

Mr Tim Manning  
Senior Development Manager  
WL Developer Pty Ltd  
Level 28, 200 George Street  
SYDNEY New South Wales 2000

13/04/2021

Dear Mr Manning,

**Waterloo Metro Quarter OSD - Central Precinct Detailed Design SSDA (SSD-10439)  
Request for additional information**

I refer to Assessment for the Waterloo Metro Quarter OSD - Central Precinct Detailed Design SSDA (SSD-10439). We require additional information noted below to progress the assessment:

- demonstrate satisfaction of Condition A12 of the Concept Approval (SSD 9393) in relation to obligations for public benefits prior to the determination of the first Detailed SSD
- consider design options to maximise solar access to apartment living rooms and private open space. This should include consideration of changes to layout of apartments and increasing the number of apartments with a northern or eastern aspect.
- clarify discrepancies and calculations in the submitted solar analysis data and report with respect to compliance with Solar Access requirements in the Apartment Design Guide (ADG). In particular:
  - the data attached to Solar Access Report submitted with EIS only identified 64 out of 150 apartments (42.7%) comply with ADG, but the written statement in Section 8 of the Report and the Supplementary RtS report stated 85 out of 150 apartments would comply with ADG.
  - peer review of the data by the Department's independent consultant identified only 60 out of 150 apartments (40%) compliance with ADG.

Please provide the information, or notify us that the information will not be provided, by Friday 28 May 2021. If you cannot meet this deadline, please provide and commit to a alternative timeframe for providing this information.

If you have any questions, please contact Russell Hand on 82751313 or at [russell.hand@planning.nsw.gov.au](mailto:russell.hand@planning.nsw.gov.au).

Yours sincerely,



Annie Leung  
Acting Director Key Sites Assessments  
Key Sites Assessments