

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthea Sargeant
Executive Director
Key Sites and Regional Assessments

Sydney **ADD** July 2021

SCHEDULE 1

Development consent: **SSD-9393** granted by the Minister for Planning and Public Spaces on 10 December 2019

For the following: Concept Development Application for Waterloo Metro Quarter precinct comprising a mixed used development over and adjacent to the approved Waterloo Metro Station, including:

- maximum building envelopes for podium, mid-rise and tower buildings
- a maximum gross floor area of 68,750m² excluding station floor space
- conceptual land use for non-residential and residential floor space
- minimum 12,000m² of non-residential gross floor area including a minimum 2,000m² of community facilities
- minimum 5% residential gross floor area as affordable housing dwellings
- 70 social housing dwellings
- basement car parking, motorcycle parking, bicycle parking and service vehicle spaces

Applicant: WL Developer Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Waterloo Metro Quarter

136B Raglan Street (Lot 4 DP 215751), 59 Botany Road (Lot 5 DP 215751), 65 Botany Road (Lot 1 DP 814205), 67 Botany Road (Lot 1 DP 228641), 124-128 Cope Street (Lot 2 DP 228641), 69-83 Botany Road (Lot 1, DP 1084919), 130-134 Cope Street (Lot 12 DP 399757), 136-144 Cope Street (Lots A-E DP 108312), 85 Botany Road (Lot 1 DP 27454), 87 Botany Road (Lot 2 DP 27454), 89-91 Botany Road (Lot 1 DP 996765), 93-101 Botany Road (Lot 1 DP 433969 and Lot 1

DP 738891), 119 Botany Road (Lot 1 DP 205942 and Lot 1 DP 436831), 156-160 Cope Street (Lot 31 DP 805384), 107-117A Botany Road (Lot 32 DP 805384 and Lot A DP 408116) and 170-174 Cope Street (Lot 2 DP 205942)

Modification:

SSD 9393 MOD 1:

Modification of Condition B1 to permit protrusions above the building envelope for Building G for a raised parapet (200mm), skylight (300mm) and plant room enclosure (960mm); and

Modification of Condition B4 to enable residential communal facilities in the podium of Building F.

SCHEDULE 2

The consent (SSD 9393) is modified as follows:

1. Part B – Conditions to be satisfied in Future Development Applications – is amended by the deletion of struck out words and the insertion of **bold and underlined** words as follows:

- B1. Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of this consent.

Notwithstanding the approved plans referenced in Condition A2, the following may penetrate the maximum height of the Building G envelopes by no more than the following limits:

- a) **Parapet height by no more than 200mm**
 - b) **Installation of a skylight window by no more than 300mm**
 - c) **Rooftop plant enclosure by no more than 960mm.**
- B4. The approved podium building envelopes, as identified with green shading in the approved plans in Condition A2, must be used for non-residential uses only- **with the exception of communal facilities associated with residential accommodation above.**

**End of modification
(SSD 9393 MOD 1)**