

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

12 April 2022

Russell Hand
Principal Planning Officer
Key Sites Assessments
Department of Planning and Environment
4 Parramatta Square, 12 Darcy St,
Parramatta, NSW 2150

Dear Russell,

SECTION 4.55 (1A) APPLICATION TO AMEND SSD 10437 - WATERLOO METRO QUARTER OSD SOUTHERN PRECINCT

1. INTRODUCTION

This letter has been prepared by Urbis on behalf of WL Developer Pty Ltd (the applicant) with regards to a Section 4.55(1A) application to modify State Significant Development (SSD) Waterloo Metro Quarter OSD Southern Precinct SSD-10437.

The modification application seeks for minor internal and external design changes to Building 3 and the landscaping. The majority of the proposed changes are internal and considered to be minor. The external changes relate to minor landscape changes, configuration of rooftop plant and inclusion of additional louvres.

In accordance with condition B8 of SSD 10437, the Planning Secretary is required to determine whether any proposed modifications to the approved architectural drawings require review by the Sydney Metro Design Review Panel (DRP) or other appropriate person(s).

In our view the modifications proposed are very minor and relate only to the further design development of the scheme completed since development consent was granted through to construction level detailing. Notably the proposed changes do not amend the key components of the scheme that were considered fundamental to the success of the Architectural Design as outlined in the Design Integrity Report submitted with the SSDA. As such, it is our view that the proposed modifications do not require review by the Sydney Metro DRP or any other person outside of the typical DPE modification application assessment.

This letter is prepared to seek the Secretary's confirmation that condition B8 has been satisfied to enable the determination of the modification application.

This letter is accompanied by the following documentation:

- Proposed Amended Architectural Plans (Attachment A)
- Proposed Amended Landscape Plans (Attachment B)

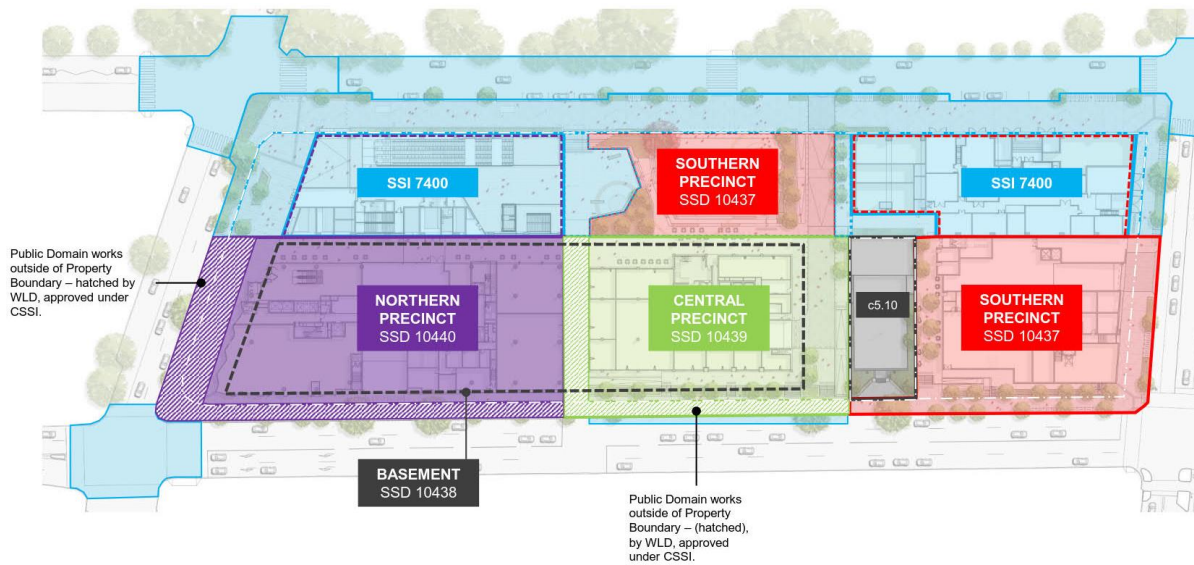
2. SITE LOCATION

The site is located within the City of Sydney Local Government Area (LGA). The site is situated approximately 3.3 kilometres south of Sydney CBD and approximately 8 kilometres northeast of Sydney International Airport within the suburb of Waterloo.

The Waterloo Metro Quarter (WMQ) site comprises land to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street (refer to Figure 1). The heritage listed Waterloo Congregational Church located at 103–105 Botany Road is within this street block but does not form a part of the Waterloo Metro Quarter site boundaries.

The WMQ site is a rectangular shaped allotment and has an overall site area of approximately 1.287 hectares. The detailed SSDA applies to the Southern Precinct (the site) of the WMQ site. The boundaries of the Southern Precinct are illustrated at Figure 1.

Figure 1 Waterloo Metro Quarter Station Site Precinct Identification (SSDA Boundaries)



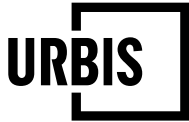
Source: WL Developer Pty Ltd

3. PROPOSED MODIFICATIONS

As part of the detailed design development (for construction), minor internal and external design changes are proposed to Building 3 and the landscaping. The majority of the proposed changes are internal and considered to be minor. The external changes relate to minor landscape changes, configuration of rooftop plant and inclusion of additional louvres.

The proposed design changes do not result in changes to the maximum building height approved, or increase of the GFA.

The proposed design changes are summarised below.



Architectural

Building 3 - External

- Revise roof plant zones
 - Increase height of plant zones, not exceeding the approved Concept building envelope (RL96.9) (see below comparison of plans);
- Addition of louvre for ventilation on western elevation to Level 24 lift core
- Additional service doors to podium roof
- Addition of louvres to podium of the mezzanine level and Level 1.
- Addition of louvres to northern elevation of the ground level and Level 2

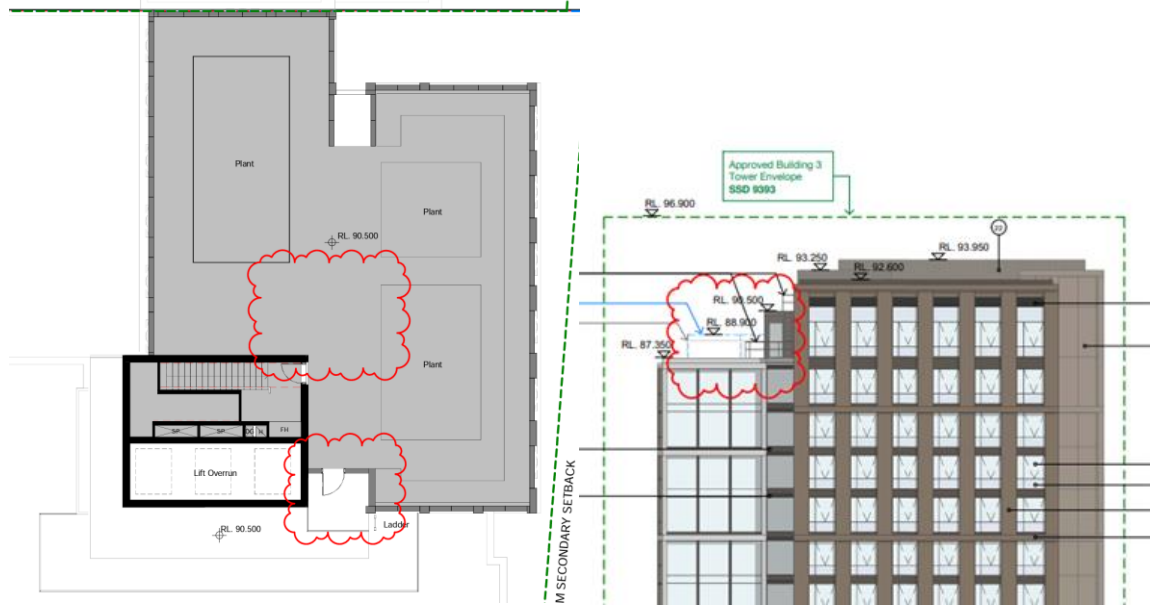
Building 3 - Internal

- Student accommodation – reconfiguration to the core and services areas.
- Gym – lift and stair reconfiguration
- Addition of block wall and boom gate to loading dock driveway

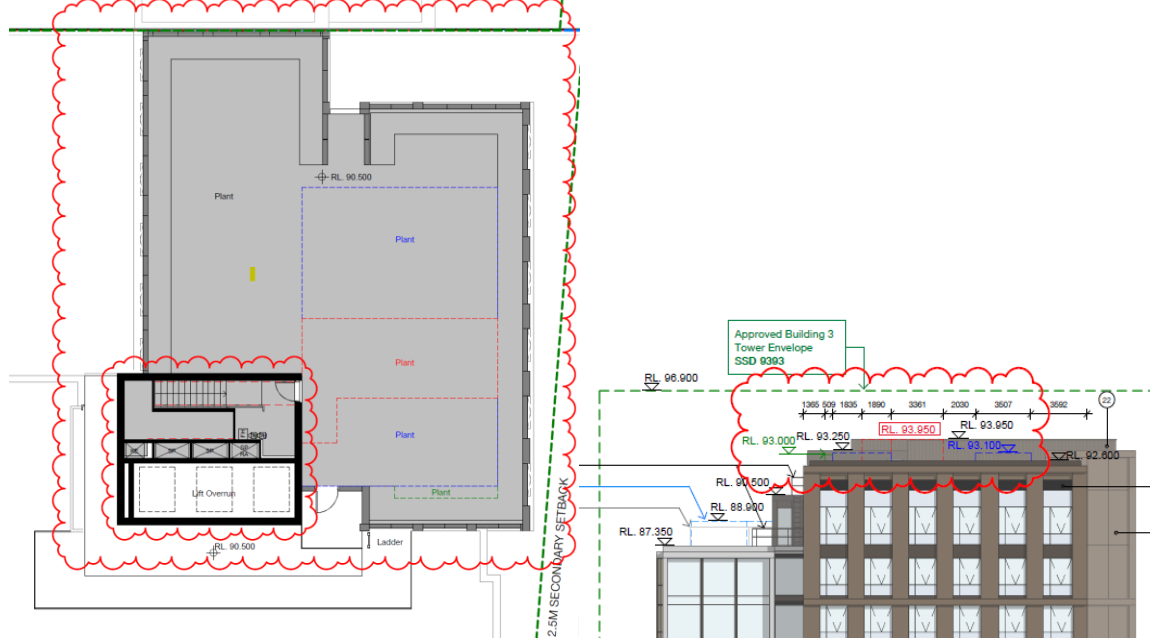
Landscape

- Landscape changes public domain area around Building 3, including:
 - Relocation of proposed trees and reconfiguration of garden bed
 - Revised awning location
 - Reconfiguration of seating bench locations
 - Revised stair width
 - Addition of landscaped area at the rear of the Waterloo Congregational Church (WCC)
- Landscape changes to Cope Street Plaza, including:
 - Removal of indicative canopy
 - Reconfiguration of garden bed
 - Reconfiguration of seating bench locations
 - Reconfiguration of the shared way with additional landscaping to further improve pedestrian safety.
- Minor changes to Building 3 Level 2 Terrace.

Approved Building 3 Roof Plan



Proposed Building 3 Roof Plan

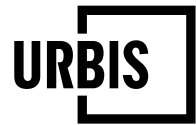


4. CONSIDERATION

In support of the view that the proposed changes are minor and do not affect the quality of the architectural design and the modification application does not require referral to the Sydney Metro DRP, we note the following:

- There are no alterations to the predominant architectural design of the building.
- The revised plant zones are below the maximum height of the building, and is intended to facilitate for minor building elements. The maximum height of the building is retained and the building remains consistent with the concept DA.
- The revised plant zones are setback from the building edge and is not readily visible from the public domain.
- As the plant zones are for small roof top elements and do not exceed the maximum building height, they do not significantly impact view corridors.
- The addition of louvres to the elevation improves the amenity of the building with no detriment to surrounding buildings. The internal reconfiguration relates to rationalising core, services areas and circulation areas. The additional block wall and boom gate will also improve security. Overall these changes make neutral or better amenity contribution to the development.
- The changes to the landscape plan is the result of detailed design development and is intended to improve the public domain outcome. The same tree canopy coverage is maintained, therefore the proposal can continue to enhance wind comfort condition for Cope Street Plaza.
- The modifications do not change the approved land uses of the OSD.
- The proposed modification does not include any changes to the maximum gross floor area, Floor Space Ratio or Car Parking approved within the development.
- The development as modified will continue to comply with the relevant Design Quality Guidelines as summarised below:
 - The proposed modifications do not impact the approved built form and articulation of the built from the public domain. The revised plant zone and the location of additional louvres will have negligible visibility from the public domain and surrounding buildings.
 - The proposed modifications do not impact privacy or interface considerations between the site and adjacent buildings.
 - Overshadowing to Cope Street Plaza and Alexandria Park will not have any measurable impact from the minor modification of building services protruding above the building height.
 - The proposed modifications do not impact the public domain, including Cope Street Plaza and pedestrian movement to the southern station entries.

The proposed modifications have been assessed as part of the Section 4.55(1A) modification application and are considered appropriate and to result in a minimal environmental impact. Further as outlined in this letter the changes are minor and do not detract from the architectural quality of the approved development as originally assessment in the Design Integrity Report.



Having considered all relevant matters, we conclude that the proposed modifications are appropriate for the site and approval is recommended, subject to appropriate conditions of consent, without referral to the Sydney Metro DRP or other appropriate person(s).

Please do not hesitate to contact the undersigned should you require any additional information regarding this modification application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "AW", written over a horizontal line.

Anna Wang
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