

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 27 JULY 2000

Meeting No 239

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 27 July 2000 commencing at 5.25pm.

INDEX TO MINUTES

Subject	Page No
1. Confirmation of Minutes	356
2. Matters Arising from the Minutes	357
3. Stage 1 Development Application: David Jones City Stores, 84-110 Castlereagh Street and 65-67 Market Street, Sydney.....	357
4. Referral from the Department of Urban Affairs and Planning: Stage 1 Development Application for the Development of the Northern Part of the AML&F Site, Harris Street, Ultimo	395
5. Referral from the Department of Urban Affairs and Planning: Development Application for the Pymont Point Hotel - 59 Harris Street, Pymont.....	395
6. Development Application: World Square Stages 1 and 2	396
7. Development Application: Proposed Substation - Thomas and Ultimo Streets, Haymarket.....	397
8. New Development Application Lodgements and Delegated Items.....	398
9. Progress Report on Development Applications	398
10. General Business.....	398

PRESENT

APOLOGIES

An apology was received from Councillor Robert Ho who was unable to attend the meeting as he was overseas.

An apology was received from Ms Sue Holliday who was unable to attend the meeting due to another commitment.

Resolved on the motion of Mr Johnson, seconded by Ms le Marchant -

That the apologies from Councillor Ho and Ms Holliday be received and leave of absence granted.

ORDER OF BUSINESS (S002287):**Resolved:**

That in accordance with Clause 12(2) of the Local Government (Meetings) Regulation 1999, the order of business be altered for the convenience of the public present, such that the agenda items be dealt with in the following order:

3. Stage 1 Development Application: David Jones City Stores, 84-110 Castlereagh Street and 65-67 Market Street, Sydney
5. Referral from the Department of Urban Affairs and Planning: Development Application for the Pymont Point Hotel - 59 Harris Street, Pymont
4. Referral from the Department of Urban Affairs and Planning: Stage 1 Development Application for the Development of the Northern Part of the AML&F Site, Harris Street, Ultimo
6. Development Application: World Square Stages 1 and 2
7. Development Application: Proposed Substation - Thomas and Ultimo Streets, Haymarket
1. Confirmation of Minutes
2. Matters Arising from the Minutes

ITEM 2. MATTERS ARISING FROM THE MINUTES (S010833)

There were no matters arising from the Minutes of the Central Sydney Planning Committee held on 6 July 2000.

ITEM 3. STAGE 1 DEVELOPMENT APPLICATION: DAVID JONES CITY STORES, 84-110 CASTLEREAGH STREET AND 65-67 MARKET STREET, SYDNEY (D2000/00377)

Resolved on the motion of Ms le Marchant, seconded by Dr Dearing -

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 27 July 2000, in relation to the Stage 1 Development Application D2000/00377 made by Crone Associates Pty Ltd for the David Jones City Stores at 84-110 Castlereagh Street and 65-77 Market Street, Sydney, for conservation and refurbishment works and the staged award of heritage floor space, it be resolved that:-

- (A) The Central Sydney Planning Committee waive compliance with the requirements of Clause 28B of the Central Sydney LEP 1996 for the preparation and adoption of a development plan as it is of the opinion that the proposed alterations and additions to both the buildings do not significantly increase the existing floor space ratio or height of the buildings, do not substantially impact upon adjoining buildings, and are not readily visible from the street.
- (B) Having regard to the amount of heritage floor space (HFS) to be awarded, the CSPC notes that:
 - (1) notwithstanding the demolition of the escalators in the Elizabeth Street and Market Street stores which are of heritage significance, a full award of HFS can be supported on the basis that the extent of works to the entire building will provide for the conservation of an important heritage item and is considered to be in the public interest;

Elizabeth Street Store: 84-110 Castlereagh Street

Schedule 1A

Approved Development, Contributions and Covenants

Note: Some conditions in Schedule A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

APPROVED DEVELOPMENT

- (1) Development must be in accordance with Development Application No. 2000/00377 dated 8 May 2000 and the Statement of Environmental Effects prepared by Crone Associates Pty Ltd dated 8 May 2000 and drawings numbered E1101/C to E1118/C, E2001/C to E2004/C, E3001/C, and E3101/C to E3104/C, all dated 1 May 2000, and prepared by Crone Associates Pty Ltd, and as amended by the following conditions:

SECTION 61 CONTRIBUTION

- (2) A contribution under Section 61 of the City of Sydney Act 1988 shall be paid in accordance with the following:

- (a) **Cash Contribution Required**

In accordance with the adopted "Central Sydney Contributions Plan 1997" a cash contribution must be paid to Council in accordance with this condition.

Payment shall be by bank cheque made payable to the City of Sydney.

- (b) **Amount of Contribution**

The amount of the contribution will be equivalent to 1% of the development cost of the respective development application stage at the

(d) **Timing of Payment**

The contribution must be paid prior to issue of a Construction Certificate for the respective development application stage under the Environmental Planning and Assessment Act 1979.

REPORT TO BE COMPLIED WITH

- (3) The development shall be in accordance with the recommendations of the David Jones Elizabeth Street Sydney Store Conservation Plan prepared by Truman, Zaniol and Associates Pty Ltd dated April 2000, as amended by the following conditions:

STAGED AWARD OF HERITAGE FLOORSPACE

- (4) The owner may be awarded a maximum of 14,132sqm of heritage floor space under the provisions of the Central Sydney Local Environmental Plan 1996, if the elements set out in the following clauses are satisfied:-

(a)

- (i) 7,771sqm of heritage floor space may be awarded after completion of the Stage 1 conservation and refurbishment works proposed in the current application, to the satisfaction of Council.

- (ii) The balance of the heritage floor space may be awarded after:

- a. lodgement and determination of further development applications pursuant to Section 80 (4) of the Environmental Planning and Assessment Act 1979 which provide full documentation of the proposed refurbishment and conservations works for the respective stages. However, should the consent authority determine that the proposed refurbishment and conservation works proposed for the individual stages are not adequate for the award of heritage floor space, no award shall be granted.

- e. Stage 6 - 2,120sqm of heritage floor space; and
 - f. Stage 7 - 2,120sqm of heritage floor space.
- (b) The owner shall enter into a deed with Council and register any required covenants on the title of the land on the completion of the conservation works to:-
- (i) ensure the continued conservation and maintenance of the building; and
 - (ii) limit any future development of the site to the total area of the conserved building.
- (c) All legal documentation shall be prepared by Council's solicitor. The cost of preparation and registration of all documentation must be borne by the owner.
- (d) The owner will only be registered as the owner of heritage floor space following the completion of paragraphs (a) - (b) of this condition, to the satisfaction of Council.
- (e) On the satisfactory completion of (a) - (b) above, and on application to Council, the owner will be issued with a letter of registration of HFS.

APPOINTMENT OF CONSERVATION EXPERT

- (5) The applicant is to commission an experienced conservation expert to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The conservation expert is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration and reconstruction. The conservation expert is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

- (b) The archival record of significant building fabric or furnishings from the site that is exposed during demolition or construction and after work has been completed on site is required to be submitted to Council prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979.
- (7) The form of recording is to be as follows:-
- (a) Photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s), photographed where appropriate, using a camera/lens capable of 'perspective correction', comprising:-
 - (i) 35mm colour slides, numbered and referenced to the site and building plans, and presented in archival quality storage sheets;
 - (ii) 35mm or 120mm black and white film, numbered and referenced to the site and building plans, with negatives developed to archival standards, and two copies of contact sheets printed on fibre-based paper to archival standards;
 - (iii) selective black and white enlargements to be advised by Council, printed on fibre-based paper to archival standards to a minimum size of 20cm x 25cm, illustrating the location and context of the site/building, the relationship of adjacent buildings, building elevations, and important interior and exterior architectural spaces and features of the building/site;
 - (iv) A summary report of the photographic documentation, detailing;
 - a. the project description, method of documentation, and any limitations of the photographic record; and
 - b. photographic catalogue sheets, which are referenced to a site plan and floor plans no larger than A3, and indicating the location and direction of all photos (black and white prints and slides) taken

USE OF EXPERIENCED TRADESPERSONS

- (9) The applicant is to commission experienced tradespersons (as appropriate) that are skilled in traditional building and engineering trades to carry out the approved scope of works.

CERTIFICATION OF CONSERVATION AND MAINTENANCE WORK

- (10) The conservation expert is to certify that the approved conservation and maintenance work is carried out in accordance with the approved drawings and conservation plan, prior to the registration of the HFS award.

PROPOSED WORKS NOT TO CAUSE DAMAGE TO HERITAGE ITEM

- (11) The proposed works are to be carried out in a manner that minimises any demolition, alteration, new penetrations/fixing or irreversible damage to the significant fabric of the existing buildings (not identified in the scope of work of this application) which is listed as a Heritage Item in Central Sydney Heritage LEP 2000. Particular care shall be taken to minimise damage to the significant fabric of the buildings during the carrying out of the internal fitout and any electrical or plumbing works.
- (12) Significant fabric disturbed in the process of development should be salvaged for re-use elsewhere within the building in consultation with the appointed conservation expert.

SUBMISSION OF HERITAGE REPORT

- (13) A comprehensive report is to be prepared by the appointed conservation expert, in conjunction with appropriate tradespersons for:
- (a) all stonework to the facades;
 - (b) work to the exterior windows and doors;
 - (c) work to the roof, including the cladding;

ARCHEOLOGICAL INVESTIGATION

- (15) Should any historical relics be unexpectedly discovered then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW informed in accordance with Section 146 of the Heritage Act 1977. Depending on the possible significance of the relics an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can be considered in that area.

INTERPRETATION STRATEGY

- (16) An interpretation strategy, with recommendations for appropriate signage, exhibition material and/or brochures shall be prepared for both buildings and implemented to assist the public to understand the history and significance of the buildings and the site. This strategy shall be submitted to the Director City Development for approval prior to the release of the Construction Certificate under the Environmental Planning and Assessment Act 1979.

APPLICATION FOR HOARDINGS AND SCAFFOLDING ON A PUBLIC PLACE

- (17) A separate application is to be made to Council for Approval under Section 68 of the Local Government Act 1993 to erect a hoarding or scaffolding in a public place and such application is to include:-
- (a) An interpretative sign to be displayed on the hoarding explaining simply and graphically the history and significance of the buildings with a brief summary of the conservation works.
 - (b) Architectural, construction and structural details of the design in accordance with the Policy for the Design and Construction of Hoarding (September 1997) and the Interim Policy for Temporary Protective Structures.
 - (c) Structural certification prepared and signed by an appropriately qualified practising structural Engineer.

REMOVAL OF GRAFFITI

- (20) The owner/manager of the site shall be responsible for the removal of all graffiti from the building within 48 hours of its application.

NOISE

- (21) The use of the premises must not give rise to any one or more of the following:
- (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
 - (b) An indoor sound pressure level in any place of different occupancy (and/or public place) greater than 3dB above the L90 background level in any octave band from 31.5 Hz to 8,000 Hz centre frequencies inclusive between the hours of 8.00 a.m. to 10.00 p.m. daily and 0dB above the L90 background between 10.00 p.m. and 8.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this sub-clause does not apply to any such frequencies.
 - (c) A sound level at any point on the boundary of the site greater than the background levels specified in Australian Standard 1055 "Acoustics - Description and Measurement of Environmental Noise".
 - (d) An "offensive noise" as defined in the Protection of the Environment (Operations) Act 1997.
 - (e) The emission into the surrounding environment of gases, vapours, dust, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health.
 - (f) The method of measurement of vibration in (a) and sound levels in (b), (c) and (d) must be carried out in accordance with AS 2973 for vibration measurements. AS 1055 for outdoor sound level

WINDOW CLEANING

- (24) The owner/manager of the building shall ensure that all windows on the façade of the building are cleaned regularly and, in any event, not less than annually.

SIGNS

- (25) A separate development application for any proposed signs which are either externally fitted or applied must be submitted for the approval of Council prior to the erection or display of any such signs.

NO SIGNS OR GOODS ON PUBLIC AREA

- (26) Portable signs or goods for sale or display must not be placed on the footway or other public areas.

GENERAL BUILDING CODE OF AUSTRALIA REQUIREMENTS

- (27) All fire safety measures serving the building shall be upgraded to achieve the standard required by the Performance Requirements of the Building Code of Australia.
- (28) Any application proposing an alternate solution to the performance requirements of the Building Code of Australia shall, where necessary, be subject to the concurrence of the NSW Fire Brigades under Clause 79F or Clause 80I of the Environmental Planning and Assessment Regulation 1994 as appropriate.
- (29) The existing building's identified non-compliances with the deemed-to-satisfy provisions of the Building Code of Australia shall, unless noted otherwise, be upgraded to achieve the standard imposed by the Performance Requirements of the BCA.
- (30) Pursuant to Clause 66B of the Environmental Planning and Assessment Regulation, dispensation is granted regarding the retention of the existing balustrades and handrails within the building where warranted by Heritage

Schedule 1B

Conditions to be complied with prior to issue of Construction Certificate to the satisfaction of the Certifying Authority

ACCESS FOR PEOPLE WITH DISABILITIES

- (32) Access for people with disabilities shall be provided in accordance with Part D3 of the Building Code of Australia and Council's Access Policy. Prior to issue of a Construction Certificate under Environmental Planning and Assessment Act 1979, a certificate certifying compliance with this condition OR a Compliance Certificate (Form 10 Environmental Planning and Assessment Act Regulation 1998) must be provided, and copy submitted to Council.

PAVING MATERIALS

- (33) The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 3661.1:1993 "Slip Resistance of Pedestrian Surfaces Part 1: Requirements", Appendices A and B.

CERTIFICATION OF DESIGN FOR STORAGE AND HANDLING OF WASTE

- (34) The following requirements apply to storage and waste handling:
- (a) The design of the building and the methods of storage and handling of waste and recyclable material must comply with Council's Code for Waste Handling in Buildings (adopted 17 October 1994). The Code requires the submission of a Waste Management Plan, except for minor partition work (Annexure "A" of the Code).
 - (b) Certification of compliance with the design and constructional requirements of the Code including the associated Waste Management Plans and with the Conditions of Development Application consent

- (iii) The location and design of any garbage chutes or compaction units required by Council's Code.
- (iv) The proximity of waste handling facilities to commercial food areas or loading docks, with a view to avoiding cross contamination.

Note:

Certification will also be required on completion of the building, prior to issue of a Certificate.

SANITARY FACILITIES

- (35) Sanitary and other facilities must be provided in accordance with the Building Code of Australia, Part F2.

REGISTRATION OF FOOD PREMISES

- (36) Prior to issue of an Occupation Certificate, Council's City Care Unit (Health Section) shall be notified of the premises being used for the preparation, manufacture or storage of food for sale. The premises will be registered on Council's Food Premises Database.

Schedule 1C

Conditions to be complied with prior to commencement of construction or demolition or work to the satisfaction of the Principal Certifying Authority

DESIGN OF FOOD PREMISES

(37)

- (a) All parts of the premises to be used for or in connection with the delivery, storage, preparation or service of food or beverages must be

*Certification in the form of Attachment F1 signed by an Architect or other persons appropriately qualified and experienced in the design, codes and legislative provisions for food premises, when the Certifying Authority is the Council,

OR

- (ii) the Principal Certifying Authority prior to the commencement of the work, ie.

*an Environmental Planning and Assessment Regulation 1994 Form 10 Compliance Certificate; or

*Certification in the form of Attachment F1 signed by an Architect or other persons appropriately qualified and experienced in the design, codes and legislative provisions for food premises, when the Principal Certifying Authority is the Council.

Note:

Separate Certification is required for all new or altered Mechanical Ventilation systems, compliance with Council's Code for Waste Handling in Buildings and for major food areas, hotels, food courts and similar establishments.

CERTIFICATION OF MECHANICAL VENTILATION

- (38) The details of any mechanical ventilation or air conditioning must be certified by a competent person to comply with Council's Ventilation Code, the Building Code of Australia and relevant Australian Standards, to the satisfaction of the Principal Certifying Authority prior to commencement of any mechanical services work.

To enable certification, the mechanical ventilation documentation prescribed below shall be submitted to the Principal Certifying Authority:

- (a) Certified plans (in duplicate), coloured so as to adequately distinguish

- (c) Drawings which show where applicable the existing and proposed air intakes, air discharges and cooling towers and their relative position to each other, the boundaries of the site, openable windows, and adjoining buildings;
- (d) A Mechanical Ventilation Design Certificate pursuant to Section 93 of the Local Government Act 1993 in the form of Attachment M1, together with the Curriculum Vitae of the Design Engineer or other appropriate Certifier must be submitted to Principal Certifying Authority (PCA). A copy of the Certificate and a microfilm set of the certified drawings must be submitted to Council by the PCA;
- (e) Documentary evidence in support of requests for departure from the prescribed or deemed provisions of the Building Code of Australia or any other requirements.

STRUCTURAL CERTIFICATION

- (39) Prior to the commencement of work, the following documentation must be submitted to the satisfaction of the Principal Certifying Authority (PCA) and a copy of same submitted to Council:
 - (a) Structural Drawings prepared by an appropriately qualified practising Structural Engineer, corresponding with and attached to a Structural Certificate (see (b));
 - (b) Structural Certificate/s for Design, submitted in the form of Attachment S1A completed by the Project/Principal Engineer and S1B completed usually by the Architect, OR a Compliance Certificate (Form 10 of the Environmental Planning and Assessment Regulation 1998), after the structural drawings have been checked and comply with:
 - (i) The relevant clauses of the Building Code of Australia (BCA);
 - (ii) The relevant conditions of Development Consent;
 - (iii) The Architectural Plans incorporated with the Construction

- a. Appropriate tertiary qualifications in Civil or Structural Engineering; AND
 - b. Corporate membership of the Institution of Engineers Australia or equivalent; AND
 - c. Evidence of relevant experience in the form of a CV/Resume;
 - d. Appropriate current professional indemnity insurance.
- (ii) An appropriately qualified practising structural engineer certifying by issuing a Form 10 Compliance Certificate must have accreditation as a certifier for Structural Engineering issued by the Institution of Engineers Australia in accordance with the Environmental Planning and Assessment Act 1979.
 - (iii) An appropriately qualified person certifying by completing Attachment S1B must have a good working knowledge of the Building Code of Australia and Structural and Architectural drawing co-ordination.
 - (iv) Certification of Inspection/s is also required prior to issue of the Occupation Certificate, and/or prior to use. See Schedule 1E Conditions.
 - (v) Council reserves the right to randomly audit any structural documentation.

PEDESTRIAN AND TRAFFIC MANAGEMENT DURING CONSTRUCTION

- (40) A Pedestrian and Traffic Management Plan must be submitted to and approved by Council prior to commencement of demolition/excavation or construction on the site and must include details of:-
 - (a) Proposed ingress and egress of vehicles to and from the construction

APPLICATION FOR BARRICADE PERMIT FOR ENCLOSURE OF A PUBLIC PLACE (ROAD AND FOOTPATH) REQUIRED FOR CONSTRUCTION/BUILDING WORKS

- (41) Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government Act 1993 for a Barricade Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.

Schedule 1D

Conditions to be complied with during construction

HOURS OF WORK AND NOISE

- (42) The hours of construction and work on the development shall be as follows:
- (a) All work, including demolition, excavation and building work in connection with the proposed development must only be carried out between the hours of 7.00 a.m. and 7.00 p.m. on Mondays to Fridays, inclusive, and 7.00 a.m. and 5.00 p.m. on Saturdays, and no work must be carried out on Sundays or public holidays.
 - (b) The applicant must provide to Council a 24 hour per day telephone contact number and must ensure such number is continually attended by a person with authority over the building work during the construction period.
 - (c) The approved hours of work and the 24 hour telephone number must be prominently displayed at all times on the building site and must be visible from a public street or a public place.
 - (d) All work, including demolition, excavation and building work must comply with "The City of Sydney Code of Practice for Construction

CONSTRUCTION DURING THE OLYMPICS

- (43) Should construction be required to take place during the period 1 September 2000 to 1 October 2000 it may only be carried out in accordance with a Traffic and Pedestrian Management Plan and a Construction Program submitted and approved by Council, after consultation with the relevant Olympic authorities.

LOADING AND UNLOADING DURING CONSTRUCTION

- (44) The following requirements apply:-
- (a) All loading and unloading associated with the development must be accommodated on site.
 - (b) If it is not feasible for loading and unloading to take place on site, the provision of a construction zone may be considered by Council.
 - (c) If a construction zone is warranted, such an application must be made to Council prior to commencement of work on the site. An approval for a construction zone may be given for a specific period and certain hours of the days to reflect the particular need of the site for such facility at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

PROTECTION OF STREET TREES DURING CONSTRUCTION

- (45) All street trees shall be protected at all times during construction, in accordance with Council's Tree Preservation Order. Any tree on the footpath which is damaged or removed during construction shall be replaced, to the approval of Council and the Principal Certifying Authority.

CONTROL OF VERMIN

- (46) Measures for the eradication of vermin from the site during construction work shall be implemented prior to the commencement of any work to the

The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council, will create minimal traffic disruptions and four weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.

- (b) Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.
- (c) Special operations and the use of mobile cranes must comply with the approved hours of construction. Mobile cranes shall not be delivered to the site prior to 7.30am without the prior approval of Council.

NO OBSTRUCTION OF PUBLIC WAY

- (48) The public way must not be obstructed by any materials, vehicles refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of Notice by Council to stop all work on site.

Schedule 1E

Conditions to be complied with prior to issue of Occupation Certificate and prior to commencement of use, to the satisfaction of the Principal Certifying Authority

OCCUPATION CERTIFICATE TO BE SUBMITTED

- (49) An Occupation Certificate (form 12 under the Environmental Planning and Amendment Regulation 1998) must be obtained from the Principal Certifying Authority (PCA) (Council or a private accredited certifier) and a copy furnished to Council in accordance with Section 79L of the Environmental Planning and Assessment Amendment Regulation 1998 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building. A copy of the certificate shall be submitted to Council if it was not the PCA

Note:

Council reserves the right to randomly audit any mechanical ventilation documentation.

GLAZING MATERIALS TO COMPLY WITH CODE

- (51) All glazing materials shall be selected and installed in accordance with the relevant provisions of AS 1288 S.A.A. "Glass Installation Code".

STRUCTURAL INSPECTION CERTIFICATE

- (52) Prior to issue of an Occupation Certificate or use of the premises, a Structural Inspection Certificate in the form of Attachment S1C OR a Compliance Certificate (Form 10 of the Environmental Planning and Assessment Regulation 1998) must be submitted to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifier) after:
- (a) The site has been periodically inspected and the structural certifier is satisfied that the Structural Works are deemed to comply with the final Design Drawings; and
 - (b) The drawing revisions listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.
 - (c) A copy of the Certificate with a microfilm set of the final drawings shall be submitted to Council if it was not the PCA.

Notes:

- (d) An appropriately qualified practising structural engineer certifying by completing Attachment S1C must have:-
 - (i) Appropriate tertiary qualifications in Civil or Structural Engineering, AND;
 - (ii) Corporate membership of the Institution of Engineers Australia or

NUMBERING

- (53) Prior to issue of an Occupation Certificate, street numbers shall be clearly displayed at either end of the ground level frontage in accordance with the “Policy on Numbering of Premises within the City of Sydney”. If new street numbers or a change to street numbers are required, a separate application shall be made to Council.

STREET NAME PLATE

- (54) Council’s standard street name plate shall be affixed to all street frontages of the building, visible to both pedestrian and vehicular traffic. The signs shall be obtained and installed at no cost to Council. (Contact the Team Leader - Urban Domain, Service Planning Policy).

WASTE MANAGEMENT CERTIFICATION OF COMPLETION

- (55) Certification of completion of waste handling works in accordance with the relevant Development Approval Conditions and Councils Code for Waste Handling in Buildings 1994, must be submitted in the form of Attachment W2 to the satisfaction of the Principal Certifying Authority (PCA), (Council or a private accredited certifier) prior to the issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979 or prior to use of the premises. A copy of the Certificate shall be submitted to Council if it was not the PCA.

Such Certification must be given by the Architect or other appropriated qualified person experienced in Waste Handling Design and Environmental Management.

HEATING/COOLING SYSTEMS TO COMPLY WITH PUBLIC HEALTH REQUIREMENTS

- (56) All evaporative cooling warm water or water cooling systems installed on the premises must comply with the Public Health Act 1991 and Public Health Regulation 1991 and be registered by Council.

EITHER

- (a) an Environmental Planning and Assessment Regulation 1994 Form 10 Compliance Certificate;

OR

- (b) a Food Premises Certificate of Completion in the form of Attachment F2 signed by an Architect or other person appropriately qualified and experienced in construction, fitout, codes and legislative provisions for food premises, when the Principal Certifying Authority is the Council.

Schedule 2

The prescribed conditions in accordance with Clause 78 of the Environmental Planning and Assessment Regulation 1998 apply to this development.

Market Street Store - 65-77 Market Street

Schedule 1A

Approved Development, Contributions and Covenants

Note: Some conditions in Schedule A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

APPROVED DEVELOPMENT

- (59) Development must be in accordance with Development Application No. 2000/00377 dated 8 May 2000 and the Statement of Environmental Effects prepared by Crone Associates Pty Ltd dated 8 May 2000 and drawings numbered M1101/C to M1119/C, M2001/C to M2004/C, M3001/C,

(b) Amount of Contribution

The amount of the contribution will be equivalent to 1% of the development cost of the respective development application stage, at the Construction Certificate stage, as determined in accordance with the “Central Sydney Contributions Plan 1997”.

- (c) Certification of the calculation of the contribution in accordance with the “Central Sydney Contribution Plan 1997” shall be submitted for the approval of Council prior to issue of the respective Construction Certificate for the development application stage under the Environmental Planning and Assessment Act 1979.

If the Construction Certificate is to be issued by a private accredited certifier, they must seek Council’s endorsement of the calculation prior to the issue of the respective Construction Certificate.

For developments over \$2 million in cost, the certification of the building costs must be prepared by a Registered Quantity Surveyor.

(d) Timing of Payment

The contribution must be paid prior to issue of a Construction Certificate for the respective development application stage under the Environmental Planning and Assessment Act 1979.

REPORT TO BE COMPLIED WITH

- (61) The development shall be in accordance with the recommendations of the David Jones Market Street Sydney Store Conservation Plan prepared by Truman, Zaniol and Associates Pty Ltd dated April 2000, as amended by the following conditions:

STAGED AWARD OF HERITAGE FLOORSPACE

- (62) The owner may be awarded 10,112sqm of heritage floor space under the provisions of the Central Sydney Local Environmental Plan 1996, if the

However, should the consent authority determine that the proposed refurbishment and conservation works proposed for the individual stages are not adequate for the award of heritage floor space, no award shall be granted.

- b. completion of the conservation and refurbishment works for the respective staged development applications, to the satisfaction of Council.
- (iii) The maximum amount of heritage floor space that may be awarded for the subsequent 6 stages are as follows:
- a. Stage 2 - 1,011sqm of heritage floor space;
 - b. Stage 3 - 253sqm of heritage floor space;
 - c. Stage 4 - 1,011sqm of heritage floor space;
 - d. Stage 5 - 253sqm of heritage floor space;
 - e. Stage 6 - 253sqm of heritage floor space; and
 - f. Stage 7 - 1,517sqm of heritage floor space.
- (b) The owner shall enter into a deed with Council and register any required covenants on the title of the land on the completion of the conservation works to:-
- (i) ensure the continued conservation and maintenance of the building; and
 - (ii) limit any future development of the site to the total area of the conserved building.
- (c) All legal documentation shall be prepared by Council's solicitor. The cost of preparation and registration of all documentation must be borne by the owner.

APPOINTMENT OF CONSERVATION EXPERT

- (63) The applicant is to commission an experienced conservation expert to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The conservation expert is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration and reconstruction. The conservation expert is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

ARCHIVAL DOCUMENTATION

- (64) Archival recording for deposit in the City of Sydney Archives must be carried out prior to the removal of any significant building fabric or furnishings from the site, during the removal of fabric on site that exposes significant building fabric or furnishings, and after work has been completed on site, as considered appropriate by the conservation architect commissioned for the project.
- (a) The archival record of significant building fabric or furnishings from the site must be submitted to Council prior to the commencement of any demolition work and prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.
- (b) The archival record of significant building fabric or furnishings from the site that is exposed during demolition or construction and after work has been completed on site is required to be submitted to Council prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979.
- (65) The form of recording is to be as follows:-
- (a) Photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s), photographed where appropriate using a camera/lens capable of 'perspective correction'

- (iii) selective black and white enlargements to be advised by Council, printed on fibre-based paper to archival standards to a minimum size of 20cm x 25cm, illustrating the location and context of the site/building, the relationship of adjacent buildings, building elevations, and important interior and exterior architectural spaces and features of the building/site;
 - (iv) a summary report of the photographic documentation, detailing;
 - a. the project description, method of documentation, and any limitations of the photographic record; and
 - b. photographic catalogue sheets, which are referenced to a site plan and floor plans no larger than A3, and indicating the location and direction of all photos (black and white prints and slides) taken.
 - (v) written confirmation that the Council reserves the right to use the photographs for its own purposes and for genuine research purposes.
- (b) Measured drawings as existing.
- (66) The archival photographic recording work is to be carried out on an ongoing basis as original fabric is opened up under the supervision of the appointed conservation architect.

USE OF EXPERIENCED TRADESPERSONS

- (67) The applicant is to commission experienced tradespersons (as appropriate) that are skilled in traditional building and engineering trades to carry out the approved scope of works.

CERTIFICATION OF CONSERVATION AND MAINTENANCE WORK

- (68) The conservation expert is to certify that the approved conservation and maintenance work is carried out in accordance with the approved drawings

SUBMISSION OF HERITAGE REPORT

- (71) A comprehensive report is to be prepared by the appointed conservation expert, in conjunction with appropriate tradespersons for:
- (a) all stonework to the facades;
 - (b) work to the exterior windows and doors;
 - (c) work to the roof, including the cladding;
 - (d) work to the gutters and downpipes; and
 - (e) all exterior metal work, including bronze/aluminium awnings.

This report shall be submitted to the Director City Development for approval prior to the release of the Construction Certificate under the Environmental Planning and Assessment Act 1979.

SUBMISSION OF MAINTENANCE STRATEGY

- (72) A maintenance strategy shall be prepared by the appointed conservation expert and submitted to the Director City Development for approval prior to the release of the Construction Certificate under the Environmental Planning and Assessment Act 1979.

ARCHEOLOGICAL INVESTIGATION

- (73) Should any historical relics be unexpectedly discovered then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW informed in accordance with Section 146 of the Heritage Act 1977. Depending on the possible significance of the relics an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can be considered in that area.

INTERPRETATION STRATEGY

- (a) An interpretative sign to be displayed on the hoarding explaining simply and graphically the history and significance of the buildings with a brief summary of the conservation works.
- (b) Architectural, construction and structural details of the design in accordance with the Policy for the Design and Construction of Hoarding (September 1997) and the Interim Policy for Temporary Protective Structures.
- (c) Structural certification prepared and signed by an appropriately qualified practising structural Engineer.
- (d) Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of demolition or construction works on site.

INTERNAL PARTITIONS NOT TO ABUT WINDOW

- (76) Where internal partitions meet external walls they shall abut window mullions, columns or other such building elements and not glazing.

EXTERNAL LIGHTING

- (77) A separate development application is required to be lodged for any proposed external floodlighting or illumination of the building. Such application shall be submitted and approved by Council prior to the installation of any external lighting.

REMOVAL OF GRAFFITI

- (78) The owner/manager of the site shall be responsible for the removal of all graffiti from the building within 48 hours of its application.

NOISE

- (79) The use of the premises must not give rise to any one or more of the following:

- (c) A sound level at any point on the boundary of the site greater than the background levels specified in Australian Standard 1055 "Acoustics - Description and Measurement of Environmental Noise".
- (d) An "offensive noise" as defined in the Protection of the Environment (Operations) Act 1997.
- (e) The emission into the surrounding environment of gases, vapours, dust, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health.
- (f) The method of measurement of vibration in (a) and sound levels in (b), (c) and (d) must be carried out in accordance with AS 2973 for vibration measurements, AS 1055 for outdoor sound level measurements, and AS 2107 for indoor sound level measurements.

GLASS SHOP FRONT TO BE UNOBSCURED

- (80) The glass shop front must not be tinted, screened by blinds, curtains or the like or obscured.

CARE OF BUILDING SURROUNDS

- (81) In addition to Council's daily street sweeping and cleansing operations, the owner/manager of the building shall ensure that the forecourt and the surrounds of the building including pavements and gutters are to be kept clean and free of litter at all times.

WINDOW CLEANING

- (82) The owner/manager of the building shall ensure that all windows on the facade of the building are cleaned regularly and, in any event, not less than annually.

SIGNS

- (83) A separate development application for any proposed signs which are either

- (86) Any application proposing an alternate solution to the performance requirements of the Building Code of Australia shall, where necessary, be subject to the concurrence of the NSW Fire Brigades under Clause 79F or Clause 80I of the Environmental Planning and Assessment Regulation 1994 as appropriate.
- (87) The existing building's identified non-compliances with the deemed-to-satisfy provisions of the Building Code of Australia shall, unless noted otherwise, be upgraded to achieve the standard imposed by the Performance Requirements of the BCA.
- (88) Pursuant to Clause 66B of the Environmental Planning and Assessment Regulation, dispensation is granted regarding the retention of the existing balustrades and handrails within the building where warranted by Heritage considerations.
- (89) Further justification of the proposed departures from the deemed-to-satisfy requirements of the BCA regarding clauses D3.3 and D3.8 shall be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of a Construction Certificate.

Schedule 1B

Conditions to be complied with prior to issue of Construction Certificate to the satisfaction of the Certifying Authority

ACCESS FOR PEOPLE WITH DISABILITIES

- (90) Access for people with disabilities shall be provided in accordance with Part D3 of the Building Code of Australia and Council's Access Policy. Prior to issue of a Construction Certificate under Environmental Planning and Assessment Act 1979, a certificate certifying compliance with this condition OR a Compliance Certificate (Form 10 Environmental Planning and Assessment Act Regulation 1998) must be provided, and copy submitted to Council.

- (a) The design of the building and the methods of storage and handling of waste and recyclable material must comply with Council's Code for Waste Handling in Buildings (adopted 17 October 1994). The Code requires the submission of a Waste Management Plan, except for minor partition work (Annexure "A" of the Code).
- (b) Certification of compliance with the design and constructional requirements of the Code including the associated Waste Management Plans and with the Conditions of Development Application consent relating to waste must be submitted to and approved by the Certifying Authority in the attached form W1 prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979. Such Certification must be given by the Architect or other appropriately qualified person experienced in Waste Handling Design and Environmental Management.
- (c) The Certified Plans and Specifications must address compliance with the Waste Code including details of the following, where applicable:-
 - (i) The location, design and construction of the garbage room, recycling rooms, bin washing areas and collection areas.
 - (ii) The natural or mechanical ventilation, in accordance with the Building Code of Australia and Australian Standard 1668.
 - (iii) The location and design of any garbage chutes or compaction units required by Council's Code.
 - (iv) The proximity of waste handling facilities to commercial food areas or loading docks, with a view to avoiding cross contamination.

Note:

Certification will also be required on completion of the building, prior to issue of a Certificate.

Schedule 1C

Conditions to be complied with prior to commencement of construction or demolition or work to the satisfaction of the Principal Certifying Authority

DESIGN OF FOOD PREMISES

(95)

- (a) All parts of the premises to be used for or in connection with the delivery, storage, preparation or service of food or beverages must be designed, constructed and have facilities which comply with the National Code for the Construction and Fitout of Food Premises, the Food Act 1989, and the Food (General) Regulation 1997. The premises must be ventilated in accordance with the Building Code of Australia and Council's Ventilation Code.
- (b) Plans and specifications of the design, together with Certification of Design, must be submitted to the satisfaction of either:
 - (i) the Certifying Authority with the construction certificate application, ie.

*an Environmental Planning and Assessment Regulation 1994 Form 10 Compliance Certificate; or

*Certification in the form of Attachment F1 signed by an Architect or other persons appropriately qualified and experienced in the design, codes and legislative provisions for food premises, when the Certifying Authority is the Council,

OR

- (ii) the Principal Certifying Authority prior to the commencement of the work, ie.

CERTIFICATION OF MECHANICAL VENTILATION

- (96) The details of any mechanical ventilation or air conditioning must be certified by a competent person to comply with Council's Ventilation Code, the Building Code of Australia and relevant Australian Standards, to the satisfaction of the Principal Certifying Authority prior to commencement of any mechanical services work.

To enable certification, the mechanical ventilation documentation prescribed below shall be submitted to the Principal Certifying Authority:

- (a) Certified plans (in duplicate), coloured so as to adequately distinguish the proposed alterations;
- (b) A general description of the project plus mechanical ventilation drawings and documentation in duplicate, coloured to show ductwork and equipment as set out below. (Where appropriate a schematic drawing should also be submitted).
 - (i) Supply Air Ducts, Shafts and Fans - Blue
 - (ii) Return Air Ducts, Shafts and Fans - Pink
 - (iii) Outside Air Ducts, Shafts, Intakes and Stair Pressurisation - Green
 - (iv) Exhaust Air Ducts, Shafts, Fans, Discharges and Smoke Spill - Orange
 - (v) Mixing Boxes and Conditions - Yellow
 - (vi) Fire Dampers and Electric Heaters - Red
- (c) Drawings which show where applicable the existing and proposed air intakes, air discharges and cooling towers and their relative position to each other, the boundaries of the site, openable windows, and adjoining buildings;
- (d) A Mechanical Ventilation Design Certificate pursuant to Section 93 of the Local Government Act 1993 in the form of Attachment M1, together with the Curriculum Vitae of the Design Engineer or other appropriate Certifier must be submitted to Principal Certifying Authority (PCA). A copy of the Certificate and a microfilm set of the

- (b) Structural Certificate/s for Design, submitted in the form of Attachment S1A completed by the Project/Principal Engineer and S1B completed usually by the Architect, OR a Compliance Certificate (Form 10 of the Environmental Planning and Assessment Regulation 1998), after the structural drawings have been checked and comply with:
 - (i) The relevant clauses of the Building Code of Australia (BCA);
 - (ii) The relevant conditions of Development Consent;
 - (iii) The Architectural Plans incorporated with the Construction Certificate; and
 - (iv) The relevant Australian Standards listed in the BCA (Specifications A1.3);
 - (v) Any other relevant report/s or documents. Specify on form S1A.
- (c) Repeat (a) and (b) for any revision, or staged submission of structural drawings.
- (d) Notes:
 - (i) An appropriately qualified practising structural engineer certifying by completing Attachment S1A must have:-
 - a. Appropriate tertiary qualifications in Civil or Structural Engineering; AND
 - b. Corporate membership of the Institution of Engineers Australia or equivalent; AND
 - c. Evidence of relevant experience in the form of a CV/Resume;
 - d. Appropriate current professional indemnity insurance.

- (v) Council reserves the right to randomly audit any structural documentation.

PEDESTRIAN AND TRAFFIC MANAGEMENT DURING CONSTRUCTION

- (98) A Pedestrian and Traffic Management Plan must be submitted to and approved by Council prior to commencement of demolition/excavation or construction on the site and must include details of:-
 - (a) Proposed ingress and egress of vehicles to and from the construction site;
 - (b) Proposed protection of pedestrians adjacent to the site;
 - (c) Proposed pedestrian management whilst vehicles are entering and leaving the site;
 - (d) Proposed route of construction vehicles to and from the site.
 - (e) The Pedestrian and Traffic Management Plan shall be implemented during the construction period.

APPLICATION FOR BARRICADE PERMIT FOR ENCLOSURE OF A PUBLIC PLACE (ROAD AND FOOTPATH) REQUIRED FOR CONSTRUCTION/BUILDING WORKS

- (99) Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government Act 1993 for a Barricade Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.

Schedule 1D

Conditions to be complied with during construction

- (b) The applicant must provide to Council a 24 hour per day telephone contact number and must ensure such number is continually attended by a person with authority over the building work during the construction period.
- (c) The approved hours of work and the 24 hour telephone number must be prominently displayed at all times on the building site and must be visible from a public street or a public place.
- (d) All work, including demolition, excavation and building work must comply with "The City of Sydney Code of Practice for Construction Hours/Noise 1992" and Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.
- (e) Note: The "City of Sydney Code of Practice for Construction Hours/Noise 1992" allows extended working hours subject to the making of an application in accordance with the Code and under Section 96(2) of the Environmental Planning and Assessment Act 1979, and the granting of approval thereto.

CONSTRUCTION DURING THE OLYMPICS

- (101) Should construction be required to take place during the period 1 September 2000 to 1 October 2000 it may only be carried out in accordance with a Traffic and Pedestrian Management Plan and a Construction Program submitted and approved by Council, after consultation with the relevant Olympic authorities.

LOADING AND UNLOADING DURING CONSTRUCTION

- (102) The following requirements apply:-
- (a) All loading and unloading associated with the development must be accommodated on site.
 - (b) If it is not feasible for loading and unloading to take place on site, the provision of a construction zone may be considered by Council.

CONTROL OF VERMIN

(104) Measures for the eradication of vermin from the site during construction work shall be implemented prior to the commencement of any work to the satisfaction of the Principal Certifying Authority. All service ducts and cable entries to existing premises should be sealed prior to any demolition being carried out.

USE OF MOBILE CRANES

(105) Permits required for use of mobile cranes:-

- (a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and four weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (b) Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.
- (c) Special operations and the use of mobile cranes must comply with the approved hours of construction. Mobile cranes shall not be delivered to the site prior to 7.30am without the prior approval of Council.

NO OBSTRUCTION OF PUBLIC WAY

(106) The public way must not be obstructed by any materials, vehicles refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of Notice by Council to stop all work on site.

OCCUPATION CERTIFICATE TO BE SUBMITTED

- (107) An Occupation Certificate (form 12 under the Environmental Planning and Amendment Regulation 1998) must be obtained from the Principal Certifying Authority (PCA) (Council or a private accredited certifier) and a copy furnished to Council in accordance with Section 79L of the Environmental Planning and Assessment Amendment Regulation 1998 prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building. A copy of the certificate shall be submitted to Council if it was not the PCA.

MECHANICAL VENTILATION COMPLETION AND PERFORMANCE CERTIFICATE TO BE SUBMITTED

- (108) Prior to issue of an Occupation Certificate under Environmental Planning and Assessment Act 1979 and following the completion, installation, and testing of all the mechanical ventilation systems covered by the approval, a Mechanical Ventilation Certificate of Completion and Performance in the form of Attachment M2 must be submitted to the Principal Certifying Authority (PCA) (Council or a private accredited certifier). A copy of the Certificate and a microfilm set of the certified drawings must be submitted to Council if it was not the PCA.

Note:

Council reserves the right to randomly audit any mechanical ventilation documentation.

GLAZING MATERIALS TO COMPLY WITH CODE

- (109) All glazing materials shall be selected and installed in accordance with the relevant provisions of AS 1288 S.A.A. "Glass Installation Code".

STRUCTURAL INSPECTION CERTIFICATE

- (110) Prior to issue of an Occupation Certificate or use of the premises, a Structural Inspection Certificate in the form of Attachment S1C OR a Compliance

Notes:

- (d) An appropriately qualified practising structural engineer certifying by completing Attachment S1C must have:-
 - (i) Appropriate tertiary qualifications in Civil or Structural Engineering, AND;
 - (ii) Corporate membership of the Institution of Engineers Australia or equivalent; AND
 - (iii) Evidence of relevant experience in the form of a CV/Resume;
 - (iv) Appropriate current professional indemnity insurance.
- (e) An appropriately qualified practising structural engineer certifying by issuing a Form 10 Compliance Certificate must have accreditation as a certifier for Structural Engineering issued by the Institution of Engineers Australia in accordance with the Environmental Planning and Assessment Act 1979.
- (f) Council reserves the right to randomly audit any structural documentation.

NUMBERING

- (111) Prior to issue of an Occupation Certificate street numbers shall be clearly displayed at either end of the ground level frontage in accordance with the "Policy on Numbering of Premises within the City of Sydney". If new street numbers or a change to street numbers are required, a separate application shall be made to Council.

STREET NAME PLATE

- (112) Council's standard street name plate shall be affixed to all street frontages of the building, visible to both pedestrian and vehicular traffic. The signs shall be obtained and installed at no cost to Council. (Contact the Team Leader -

Such Certification must be given by the Architect or other appropriated qualified person experienced in Waste Handling Design and Environmental Management.

HEATING/COOLING SYSTEMS TO COMPLY WITH PUBLIC HEALTH REQUIREMENTS

(114) All evaporative cooling warm water or water cooling systems installed on the premises must comply with the Public Health Act 1991 and Public Health Regulation 1991 and be registered by Council.

VENTILATION SYSTEMS TO COMPLY WITH PUBLIC HEALTH REQUIREMENTS

(115) The premises must be ventilated in accordance with the Building Code of Australia and Council's Ventilation Code.

COMPLIANCE CERTIFICATE FOR FOOD PREMISES

(116) Prior to the use of any part of the premises for or in connection with the delivery, storage, preparation or service of food or beverages, or prior to issue of an Occupation Certificate, a Certificate of Completion must be submitted to the satisfaction of the Principal Certifying Authority;

EITHER

(a) an Environmental Planning and Assessment Regulation 1994 Form 10 Compliance Certificate;

OR

(b) a Food Premises Certificate of Completion in the form of Attachment F2 signed by an Architect or other person appropriately qualified and experienced in construction, fitout, codes and legislative provisions for food premises, when the Principal Certifying Authority is the Council.

ITEM 4. REFERRAL FROM THE DEPARTMENT OF URBAN AFFAIRS AND PLANNING: STAGE 1 DEVELOPMENT APPLICATION FOR THE DEVELOPMENT OF THE NORTHERN PART OF THE AML&F SITE, HARRIS STREET, ULTIMO (O00/00047)

Resolved on the motion of Ms le Marchant, seconded by Councillor Turnbull -

That arising from consideration of a report by the Area Planning Manager to the Central Sydney Planning Committee on 27 July 2000, in relation to the Stage 1 development application for the redevelopment of the northern section of the AML&F site, Ultimo, it be resolved that:-

- (A) the report by the Area Planning Manager be received and noted;
- (B) a submission in the form of that contained in Attachment D to the subject report be forwarded to the Department of Urban Affairs and Planning for its consideration in the assessment of the Draft Master Plan, subject to:
 - (1) the submission being amended to request the Department of Urban Affairs and Planning to delete from the subject approval, that portion of the development site, namely to the south of the through site link at Pyrmont Street, until such time as the design for the aquatic facility has been finalised to ensure maximum benefit to the entire development;
 - (2) a test being made by the Department of Urban Affairs and Planning of the shadowing from the proposed development of the aquatic facility having regard to sun access to the pool area during the summer months; and
 - (3) other amendments to the submission consequential to (1) and (2) above.

ITEM 5. REFERRAL FROM THE DEPARTMENT OF URBAN AFFAIRS AND PLANNING: DEVELOPMENT APPLICATION FOR THE PYRMONT POINT HOTEL - 59 HARRIS STREET, PYRMONT (O/2000/00045)

- (A) the submission being amended to express concern about the location of rubbish facilities and its relationship to the neighbouring residential premises fronting Harris Street;
- (B) the management of any construction impacts arising from construction of the subject proposal; and
- (C) the relationship between the subject premises and its effects on privacy and security of the adjoining property.

ITEM 6. DEVELOPMENT APPLICATION: WORLD SQUARE STAGES 1 AND 2 (S010833)

Note - An Information Booklet from Crone Associates Pty Limited dated 25 July 2000 was circulated to members prior to the meeting of the Central Sydney Planning Committee.

Mr Greg Crone and Mr Stuart Harman of Crone Associates Pty Limited, architects on behalf of the applicant, Multiplex Constructions (NSW) Pty Ltd and Macquarie Bank Limited, provided a presentation to the Central Sydney Planning Committee on this matter.

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Councillor Turnbull -

- (A) that a Design Review Panel be constituted to:
 - (1) assess and resolve issues concerning the compatibility and integration of the proposed development with neighbouring development proposals of Meriton Apartments Pty Ltd, World Square Pty Limited and the existing O S W Properties Pty Ltd development on the World Square site;
 - (2) assess and resolve design issues concerning the integration of the podium and colonnade for the proposed development with the podium and colonnade on

- (B) the membership of the Panel to comprise the following:
- the Director-General, Department of Urban Affairs and Planning or her nominee
 - Mr Chris Johnson or his nominee
 - the President of the Royal Australian Institute of Architects
 - the Director City Projects, City of Sydney
 - the Director City Development, City of Sydney
- and another person nominated by the Lord Mayor in consultation with members of the CSPC;
- (C) the Panel to keep members of the CSPC regularly informed on all matters relating to the development proposal and neighbouring development proposals; and
- (D) the applicant, together with Meriton Apartments Pty Ltd, O S W Properties Pty Ltd (including the Body Corporate) and World Square Pty Limited, be advised of the concerns expressed by the CSPC in relation to the design details of the subject site.

ITEM 7. DEVELOPMENT APPLICATION: PROPOSED SUBSTATION - THOMAS AND ULTIMO STREETS, HAYMARKET (S010833)

The following persons provided a presentation to the Central Sydney Planning Committee on this matter -

Mr Andy Pittlik - Transgrid
Mr Chris Fitzgerald - Transgrid
Mr John Richardson - Cox Richardson Architects

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Councillor Coulton -

That the Director City Development be requested to:-

ITEM 8. NEW DEVELOPMENT APPLICATION LODGEMENTS AND DELEGATED ITEMS (S00-2287)

Resolved on the motion of Mr Bird, seconded by Ms le Marchant -

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 27 July 2000, in regard to the report on new development application lodgements and delegated items, it be resolved that the report be received and noted.

ITEM 9. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)

Resolved on the motion of Mr Johnson, seconded by Dr Dearing -

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 27 July 2000, in regard to the progress report for the month of June 2000, it be resolved that the report be received and noted.

ITEM 10. GENERAL BUSINESS

1. Schedule of Meetings

The schedule of meetings was discussed. It was agreed to vary the schedule of meetings by the addition of the following:-

Central Sydney Planning Committee Revised Schedule of Meetings	
Date	Meeting/Briefings
Thursday 10 August 2000	Briefings

