

CENTRAL SYDNEY PLANNING COMMITTEE

THURSDAY 21 NOVEMBER 2002

Meeting No. 276

MINUTES of the Meeting of the Central Sydney Planning Committee held in the Council Chamber, Sydney Town Hall, on Thursday 21 November 2002, commencing at 5.29pm.

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PRESENT

The Right Hon the Lord Mayor Councillor Frank Sartor
(Chairman)

Mr Neil Bird, Councillor Robert Ho, Mr Chris Johnson, Ms Antoinette le Marchant and Councillor Lucy Turnbull.

The Director City Development and Projects, and Manager Development were also present.

APOLOGY

An apology was received from Ms Sue Holliday, Director-General, Department of Planning, who was unable to attend the meeting owing to a prior commitment.

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

That the apology from 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: 849-855 George Street, 732 Harris Street, Broadway
4. Development Application: Oxford Square - 55-73 Oxford Street, Sydney
5. Rezoning Application for King Street Wharves 9 and 10: (Draft Amendment 15)
1. Confirmation of Minutes
2. Matters Arising from the Minutes
6. Presentations by Applicants and Preliminary Advice
7. Progress Report on Development Applications
8. New Development Application Lodgements and Delegated Items
9. Proposed Schedule of Meetings and Briefings for 2003
10. General Business

ITEM 1. CONFIRMATION OF MINUTES (S010833)

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

That the Minutes of the meeting of the Central Sydney Planning Committee held on 31 October 2002 be taken as read and confirmed.

ITEM 2. MATTERS ARISING FROM THE MINUTES (S010833)

There were no matters arising from the Minutes of the meeting of the Central Sydney Planning Committee held on 31 October 2002.

ITEM 3. STAGE 1 DEVELOPMENT APPLICATION: 849-855 GEORGE STREET AND 732 HARRIS STREET, BROADWAY

The following persons addressed the meeting of the Central Sydney Planning Committee on this matter -

- Ms Hong Hanh Dinh - resident
- Mr Geoff Farland - representing the owner of No. 857-859 George Street, Sydney (Mr Farland also circulated written comments to members at the meeting of the Central Sydney Planning Committee)
- Mr Jim Dimas - tenant of Subway Sandwiches
- Ms Priscilla Lam - resident
- Mr John Mageros - Crone Nation Architects

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

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 21 November 2002, in relation to Stage 1 Development Application D2002/00650 made by Crone Nation Architects for the site at 849-855 George Street and 732 Harris Street, Broadway, for a building envelope comprising of a sixteen storey residential building with a five storey podium to Harris Street, and an eight storey wedge podium adjoining the proposed refurbished heritage item at 851-853 George Street, with six basement levels and new driveway entry/exit from Harris Street and new internal retail courtyard/plaza, it be resolved that:-

- (A) the Central Sydney Planning Committee support the State Environmental Planning Policy 1 (SEPP 1) objection to the non-compliance with the height limit up to the maximum 48.6 m or RL 64.9m on the basis that:
- (1) the proposed height of 48.36 metres is below the heights of adjoining buildings including the Mercure Hotel on the opposite side of George Street, the ABC building, and the proposed adjoining University of Technology Sydney (UTS) commercial building;
 - (2) the maximum height of the tower relates to plant area that is significantly set back from Harris and George Streets with a smaller floor plate;
 - (3) the perceived height of the tower will mostly be restricted to the parapet with a height of 45.8 metres representing a non-compliance of 0.8 metres above the height plane;
 - (4) the proposed tower form contributes, with other buildings, to the southern gateway to the City;
 - (5) the minor increase in height is offset by the substantial setbacks from George and Harris Streets that enhances the nearby heritage items and streetscapes;
 - (6) the proposed maximum development potential is forgone to provide substantial setbacks for the proposed residential tower; this is reflective in the floor space ratio (FSR) of the proposal at 7.08:1 that is under the absolute maximum FSR of 9:1; and
 - (7) the non-compliance is considered acceptable against matters contained with Clause 10 of the draft City of Sydney Local Environmental Plan 2002 (CSLEP 2002); and
- (B) development consent be granted subject to the following conditions:

Schedule 1

Approved Development, Contributions and Covenants

APPROVED DEVELOPMENT

- (1) Stage 1 development consent is granted for:-

- (a) the arrangement of uses within the development, but not the actual unit layouts/balconies (and with the exception of the proposed amendments and investigations); and
- (b) the maximum floor space ratio of the development; and
- (c) the maximum height of the building and its envelope and massing;

as detailed in the submitted Development Application D2002/00650, dated 20 September 2002, the associated Statement of Effects documents, and the following plans prepared by Crone Nation Architects:

Plan	Date
ADA B 1106	4 November 2002
ADA B 1102	4 November 2002
ADA B 1101	4 November 2002
ADA Z 1001	4 November 2002
ADA Z 1002	4 November 2002
ADA Z 1003	4 November 2002
ADA Z 1006	4 November 2002
ADA Z 1007	4 November 2002
ADA Z 1009	4 November 2002
ADA Z 1012	4 November 2002
ADA Z 1016	4 November 2002
ADA Z 1100	4 November 2002
ADA Z 2101	4 November 2002
ADA Z 2102	4 November 2002
ADA Z 2103	4 November 2002
ADA 2104	4 November 2002
ADA 3102	4 November 2002
ADA Z 3101	4 November 2002

except as amended by the following conditions:-

BUILDING ENVELOPE

- (2) The approved building envelope is defined generally as follows:-
- (a) Maximum height of the residential tower is 48.6 m (to top of plant) RL 64.9m and 45.8m (RL 62.30m) to the parapet above George Street;
 - (b) Maximum street wall height excluding architectural roof features to Harris Street is 16.7m (RL 33.0);
 - (c) Maximum street wall height excluding architectural roof features to George Street wedge is 23.9m (RL 40.2);
 - (d) Minimum set back of residential tower from Harris Street is 28.5 metres with the low rise plan set back 12 metres.
 - (e) The building envelope must not obscure the view of the Marcus Clarke tower from the western side of the Harris/George Streets intersection.

STAGE 2 DEVELOPMENT APPLICATION

- (3) The detailed design of the exterior of the building (including the treatment of the external facades) and the internal layout of the residential apartments and retail/commercial component of the building shall be subject to a Stage 2 Development Application.
- (4) The design and architectural treatment of the building, the subject of the Stage 2 Development Application, shall be subject to a competitive process which facilitates design excellence as referred to in Clause 28D (2) (c) of the Central Sydney Local Environmental Plan 1996.
- (5) The Stage 2 Development Application must be consistent with the approved Stage 1 development consent.
- (6) General design issues arising from the Stage 1 Development Application that affect the exterior of the building that need to be addressed in detail in the Stage 2 Development Application include:-
 - (a) precise design details of the facades including details of the finishing materials to be used; to achieve a harmonious relationship in terms of materials, fenestration, proportions of elements and patterning of the façade. This includes a detailed materials schedule and sample board that clearly identifies all external finishes and colours and glazing;
 - (b) specific attention be given to the amenity, daylight and privacy of the units adjoining the proposed boundary setback of the residential tower to the north-western corner of the site. Specific concern is raised regarding the access to daylight to units having a sole outlook facing the north-western light well. Detailed analysis (assessing the proposed UTS building to be built) must be provided and the lower level apartments may need to be converted into other uses;

- (c) further investigate the possibility of providing a through site link from George Street to the proposed pedestrian plaza;
- (d) investigate whether the proposed basement could provide alternative loading access for those premises fronting George Street who benefit from the existing right of way. This will require the consent of all owners who benefit from the right of way;
- (e) the treatment of the Harris Street vehicle entrance in terms of minimising pedestrian and vehicular conflict with the adjoining UTS DAB Building;
- (f) external lighting of the building;
- (g) security and safety measures for the proposed building and retail plaza area; and
- (h) a signage strategy for the building.

ENERGY CONSERVATION

- (7) The Stage 2 Development Application shall address in detail the energy conservation initiatives detailed in the Stage 1 Development Application, in particular the use of energy efficient plant, the use of energy efficient facade materials, and the energy efficiency of the proposed residential apartments.

RIGHT OF WAY/ACCESS

- (8) All vehicles who benefit from the right of way shall enter and exit in a forward direction.
- (9) The pedestrian/vehicle access proposed for the right of way and central courtyard is to be addressed in more detail in the Stage 2 Development Application, together with the concerns of neighbouring owners including the possibility of separation of vehicles and pedestrians.

The final proposal should seek to not limit existing service vehicle access rights.

- (10) The question of access to retail shops in 851-853 George Street is to be addressed. Access to the basement section must be maintained or alternative access provided; details of which must be provided in the Stage 2 Development Application.
- (11) The applicant is to provide a comprehensive plan of access, including those who have existing rights to use the right of way.

FLOOR SPACE RATIO

- (12) The Floor Space Ratio of the proposal detailed in the Stage 2 development application must not exceed the maximum floor space ratio calculated in

accordance with the mixed use formula contained in Part 5 of the Central Sydney Local Environmental Plan 1996.

- (13) Prior to the issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979, a Registered Surveyor shall provide certification of the total and component Floor Space Areas (by use) in the development, to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifier).

UNIT MIX AND APARTMENT LAYOUT

- (14) The proposed unit mix to be detailed in the Stage 2 development application shall satisfy the unit mix provisions contained in Part 6 of the Central Sydney Development Control Plan 1996.
- (15) The provision of two storey apartments and cross ventilated apartments in the Stage 2 development is encouraged as a general principle in order to provide for a high level of amenity for the intended occupiers of the apartments. In addition, the apartments within the heritage building are encouraged to maximise amenity, facilitate an appreciation of the internal spatial volumes and timber structure of the heritage building.
- (16) The design of the apartments fronting the northern boundary setback shall have special regard to the proposed outlook and amenity. In this regard details of potential issues of overlooking and privacy, how proposed apartments have adequate access to daylight and comply with outlook provisions, shall be submitted with the Stage 2 development application.

FLOOR TO CEILING HEIGHTS

- (17) The floor to ceiling heights within all apartments is to be a minimum of 2.7m in accordance with the provisions of the Central Sydney Development Control Plan 1996.

ACCESS

- (18) Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the Building Code of Australia and Council's Access Policy. Details shall be provided with the Stage 2 development application.
- (19) The unit(s) designated for persons with disabilities shall be designed so as to allow for future fit out in accordance with AS 1428.1 - 1993 "Design for Access and Mobility".

ARCHAEOLOGICAL INVESTIGATION

- (20) The applicant shall engage a suitably qualified archaeologist to undertake detailed testing of the site to fully establish the level of significance prior to the design competition or the lodgement of a Stage 2 development application.

- (21) The Casey and Lowe report, which dates from the earlier 1996 scheme, shall be updated with information received from the detailed site testing and lodged with the Stage 2 development application. The applicant must keep the Director City Development and Projects informed of any significant archaeological discoveries and provision is to be made for public related opportunities (such as guided tours), interpretative signage, media releases and information leaflets to coincide with the archaeological investigation should any significant relics be revealed.

HERITAGE

- (22) The applicant is to commission an experienced conservation architect to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The conservation architect is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The conservation architect 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.
- (23) The Stage 2 development application must satisfy the tests contained in Clause 11 of the Central Sydney Heritage Local Environmental Plan 2000 that include the need for the development to exhibit design excellence, be superior in quality to the existing heritage item, and make a superior contribution to the quality of the public domain to that made by the existing heritage item.

CONSERVATION MANAGEMENT PLAN

- (24) The submitted Conservation Management Plan (CMP) shall be amended and resubmitted for approval prior to the submission of the Stage 2 development application. In this regard a scope of conservation works and the Conservation Management Plan (CMP) needs to be revised in accordance with the attached CMP checklist prior to lodgement of the Stage 2 Development Application:-
- (a) In carrying out these amendments to the CMP, the applicant's heritage architect should liaise with Council's heritage specialist; and
 - (b) The Stage 2 development application shall be consistent with the approved CMP.

HERITAGE INTERPRETATION STRATEGY

- (25) A "Heritage Interpretation Strategy" for the site must be prepared prior to lodgement of the Stage 2 Development Application to interpret the previous uses of the site as "Cyclorama" and "Glacarium".

- (26) The siting and location of interpretative material shall be such as to be of maximum benefit to the public understanding of the place and these details are to be included in the strategy.
- (27) The approved Interpretation Strategy shall be implemented to the satisfaction of the Director City Development and Projects prior to the issue of an Occupation Certificate for the development.

CAR PARKING

- (28) The number of car parking spaces to be provided in the Stage 2 development application shall not exceed the maximum car parking allowed under Part 6 of the Central Sydney Local Environmental Plan 1996.
- (29) On site servicing shall be provided within the basement car park in accordance with the provisions of Part 5 of the Central Sydney Development Control Plan 1996.
- (30) The layout plan of the car park is to be in accordance with Australian Standard AS 2890.1 - 1993 "Parking Facilities Part 1: Off Street Car Parking".
- (31) The layout of the service vehicle areas is to comply with Australian Standard AS 2890.2 - 1989 "Off Street Parking Part 2 - Commercial Vehicles Facilities".
- (32) Parking space(s) designed for persons with a disability must be available for use in conjunction with the unit(s) designated for persons with a disability. Such unit(s) shall be linked in any future strata subdivision of the building.

ROADS AND TRAFFIC AUTHORITY CONSENT

- (33) The Roads and Traffic Authority must consent to the location of the proposed driveway entry on Harris Street prior to any design competition and the lodgement of any Stage 2 development application.

WASTE

- (34) 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). Details shall be submitted with the Stage 2 development application.

NOISE

- (35) The apartments shall be designed to comply with the noise reduction requirements of the Central Sydney DCP 1996 Amendment No.5 Internal Residential Amenity. Details shall be submitted with the Stage 2 development application.

SIGNS

- (36) Details of a signage strategy for any proposed signs which are either externally fitted or applied to the building shall be submitted for approval with the Stage 2 Development Application.

A separate development application must be submitted at the appropriate time for the approval of Council prior to the erection or display of any such signs.

PUBLIC ART

- (37) High quality art work shall be provided within the development in publicly accessible locations eg. near main entrances, lobbies and street frontages, in accordance with the Central Sydney DCP 1996 and the 'Public Art Policy'. Details of the art work must be submitted for the approval of Council with the Stage 2 Development Application.

SECTION 61 CONTRIBUTION

- (38) A contribution under Section 61 of the City of Sydney Act 1988 is required to be paid upon approval of a Stage 2 development application, and 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, at the Construction Certificate stage, as determined in accordance with the "Central Sydney Contributions Plan 1997" and including all development costs described in the development application excluding only painting, floor coverings beyond wet areas, and movable furniture.

- (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 a Construction Certificate under the Environmental Planning and Assessment Act 1979.

If the Construction Certificate is to be issued by a private Principal Certifying Authority (P.C.A), the P.C.A. must obtain Council's written endorsement of the calculation prior to the issue of the Construction Certificate. Copies of the letter of endorsement from Council are to be retained by the P.C.A. with all other records of the approved

Construction Certificate and a copy forwarded to Council accompanying the approved Construction Certificate.

For developments over \$2 million in cost, the certification of the building costs must be prepared by a Registered Quantity Surveyor and must stipulate all inclusions and exclusions made in carrying out the certification. The calculation must include all development costs described in the development application excluding only painting, floor coverings beyond wet areas, and movable furniture.

(d) Timing of Payment

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

COMMENCEMENT OF DEMOLITION/CONSTRUCTION

- (39) No demolition or construction shall take place until such time as the Stage 2 Development Application for the detailed design of the development has been submitted and approved by the Central Sydney Planning Committee, and a Construction certificate under the Environmental Planning and Assessment Act 1979 has been issued in respect of the construction of the development.
- (40) A draft Construction Management Plan is to be addressed in more detail in the Stage 2 Development Application, including ensuring access rights to the right of way are maintained during construction.

DEMOLITION/SITE RECTIFICATION

- (41) The following conditions apply to the development:-
 - (a) Demolition or excavation must not commence until a Construction Certificate has been issued under the Environmental Planning and Assessment Act 1979 for construction of the substantive building.
 - (b) Prior to issue of the Construction Certificate, documentary evidence must be provided to Council that the owner of the site has entered into a Deed with Council, the cost of preparation and execution of such Deed (including stamp duty and registration fees) to be borne by the applicant, which contains such conditions as the General Manager of the Council reasonably requires to ensure the matters set out in this condition are adequately provided for.
 - (c) Without limiting the generality of paragraph (b), the Deed must provide for:
 - (i) a bank guarantee to be provided in the sum of 135,000 dollars as security for the costs of such works provided that:

- a. the maximum liability under the Deed shall not exceed 135,000 dollars; and
 - b. the Council may accept a lesser amount as security if substantiated by detailed design and costing for works which meet the objectives of the condition;
- (ii) Council to be given sufficient contractual rights to be able to ensure that in any of the following events namely:
- a. demolition of the existing building has commenced but not been completed;
 - b. the existing building has been demolished; or
 - c. the site has been excavated; or
 - d. the structure has commenced to be erected;
 - e. that it, or any person authorised by it, may enter the site and carry out such works at the cost of the applicant (or such other person as the consent authority may approve) as may be then appropriate in the circumstances in each of the abovementioned events, to:
 - f. make the building safe and attractive at ground level;
 - g. allow the ground level to be landscaped and made attractive from any public vantage point; or
 - h. for the hole to be covered to allow it to be landscaped and made attractive from any public vantage point; or
 - i. in the event that the new building is constructed beyond the ground floor, to allow any hoardings to be removed and the ground floor development to be completed to a tenantable stage;
 - j. AND to call on such bank guarantee to cover the cost thereof.
- (d) If the site is commenced to be developed and there is suspension in activity for 6 months (or suspensions of activity which in the aggregate exceed 6 months), resulting in an unattractive building site appearance, then the Council will have the readily enforceable rights to:
- (i) require certain works including but not limited to those works necessary to achieve the results referred to in sub-clause (c) (ii)e. - h. to take place on the site; and
 - (ii) in the event of default, shall have the right to enter and carry out these works and to call upon security in the nature of a bank

guarantee to cover the cost of the works.

PUBLIC DOMAIN PLAN

(42) The following requirements apply:-

Three copies of a detailed Public Domain Plan shall be prepared by an architect, urban designer or landscape architect and shall be approved by Council (to be lodged with the Public Domain Officer at City Projects) prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979. It is recommended that draft plans should be submitted for comment prior to formal submission for approval of the Stage 2 development application.

The Public Domain Plan shall be as follows:

- (a) Drawn at 1:100 scale.
- (b) Show the entire layout of flagstone paving where this paving is required.
- (c) Nominate the location, type and material of all existing and proposed public pavement elements including trees, paving, kerbs and gutters, pedestrian ramps, vehicle crossings, street furniture, utility poles, parking meters, pedestrian and traffic signals, service pits and stormwater pits.
- (d) Include a longitudinal section of the pavement showing existing and proposed levels at 10 metre intervals at the building alignment, the kerb and the gutter on a common datum line. This longitudinal section is to be drawn at 1:100 horizontal scale and 1:10 (exaggerated) vertical scale. This section is to ensure that any significant longitudinal gradient change, such as flattening for vehicle entries, occurs within the building line and not at the public pavement.
- (e) Include 1:50 scale cross sections through pedestrian ramps and vehicle crossings.
- (f) Include specifications of the proposed works.
- (g) The Public Domain Plan shall comply with the specifications and details of the Central Sydney Paving Design Policy 1996 and Council's Specifications and the Central Sydney Street Tree Policy 1994.
- (h) The Public Domain Plan shall incorporate the standard specifications and detail of the Central Sydney Paving Design Policy 1996, Ultimo Pyrmont Public Domain Technical Manual 1996 and Council's Specifications adapted to suit the specific site requirements as advised by the Public Domain Officer and may include:-

- (i) Adjustment to paving grades to provide a maximum crossfall of 2.5% from building line to top of kerb.
- (ii) Repaving in accordance with Central Sydney Paving Design Policy 1996 and Council's Specifications. All granite paving (where applicable) is to be sealed in accordance with Council's specifications.
- (iii) The relocation or provision of new vehicle crossovers and pedestrian ramps including the consequent relocation of existing service pits, traffic signals, kerb corner radii, signs, street furniture and street trees.
- (iv) The retention of existing street trees and the provision of new street trees to comply with the Central Sydney Street Tree Policy 1994 and Ultimo Pymont Public Domain Technical Manual and the Street Tree Policy - Ultimo Pymont 1996.
- (v) The repair and where required the resetting of all stone kerbing to 150mm above the gutter height and the replacement of concrete kerbing with stone kerbing. Where adjustments require substantial kerb and gutter demolition, the carriageway shall be reconstructed to the centre line of the carriageway.
- (vi) The retention and repair of any existing pavement lights.
- (vii) The retention and repair of any existing serviceable stone gutters.
- (viii) The realignment and level adjustment of service pit lids to correspond to new kerb ramps and paving.
- (ix) New service pit lids in flagstone paving to be infill type, with stone infill to match stone paving surrounds.
- (x) New service pit lids in asphalt paving to be infill type, with cement mortar infill coloured to match adjoining asphalt. The provision of smart pole(s) to Harris Street, (to be provided at the applicant's cost).
- (xi) Random checks by Council officers may be made throughout the construction process to advise the contractor of non-complying elements. However, no parts of the work are to be considered approved until receipt of the City of Sydney letter of approval. The City of Sydney will require all non complying parts to be rectified prior to issue of this letter.

Note:

Three copies of the Public Domain Plan are to be lodged with the Manager Design, City Projects.

UTILITY SERVICES

- (43) To ensure that utility authorities are advised of the development:-
- (a) A survey is to be carried out of all utility services within the site including relevant information from utility authorities and excavation, if necessary, to determine the position and level of services.
- (44) Prior to lodgement of the Stage 2 development application, the applicant is to negotiate with the utility authorities (e.g. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.

Schedule 2

The prescribed conditions in accordance with Clause 98 of the Environmental Planning and Assessment Regulation 2000 apply where there is building work

- (1)
- (a) The work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate is made).
 - (b) This condition does not apply:
 - (i) to the extent to which an exemption is in force under Clause 187 or 188, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the “Environmental Planning and Assessment Regulation 2000”; or
 - (ii) to the erection of a temporary building.
- (2) In the case of residential building work for which the “Home Building Act 1989” requires that there be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force.

ITEM 4. DEVELOPMENT APPLICATION: OXFORD SQUARE - 55-73 OXFORD STREET, SYDNEY (D/02/00499)

The following persons addressed the meeting of the Central Sydney Planning Committee on this matter -

Mr Brett Brown - Ingham Planning
 Mr Chad Green - resident, No. 172 Riley Street, Surry Hills
 Mr Roger Wood - Wood Marsh Pty Ltd, architects

Resolved on the motion of Mr Johnson, seconded by Mr Bird -

That arising from consideration of a report by the Specialist Planner to the Central Sydney Planning Committee on 21 November 2002, in relation to Development Application D/02/00499 made by Multiplex Developments NSW Pty Ltd for the site at 55-73 Oxford Street, Sydney, for the site bounded by Pelican, Oxford, Riley and Waine Streets for alterations and additions to the existing building and conversion to 192 residential apartments, it be resolved that:-

- (A) the requirement to prepare a Development Plan be waived under the provisions of Clause 28B of the Central Sydney Local Environmental Plan 1996 (CSLEP 1996) for the following reasons:-
- (1) the development satisfies the provisions relating to development plans as outlined in clause 28C of LEP 1996 as demonstrated in information supporting the application;
 - (2) the proposal, as a result of the site constraints, is substantially a refurbishment of the existing building as opposed to a demolition and redevelopment;
 - (3) a design competition process has been undertaken with the subject proposal arising from the chosen scheme;
 - (4) the site is identified as an opportunity site in Central Sydney Development Control Plan 1996 (CSDCP 1996) and the alterations/refurbishment result in substantial improvements to the building's contribution to the area; and
- (B) the State Environmental Planning Policy (SEPP) 1 objections to the maximum height and floor space ratio (FSR) development standards be accepted as well founded and supported for the following reasons:
- (1) the height and FSR of the proposal does not result in any unacceptable environmental impacts to the adjoining and surrounding developments;
 - (2) the bulk and scale of the tower is consistent with adjoining and surrounding development particularly to the south, west and north-west of the site, and the height of the podium is consistent with the lower scale of development in both directions along Oxford Street;
 - (3) the height of the development does not exceed the height of the existing building;
 - (4) the existing FSR of the development on the site is reduced as a result of the proposal;
 - (5) strict compliance with the 15 metre height limit to a depth of 30 metres into the site is unreasonable given the development constraints which restrict the form to refurbishment rather than a demolition and rebuild;
 - (6) the redistribution of floor space as proposed results in the closure of the existing public car park, which is a public benefit;

- (7) the site is a nominated opportunity site in CSDCP 1996, and the existing building detracts from the character of the area. The new development will facilitate a considerable improvement to the building's contribution to the area and public domain; and
- (8) notwithstanding the non-compliances, the proposal satisfies the design excellence provisions of the CSLEP 1996; and
- (C) that the development application be approved subject to the following conditions:

APPROVED DEVELOPMENT

- (1) Development must be in accordance with Development Application No. D/02/00499, dated 26 July 2002, and drawings numbered:

DA-101 - 01	Site Plan
DA 102 - 02	Basement Plan
DA 103 - 03	Lower Ground Plan
DA 104 - 03	Ground Floor Plan
DA105 - 02	Level 1 Plan
DA 106 - 02	Level 2 Plan
DA 107 - 08	Level 3 Plan
DA 108 - 09	Level 4 Plan
DA 109 - 06	Level 5 Plan (upper)
DA110 - 05	Level 6 plan (lower)
DA 111 - 06	Level 7 Plan (entry)
DA 112 - 06	Level 8 Plan
DA 113 - 06	Level 9 Plan (lower)
DA 114 - 06	Level 10 Plan (entry)
DA 115 - 06	Level 11 Plan (upper)
DA 116 - 09	Level 12 Plan (lower)
DA 117 - 06	Level 13 Plan (entry)
DA 118 - 06	Level 14 Plan (upper)
DA 119 - 06	Level 15 Plan (entry)
DA 120 - 06	Level 16 Plan (upper)
DA 121 - 04	Roof Plan (level 17)
DA 122 - 02	Elevations
DA 123 - 02	Elevations
DA 124 - 01	Podium elevations
DA 125 - 01	Sections
DA 126 - 02	Sections
DA 127 - 01	Detail Sections

all dated 24 July 2002 and all prepared by Wood Marsh Pty Ltd Architecture and the Statement of Environmental Effects prepared by JBA Urban Planning Consultants, dated July 2002, and as amended by the following conditions:

APPROVED DESIGN

- (2) The approved design, (including an element or detail of that design) materials, finish or colours of the building must not be changed so as to affect the

internal layout or external appearance of the building, without the approval of Council.

- (3) The architects of the project as approved should not be changed without prior notice to Council. In this regard, prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, the applicant shall furnish a letter to Council detailing the architect's role through the design documentation and construction phase of the development.

FLOOR SPACE RATIO

- (4) The following applies to Floor Space Ratio:-
- (a) The Floor Space Ratio of the proposal must not exceed 6.149:1 calculated in accordance with the Central Sydney Local Environmental Plan 1996. For the purpose of the calculation of FSR the Floor Space Ratio of the development is 33,501.6sqm.
- (b) Prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979, a Registered Surveyor shall provide certification of the total and component Floor Space Areas (by use) in the development, to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifier).

STORAGE

- (5) The amount of storage provided to each apartment must comply with the minimum requirements of Part 6 of the Central Sydney DCP 1996.
- (6) The storage provided within the basement is to be allocated to individual apartments via the strata plan of subdivision. In allocating amounts of storage to individual apartments, preference is to be given to the size of apartments and the amounts of internal storage. Details of the allocated amounts are to be submitted for the approval of the Director City Development and Projects prior to release of the construction certificate.

BUILDING HEIGHT

- (7)
- (a) The height of the building as defined in the Dictionary in the Central Sydney Local Environmental Plan 1996 must not exceed RL 87.990 (AHD) or a lesser amount arising from reduction of the roof plant.
- (b) Prior to issue of an Occupation Certificate under Environmental Planning and Assessment Act 1979, a Registered Surveyor shall provide certification of the height of the building, to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifier).

CONSISTENCY OF DRAWINGS

- (8) In the event that the approved plans incorporate inconsistencies of detail between the relevant plans and elevations, the details shown in the elevations shall take precedence.

PLANT

- (9) All mechanical plant servicing the building is to be located in the designated area on the approved plans. No plant is to be positioned outside the approved building envelope.

NUMBER OF CAR PARKS SERVICING THE COMMERCIAL AND RETAIL TENNANCIES

- (10) In order to comply with the provisions of the CSLEP 1996 in relation to the maximum number of car spaces permitted, a total of 8 of the commercial and retail tenant car spaces are to be deleted. This space may be used as additional space for residential storage, bicycle or motorcycle parking or as may be required to comply with other conditions of this consent.

REPORTS TO BE COMPLIED WITH

- (11) The development shall be in accordance with the recommendations of the following reports submitted with the development application:-
- (a) Wind Environment Study report prepared by Windtech Consultants Pty Ltd and dated 24 June 2002;
 - (b) Energy Efficiency Report prepared by Sinclair Knight Merz dated July 2002;
 - (c) Solar Reflectivity Analysis report prepared by Windtech Consultants Pty Ltd and dated 31 May 2002;
 - (d) Solar Access Analysis report prepared by Windtech Consultants Pty Ltd and dated 14 June 2002;
 - (e) Traffic report prepared by Masson Wilson Twiney Traffic and Transport consultants, dated July 2002; and
 - (f) Assessment of Construction Noise prepared by Acoustic Logic Consultancy dated 9 May 2002.

STRATA SUBDIVISION APPROVAL

- (12) A separate Development Application is required to be submitted for the strata subdivision of the approved development.

EXTERNAL LIGHTING

- (13) 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.

BUILDING NAME

- (14) Any proposed naming of the development which intends to incorporate the name of a city street, park or place, is subject to the separate approval of Council.

WAINE STREET LOADING DOCK

- (15) To minimise disturbance to adjacent residential properties and in accordance with the letter from Tuscan dated 8 November 2002, the loading dock located along the length of Waine Street is to be used only between the hours of 6 am and 8pm, 7 days per week.
- (16) The wall and roof of the structure enclosing the Waine Street loading dock shall be improved in terms of noise attenuation, via the incorporation of a solid wall or other appropriate insulation material, in place of the proposed perforated materials. The works must significantly improve the level of noise attenuation. A report and plans of these details are to be submitted to the satisfaction of the Director City Development and Projects prior to the issue of a Construction Certificate.
- (17) Noise generated from the collection of residential waste from the rear loading dock is to be monitored. Should complaints or breaches of noise regulations occur, the Council may employ a suitably qualified acoustic engineer to measure noise in relation to this activity and to recommend appropriate action. The cost of such appointment and associated work shall be borne by the applicant/owner, who shall also ensure the recommendations of the acoustic consultant are implemented.

COMPLIANCE WITH BCA REPORT AND FIRE ORDER

- (18) Pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000, the following upgrading works are required to the building:-
- (a) Compliance with the recommendations of the BCA Assessment Report J22105 TH/HJ dated 11 June 2002 prepared by Trevor Howse & Associates Pty Ltd, subject to fire stair 3 being altered to discharge to open space to comply with D1.7 of the Building Code of Australia. Prior to the issue of a Construction Certificate the plans must be amended to comply with Part D of the Building Code of Australia; and
 - (b) Compliance with the Fire Order dated 9 May 2002 issued by Council under the Environmental Planning and Assessment Act 1979.

SIGNAGE STRATEGY

- (19) A full signage strategy to replace the existing signage for the whole podium shall be submitted to the satisfaction of the Director City Development and Projects prior to the issue of a Construction Certificate. This signage strategy shall be fully implemented, including removal of all existing visually intrusive signage, prior to the issue of an Occupation Certificate.

Schedule 1B

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

COMPETENCY ASSESSMENT BY P.C.A. - SECTION 93 CERTIFIERS

- (20) Prior to commencement of work, the Principal Certifying Authority (P.C.A.) must assess the competency of all persons who propose to “certify” works or designs under the provisions of s93 of the Local Government Act. Competency is to be assessed in writing by the P.C.A. on the basis of documentary evidence of the person’s qualifications, skills and experience in performing the task to be certified. The P.C.A. must make a written determination on whether the person is appropriately qualified to “certify” the work of design, with all such documentation to be forwarded to Council (within 14 days of the determination) for its records and random audits.

DESIGN DETAILS

- (21) Final schedules and samples of the finishing materials to be used in the construction of the external facades and publicly accessible areas of the building, including colours and samples of glazing, and including an A4 size colour photograph of the sample board, shall be submitted to and approved by the Director City Development and Projects prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

REFLECTIVITY

- (22) The visible light reflectivity from building materials used on the facade of the building should not exceed 20% and must be otherwise designed so as not to result in glare that causes discomfort or threatens safety of pedestrians or drivers.

CAR PARKING/SERVICING

- (23) The following conditions apply to car parking:-
- (a) Space is to be allocated for the provision of cycle racks or equivalent cycle storage area in accordance with the minimum requirements of the Central Sydney DCP 1996. A room containing a shower and change area must be provided close to the cycle racks.

- (b) Car wash bays with appropriate plumbing and drainage are to be provided in accordance with the Central Sydney DCP 1996.
- (c) The appropriate number of the approved car parking spaces are to be for people with mobility impairment, in accordance with AS 2890.1.
- (d) Driveway widths, ramps, grades, aisle widths, turning circles and the layout of the car parks and service vehicle parking areas shall comply with Australian Standards AS 2890.1 - 1993 and AS 2890.2 - 1989.
- (e) All non-complying car spaces are to be reviewed by a qualified traffic engineer. Any spaces that do not comply should be clearly marked and indicated to the potential purchasers/lessees of the residential units concerned.
- (f) Each pair of stacked parking spaces shall be assigned to the same tenant.
- (g) Parking space abutting a wall or a fence on one of its sides shall have its width widened by an extra 300mm above the nominal width.
- (h) To improve the safety of vehicular circulation and pedestrians within the car parking areas, the columns should be made as visible as possible to drivers / pedestrians.
- (i) To maintain pedestrian safety along Pelican Street a clear vision of sight is to be maintained at all times from the driveway entry and exit points to passing pedestrians.
- (j) All vehicles must enter and exit the site in a forward direction.
- (k) All works associated with the development are to be at no cost to the RTA.
- (l) The 4.5m ramp width at grid B4 on both parking levels shall be widened to 5.5m to allow cars turning to keep clear of the columns in the middle of the aisle.
- (m) The 4.479m aisle width at grid K2 on both parking levels shall be widened to 5.5m.
- (n) The 5.065m wide section of the aisle between grid E5 and D5 on basement parking level shall be widened to 5.5m.
- (o) Details of how the existing side lane running parallel to Waine Street operates as loading spaces for service vehicles shall be submitted to the satisfaction of the Director City Development and Projects.
- (p) Details of any footway extension in Pelican Street shall be submitted to the satisfaction of the Director City Development and Projects and for the consideration of the Sydney Traffic Committee.

- (q) All loading, unloading and other construction activities shall be accommodated on-site except that:-
- (i) If, during excavation, it is not feasible for loading and unloading to take place on site, the provision of a Work Zone may be considered by Council. The applicant shall submit a proposal to the Sydney Traffic Committee stating the justification for not complying; and
 - (ii) In addition to any approved Work Zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.
- (r) If a Work Zone is warranted, such an application must be made to Council prior to commencement of work on the site. An approval for a Work Zone may be given for a specified 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.
- (s) Residents of the properties shall not be entitled to participate in the City's On-street Resident Parking Schemes. The exclusion from the parking schemes shall appear on the Section 149 Certificates that are issued under the Environmental Planning and Assessment Act 1979.

RESTRICTION ON USER

(24)

- (a) The on-site car parking spaces, exclusive of service and visitor car spaces, are not to be used by those other than an occupant, tenant or resident of the subject building. Any occupant, tenant, lessee or registered proprietor of the development site or part thereof shall not enter into an agreement to lease, license or transfer ownership of any car parking spaces to those other than an occupant, tenant, lessee or resident of a unit in the building.
- (b) Prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979 a documentary Restrictive Covenant is to be registered on the Title of the development site pursuant to Section 88E of the Conveyancing Act 1919, to the effect of (a) above. The Covenant is to be created appurtenant to Council, at no cost to and to the satisfaction of Council.
- (c) **Note:**

The covenant/restriction will be noted on the Section 149 Certificates for all the units/building so burdened by this condition.

BICYCLES

- (25) Facilities for the parking and securing of bicycles in conjunction with the ground level retail space are to be provided. The location is to be convenient to the retail space without causing disturbance to the flow of pedestrians. This requirement may be integrated with the public art requirement specified elsewhere in this consent. Details of the location, design and capacity of the facilities are to be submitted for the approval of the Director City Development and Projects prior to release of the construction certificate.

PUBLIC ART

- (26) High quality art work shall be provided within the development in publicly accessible locations eg. near main entrances, lobbies and street frontages, in accordance with the Central Sydney DCP 1996 and the 'Public Art Policy'. Details of the art work must be submitted for the approval of Council prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

RECEPTACLES FOR CIGARETTE BUTTS

- (27) Provision must be made on the site, adjacent to the entrance/s to the building, for an adequate number of receptacles for the disposal of cigarette butts. Prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, the location and design of the receptacle/s must be approved by Council. The receptacle/s must:-
- (a) be located entirely on private property and must not be located on or over Council's footpath;
 - (b) not obstruct any required means of egress or path of travel from the building required by the Building Code of Australia;
 - (c) not obstruct any required access/egress path for people with disabilities;
 - (d) be appropriately secured to the building;
 - (e) the emptying and maintenance of the receptacle/s is the responsibility of the building owner/manager and will not be undertaken by Council; and
 - (f) emptying of receptacle/s must be carried out on a daily basis.

SECTION 61 CONTRIBUTION AND ITEMISED QUANTITY SURVEYOR'S REPORT

- (28)
- (a) Prior to the release of the construction certificate, evidence must be provided that a levy has been paid to the Council pursuant to section 61 of the City of Sydney Act and in accordance with this condition.

- (b) The levy must be 1% of the cost of the proposed development calculated in accordance with the methods and procedures set out below.
- (c) The proposed development the cost of which is subject to the levy shall ONLY exclude cost of land, marketing expenses (excluding display suites etc), finance and interest, building insurance after practical completion, drapery, commercial stock inventory, loose furniture, loose equipment and loose electrical appliances, minor maintenance of existing retained fixtures (eg. patching, repainting) and stamp duty.
- (d) The person seeking to make payment pursuant to this condition must submit to the Council:
 - (i) a certificate from a registered quantity surveyor which:
 - a. states that the quantity surveyor has inspected:
 - i. the plans the subject of the application for construction certificate;
 - ii. all bills of quantities;
 - iii. lists all the matters listed in subclause (c) above and itemises all estimates in relation to these matters;
 - b. certifies in an itemised report, the estimated costs of the development of all matters as set out in subclause (c) above;
 - (ii) copies of all the things referred to in the certificate, including the things the quantity surveyor has inspected.
- (e) The Council will consider the documentation submitted under subclauses (c) and (d) and determine the cost of the proposed development having regard to the matters submitted and to such other matters as it considers appropriate and will notify the person accordingly.
- (f) The amount notified by the Council pursuant to subclause (e) is the amount payable under this condition prior to the release of the construction certificate.

DEMOLITION/SITE RECTIFICATION

(29) The following conditions apply to the development:-

- (a) Demolition or excavation must not commence until a Construction Certificate has been issued under the Environmental Planning and Assessment Act 1979 for construction of the substantive building.
- (b) Prior to issue of the Construction Certificate, documentary evidence must be provided to Council that the owner of the site has entered into a

Deed with Council, the cost of preparation and execution of such Deed (including stamp duty and registration fees) to be borne by the applicant, which contains such conditions as the General Manager of the Council reasonably requires to ensure the matters set out in this condition are adequately provided for.

- (c) Without limiting the generality of paragraph (b), the Deed must provide for:-
- (i) a bank guarantee to be provided in the sum of \$1,350, 000 dollars as security for the costs of such works provided that:-
- a. the maximum liability under the Deed shall not exceed \$1,350,000 dollars; and
 - b. the Council may accept a lesser amount as security if substantiated by detailed design and costing for works that meet the objectives of the condition.
- (ii) Council to be given sufficient contractual rights to be able to ensure that in any of the following events namely:
- a. demolition of the existing building has commenced but not been completed;
 - b. the existing building has been demolished; or
 - c. the site has been excavated; or
 - d. the structure has commenced to be erected;
 - e. that it, or any person authorised by it, may enter the site and carry out such works at the cost of the applicant (or such other person as the consent authority may approve) as may be then appropriate in the circumstances in each of the above mentioned events, to:
 - f. make the building safe and attractive at ground level;
 - g. allow the ground level to be landscaped and made attractive from any public vantage point; or
 - h. for the hole to be covered to allow it to be landscaped and made attractive from any public vantage point; or
 - i. in the event that the new building is constructed beyond the ground floor, to allow any hoardings to be removed and the ground floor development to be completed to a tenatable stage;
 - j. AND to call on such bank guarantee to cover the cost thereof.

- (d) If the site is commenced to be developed and there is suspension in activity for 6 months (or suspensions of activity which in the aggregate exceed 6 months), resulting in an unattractive building site appearance, then the Council will have the readily enforceable rights to:
- (i) require certain works including but not limited to those works necessary to achieve the results referred to in sub-clause (c) (ii) e.-h. to take place on the site; and
 - (ii) in the event of default, shall have the right to enter and carry out these works and to call upon security in the nature of a bank guarantee to cover the cost of the works.

NOISE REDUCTION

(30) Prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, an acoustic assessment report must be submitted to and approved by Council or the private accredited certifying authority addressing the requirements of the Central Sydney DCP 1996 Amendment No.5 Internal Residential Amenity. The approved drawings and specifications for construction are to be in accordance with the following:-

- (a) The report shall indicate measures to preserve the amenity for residents/apartment users such that the repeatable $L_{Aeq (1 \text{ hour})}$ level will not exceed the following levels:-
- (i) In a naturally ventilated - windows closed condition:
 - a. Sleeping areas (night time only: 2200-0700) 35dB
 - b. Living areas (24 hours) 45dB
 - (ii) In a naturally ventilated - windows open condition, (ie windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area):
 - a. Sleeping areas (night time only: 2200-0700) 45dB
 - b. Living areas (24 hours) 55dB
 - (iii) Where a naturally ventilated - windows open condition cannot be achieved, it is necessary to incorporate mechanical ventilation or air conditioning.
 - (iv) The following repeatable maximum $L_{Aeq (1 \text{ hour})}$ levels shall not be exceeded when doors and windows are shut and mechanical ventilation or air conditioning is operating. These levels correspond to the combined measured level of external sources and the ventilation system operating normally:-
 - a. Sleeping areas (night time only: 2200-0700) 38dB

b. Living areas (24 hours) 46dB

- (b) In the preparation of the report:
- (i) The environmental noise monitoring at the site of the proposed development shall be undertaken for not less than 3 week days, or not less than 2 weeks where the site is affected by noise from part-time operations;
 - (ii) The repeatable maximum $L_{Aeq}(1 \text{ hour})$ for the daytime period (0700-2200 hours) and for the night time period (2200-0700 hours) is to be identified, and
 - (iii) The $L_{Aeq}(1 \text{ hour})$ noise levels within living rooms and bedrooms with windows and doors both open and closed shall be shown.
- (c) All residential buildings and serviced apartments are to be designed and constructed in accordance with the above criteria. The completed work must comply with the above conditions prior to issuing an Occupation Certificate (see condition in Schedule E of this consent).

ACOUSTIC PRIVACY BETWEEN UNITS

(31) Prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, an acoustic assessment report must be submitted to and approved by the Certifying Authority (Council or a private accredited certifying authority) addressing the requirements of the Central Sydney DCP 1996 Amendment No.5 Internal Residential Amenity. The approved drawings and specifications for construction are to be in accordance with the following:-

- (a) In order to assist acoustic control of airborne noise between units:
- (i) A wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates sole occupancy units or a sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.
 - (ii) A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an FSTC of not less than 55.
 - (iii) A floor separating sole occupancy units must not have a FSTC of less than 50.
- (b) In order to assist acoustic control of impact noise between units:
- (i) A floor shall have an Impact Isolation Class (IIC) of not less than 50 if it separates habitable rooms of sole occupancy units or a sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.

- (ii) A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an IIC of not less than 55.
- (iii) Walls between sole-occupancy units shall comply with impact sound resistance standards specified in the BCA.
- (c) Council or the private Principal Certifying Authority must ensure that the completed work complies with the above conditions prior to issuing an Occupation Certificate (see condition in Schedule E of this consent).

SYDNEY WATER CERTIFICATE (NEW DEVELOPMENT)

(32)

- (a) Prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, written confirmation that you have obtained a Notice of Requirements under Part 6, Division 9 of the "Sydney Water Act 1994" must be submitted to the Certifying Authority (Council or a private accredited certifier).
- (b) Prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979, a (Developer) Compliance Certificate under section 73 of the "Sydney Water Act 1994" must be submitted to the Principal Certifying Authority (Council or a private accredited certifier).

Note:

Sydney Water may require you to construct works and/or pay developer charges, details of which will be provided in the Notice of Requirements. Early advice from Sydney Water will avoid problems in providing water and sewer services to your development and adverse impacts on building design and site layout.

- (c) The approved plans will also need to be submitted to Sydney Water to determine whether the development will affect sewer and water mains, stormwater drains and/or easements. If the development complies with the requirements, the approved plans will be appropriately stamped by Sydney Water.
- (d) Application must be made through an authorised Water Servicing Co-ordinator, for details see the Sydney Water web site www.sydneywater.com.au or telephone 132092.

TELECOMMUNICATIONS PROVISIONS

- (33) The following requirements apply to telecommunication facilities in the building:-

- (a) Appropriate access and space within the plant area of the building shall be provided for a minimum of three telecommunication carriers or other providers of broad-band access by ground or satellite delivery.
 - (b) Appropriate ducting and cabling shall be provided for a minimum of three telecommunication carriers or other providers for telecommunication access and broad-band cabling to each apartment of the building.
 - (c) The details of (a) and (b) above shall be submitted for the approval of the certifying authority, prior to issue of a construction certificate for the building under the Environmental Planning and Assessment Act 1979.
- (34) A separate development application must be submitted at the appropriate time for any external receiving device proposed to be installed. For each form of transmitter, there shall be only one common receiving device installed on the subject development.
- (a) In this regard it should be noted that the spire element on the roof top of the building which extends beyond the maximum height limit for the site has been approved as an architectural roof feature as defined in Clause 32A of the Central Sydney Local Environmental Plan 1996.

ACCESS

- (35) Access and facilities 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 the Environmental Planning and Assessment Act 1979, a certificate certifying compliance with this condition OR a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act 1979) must be provided, and copy submitted to Council.
- (36) The unit(s) designated for persons with disabilities shall be designed so as to allow for future fit out in accordance with AS 1428.1 - 1993 "Design for Access and Mobility".

STORMWATER AND DRAINAGE

- (37) The following stormwater details shall be submitted:-
- (a) Details of the proposed stormwater disposal and drainage of the development are to be submitted for approval by Council prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979. All approved details for the disposal of stormwater and drainage are to be implemented in the development.
 - (b) Any proposed connection to Council's underground drainage system will require the owner to enter into a deed of Agreement with Council and obtain registration on Title of a Positive Covenant prior to the

commencement of any work within the public way, at no cost to Council.

- (c) The requirements of Sydney Water (currently the Urban Development Central East Group, Rockdale Regional Office) with regard to the on site detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

PUBLIC DOMAIN PLAN

(38) The following requirements apply:-

- (a) Three copies of a detailed Public Domain Plan shall be prepared by an architect, urban designer or landscape architect and shall be approved by Council (to be lodged with the Public Domain Officer at City Projects) prior to issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979. It is recommended that draft plans should be submitted for comment prior to formal submission for approval.
- (b) The Public Domain Plan shall be as follows:-
 - (i) Drawn at 1:100 scale.
 - (ii) Show the entire layout of flagstone paving where this paving is required.
 - (iii) Nominate the location, type and material of all existing and proposed public pavement elements including trees, paving, kerbs and gutters, pedestrian ramps, vehicle crossings, street furniture, utility poles, parking meters, pedestrian and traffic signals, service pits and stormwater pits.
 - (iv) Include a longitudinal section of the pavement showing existing and proposed levels at 10 metre intervals at the building alignment, the kerb and the gutter on a common datum line. This longitudinal section is to be drawn at 1:100 horizontal scale and 1:10 (exaggerated) vertical scale. This section is to ensure that any significant longitudinal gradient change, such as flattening for vehicle entries, occurs within the building line and not at the public pavement.
 - (v) Include 1:50 scale cross sections through pedestrian ramps and vehicle crossings.
 - (vi) Include specifications of the proposed works.
- (c) The Public Domain Plan shall comply with the specifications and details of the Central Sydney Paving Design Policy 1996 and Council's Specifications and the Central Sydney Street Tree Policy 1994.

- (d) The Public Domain Plan shall incorporate the standard specifications and detail of the Central Sydney Paving Design Policy 1996 and Council's Specifications adapted to suit the specific site requirements as advised by the Public Domain Officer and may include:-
- (i) Adjustment to paving grades to provide a maximum cross fall of 2.5% from building line to top of kerb.
 - (ii) Repaving in accordance with Central Sydney Paving Design Policy 1996 and Council's Specifications. All granite paving (where applicable) is to be sealed in accordance with Council's specifications.
 - (iii) The relocation or provision of new vehicle crossovers and pedestrian ramps including the consequent relocation of existing service pits, traffic signals, kerb corner radii, signs, street furniture and street trees.
 - (iv) The retention of existing street trees and the provision of new street trees to comply with the Central Sydney Street Tree Policy 1994.
 - (v) The repair and where required the resetting of all stone kerbing to 150mm above the gutter height and the replacement of concrete kerbing with stone kerbing. Where adjustments require substantial kerb and gutter demolition, the carriageway shall be reconstructed to the centre line of the carriageway.
 - (vi) The retention and repair of any existing pavement lights.
 - (vii) The retention and repair of any existing serviceable stone gutters.
 - (viii) The realignment and level adjustment of service pit lids to correspond to new kerb ramps and paving. New service pit lids in flagstone paving to be infill type, with stone infill to match stone paving surrounds. New service pit lids in asphalt paving to be infill type, with cement mortar infill coloured to match adjoining asphalt.
 - (ix) The provision of smart pole(s), (to be provided at the applicant's cost).
- (e) Random checks by Council officers may be made throughout the construction process to advise the contractor of non-complying elements. However, no parts of the work are to be considered approved until receipt of the City of Sydney letter of approval. The City of Sydney will require all non complying parts to be rectified prior to issue of this letter.

Note:

Three Copies of the Public Domain Plan are to be lodged with the Manager Design, City Projects.

ALIGNMENT LEVELS

(39) The following shall be submitted to Council:-

- (a) A separate application including footpath alignment levels must be submitted for approval for the design of the building.
- (b) Such application must be accompanied by a plan prepared by a Registered Surveyor showing the existing location, size and levels (AHD) of all service covers, trees, poles and street furniture, kerb, gutter and alignment levels at 10m cross/sections, alignment levels at proposed and existing vehicular and/or pedestrian entrances within the footway adjacent to and extending 20 metres past either side of the site.
- (c) These levels as approved by Council are then to be incorporated into the plans submitted with the Application for a Construction Certificate.

WASTE

(40) 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 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:-
- (d) The location, design and construction of the garbage room, recycling rooms, bin washing areas and collection areas.
- (e) The natural or mechanical ventilation, in accordance with the Building Code of Australia and Australian Standard 1668.

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

PHYSICAL MODELS

- (41) Prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979, an accurate 1:500 scale model of the approved development must be submitted to Council for the City Model in Town Hall House; and
- (42) Prior to the issue of the Occupation Certificate under the Environmental Planning and Assessment Act 1979, an accurate 1:500 scale mode of the development as constructed must also be submitted to Council for placement in the City Model at the City Exhibition Space.

Note:

- (a) The models shall be constructed in accordance with the Model Specifications, available from the One Stop Shop. Council's model maker should be consulted prior to construction of the model for Town Hall House. The Manager City Exhibition Space should be consulted prior to the construction of the model for City Exhibition Space.
- (b) The models are to comply with all of the conditions of the Development Consent.
- (c) The models must be amended to reflect any further approvals under S96 (2) of the Environmental Planning and Assessment Act 1979, that affect the external appearance of the building.

METAL FIXINGS

- (43) Any metal fixings for façade panels or curtain walls to a building must be stainless steel (Grade 303) unless the element/component is designed principally as a flexural member as follows:-
 - (a) The fixing shall be designed so that in the event of imminent corrosion failure, the deformation in the fixing/s should cause the panel to displace downward (and preferably outward at the bottom of the panel).
 - (b) The flexural member/component may then be Hot Dipped Galvanised Steel and designed so that the design life of the fixing is minimum 100 years, using:-
 - (i) Average Corrosion Rate of "Hot Dipped Galvanised Coating" to be 2 microns per year; and
 - (ii) The Average Corrosion Rate of "mild steel" in the façade environment taken to be 20 microns per year; and

- (iii) The Pitting Rate of “mild steel” taken to be 10 times the Average Corrosion Rate; and
 - (iv) After the section has corroded full thickness at Pitting Corrosion Rate, the Average Corrosion Rate “doubles”.
- (44) For alterations and additions to an existing building, a letter from a qualified practising structural engineer (NPER) or a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act 1979) shall be attached to the Construction Certificate Application. The letter must state that the existing structure is adequate to support the new loads and that the design will comply with the relevant Australian Standards adopted by the Building Code of Australia (Specification A1.3).
- (45) For areas not complying with the deemed to satisfy provisions of the BCA an alternate solution will be required to demonstrate compliance with the performance requirements stipulated in the BCA. Any alternative solution must be submitted and approved by the Certifying Authority prior to the issue of the construction certificate. The following information must be provided:-
- (a) Details of the performance requirements that the proposed alternative solution is intended to meet; and
 - (b) Details of the assessment methods used to establish compliance with those performance requirements.

Schedule 1C

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

UTILITY SERVICES

- (46) To ensure that utility authorities are advised of the development:-
- (a) A survey is to be carried out of all utility services within the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.
 - (b) Prior to commencement of work the applicant is to negotiate with the utility authorities (eg. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.

DEMOLITION

- (47) Prior to the commencement of demolition work, the details including plans and elevations showing distances of the subject building from the site boundaries, locations of common/party walls, and (where applicable) proposed method/s of facade retention must be submitted to the satisfaction of the Principal Certifying Authority (Council or an accredited certifier) and a copy sent to Council (if it is not the PCA).
- (48) Prior to the commencement of demolition work a licensed demolisher who is registered with the WorkCover Authority must prepare a Work Method Statement to the satisfaction of the Principal Certifying Authority (Council or an accredited certifier) and a copy sent to Council (if it is not the PCA). A copy of the Statement must also be submitted to the WorkCover Authority.

The Statement must be in compliance with AS2601-1991 “Demolition of Structures”, the requirements of WorkCover Authority and conditions of the Development Approval, and must include provisions for:-

- (a) Enclosing and making the site safe, any temporary protective structures must comply with the “Guidelines for Temporary Protective Structures (April 2001)”;
- (b) Induction training for on-site personnel;
- (c) Inspection and removal of asbestos, and contamination and other hazardous materials;
- (d) Dust Control:
 - (i) Dust emission must be minimised for the full height of the building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site.
- (e) Disconnection of Gas and Electrical Supply;
- (f) Fire Fighting:
 - (i) Fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed.
- (g) Access and egress:
 - (i) No demolition activity shall cause damage to or adversely affect the safe access and egress of this building.
- (h) Waterproofing of any exposed surfaces of adjoining buildings;

- (i) Control of water pollution and leachate and cleaning of vehicles tyres:
 - (i) Proposals shall be in accordance with the “Protection of the Environmental Operations Act 1997”.
 - (j) Working hours, in accordance with this Development Consent;
 - (k) Confinement of demolished materials in transit;
 - (l) Proposed truck routes, in accordance with this Development Consent;
 - (m) Location and method of waste disposal and recycling in accordance with the “Waste Minimisation and Management Act 1995”.
- (49) The demolition of buildings by induced collapse, the use of explosives or on-site burning is not permitted.
- (50) Prior to the commencement of demolition work, the following additional details are required to be submitted to the Principal Certifying Authority (PCA) (Council or a accredited certifier), and a copy submitted to Council if its not the PCA:-
- (a) A Statement/Letter from an appropriately qualified Structural Engineer certifying concurrence with the structural provisions of the Demolition Work Method Statement and proposed work. If applicable, a Structural Report of the proposed building to be demolished must be attached.
 - (b) A letter nominating the person appropriately qualified as an Occupational Hygiene Consultant for inspecting the building/site for asbestos, contamination and other hazardous materials, in accordance with the procedures acceptable to WorkCover Authority.
 - (c) Dilapidation Reports for the existing buildings to be retained on the site and all adjacent buildings adjoining the site.
 - (d) A certified copy of the Public Liability Insurance indemnifying Council for \$10,000,000 against public prosecution for the duration of the demolition works.
 - (e) An Asbestos and Hazardous Materials Clearance Certificate by a person approved by the WorkCover Authority.

WATER AND SEDIMENT CONTROL STATEMENT FOR DEMOLITION AND EXCAVATION

- (51) The following environmental protection measures are required:-
- (a) Prior to the commencement of demolition and/or excavation, a Demolition/Excavation Water and Sediment Control Statement must be submitted to and approved by the Principal Certifying Authority (Council or an accredited officer).

- (b) Such statement must include:-
 - (i) The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device;
 - (ii) The proposed method of discharge;
 - (iii) The procedures to be adopted for the prevention of run-off from the site onto the public way;
 - (iv) The procedures to be adopted for the prevention of run-off from the site onto the public way.
- (c) The statement is to be consistent with the principles and practices set out in the Department of Land and Water Conservation's "Erosion and Sediment Control Manual" and the Department of Housing Manual "Managing Urban Stormwater - Soils and Construction (August 1998)".
- (d) The Demolition/Excavation Water and Sediment Control Statement shall be implemented during the demolition and/or excavation period.
- (e) Any seepage or rainwater collected on site during work must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.
- (f) The applicant must also comply with the "NSW Protection of the Environmental Operations Act 1997", whereby it is an offence to pollute classified waters such as Sydney Harbour to which most of the City's street drainage is directly connected.

PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN FOR DEMOLITION AND/OR EXCAVATION

- (52) A Pedestrian and Traffic Management Plan must be submitted to and approved by Council prior to commencement of demolition and/or excavation. It must include details of the:-
 - (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 demolition and/or excavation period.

WASTE MANAGEMENT DURING DEMOLITION AND EXCAVATION

- (53) A Waste Management Plan for the demolition and/or excavation of the proposed development must be submitted to the satisfaction of the Principal Certifying Authority (and a copy submitted to Council if it is not the PCA) before commencement of work on the site.
- (a) Certification that the plan is in accordance with the Development Approval Conditions, Council's Code for Waste Handling in Buildings and the "Waste Minimisation and Management Act 1995", must be submitted in the attached form W3 to the satisfaction of the Principal Certifying Authority. Such Certification must be submitted by an appropriately qualified person experienced in Waste Handling Design and Environmental Management.
- (b) The Waste Management Plan must address demolition and excavation, as applicable. The Plan must describe procedures by which waste will be minimised, managed and recycled and must address the following issues:-
- (i) Compliance with the requirements set out in Annexure ("A") of the Code for Waste Handling in Buildings adopted by Council 17 October 1994.
- (ii) Details of recycling and the removal of spoil and rubbish from the site in the course of demolition and excavation operations including:-
- a. Type and quantities of material expected from demolition and excavation;
 - b. Name and address of transport company;
 - c. Address of proposed site of disposal;
 - d. Name/address of company/organisation accepting material;
 - e. Types and quantities of materials that are to be reused or recycled, on and off site and procedures involved;
 - f. Name of company/contractor undertaking on and off site reuse and recycling, and address of recycling outlet;
 - g. Material for disposal and justification of disposal;
- (iii) If details of items (a) to (g) are not known at the time of preparation of the Waste Management Plan, the information must be supplied immediately after the letting of the contracts.
- (c) All requirements of Waste Management Plans must be implemented during the demolition and/or excavation period of the development.

Note:

- (d) The Principal Certifying Authority must be notified of any proposed change in any of the above details throughout the course of work.
- (54) Prior to the commencement of excavation, the applicant should contact the “Dial Before You Dig” service on telephone (02) 1100, fax number 1300-652-077 or e-mail mocsinfo@mocs.com.au to ascertain the presence and type of underground utility services in the vicinity of the development.

APPLICATION FOR HOARDINGS AND SCAFFOLDING ON A PUBLIC PLACE

- (55) 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) Architectural, construction and structural details of the design in accordance with the “Policy for the Design and Construction of Hoarding (September 1997)” and the “Guidelines for Temporary Protective Structures (April 2001)”.
 - (b) Structural certification prepared and signed by an appropriately qualified practising structural Engineer.
 - (c) 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.
- (56) The temporary structure approval under Section 68 of the Local Government Act 1993 (Hoarding Approvals) may be subject to conditions including a requirement for the owner of the site to provide a bank guarantee as security for any damage rectification.

APPLICATION FOR A ROAD OPENING PERMIT

- (57) A separate Road Opening Permit under Section 138 of the Roads Act 1993 shall be obtained from City Care Unit of the City of Sydney prior to the commencement of any:-
 - (a) Excavation in or disturbance of a public way, or
 - (b) Excavation on land that, if shoring were not provided, may disturb the surface of a public road (including footpath).
 - (c) Documents required with the Road Opening Permit application include:
 - (d) A plan and relevant sections showing scope of works, boundaries, utility services, levels of proposed excavation, and details of method of reinstating public way;
 - (e) Evidence that public utility drawings have been inspected;

- (f) Evidence of a \$10 million dollar Public Liability Insurance Policy specifically indemnifying the City of Sydney, valid for at least the duration of the project;
 - (g) A Security Deposit for reinstatement of public way.
 - (h) The Road Opening Permit will be subject to further conditions that shall be complied with.
- (58) 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.

PEDESTRIAN AND TRAFFIC MANAGEMENT DURING CONSTRUCTION

- (59) A Pedestrian and Traffic Management Plan must be submitted to and approved by Council prior to commencement of 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.

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION

- (60) The following environmental protection measures are required:-
- (a) Prior to the commencement of construction work, a Water and Sediment Control Statement must be submitted and approved by the Principal Certifying Authority.
 - (b) Such statement must include:-
 - (i) The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device;
 - (ii) The proposed method of discharge;

- (iii) The procedures to be adopted for the prevention of run-off from the site onto the public way;
 - (iv) The procedures to be adopted for the prevention of loose material and litter from being blown onto the public way;
 - (v) The statement is to be consistent with the principles and practices set out in the Department of Land and Water Conservation's "Erosion and Sediment Control Manual".
- (c) The statement is to be consistent with the principles and practices set out in the Department of Land and Water Conservation's "Erosion and Sediment Control Manual" and the Department of Housing Manual "Managing Urban Stormwater - Soils and Construction (August 1998)".
 - (d) The Water and Sediment Control Statement shall be implemented during the construction period.
 - (e) Any seepage or rainwater collected on site during construction must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.
 - (f) The applicant must also comply with the "NSW Protection of the Environment Operations Act 1997", whereby it is an offence to pollute classified waters such as Sydney Harbour to which much of the City's street drainage is directly connected.

CONTROL OF VERMIN

- (61) 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

- (62) 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 4 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.

CERTIFICATION OF MECHANICAL VENTILATION

- (63) 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 (Council or an accredited certifier) 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, OR a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979) 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 FOR DESIGN - MAJOR WORKS

- (64) 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 (if it was not the PCA):-
- (a) Structural Drawings showing all new fully detailed structural elements, prepared by an appropriately qualified practising Structural Engineer, corresponding with and attached to a Structural Certificate (see (b));
 - (b) Structural Certificate/s for Design, of all new fully detailed structural elements and for checking any structural elements supporting the new work, submitted in the form of Attachment S1A completed by the Project/Principal Engineer and S1B completed usually by the Architect, OR a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979), 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 Attachment S1A.
 - (c) Repeat (a) and (b) for any revision, or staged submission of structural drawings.

Notes:

- (d) An appropriately qualified practising structural engineer certifying by completing Attachment S1A 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 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.

- (i) 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 so that all structural elements supporting the new work are fully certified by the project structural engineer.
- (ii) Certification of Inspection/s is also required prior to issue of the Occupation Certificate, and/or prior to use. See Schedule 1E Conditions.

Schedule 1D

Conditions to be complied with during work on site to the satisfaction of the Principal Certifying Authority

DEMOLITION WORKS

- (65) All Demolition Work shall be carried out in a safe manner by trained personnel under the management of a licensed demolisher who is registered with the WorkCover Authority, in accordance with:-
 - (a) The approved Demolition Work Method Statement;
 - (b) Australian Standard AS2601-1991- Demolition of Structures;
 - (c) Relevant Codes of Practice of the WorkCover Authority (NSW);
 - (d) The “Construction Safety Act 1912” and Demolitions Regulations;
 - (e) The “Occupational Health and Safety Act 1983”; and
 - (f) All other relevant Acts and Regulations.
- (66) Demolished combustible materials shall not be stockpiled. Material must be removed regularly.

HOURS OF WORK AND NOISE

- (67) The hours of construction and work on the development shall be:-
 - (a) All work, including building/demolition and excavation work in connection with the proposed development must only be carried out between the hours of 7.30 a.m. and 5.00 p.m. on Mondays to Fridays, inclusive, and 7.30 a.m. and 3.00 p.m. on Saturdays, with safety inspections being permitted at 7.00 a.m. on work days and no work must be carried out on Sundays or public holidays.

- (b) All work, including demolition, excavation and building work must comply with "The City of Sydney Building Sites Noise Code" and Australian Standard 2436 - 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".

SITE NOTICE OF PROJECTS DETAILS AND APPROVALS

- (68) A site notice(s) is to be prominently displayed at the boundary to each frontage of the site for the purposes of informing the public of appropriate project details and relevant approvals. The notice(s) is to satisfy all of the following requirements:-
 - (a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
 - (b) The notice is to be durable and weatherproof and is to be displayed throughout the construction period;
 - (c) A copy of the first page of the development approval and construction certificate (including any modifications to those approvals) and any civic works approvals is to be posted alongside the notice in weatherproof casing;
 - (d) The approved hours of work, the name of the site manager, the responsible managing company, its address and 24 hour contact phone number for any enquiries, including construction/noise complaint are to be displayed on the site notice;
 - (e) The notice(s) is to be mounted at eye level on the perimeter hoardings and is to state that unauthorised entry to the site is not permitted. If demolition is being undertaken, the words, Danger - Demolition Site, with an international logo must be displayed.

USE OF APPLIANCE OF A HIGHLY INTRUSIVE NATURE

- (69) This development consent does not extend to the use of appliances which emit noise of a highly intrusive nature (such as pile - drivers and hydraulic hammers) or are not listed in Groups B, C, D, E or F of Schedule 1 of 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". A separate application for approval to use any of these appliances must be made to Council.

LIGHTING OF SITE OUTSIDE OF STANDARD CONSTRUCTION HOURS

- (70) The applicant shall ensure that lighting of the site, whilst any work is undertaken outside of Council's standard hours of construction, is such that, at no time will the intensity, hours of illumination or location of the lighting cause injury to the amenity of the neighbourhood. If in the opinion of Council, injury is likely to be caused, the intensity, hours of illumination and

location of the lighting must be varied so that it does not cause injury to nearby residents.

LOADING AND UNLOADING DURING CONSTRUCTION

(71) The following requirements apply:-

- (a) All loading and unloading associated with construction must be accommodated on site.
- (b) The structural design of the building shall be such as to permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.
- (c) If, during excavation, it is not feasible for loading and unloading to take place on site, the provision of a construction zone may be considered by Council.
- (d) In addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.
- (e) 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.

(72) Approved concrete driveways are to be constructed for all vehicular access to the construction site in accordance with the requirements of Council's "Driveway Specifications" to the satisfaction of Council.

(73) Vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material.

Note:

- (a) The Protection of the Environment Administration Act 1991 provides for the revocation of transporters' licences where drivers dump wastes illegally.

STREET TREES

(74) 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.

- (75) To comply with the Protection of the Environment (Operations) Act 1997 whereby it is an offence to pollute classified waters such as Sydney Harbour to which most of the City's street drainage is directly connected:-
- (a) concrete trucks, concrete pumps and their attachments, and trucks used for the disposal of spoil shall not be washed out on the public way;
 - (b) any water collected from on-site washing down of concrete trucks, concrete pumps or their attachments and trucks used for the disposal of spoil shall not be pumped, directed or allowed to flow to the street stormwater system;
 - (c) any seepage or rain water collected on site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council and evidence of approval is to be submitted to the Principal Certifying Authority prior to discharge into such system.
- (76) 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.

CITY OF SYDNEY COMPLIANCE INSPECTIONS

- (77) An Occupation Certificate (in accordance with Clause 155 of the Environmental Planning and Assessment Regulation 2000) 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.
- (78) The purpose of this condition is to ensure that the Council is given sufficient notice prior to the issuing of the Occupation Certificate to carry out inspections of soon to be completed buildings, where Council considers it necessary. In doing so, this ensures that the Council is able to provide an independent analysis of whether the building is constructed to a standard that complies with the BCA and in accordance with the development consent.
- (a) The applicant and building owner are to note that it is an offence under S.109N of the Environmental Planning and Assessment Act 1979, to occupy or use a building in whole or in part, unless an Occupation Certificate has been issued in relation to the building or the part.
 - (b) A maximum penalty of 25 penalty units applies under the provisions of the Environmental Planning and Assessment Act 1979, for the contravention of the above requirements.

- (c) Council officers may undertake random inspections from time to time during construction and toward the end of building works to ensure that buildings or part of buildings are not occupied without a partial or final Occupation Certificate, and to check compliance with conditions of development consent and the BCA.
 - (d) In the event that a Principal Certifying Authority (PCA) other than Council is appointed, written notice shall be given to Council (whether by the developer, builder or other person relying on the development consent) on each of the following occasions:
 - (i) Within 7 days of installation of services, such as plumbing, mechanical ventilation and the like which penetrate fire rated walls and slabs (excluding basement areas); and
 - (ii) 7 days prior to the installation of false ceilings or cornices which abut fire rated walls and slabs; and
 - (iii) 14 days prior to the final inspection to be carried out by the PCA for the purpose of issuing an Occupation Certificate.
 - (e) The PCA shall be advised in writing (whether by the developer, builder or other person relying on the development consent) of Council's requirements pursuant to paragraph (d).
- (79) This reserves time for Council or persons appointed by Council to conduct any random inspections Council may choose to do, prior to the issue of the Occupation Certificate, in order to ensure that buildings or part of buildings are not occupied without a partial or final occupation certificate, and to undertake random audits of certified works.

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

WASTE MANAGEMENT CERTIFICATION OF COMPLETION

- (80) Certification of completion of waste handling works in accordance with the relevant Development Approval Conditions and Council's 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.

- (81) Prior to issue of an Occupation Certificate and/or prior to commencement of the use, the building owner must ensure that there is a contract either with Council or a licensed contractor for the removal of trade waste. No garbage is to be placed on the public way eg. footpaths, roadways, plazas, and reserves at any time.
- (82) The efficient operation and performance of any mechanical ventilation, air pressurisation or other smoke control system must not be impaired by the partitioning layout. Adequate relief/transfer air openings must be provided to ensure the performance of systems during fire and non-fire conditions is not impaired.

CERTIFICATION OF GEOTECHNICAL INSPECTION

- (83) Prior to issue of an Occupation Certificate or use of the premises, a Geotechnical Inspection Certificate in the form of Attachment G2, or a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979) must be submitted to the satisfaction of the Principal Certifying Authority (PCA) and a copy submitted to Council, (if it was not the PCA).

Notes:

- (a) An appropriately qualified practising geotechnical engineer certifying by completing Attachment G2 and must have:-
- (i) Appropriate tertiary qualifications in civil or geotechnical 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.
- (b) An appropriately qualified practising geotechnical engineer certifying by issuing a Compliance Certificate must have accreditation as a certifier for Geotechnical Engineering issued by the Institution of Engineers Australia in accordance with the Environmental Planning and Assessment Act 1979.

COMPLIANCE CERTIFICATE FOR ACOUSTIC PRIVACY

- (84) Prior to issue of an Occupation Certificate, a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979) must be submitted to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifier). This must certify compliance with the Acoustic Privacy conditions in Schedule B of this consent, being the requirements in Clauses 6.1.13 – 6.1.16 of the Central Sydney DCP 1996 Amendment No. 5 - Internal Residential Amenity. A copy of the Certificate shall be submitted to Council if it was not the PCA.

COMPLIANCE CERTIFICATE FOR NOISE REDUCTION

- (85) Prior to issue of an Occupation Certificate, a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979) must be submitted to the satisfaction of the Principal Certifying Authority (PCA) (Council or a private accredited certifying authority). This must certify compliance with the Noise Reduction conditions in Schedule B of this consent, being the requirements in the Central Sydney DCP 1996 Amendment No. 5 - Internal Residential Amenity. A copy of the Certificate shall be submitted to Council if it was not the PCA.

NUMBERING

- (86) Prior to issue of an Occupation Certificate, street, numbers and the building name, 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.
- (87) Prior to issue of an Occupation Certificate, shop numbers must be clearly displayed in accordance with the "Policy on Numbering of Premises within the City of Sydney".

COMMEMORATIVE PLAQUE

- (88) The following is required:-
- (a) A commemorative plaque must be incorporated in the new building, in a prominent position at ground floor level at or near the main entrance to the building, to commemorate the major participants in the development. The details contained on the plaque are to include the names of the developer, architect, and consent authority and the year in which the building was completed.
 - (b) The proposed location of the plaque and details of its proposed size, colour and materials, and text must be submitted for the approval of Council prior to issue of an Occupation Certificate under the Environmental Planning and Assessment Act 1979.
 - (c) The approved plaque must be installed prior to Occupation.

STRATA PLAN APPROVAL

- (89) A separate Application for Subdivision must be made to Council or an accredited certifier to approve the Strata Plan in accordance with Section 37 of the Strata Schemes (Freehold Development) Act 1973 (after a development application for subdivision).

MECHANICAL VENTILATION PERFORMANCE CERTIFICATE

- (90) Prior to issue of an Occupation Certificate under the 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, OR a Compliance Certificate (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979) 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.

COOLING SYSTEMS

- (91) 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.
- (92) Prior to commencement of the use, the owner or occupier of the premises must apply to Council for the registration of water-cooling systems (cooling towers and evaporative condensers), evaporative cooling systems and warm-water systems which heat and deliver water at less than 60°C at each outlet installed on the premises.

CERTIFICATION FOR STRUCTURAL INSPECTIONS

- (93) 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 (in accordance with Section 109C of the Environmental Planning and Assessment Act, 1979) 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.
- (94) A copy of the Certificate with a microfilm set of the final drawings shall be submitted to Council if it was not the PCA.
- (95) **Notes:**
 - (a) 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.
- (b) An appropriately qualified practising structural engineer certifying by issuing a 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.

Schedule 1F

Conditions to be complied with during the use of Premises

REMOVAL OF GRAFFITI

- (96) 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 - MECHANICAL PLANT

- (97) Noise associated with mechanical plant 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 or greater than 5dB at the boundary of any affected property in any octave band from 31.5 Hz to 8,000 Hz centre frequencies inclusive between the hours of 7.00 a.m. to 10.00 p.m. daily and 0dB above the L90 background between 10.00 p.m. and 7.00 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 subclause does not apply to any such frequencies.
 - (c) A sound level at any point on the boundary of the site greater than 50dBA.
 - (d) The emission of an "offensive noise" as defined under the Protection of the Environment (Operations) Act 1997.
 - (e) 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.

CARE OF BUILDING SURROUNDS

- (98) 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.

GLASS SHOPFRONT

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

AWNINGS

- (100) The awning/canopy must comply with the "City of Sydney Awnings Policy 2000".

WINDOW CLEANING

- (101) 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.

ALARM

- (102) Any intruder alarm must be fitted with a timing device in accordance with the requirements of Clause 22 of the Noise Control (Miscellaneous Articles) Regulation 1995, and Australian Standard 2201.

WASTE

- (103) Waste collection activities which are not undertaken wholly inside the building where the waste is generated, must only occur during the hours specified in the "Waste Collection Operating Hours Policy 1994".
- (104) The loading operation, including the movement of garbage receptacles, must take place within the building alignment on a level surface away from gradients and vehicle ramps. No waste is to be placed on the public way (eg. Footpaths, roadways, plazas, reserves or building colonnade areas) at any time.

ITEM 5. REZONING APPLICATION FOR KING STREET WHARVES 9 AND 10 (DRAFT AMENDMENT 15) (S020670)

Resolved on the motion of Mr Bird, seconded by Councillor Turnbull -

That arising from consideration of a report by the Manager Strategic Planning to the Central Sydney Planning Committee on 21 November 2002, in relation to the Rezoning Application for King Street Wharves 9 and 10 (Draft Amendment 15), it be resolved that:-

- (A) the Central Sydney Local Environmental Plan 1996 be amended in the manner shown in Attachments A and B to the subject report;

- (B) the Department of Planning be notified of the CSPC's resolution to prepare a local environmental plan, in accordance with Section 54 (Decision to prepare a local environmental plan) of the Environmental Planning and Assessment Act 1979;
- (C) authority be delegated to the Lord Mayor to finalise matters relating to amendments to Central Sydney Local Environmental Plan 1996 - Wharves 9 and 10 (Draft Amendment 15) for the purposes of public exhibition;
- (D) the CSPC approve of Council's use of its delegated powers under Section 65 (Certificate of Director) and Section 69 (Report by Director) of the Environmental Planning and Assessment Act 1979, in accordance with the Best Practice Guidelines published by the Department of Planning in January 1997, and titled 'LEPs and Council land - Guidelines for Councils using delegated powers to prepare LEPs involving land that is or was controlled by Council'; and
- (E) the CSPC does not support a request for a car park as specified in the submission; authority is delegated to the Lord Mayor, in consultation with the Deputy Lord Mayor, to determine if a car park is to be approved and, if so, to determine the quantum of such.

ITEM 6. PRESENTATIONS BY APPLICANTS AND PRELIMINARY ADVICE (S010833)

There were no presentations for this meeting of the Central Sydney Planning Committee.

ITEM 7. PROGRESS REPORT ON DEVELOPMENT APPLICATIONS (A03-00138/1)

Resolved on the motion of the Chairman (the Lord Mayor), seconded by Mr Johnson -

That arising from consideration of a report by the Manager Development, to the Central Sydney Planning Committee on 21 November 2002, in regard to the progress report for the month of October 2002, it be resolved that the report be received and noted.

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

Resolved on the motion of Councillor Ho, seconded by Mr Bird -

That arising from consideration of a report by the Manager Development to the Central Sydney Planning Committee on 21 November 2002, 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. PROPOSED SCHEDULE OF MEETINGS AND BRIEFINGS FOR 2003

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

That arising from consideration of a report by the Committee Secretary to the Central Sydney Planning Committee on 21 November 2002, on the Proposed Schedule of Meetings and Briefings for 2003, it be resolved that the schedule of meetings and briefings for 2003, as shown at Attachment A to the subject report, be adopted.

Note - the schedule of meetings and briefings, as adopted by the Central Sydney Planning Committee, is as follows:

2003 PROGRAM OF MEETINGS

DATE	MEETING
Thursday 6 February	Meeting
Thursday 13 February	Briefings
Thursday 27 February	Meeting
Thursday 6 March	Briefings
Thursday 20 March	Meeting
Thursday 27 March	Briefings
Thursday 10 April	Meeting
Thursday 17 April	Briefings
Friday 18 April	(Good Friday Public Holiday)
Thursday 1 May	Meeting
Thursday 8 May	Briefings
Thursday 22 May	Meeting
Thursday 29 May	Briefings
Monday 9 June	(Queen's Birthday Public Holiday)
Thursday 12 June	Meeting
Thursday 19 June	Briefings
Thursday 3 July	Meeting
Thursday 10 July	Briefings
Thursday 24 July	Meeting
Thursday 31 July	Briefing
Thursday 14 August	Meeting
Thursday 21 August	Briefing

2003 PROGRAM OF MEETINGS

DATE	MEETING
Thursday 4 September	Meeting
Saturday 13 September	(Local Government Elections)
Thursday 2 October	Meeting
Monday 6 October	(Labour Day Public Holiday)
Thursday 9 October	Briefings
Thursday 23 October	Meeting
Thursday 30 October	Briefings
Thursday 13 November	Meeting
Thursday 20 November	Briefings
Thursday 4 December	Meeting
Thursday 11 December	Briefings
Thursday 18 December	Meeting

ITEM 10. GENERAL BUSINESS

There were no items of general business raised at the meeting of the Central Sydney Planning Committee on 21 November 2002.

The meeting concluded at 6.35pm.

CHAIRMAN

The next meeting of the Central Sydney Planning Committee is scheduled for 12 December 2002.