

Development Consent – Key Sites

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Anthony Witherdin

Director, Key Sites Assessments

Sydney

2021

File: SSD 10441

	SCHEDULE 1
Application Number:	SSD 10441
Applicant:	WL Developer Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	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)
Development:	Concept proposal for new building envelopes and land use for the Northern Precinct and extended building envelope for the Central Precinct within the Waterloo Metro Quarter. The development comprises: <ul style="list-style-type: none">• new building envelopes within the Northern Precinct with a maximum height of RL 90.4

- use of the northern building envelopes for non-residential floorspace, including office premises and retail premises
- additions to the building envelope at the podium of the Central Precinct.

(Advisory Note 1: The building envelopes approved under this consent is in conjunction with the building envelopes approved under Concept consent SSD 9393 for an over station development at the Waterloo Metro Quarter)

CONTENTS

SCHEDULE 1	I
DEFINITIONS	IV
SCHEDULE 2	5
PART A ADMINISTRATIVE CONDITIONS	5
Development Description.....	5
Terms of Consent	5
Determination of Future Development Application(s)	5
Lapsing of Approval.....	5
Legal Notices.....	5
Planning Secretary as Moderator	5
Amendments to Consent SSD 9393.....	5
Design Excellence	6
Applicability of Guidelines.....	6
Evidence of Consultation	6
Planning Agreement / Binding Agreement.....	6
PART B CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS	7
Maximum Building Envelopes.....	7
Built Form and Urban Design	7
Design Integrity Report.....	7
Car Parking and Bicycle Parking	7
Heritage Impact Assessment.....	7
Wind Impact Assessment	7
Traffic, Access and Parking Assessment.....	7
Environmental Performance / ESD	8
Security and Crime Assessment.....	8
Construction Impact Assessment	8
Noise and Vibration Assessment.....	8
Flooding and Stormwater Assessment	9
Reflectivity Assessment.....	9
Archaeological and Aboriginal Cultural Heritage Assessment	9
SCHEDULE 3 - MODIFICATIONS TO SSD 9393	10
ADVISORY NOTES	13

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Waterloo Developer Pty Limited, or any person carrying out any development to which this consent applies
Application	The development application and the accompanying drawings, plans and documentation described in Condition A2
Concept Proposal	A staged development application in accordance with the EP&A Act
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Sydney Council
CSSI approval	The Sydney Metro City and Southwest Chatswood to Sydney critical state infrastructure approval (CSSI 7400)
Department	NSW Department of Planning, Industry and Environment
Development	The development described in the EIS and RtS, including the works and activities comprising the Amending Concept Waterloo Metro Quarter over station development, as modified by the conditions of this consent
DRP	Design Review Panel
EIS	The Environmental Impact Statement titled Waterloo Metro Quarter Over Station Development – Amending Concept SSDA, prepared by Urbis Pty Ltd and dated 26 October 2020 submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence under the POEO Act
Future Development Application(s)	Subsequent development application(s) for detailed proposal(s) in accordance with the EP&A Act
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
RtS	The Response to Submissions report and appendices titled Waterloo Metro Quarter Over Station Development Response to Submissions Amending Concept SSDA, prepared by Urbis Pty Ltd and dated 24 March 2021
SSD	State Significant Development
Subject site / site	Land referred to in Schedule 1

**SCHEDULE 2
ADMINISTRATIVE CONDITIONS**

DEVELOPMENT DESCRIPTION

- A1. Consent is granted to the Concept Proposal as described in Schedule 1, the Environmental Impact Statement, as amended by the Response to Submissions and the conditions contained in this development consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the management and mitigation measures; and
 - (e) in accordance with the approved plans in the table below:

Architectural drawings prepared by Hassell			
Drawing Number	Rev	Name of Plan	Date
WMQ-SITE-HAS-UD-DRG-DA_001	5	Proposed Envelope Diagram	01/09/20
WMQ-SITE-HAS-UD-DRG-DA_002	5	Proposed Envelope Diagram	01/09/20
WMQ-SITE-HAS-UD-DRG-DA_003	4	Proposed Envelope Diagram	01/09/20

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

DETERMINATION OF FUTURE DEVELOPMENT APPLICATION(S)

- A5. In accordance with Section 4.22(4) of the EP&A Act, this consent does not authorise the carrying out of development on any part of the site and consent for all physical works and subsequent stages of the Concept Proposal is to be sought by Future Development Application(s).

LAPSING OF APPROVAL

- A6. This consent will lapse five years from the date of consent SSD 9393 unless works associated with the development under Future Development Applications have physically commenced.

LEGAL NOTICES

- A7. Any advice or notice to the consent authority must be served on the Planning Secretary.

PLANNING SECRETARY AS MODERATOR

- A8. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

AMENDMENTS TO CONSENT SSD 9393

- A9. The Applicant must deliver a notice of modification to the Planning Secretary that complies with Clause 97 of the Environmental Planning and Assessment Regulation 2000 within three months of the date of this determination. The notice must set out the modifications to conditions in SSD 9393 that are listed in **Schedule 3** of this consent.

DESIGN EXCELLENCE

- A10. The Design Excellence Strategy approved under SSD 9393 and endorsed for the Waterloo Metro Quarter is applicable to the development subject to this consent. The Design Excellence Strategy as endorsed requires:
- (a) independent design review process through use of the Sydney Metro Design Review Panel as endorsed by GANSW.
 - (b) a Design Integrity process description, prepared in consultation with GANSW, for the design development and construction documentation phases.

APPLICABILITY OF GUIDELINES

- A11. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A12. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

EVIDENCE OF CONSULTATION

- A13. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

PLANNING AGREEMENT / BINDING AGREEMENT

- A14. Prior to the determination of any Future Development Application, public benefits required under SSD 9393 must be secured by a planning agreement or legally binding agreement in accordance with the conditions of SSD 9393 to the satisfaction of the Planning Secretary.

CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS

MAXIMUM BUILDING ENVELOPES

- B1. Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2.
- B2. Building height and gross floor area is to be measured in accordance with the definition under Sydney Local Environmental Plan 2012.
- B3. Detailed design of the building(s) within the Northern Precinct must include an internal void or voids to break up building floorplate bulk and massing and provide occupant daylight amenity.

BUILT FORM AND URBAN DESIGN

- B4. The detailed development applications shall address compliance with:
 - (a) the Design and Amenity Guidelines endorsed with SSD 9393 and as updated by SSD 10441.
 - (b) the Design Excellence Strategy as endorsed by the Planning Secretary pursuant to Condition A10 the conditions of this consent.
- B5. The following elements are not inconsistent with the consent proposal but are subject to further assessment with the relevant detailed development application:
 - (a) conceptual land uses
 - (b) indicative signage zones, following preparation of a Signage Strategy
 - (c) subdivision.

DESIGN INTEGRITY REPORT

- B6. Future development applications shall address the following:
 - (a) submission of a Design Integrity Report to the satisfaction of the Planning Secretary that demonstrates how design excellence and design integrity will be achieved in accordance with:
 - the design objectives of the Concept Development Application
 - consistency with the approved Design Guidelines
 - the DEEP's Design Excellence Report
 - the advice of the Sydney Metro Design Review Panel
 - the conditions of this consent.
 - (b) the Design Integrity Report (DIR) as required by Condition B6(a) must include a summary of feedback provided by the Sydney Metro Design Review Panel and responses by the Applicant to this advice. The DIR shall also include how the process will be implemented through to completion of the approved development.

CAR PARKING AND BICYCLE PARKING

- B7. Future development applications shall reduce total car parking provision to reduce private car ownership and promote use of active and public transport.
- B8. Future development applications must demonstrate consistency with the maximum parking car parking rates approved under SSD 9393.

HERITAGE IMPACT ASSESSMENT

- B9. Future development applications for aboveground works shall include a detailed Heritage Impact Statement and a Heritage Interpretation Strategy for the proposed works prepared in consultation with the City of Sydney Council.

WIND IMPACT ASSESSMENT

- B10. Future development applications for aboveground works shall be accompanied by a Wind Impact Assessment including computer modelling of detailed building form and demonstrating compliance with the criteria in Pedestrian Wind Environment Study by Windtech dated 26 September 2019.
- B11. The Wind Impact Assessment must consider the locations of existing and future pedestrian crossings and apply standing criteria zones to match the width of crossings and the waiting zones for crossings, including on the opposite side of streets.

TRAFFIC, ACCESS AND PARKING ASSESSMENT

- B12. Future development applications shall be accompanied by a Traffic and Transport Impact Assessment.
- B13. Future development applications shall include a Construction Traffic and Pedestrian Management Plan (CTMP) prepared in consultation with the Sydney Coordination Office and City of Sydney, and to the satisfaction of the relevant road authorities. The CTMP shall include, but not be limited to:

- (a) construction car parking strategy
- (b) haulage movement numbers / routes including contingency routes
- (c) detailed travel management strategy for construction vehicles including staff movements
- (d) maintaining property accesses
- (e) maintaining bus operations including routes and bus stops
- (f) maintaining pedestrian and cyclist links / routes
- (g) independent road safety audits on construction related traffic measures
- (h) measures to account for any cumulative activities / work zones operating simultaneously.

B14. Independent road safety audits are to be undertaken for all stages of further design development involving road operations and traffic issues and cognisant of all road users. Any issues identified by the audits will need to be closed out in consultation with Sydney Coordination Office, RMS and/or City of Sydney to the satisfaction of the relevant roads authorities.

ENVIRONMENTAL PERFORMANCE / ESD

B15. Future development applications must demonstrate how the principles of ecologically sustainable development (ESD) have been incorporated into the design, construction and ongoing operation of the proposal. This shall include preparation and implementation of Environmental Sustainability Strategies that incorporate low-carbon, high efficiency targets aimed at reducing emissions, optimising use of water, reducing waste and optimising carparking provision to maximise sustainability and minimise environmental impacts.

B16. The minimum performance targets for environmental performance are:

- (a) Precinct overall:
 - (i) 6 star Green Star Communities Rating Tool
 - (ii) Endorsed under One Planet Living framework
- (b) Commercial / office uses:
 - (i) 5 Star Green Star Design and As-Built Rating Tool
 - (ii) 5.5 Star NABERS Energy
 - (iii) 4.5 Star NABERS Water
 - (iv) 'Gold Certification: Shell and Core' under WELL Building Standard
- (c) Residential uses:
 - (i) 5 Star Green Star Design and As-Built Rating Tool
 - (ii) more than BASIX 40 Water
 - (iii) BASIX 30 Energy.

SECURITY AND CRIME ASSESSMENT

B17. Future development applications shall be accompanied by a Security and Crime Risk Assessment prepared in consultation with NSW Police having regard to Crime Prevention Through Environmental Design (CPTED) Principles and NSW Police publication "Safe Place: Vehicle Management: A comprehensive guide for owners, operators and designers." The future development is to have regard to the recommendations contained within the submission by NSW Police on the Concept SSD.

CONSTRUCTION IMPACT ASSESSMENT

B18. Future development applications shall provide analysis and assessment of the impacts of construction works and include:

- (a) Construction Traffic and Pedestrian Management Plan, as per Condition B12
- (b) Community Consultation and Engagement Plan(s)
- (c) Noise and Vibration Impact Assessment
- (d) Construction Waste Management Plan
- (e) Air Quality Management Plan.

B19. The plans above may be prepared as part of a Construction Environmental Management Plan prepared for implementation under the conditions of any consent for future development applications, having regard to the Construction Environmental Management Framework and Construction Noise and Vibration Strategy prepared for the Sydney Metro City and Southwest (CSSI 7400).

NOISE AND VIBRATION ASSESSMENT

B20. Future development applications shall be accompanied by a Noise and Vibration Impact Assessment that demonstrates the following requirements are met:

- (a) vibration from construction activities does not exceed the vibration limits established in British Standard *BS7385-2:1993 Excavation and measurement for vibration in buildings. A guide to damage levels from groundborne vibration*.
- (b) vibration testing is conducted before and during vibration generating activities that have the potential to impact on heritage items to identify minimum working distances to prevent damage. In the event the vibration testing and monitoring shows that the preferred values for vibration are likely to be exceeded, the Applicant must review the construction methodology and, if necessary, propose additional mitigation measures.
- (c) advice of a heritage specialist has been incorporated on methods and locations for installed equipment used for vibration movement and noise monitoring of heritage-listed structures.

B21. The Noise and Vibration Assessment must provide a quantitative assessment of the main noise generating sources and activities during operation. Details are to be included outlining any mitigating measures necessary to ensure the amenity of future sensitive land uses on the site and neighbouring sites is protected during the operation of the development.

B22. The Noise and Vibration Assessment must address the conclusions and recommendations of the Concept Acoustic Assessment Report, SLR Consulting dated 9 November 2019.

FLOODING AND STORMWATER ASSESSMENT

B23. Future development applications shall be accompanied by a Flood and Stormwater Impact Assessment. The Assessment must demonstrate the conclusions and recommendations of the Concept Water Quality, Flooding and Stormwater Report dated 31 October 2018 prepared by AECOM.

REFLECTIVITY ASSESSMENT

B24. Future development applications for aboveground works shall include a Reflectivity Assessment demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.

ARCHAEOLOGICAL AND ABORIGINAL CULTURAL HERITAGE ASSESSMENT

B25. Future development applications shall demonstrate the recommendations and mitigation measures of the following Sydney Metro City and Southwest (CSSI 7400) reports are to be incorporated during the construction of the SSD project:

- (a) Artefact 2016, Sydney Metro City and Southwest, Chatswood to Sydenham: Aboriginal Cultural Heritage Assessment
- (b) Artefact 2016, Sydney Metro City and Southwest, Chatswood to Sydenham: Aboriginal Heritage – Archaeological Assessment.

B26. Future development applications shall include an Archaeological Research Design (ARD) and subsequent Archaeological Method Statement (AMS), or updated/amended CSSI ARD and AMS that clearly applies to the SSD scope of works, informed by the results of the archaeological works undertaken for the CSSI works. This may include consultation with the Registered Aboriginal Parties for the project and may include further field study. The AMS must:

- (a) provide an assessment of the findings of the eastern clearance works and reporting (i.e. the CSSI works)
- (b) identify any new research questions, if required
- (c) make recommendations for any revised archaeological mitigation measures, if required
- (d) provide an assessment of benefits of completing archaeological testing, clearance and salvage and/or make a recommendation, if appropriate, that these measures are not required.

SCHEDULE 3 - MODIFICATIONS TO SSD 9393

- (a) Schedule 1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words/numbers as follows:

SCHEDULE 1

Application Number:	SSD 9393
Applicant:	Sydney Metro
Consent Authority:	Minister for Planning and Public Spaces
Site:	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)
Development:	<p>Concept Development Application for Waterloo Metro Quarter precinct comprising a mixed use development over and adjacent to the approved Waterloo Metro Station including:</p> <ul style="list-style-type: none">• 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, <u>including but not limited to office premises, student housing, social housing, retail premises, business premises and residential flat buildings</u>• 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.

- (b) Condition A1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out~~ words/numbers as follows:

A1. Consent is granted to the 'Development' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and supplementary information, the conditions contained in this development consent, **and Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions, and conditions contained in development consent SSD-10441.**

- (c) Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out~~ words/numbers as follows:

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS, Response to Submissions and supplementary information;
- (d) in accordance with the management and mitigation measures;
- (e) ~~In accordance with the approved plans in the table below:~~

(e) in accordance with State significant development application SSD 10441 Environmental Impact Statement titled Waterloo Metro Quarter Over Station Development Amending Concept SSDA prepared by Urbis dated 26 October 2020 and Response to Submissions prepared by Urbis dated 23 March 2021

(f) in accordance with the following drawings:

<u>Amending Concept Drawings prepared by Hassell</u>			
<u>Drawing Number</u>	<u>Drawing Name</u>	<u>Revision</u>	<u>Date</u>
<u>DA-001</u>	<u>Proposed Envelope Diagram</u>	<u>5</u>	<u>01/09/20</u>
<u>DA-002</u>	<u>Proposed Envelope Diagram</u>	<u>5</u>	<u>01/09/20</u>
<u>DA-003</u>	<u>Proposed Envelope Diagram</u>	<u>4</u>	<u>01/09/20</u>

<u>Architectural Drawings prepared by Turner Studio</u>			
<u>Drawing Number</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
<u>MP-100-003</u>	<u>7</u>	<u>Building Envelope Plan</u>	<u>09.10.2019</u>
<u>MP-250-104</u>	<u>9</u>	<u>West Elevation — Botany Road</u>	<u>09.10.2019</u>
<u>MP-250-204</u>	<u>9</u>	<u>East Elevation — Cope Street</u>	<u>09.10.2019</u>
<u>MP-250-304</u>	<u>8</u>	<u>North and South Elevation — Raglan & Wellington Street</u>	<u>09.10.2019</u>

- (d) Condition B7 is amended by the insertion of the **bold and underlined** words as follows:
 - B7. Future development applications shall address the following:
 - (a) Botany Road setback of 6.5m is to be extended to the north as identified in Response to Submissions (Figure 10, Page 139). The extended setback is to be incorporated into revised Building Envelope Plans to the satisfaction of the Planning Secretary prior to the lodgement of any future development application.
 - (b) submission of a Design Integrity Report to the satisfaction of the Planning Secretary that demonstrates how design excellence and design integrity will be achieved in accordance with:
 - the design objectives of the Concept Development Application
 - consistency with the approved Design Guidelines as amended by Condition A14
 - the DEEP's Design Excellence Report
 - the advice of the SDRP (or approved alternative under Condition A15)
 - the conditions of this consent.
 - (c) the Design Integrity Report (DIR) as required by Condition B7(b) must include a summary of feedback provided by the SDRP (or alternative approved in accordance with Condition A15) and responses by the Applicant to this advice. The DIR shall also include how the process will be implemented through to completion of the approved development.
 - (d) **Detailed design of the building(s) within the Northern Precinct must include an internal void or voids to break up building floorplate bulk and massing and provide occupant daylight amenity.**
- (e) Condition B30 is amended by the deletion of the ~~struck-out~~ words/numbers as follows:

- B30. Future detailed development applications for aboveground works must comply with the following requirements:
- (a) buildings must not exceed a maximum height of 116.9 metres AHD. This includes all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, and roof top garden plantings, exhaust flues, etc.
 - ~~(b) the tallest building at the site (proposed Building A at the northernmost extent of the site as indicated in the Aeronautical Impact Assessment V2.1 dated 1 November 2018) must be obstacle lit by medium intensity steady red lighting during hours of darkness at the highest point of the building. Obstacle lights are to be arranged to ensure the building can be observed in a 360 degree radius as per subsection 9.4.3 of the Manual of Standards Part 139 – Aerodromes (MOS Part 139). Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 13A.~~
 - ~~(c) the Proponent must ensure that the obstacle lighting has a built-in alarm system that will provide remote monitoring to notify the person responsible for the maintenance of the building's obstacle lighting. The designated person must be available 24 hours per day, 7 days per week. Immediate action must be taken to repair the obstacle lighting and notify Sydney Airport of any outage. Contact details for the person responsible for the obstacle lighting must be provided to Sydney Airport prior to the completion of the building construction and kept up to date.~~
 - (b) the proponent must advise Airservices Australia at least 3 business days prior to the controlled activity commencing by emailing ifp@airservicesaustralia.com and quoting YSSY-CA-146.
 - (c) as soon as construction commences, the Proponent must complete the Vertical Obstacle Notification Form for tall structures and submit the completed form to AirServices Australia.
 - (d) separate approval must be sought under the *Airports (Protection of Airspace) Regulations 1996* for any construction equipment (i.e. cranes) required to construct the building. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Regulations. Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) be obtained prior to any commitment to construct.
 - (e) within 7 days of completion of each building, the Proponent must provide the airfield design manager at Sydney Airport with a written report from a registered surveyor on the finished height of the building.

ADVISORY NOTES

- AN1. The building envelopes approved under this consent are in conjunction with the building envelopes approved under Concept consent SSD 9393 for an over station development at the Waterloo Metro Quarter.
- AN2. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.
- AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.