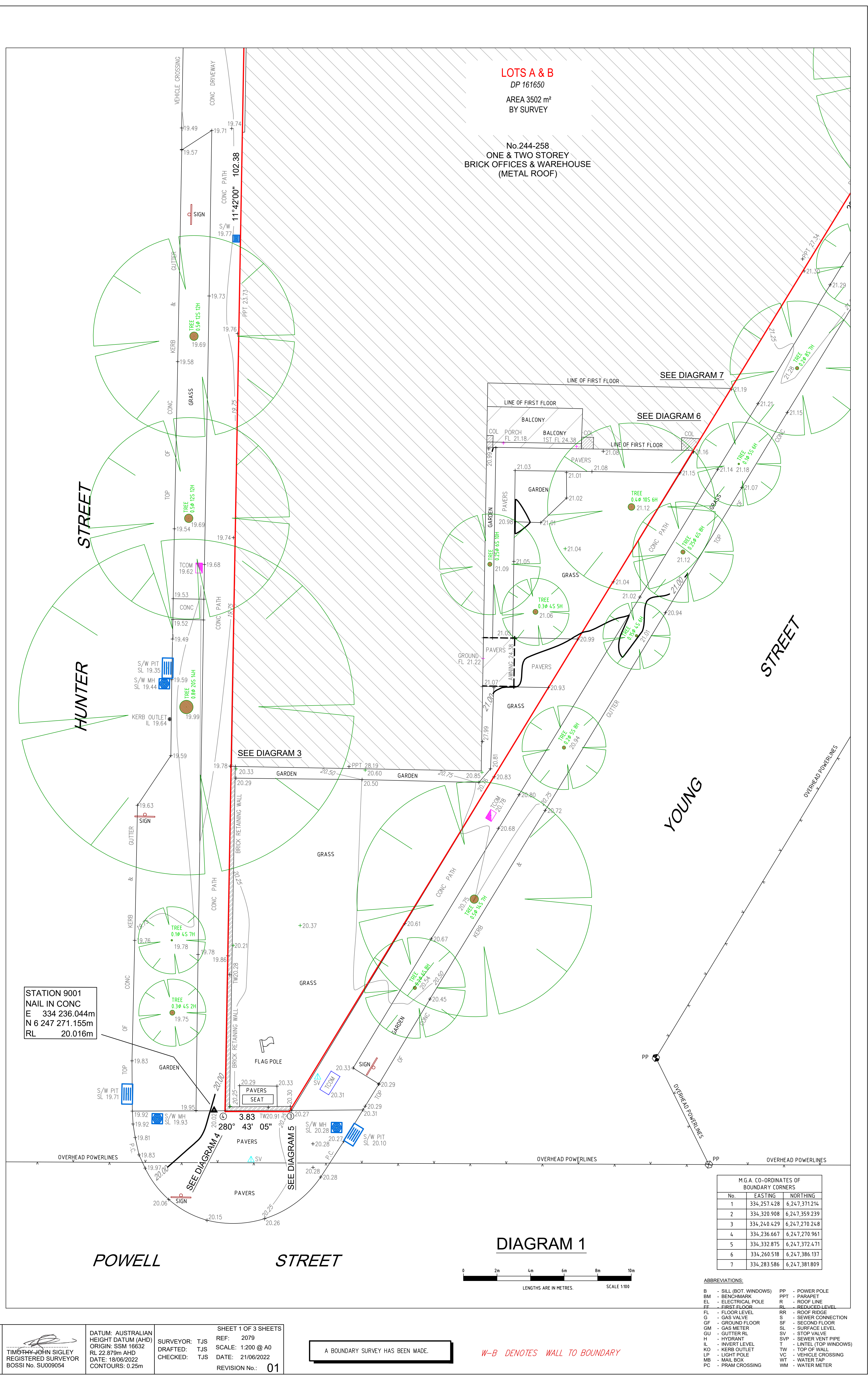
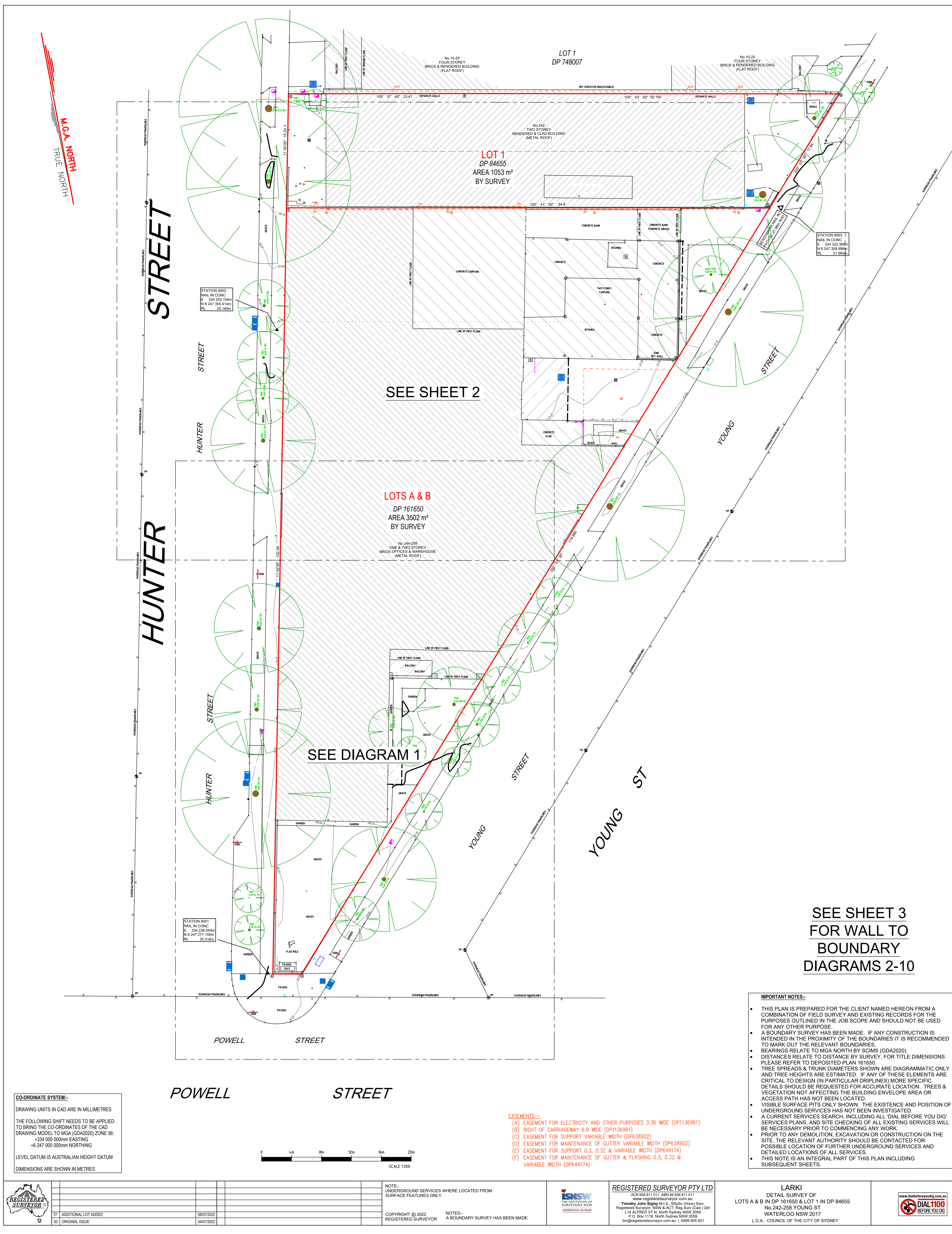
Yours sincerely,

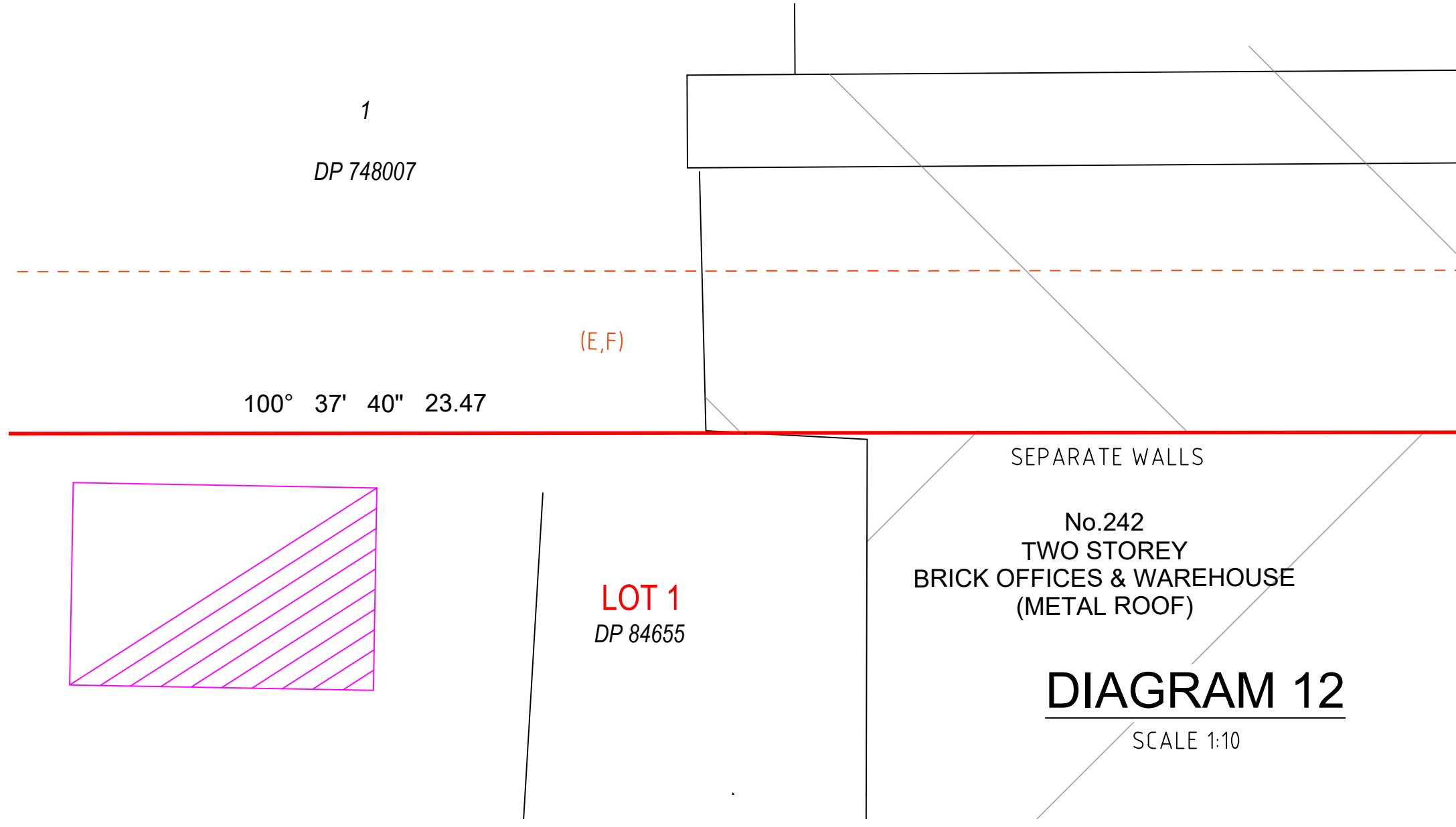
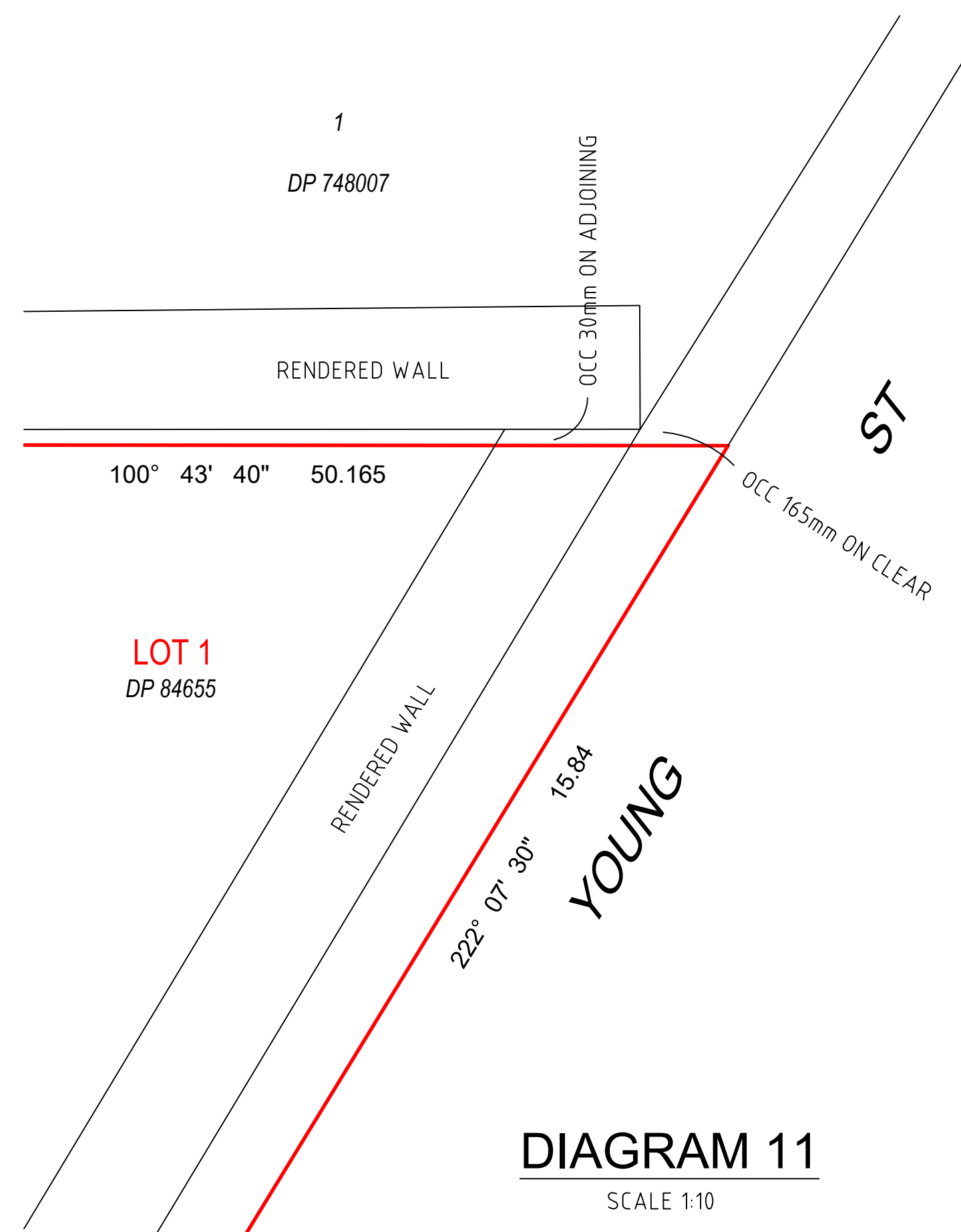
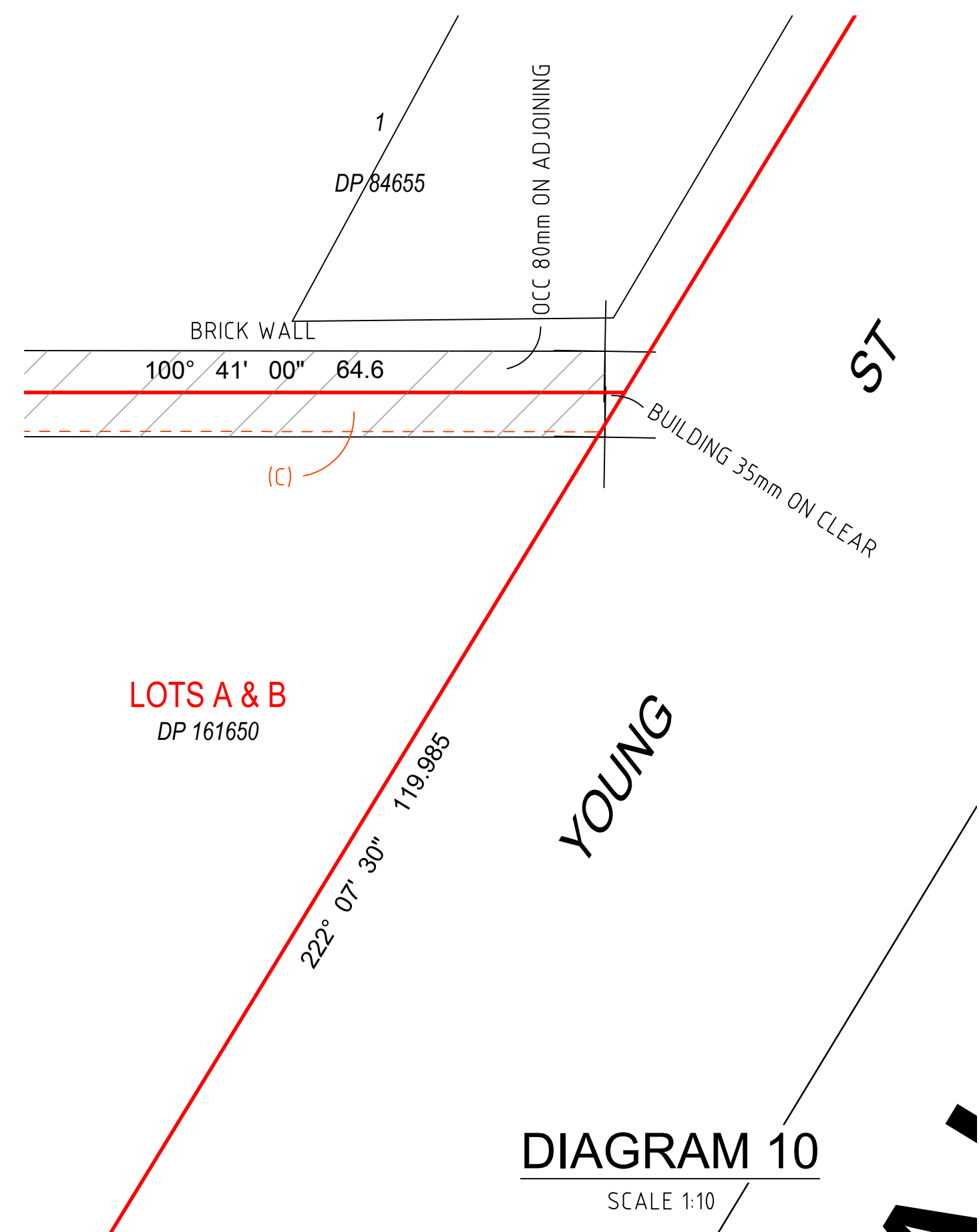
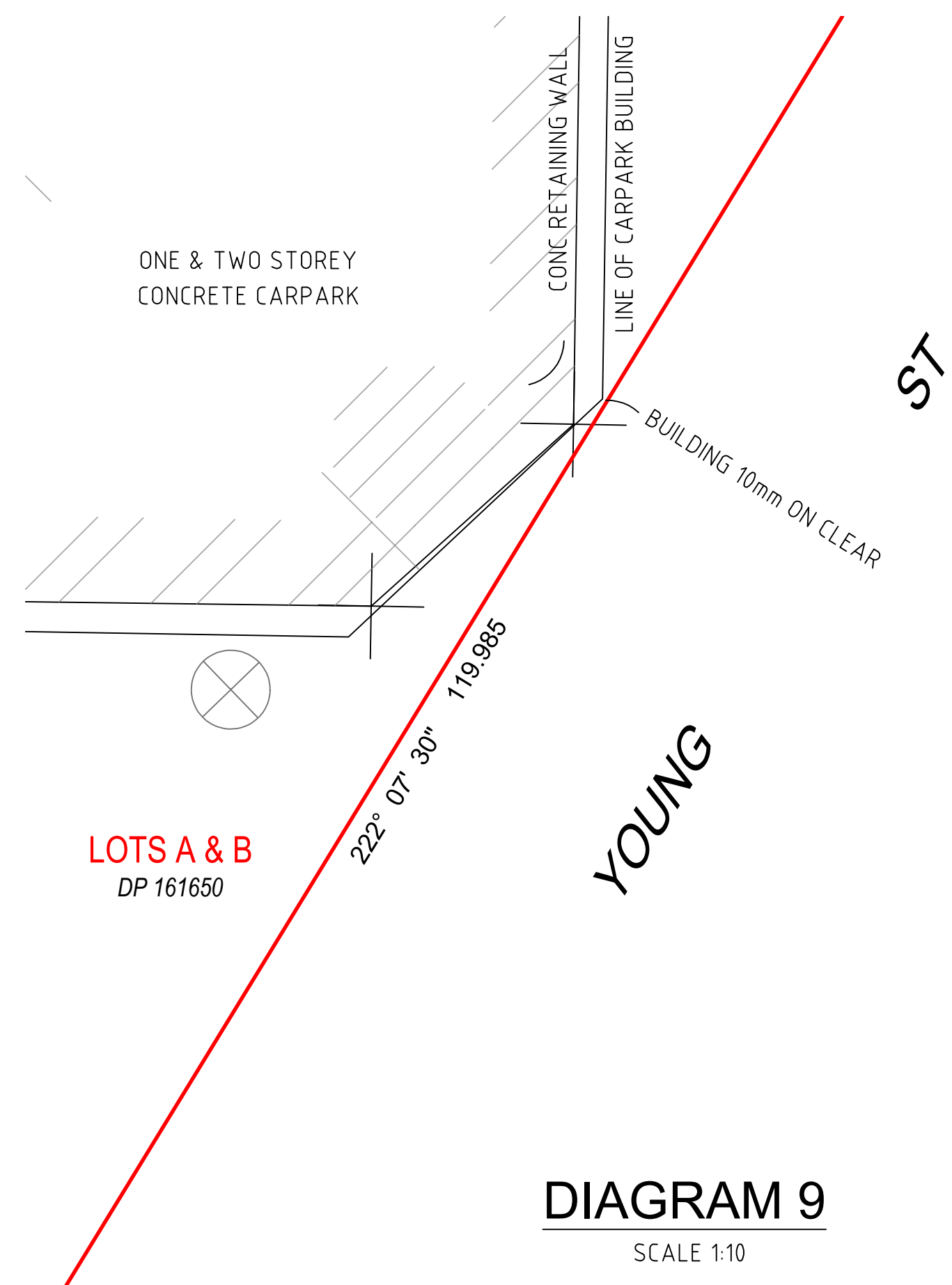
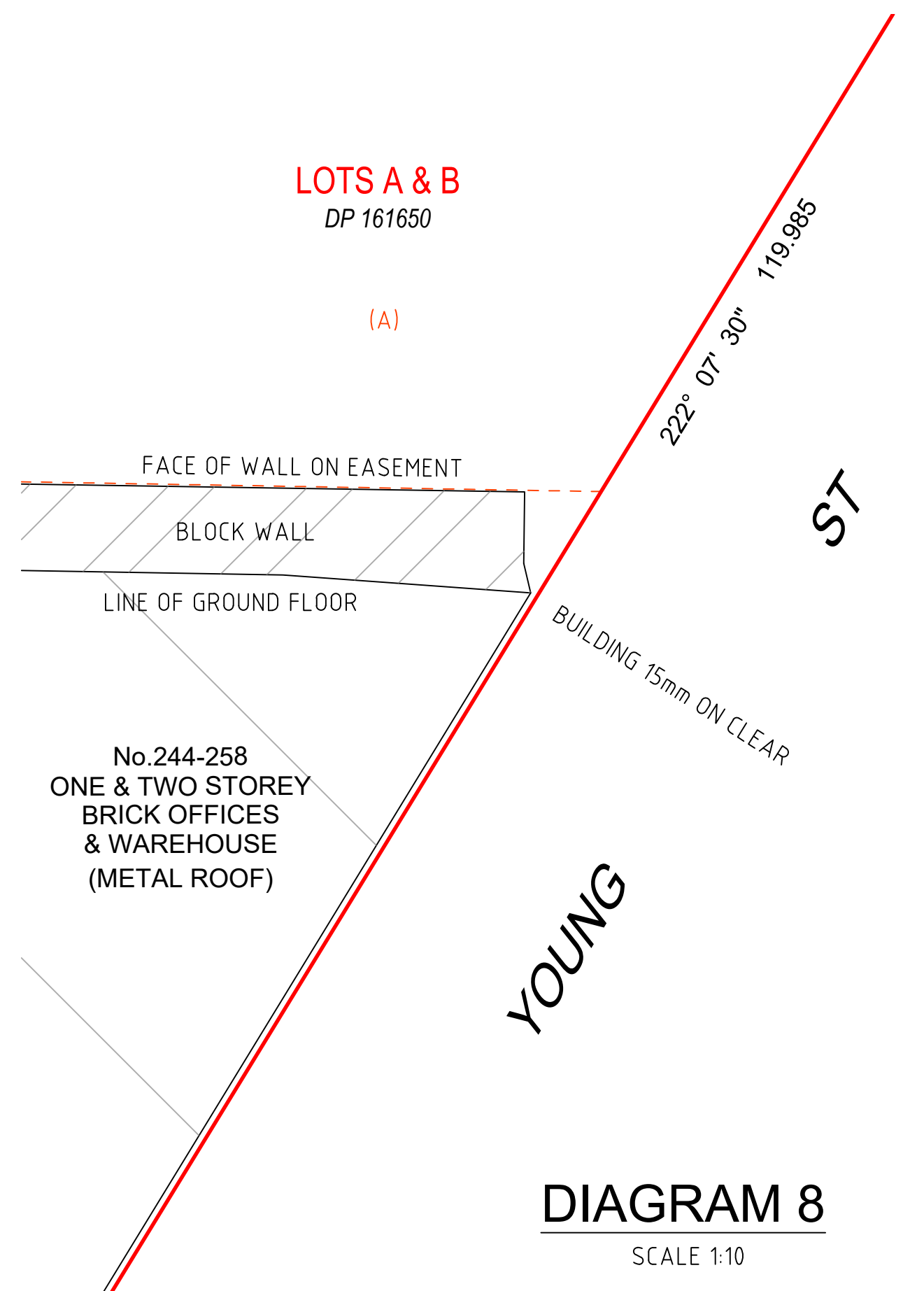
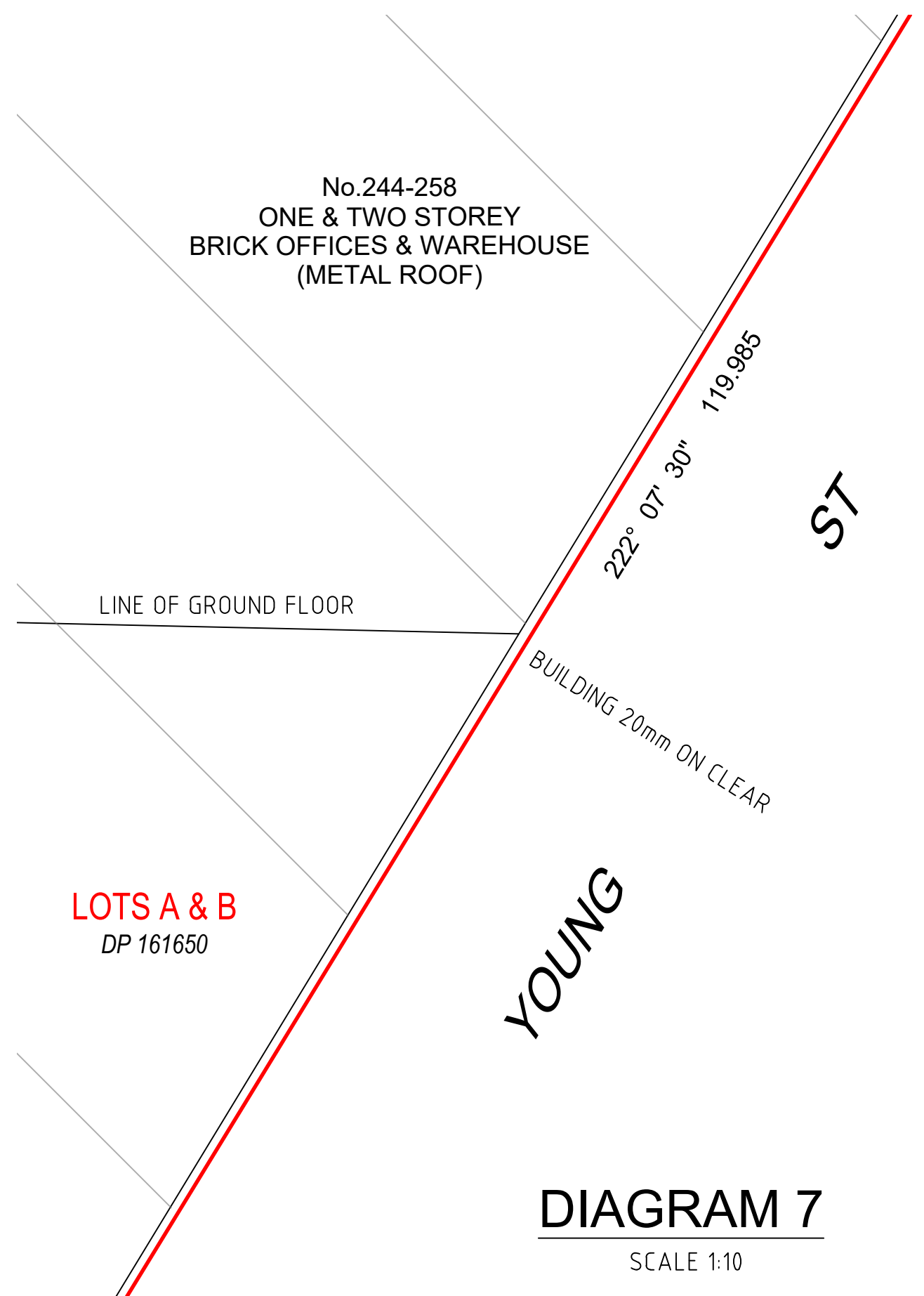
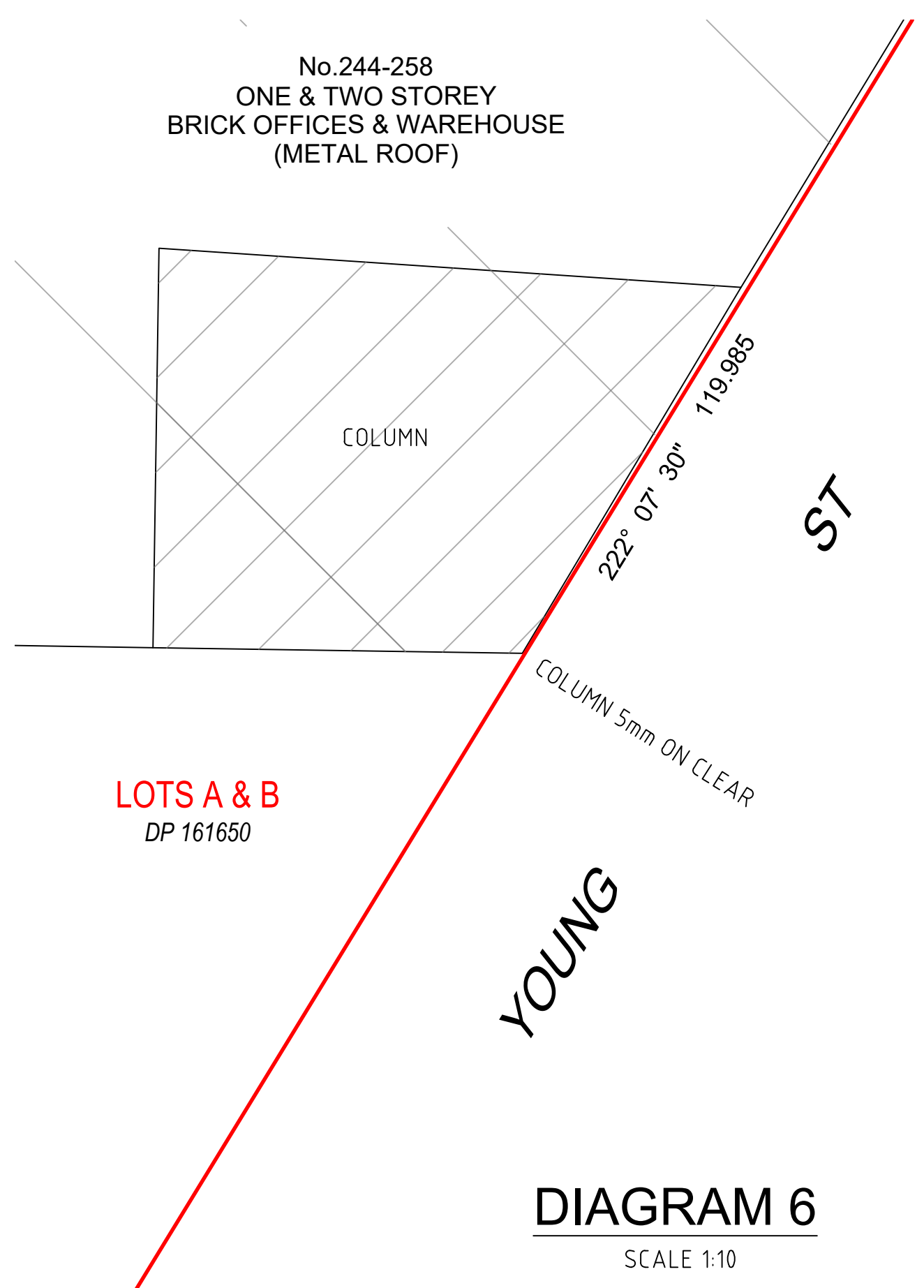
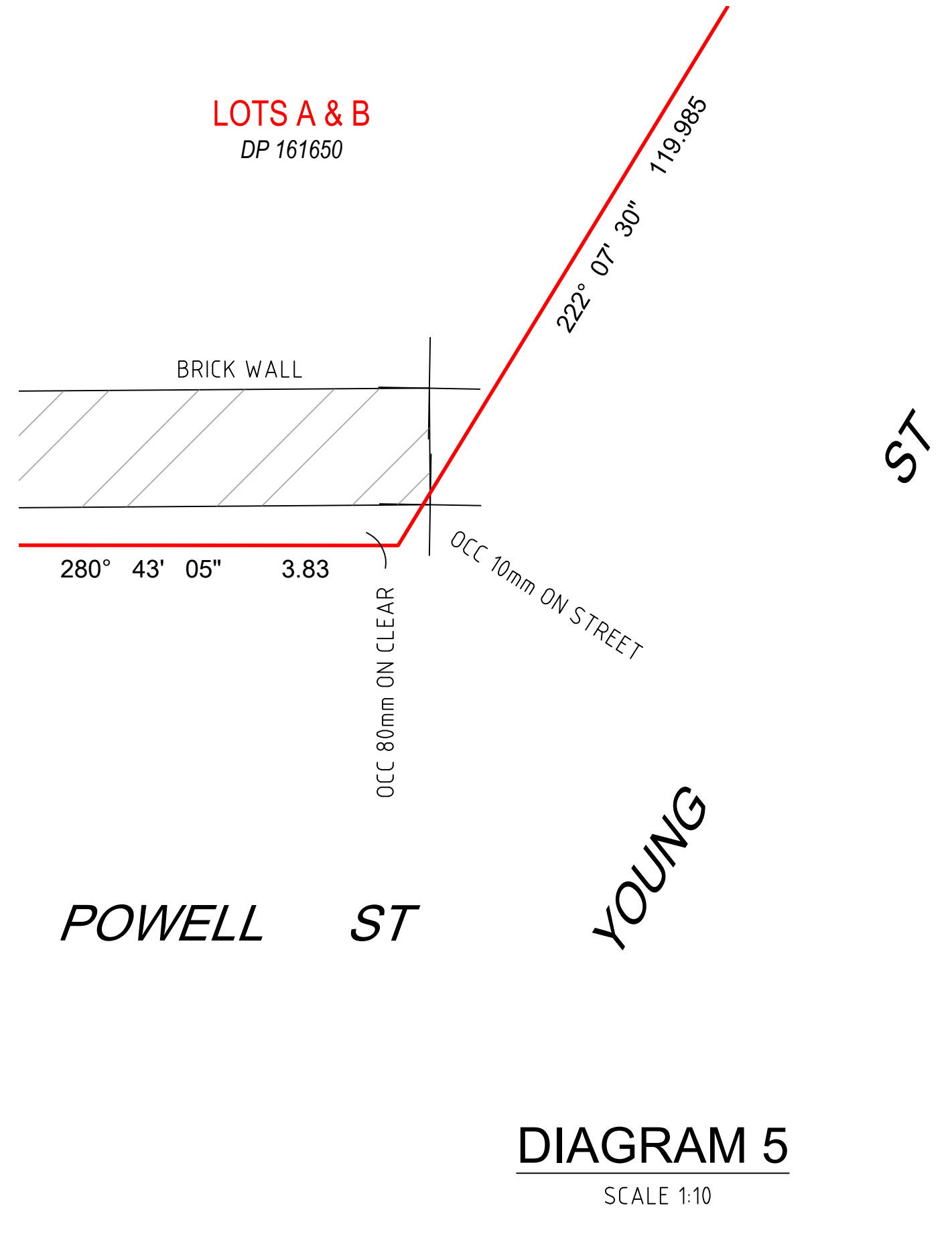
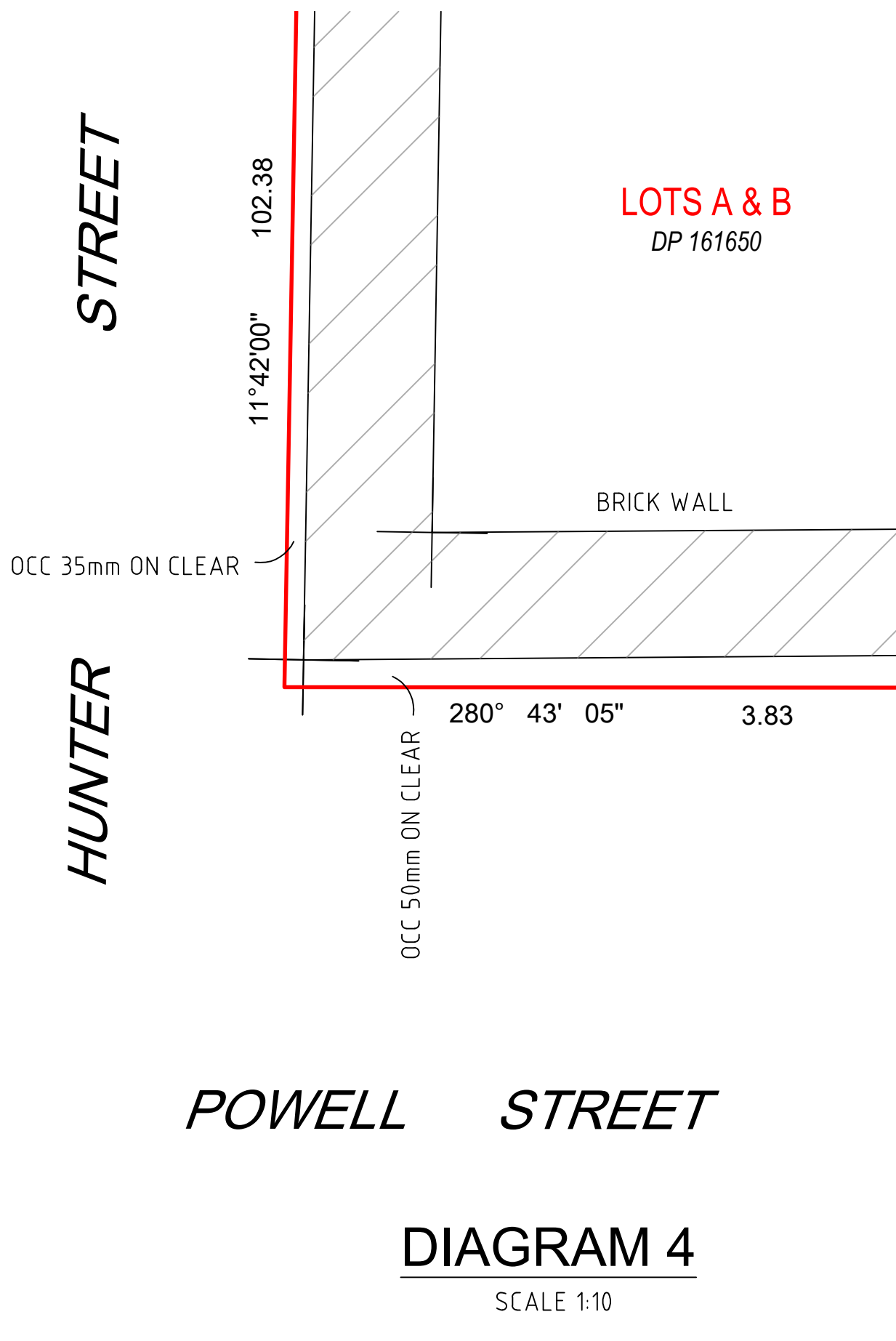
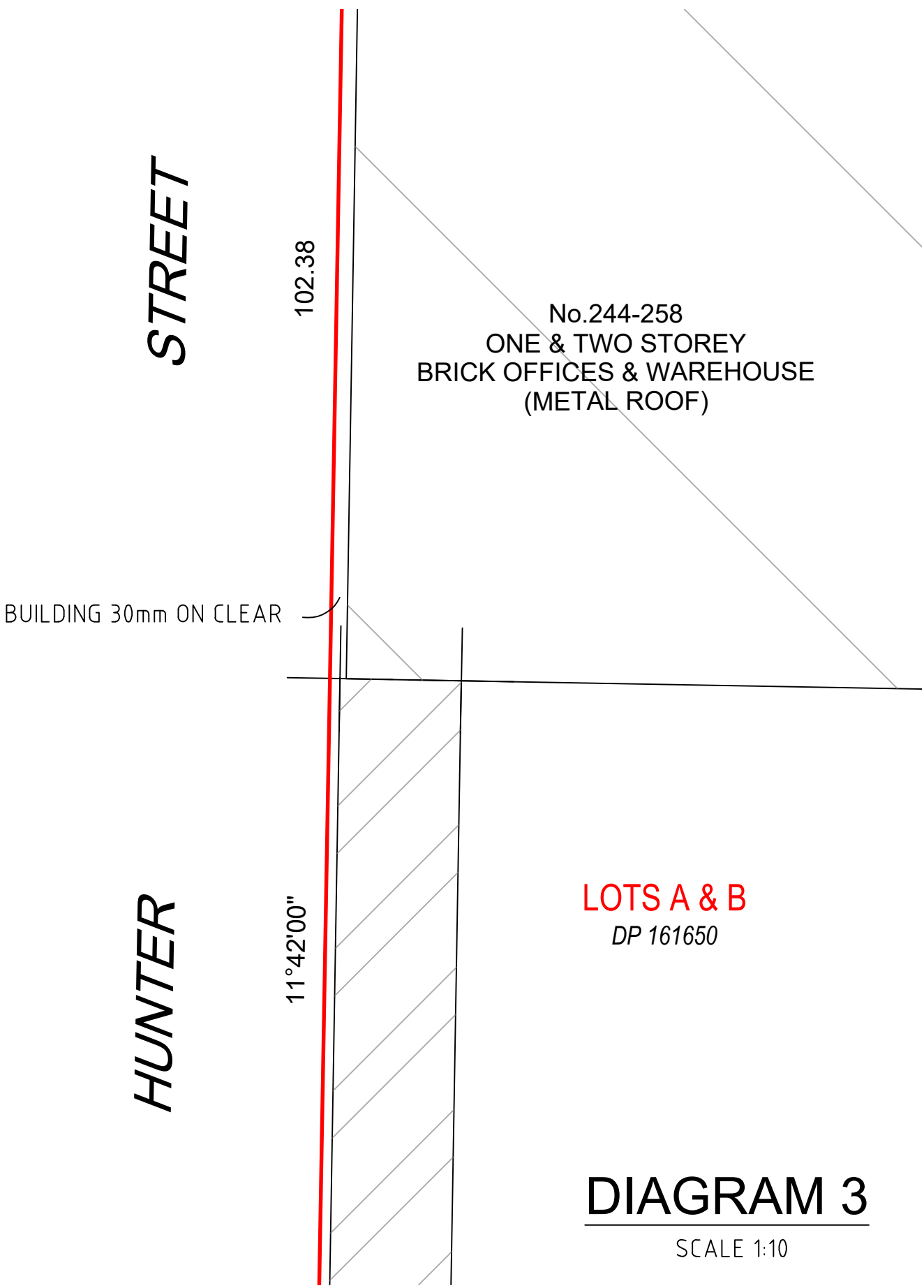
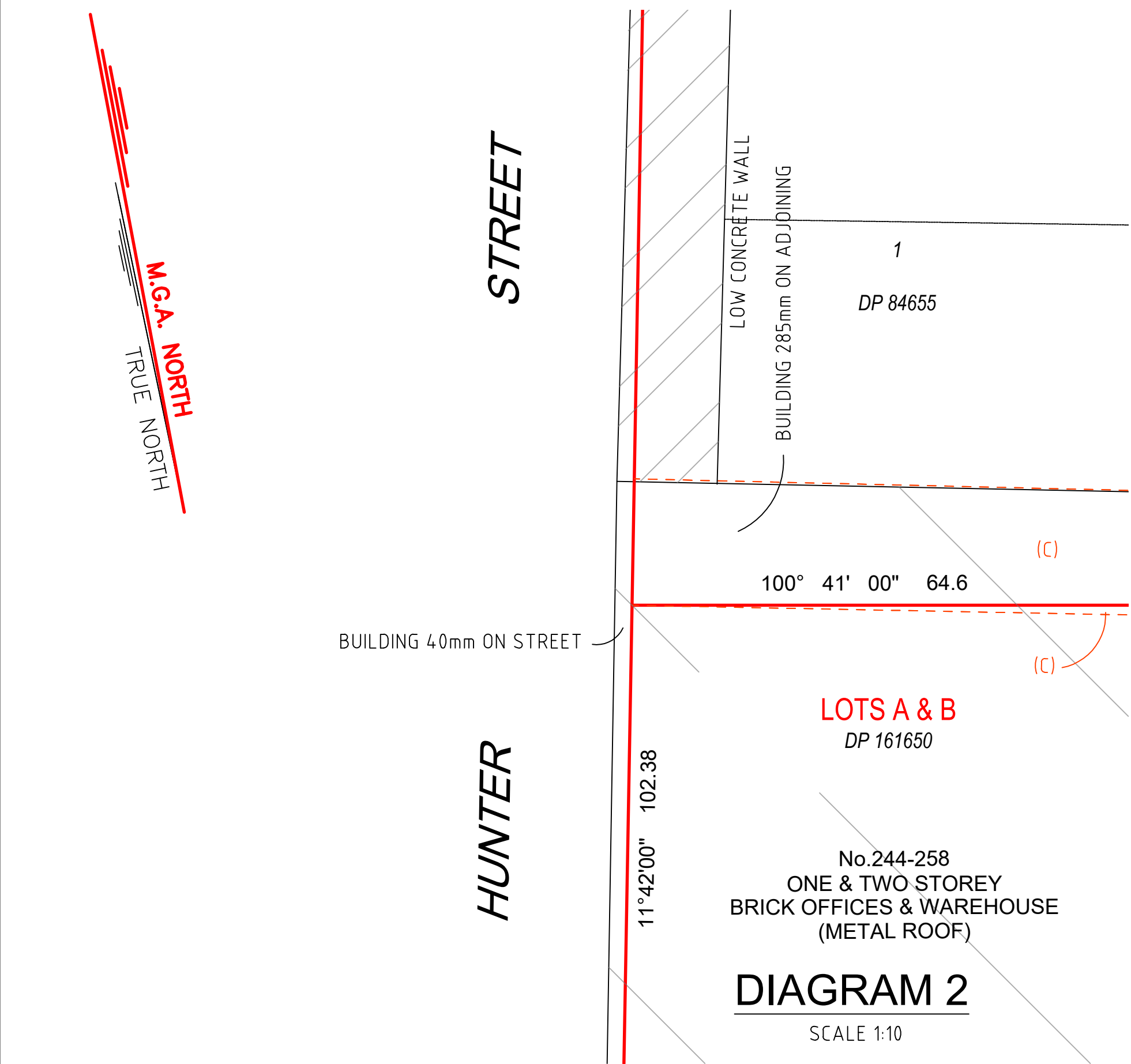
A handwritten signature in black ink, appearing to read 'GJahn', with a stylized flourish at the end.

Graham Jahn AM LFRAIA Hon FPIA
Director
City Planning | Development | Transport

Enclosed:
Lodgement checklist – planning proposal

APPENDIX B – Site Survey





CO-ORDINATE SYSTEM:-
DRAWING UNITS IN CAD ARE IN MILLIMETRES
THE FOLLOWING SHIFT NEEDS TO BE APPLIED TO BRING THE CO-ORDINATES OF THE CAD DRAWING MODEL TO MGA (GDA2020) ZONE 56:
+354 000 000mm EASTING
+6 247 000 000mm NORTHING
LEVEL DATUM IS AUSTRALIAN HEIGHT DATUM
DIMENSIONS ARE SHOWN IN METRES

EASEMENTS:-
(A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.36 WIDE (DP1136961)
(B) RIGHT OF CARRIAGEWAY 6.8 WIDE (DP1136961)
(C) EASEMENT FOR SUPPORT VARIABLE WIDTH (DP638902)
(D) EASEMENT FOR MAINTENANCE OF GUTTER VARIABLE WIDTH (DP638902)
(E) EASEMENT FOR SUPPORT 0.3, 0.32 & VARIABLE WIDTH (DP644174)
(F) EASEMENT FOR MAINTENANCE OF GUTTER & FLASHING 0.3, 0.32 & VARIABLE WIDTH (DP644174)

WALL TO BOUNDARY DIAGRAM 2-10

