

ATTACHMENT B

ATTACHMENT B

ORIGINAL STAGE 1 CONSENT (D/2000/559)

29A AND 31 ULTIMO ROAD, ULTIMO

NOTICE OF DETERMINATION ATTACHMENT B

Development Application D /00/00559



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Approval issued under Section 81(1)(a) of the Environmental Planning and Assessment Act 1979

Applicant TRANSGRID
201 Elizabeth Street
SYDNEY NSW 2000

Land to be developed 31 ULTIMO ROAD AND 180 THOMAS STREET, HAYMARKET

Approved development Stage 1 development application for the construction of a four storey predominantly below ground substation structure with a 12 storey office building above and associated basement car parking for 31 cars and as described in **Schedule 3**.

Cost of development \$36,285,000

Determination The application was determined by Central Sydney Planning Committee and was granted consent **subject to the conditions in Schedules 1 and 2**.

Building Code of Australia Classification Class 5, 6 and 7

Reasons for conditions

Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

Consent is to operate from 6 October 2000

Consent will lapse on 6 October 2002

Right of appeal

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you received this notice.

JOHN KASS
Director City development

Schedule 1A

Approved Development, Contributions and Covenants

APPROVED DEVELOPMENT

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

- (a) the design of the structure of the substation and car parking for 31 vehicles(excluding external architectural treatment and finishes);
- (b) the arrangement of uses within the development;
- (c) the maximum floor space ratio of the development;
- (d) the maximum height of the building and its envelope and massing; and
- (e) survey, demolition, excavation and construction of the substation component;

as detailed in the submitted Development Application D2000/00559 dated 30 June 2000, the associated Statement of Effects documents Volume 1 and Volume 2 prepared by The Cox Group Pty Ltd and dated June 2000, and the following plans prepared by the Cox Group Pty Ltd:-

Plan No	Date
A-001 Site Plan	28 June 2000
A-002 Site services Plan	28 June 2000
A-003 B3 Plan	28 June 2000
A-004 B2 Plan	28 June 2000
A-0005 B2 Mezzanine Plan	28 June 2000
A-006 B1 Plan	28 June 2000
A-007 Foyer Plan	28 June 2000
A-008 Mezzanine Plan	28 June 2000
A-009 Level 1 Plan Issue B	29 August 2000
A-010 Typical Floor Plan	28 June 2000
A-011 Roof Plant	28 June 2000
A-012 West East Section	28 June 2000
A-013 North South Section	28 June 2000
A-014 West Elevation	28 June 2000

A-015 North Elevation	28 June 2000
A-016 South Elevation	28 June 2000
A-017 East Elevation	28 June 2000

except as amended by the following conditions:-

BUILDING ENVELOPE

- (2) The approved building envelope is defined generally as follows:-
- (a) Maximum height of 46.6m above Thomas Street and the Ultimo Pedestrian Network (RL 56);
 - (b) Maximum street wall height excluding architectural roof features to Thomas Street and the Ultimo Pedestrian Network of 41.6m (RL 51);
 - (c) Maximum street wall height excluding architectural roof features to Ultimo Road of 46.1m (RL 51);
 - (d) Minimum set back of commercial tower from the east boundary 5.3m.
- (3) The building envelope detailed in the submitted plans shall be amended by deleting the Level 1 fire egress stairs which extend out to the east boundary of the site so as to minimise the height and bulk of the lower levels of the building when viewed from the adjacent open car park and from the east along Thomas Street, Quay street and Ultimo Road. Details of the re-routing of the fire egress stairs shall be addressed in the Stage 2 Development Application.

USES

- (4) The approved arrangement of uses within the development are defined generally as follows:-
- (a) Substation and car park accessed off Ultimo Road to be provided predominantly below Thomas Street level;
 - (b) Retail uses and commercial office foyer to be provided at ground level fronting Thomas Street and the Ultimo Pedestrian Network;
 - (c) Commercial offices above Thomas Street and the Ultimo Pedestrian Network ground levels.

FLOOR SPACE RATIO

- (5) The following applies to Floor Space Ratio (FSR):-
- (a) The FSR of that part of the development contained within the boundary of the Central Sydney Local Environmental Plan 1996 shall not exceed 10.03:1 calculated in accordance with that plan. For the purpose of the calculation of FSR, the Floor Space Area of the development is 17,715 sqm.

- (b) A Registered Surveyor shall provide certification of the total and component Floor Space Areas (by use) in the development, on completion of the construction of the office tower and prior to its occupation.

BUILDING HEIGHT

- (6)
 - (a) The height of the building (as defined in the Dictionary in the Central Sydney Local Environmental Plan 1996) must not exceed RL 56 (excluding architectural roof features).
 - (b) A Registered Surveyor shall provide certification of the height of the building on completion of the construction of the office tower and prior to its occupation.

SUBSTATION

- (7) The design and construction of the substation building and the layout and design of the substation plant and equipment shall be such as to ensure that the risk from fire and explosion on the adjoining and surrounding properties will be minimised.

Compliance with this requirement shall be certified by an independent expert in the area of fire and explosion hazards prior to the commencement of the operation of the substation.

- (8) The design and construction of the substation building and the layout and design of the substation plant and equipment shall be such as to ensure that compliance with National Health and Medical Research Council guidelines for electric and magnetic fields will be achieved and that the impact of power frequency electric and magnetic fields on the adjoining and surrounding properties will be minimised.

Compliance with this requirement shall be certified by an independent expert in the area of electric and magnetic fields prior to the commencement of the operation of the substation.

STAGE 2 DEVELOPMENT APPLICATION

- (9) The detailed design of the exterior of the building (including the treatment of the external substation walls) and the internal layout of the commercial office tower component of the building shall be subject to a Stage 2 Development Application.
- (10) 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.
- (11) The Stage 2 Development Application must be consistent with the approved Stage 1 development consent.

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- (12) 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;
 - (b) the extensive use of glazing and the possible introduction of a stronger masonry element into the lower levels of the building;
 - (c) the treatment and extent of the blank east elevation fronting the adjacent car park;
 - (d) the treatment and visual prominence of the roof top plant and its integration within the design of the building (in this regard the extent of roof top plant should be minimised as far as is practicable);
 - (e) the treatment of the vehicle entrances on Ultimo Road and the view of the north elevation of the building from along Darling Drive;
 - (f) external lighting of the building;
 - (g) a signage strategy for the building.
- (13) Specific design elements contained in the Stage 1 Development Application that might appropriately be carried through into the Stage 2 Development Application and further developed to aid in the achievement of a high quality and distinctive building include, but are not restricted to:-
- (a) the expression of the structural frame on the north and south elevations;
 - (b) the expression of the columns transferring back towards the centre of the building at ground level;
 - (c) the extension of the expressed structure above the street wall height;
 - (d) the butterfly roof;
 - (e) the use of illuminated glass panels on the Ultimo Road frontage of the substation;
 - (f) the colonnade and awning elements on Thomas Street and the Ultimo Pedestrian Network;
 - (g) the provision of a three storey void above the lobby fronting the Ultimo Pedestrian Network.
- (14) The Stage 2 Development Application shall contain precise design details of the proposed building facade, including the provision a detailed materials schedule and sample board that clearly identifies all external finishes and colours and glazing.
- (15) 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 capture and use of excess heat from the substation.

VEHICLE ACCESS AND CAR PARKING

(16) The following applies prior to the commencement of the Substation Construction:-

- (a) The vehicle access arrangements to the building, including alterations to the existing signalised intersection at the junction of Darling Drive and Ultimo Road, shall be approved by the RTA.
- (b) Any alterations to the design of the building to meet the requirements of the RTA shall be approved by Council.

(17) The following applies to the car parking area and service vehicle areas:-

- (a) The layout of the car parks and service vehicle parking area shall comply with Australian Standards AS 2890.1-1993 and AS 2890.2-1989.
- (b) The car parking area shall be redesigned to incorporate the following:-
 - (i) Bicycle parking/change facilities in accordance with the requirements of the Central Sydney Development Control Plan 1996;
 - (ii) Motorcycle parking in accordance with the Central Sydney Development Control Plan 1996;
 - (iii) A minimum of one car parking space for use by persons with disabilities. Such space shall measure 3.2m x 5.4m minimum with headroom of 2.5m extending from the entrance to the space to a distance of not less than 2.16m from the front of the space. This space shall be located close to the lifts.

Details of compliance with the above shall be submitted for approval of Council prior to the commencement of the construction of the substation component of the development or as part of the Stage 2 Development Application whichever occurs first.

(18) End bay No.19 within the car park shall be allocated for use by a small car only.

SECTION 61 CONTRIBUTION

(19) A contribution under Section 61 of the City of Sydney Act 1988 for the commercial office building component of the development shall be paid in accordance with the following:

(a) Cash Contribution Required

- (i) In accordance with the adopted "*Central Sydney Contributions Plan 1997*" a cash contribution must be paid to Council in accordance with this condition.
- (ii) Payment shall be by bank cheque made payable to the City of Sydney.

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(b) **Amount of Contribution**

(i) 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*".

(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 the commencement of excavation and construction of the development. issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

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

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

(d) **Timing of Payment**

(i) The contribution must be paid **prior to the commencement of the Substation Construction.**

DEMOLITION/SITE RECTIFICATION

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

(a) Prior to commencement of excavation, 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.

(b) Without limiting the generality of paragraph (b), the Deed must provide for:-

(i) a bank guarantee to be provided in the sum of \$441,700 as security for the costs of such works provided that:-

a. the maximum liability under the Deed shall not exceed \$441,700;
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. the site has been excavated; or

b. the structure has commenced to be erected;

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:

- c. make the building safe and attractive at ground level;
- d. allow the ground level to be landscaped and made attractive from any public vantage point; or
- e. for the hole to be covered to allow it to be landscaped and made attractive from any public vantage point; or
- f. in the event that the substation is constructed but the office building above is not allow the roof top of the substation to be landscaped and made attractive from any public vantage point; or
- g. in the event that the office 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;

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) c. - g. 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.

RESTRICTION ON USE OF CAR PARKING

(21) The following condition applies to car parking:-

- (a) The on-site car parking spaces are not to be used by those other than an occupant or tenant of the subject building and 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 such car parking spaces to those other than an occupant or tenant in the building;
- (b) Any strata subdivision of the site is to include a Restriction on User pursuant to Section 39 of the Strata Schemes (Freehold Development) Act, 1973 as amended, so burdening all utility car parking allotments in the strata plan and/or an appropriate documentary restriction pursuant to Section 88B of the Conveyancing Act 1919, burdening all car parking part - lots in the strata plan.

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NOISE

- (22) The use of the premises must not give rise to any one or more of the following:
- (a) Transmission of vibration to any place of different occupancy greater than specified in AS 2670.
 - (b) An indoor sound pressure level in any place of different occupancy (and/or public place) greater than 3dB above the L90 background level in any octave band from 31.5 Hz to 8,000 Hz centre frequencies inclusive between the hours of 8.00 a.m. to 10.00 p.m. daily and 0dB above the L90 background between 10.00 p.m. and 8.00 a.m. the following morning. However, when the L90 background levels in frequencies below 63 Hz are equal to or below the threshold of hearing, as specified by the equal loudness contours for octave bands of noise, this sub-clause does not apply to any such frequencies.

SIGNS

- (23) 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

- (24) 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.

ARCHAEOLOGICAL INVESTIGATION

- (25)
- (a) The applicant must apply to the Heritage Office for an excavation permit under Section 140 of the Heritage Act 1977.
 - (b) Should any potential archaeological deposit likely to contain Aboriginal artefacts be identified during the planning or historical assessment stage, application shall be made by a suitably qualified archaeologist to the National Parks and Wildlife Service (NPWS) for an excavation permit for Aboriginal relics.
 - (c) The applicant shall comply with the conditions and requirements of any excavation permit required, and are to ensure that allowance for compliance with these conditions and requirements into the development program.
 - (d) General bulk excavation of the site is not to commence prior to compliance with the conditions and requirements of any excavation permit required.

- (e) Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the Heritage Act 1977.

Note:

In some circumstances, conditions imposed by the Heritage Office or NPWS could delay and/or affect how the DA is to proceed.

- (26) The applicant must keep the Director of City Development 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.
- (27) The applicant must submit a copy of the results of the archaeological investigation and/or excavation, to the Director of City Development for approval, prior to the occupation of the premises.
- (28) Archaeological monitoring of earthworks which would impact upon areas of previously buried soils and/or obscured surfaces should be carried out under the supervision of the archaeologist to determine whether shell midden deposits, artefacts, open campsites, engravings or axe grinding grooves are present.
- (29) Should any Aboriginal relics be uncovered during the excavation, then all excavation and disturbance of the area is to stop immediately. Where site-works expose shell midden deposits, open campsites, rock engravings or axe grinding grooves, the most desirable outcome will be that works are re-designed to mitigate further impact. If works can not be re-designed to avoid the area(s) of sensitivity (and contingent upon an evaluation derived from an assessment of significance) then an application for an excavation permit must be submitted to the National Parks and Wildlife Service (NPWS), in accordance with Section 91 of the National Parks and Wildlife Act, 1974;

TRAFFIC

- (30) Designs and modifications to the signalised intersection of Ultimo Road and Darling Drive to incorporate the proposed driveways shall be carried out to the satisfaction of the RTA and Council, at the full cost of the applicant, prior to the commencement of the use of the development.
- (31) The existing layout of Thomas Street south of Quay Street and including the footway set back shall be retained.
- (32) All costs of traffic management measures associated with the development shall be borne by the developer.

LOT CONSOLIDATION

- (33) All land titles within the site must be consolidated into one lot. A plan of consolidation in a form capable of registration shall be lodged with the Land Titles Office prior to occupation of the premises.

Schedule 1B

Conditions to be complied with prior to issue of Construction Certificate

PEDESTRIAN AND TRAFFIC MANAGEMENT DURING CONSTRUCTION

(34) A Pedestrian and Traffic Management Plan shall be drawn up in consultation with Council and must be submitted to Council prior to commencement of excavation or construction on the site and must include details of:-

- (a) Proposed ingress and egress of vehicles to and from the construction site;
- (b) Proposed protection of pedestrians adjacent to the site;
- (c) Proposed pedestrian management whilst vehicles are entering and leaving the site;
- (d) Proposed route of construction vehicles to and from the site.

The Pedestrian and Traffic Management Plan shall be implemented in full during the construction period.

LOADING AND UNLOADING DURING CONSTRUCTION

(35) All loading, unloading and other construction activities shall be accommodated on-site except that:-

- (a) 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
- (b) 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.
- (c) 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.

WASTE

(36) 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).

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- (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 Council prior to commencement of the Substation Construction. Such Certification must be given by the Architect or other appropriately qualified person experienced in Waste Handling Design and Environmental Management.
- (c) The Certified Plans and Specifications must address compliance with the Waste Code including details of the following, where applicable:-
 - (i) The location, design and construction of the garbage room, recycling rooms, bin washing areas and collection areas.
 - (ii) The natural or mechanical ventilation, in accordance with the Building Code of Australia and Australian Standard 1668.
 - (iii) The location and design of any garbage chutes or compaction units required by Council's Code.
 - (iv) The proximity of waste handling facilities to commercial food areas or loading docks, with a view to avoiding cross contamination.

Note:

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

SYDNEY WATER CERTIFICATE (NEW DEVELOPMENT)

(37)

- (a) Prior to commencement of Substation Construction , a Notice of Requirements under Part 6, Division 9 of the *Sydney Water Act 1994* must be obtained and written confirmation of such shall be submitted to Council.
- (b) Prior to occupation of the development a (Developer) Compliance Certificate under section 73 of the *Sydney Water Act 1994* must be obtained and written confirmation of such shall be submitted to Council.

Note:

- (i) 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.
- (ii) 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.

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PUBLIC DOMAIN PLAN

(38) The following requirements apply:-

- (a) Prior to commencement of the Substation Construction three copies of a detailed Public Domain Plan shall be prepared by an architect, urban designer or landscape architect and submitted (to be lodged with the Ultimo Pymont Public Domain Officer at City Projects) to Council . It is recommended that draft plans should be submitted to Council for comment prior to formal submission .
- (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 Ultimo Pymont Public Domain Technical Manual and the Street Tree Policy - Ultimo Pymont 1996.
- (d) The Public Domain Plan shall incorporate the standard specifications and detail of the Ultimo Pymont Public Domain Technical Manual adapted to suit the specific site requirements as advised by the Ultimo Pymont 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 Ultimo Pymont Public Domain Technical Manual. 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 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 kerbs and 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.
 - (e) The public domain plan shall be approved by Council prior to the occupation of the completed development and the approved works shall be implemented prior to or concurrently with the occupation of the completed development.
 - (f) Random checks by Council officers may be made throughout the construction process to advise the contractor of non-complying elements.
- (39) Notwithstanding the above all public domain elements and materials adjacent to the Ultimo Pedestrian Network (particularly those above the car park area and to the west of the retail tenancies and lobby of the commercial tower component of the development) are to match in all respects those elements to be used in the construction of the Ultimo Pedestrian Network.

The final details of the design of these areas, including the details of the detention ponds, shall be addressed as part of the Public Domain Plan and shall be submitted to Council and the Sydney Harbour Foreshores Authority prior to the commencement of the Substation Construction.

- (40) Details of the design and construction timing of the proposed stormwater diversion through the Ultimo Pedestrian Network shall be coordinated with the Sydney Harbour Foreshores Authority prior to the commencement of the Substation Construction.

STORMWATER AND DRAINAGE

- (41) The following stormwater details shall be submitted:-

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- (a) Details of the proposed stormwater disposal and drainage of the development are to be submitted to Council prior to the commencement of the Substation Construction.
- (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 the commencement of the Substation Construction.

UTILITY SERVICES

- (42) To ensure that public 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 public 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 public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, 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.

ALIGNMENT LEVELS

- (43) Prior to commencement of construction of the Substation Building, the following shall be submitted to Council for approval:-
 - (a) Details of footpath alignment levels.
 - (b) Such details 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.

Schedule 1C

Conditions to be complied with prior to commencement of construction or demolition or work

EXCAVATION WORK METHOD STATEMENT

- (44) Prior to commencement of site excavation works, an Excavation Work Method Statement prepared by an appropriately qualified person must be submitted to Council or an accredited certifier) and a copy submitted to Council. The Statement must include:
- (a) Name and address of the company/contractor undertaking excavation works;
 - (b) The name and address of the company/contractor undertaking off site remediation/disposal of excavated materials (if applicable);
 - (c) Name and address of the transport contractor, and location of the disposal site;
 - (d) Type and quantity of material to be removed from site;
 - (e) A Materials Handling Statement for the removal of refuse from the demolition site, in accordance with the provisions of the *Waste Minimisation and Management Act 1995*;
 - (f) A Dust Control Method Statement for excavated sandstone or other excavation materials;
 - (g) Procedures to be adopted for the prevention, of loose or contaminated material, spoil, dust and litter from being deposited onto the public way from trucks and associated equipment, and the proposed method of cleaning surrounding roadways from such deposits;
 - (h) Any Work Cover Authority requirements.

Note.

- (i) A copy of all Reports/Statements referenced in the Work Method Statement must be appended to the Statement.
- (j) The Principal Certifying Authority is to be notified of any proposed alteration of the above information during the course of demolition.
- (k) On completion of removal of contaminated materials, a certificate shall be submitted to the PCA, and a copy provided to the Council testifying to the safe and proper disposal, and amount of all such material;

GEOTECHNICAL REPORT AND CERTIFICATION REQUIRED

- (45) Prior to commencement of work for foundation, shoring or underpinning works, the following documentation must be submitted to the satisfaction of the Principal Certifying Authority (PCA) (Council or an accredited certifier) and a copy of same submitted to Council (if it is not the PCA):
- (a) **A geo-technical report** which shall include the following information as appropriate:-
 - (i) Borehole/test pit logs or inspection records;
 - (ii) Field/laboratory test results;

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- (iii) General geo-technical description of site;
 - (iv) Recommended safe bearing values and likely settlements of foundation material;
 - (v) Recommendations for stability and protection of excavations;
 - (vi) Opinion on the effect of the new works on existing buildings and recommendations for any underpinning or other measures required to maintain stability;
 - (vii) Method of proving and assessing foundations underpinning and/or excavation stability in accordance with design.
- (b) An **Inspection and Test Plan (ITP)** that reflects the requirements of the geo-technical report, project drawings and specifications;
- (c) The completed **Geo-technical Certificate for the Report and ITP**, submitted in the form of **Attachment G1** completed by the Project/Principal Geo-technical Engineer OR, a compliance certificate (Form 10 of the Environmental Planning and Assessment Regulation 1998) after satisfying (a) and (b);
- (d) A **Dilapidation Report** of adjoining building/s that may be affected by the proposed excavation/construction work;

Notes:

An appropriately qualified practising geo-technical engineer certifying by completing **Attachment G1** must have:-

- (i) Appropriate tertiary qualifications in Civil or Geo-technical 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.
- (v) An appropriately qualified practising geo-technical engineer certifying by issuing a **Form 10 Compliance Certificate** must have accreditation as a certifier for Geo-technical Engineering issued by the Institution of Engineers Australia in accordance with the Environmental Planning and Assessment Act 1979.
- (vi) **Certification of Inspection/s** is also required prior to issue of the Occupation Certificate, and/or prior to use. See Schedule 1E Conditions.
- (vii) Council reserves the right to randomly audit any geo-technical documentation.

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WATER AND SEDIMENT CONTROL STATEMENT FOR DEMOLITION AND EXCAVATION

- (46) Prior to the commencement of demolition and/or excavation, a Water and Sediment Control Statement must be submitted to Council.
- (a) 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 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;
- (b) The Water and Sediment Control Statement shall be implemented during the demolition and excavation period.
- (47) Any seepage or rainwater collected on site during demolition and/or excavation must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council. The applicant must comply with the protection of the Environment Operations Act (NSW) 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.

STRUCTURAL DOCUMENTATION

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

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- (iii) The Architectural Plans incorporated with the Construction Certificate; and
 - (iv) The relevant Australian Standards listed in the BCA (Specifications A1.3);
 - (v) Any other relevant report/s or documents. Specify on form S1A.
- (c) Repeat (a) and (b) for any revision, or staged submission of structural drawings.

Notes:

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.

An appropriately qualified practising structural engineer certifying by issuing a **Form 10 Compliance Certificate** must have accreditation as a certifier for Structural Engineering issued by the Institution of Engineers Australia in accordance with the Environmental Planning and Assessment Act 1979.

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.

Certification of Inspection/s is also required prior to issue of the Occupation Certificate, and/or prior to use. See Schedule 1E Conditions.

Council reserves the right to randomly audit any structural documentation.

WASTE MANAGEMENT

- (49) A Waste Management Plan for the construction period of the proposed development must be submitted to the satisfaction of the Principal Certifying Authority **before commencement of work on the site.**

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 the Architect or other appropriately qualified person experienced in Waste Handling Design and Environmental Management.

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The Waste Management Plan must address demolition, excavation and construction of the premises, as applicable. The plan must describe procedures by which waste will be minimised, managed and recycled and must address the following issues:

- (a) Compliance with the requirements set out in Annexure (“A”) of the Code for Waste Handling in Buildings adopted by Council 17 October 1994.
- (b) Details of recycling and the removal of spoil and rubbish from the site in the course of demolition, excavation and construction operations including:
 - (i) Type and quantities of material expected from demolition and excavation;
 - (ii) Name and address of transport company;
 - (iii) Address of proposed site of disposal;
 - (iv) Name/address of company/organisation accepting material;
 - (v) Types and quantities of materials that are to be reused or recycled, on and off site and procedures involved;
 - (vi) Name of company/contractor undertaking on and off site reuse and recycling, and address of recycling outlet;
 - (vii) Material for disposal and justification of disposal.
 - (viii) If details of items (ii) to (vii) are not known at the time of preparation of the Waste Management Plan, the information must be supplied immediately after the letting of the contacts.

All requirements of Waste Management Plans must be implemented during the construction period of the development.

Note:

The Principal Certifying Authority must be notified of any proposed change in any of the above details throughout the course of construction.

APPLICATION FOR HOARDINGS AND SCAFFOLDING ON A PUBLIC PLACE

- (50) 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 *Interim Policy for Temporary Protective Structures*.
 - (b) Structural certification prepared and signed by an appropriately qualified practising structural Engineer.

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- (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.

APPLICATION FOR A ROAD OPENING PERMIT

- (51) Prior to the commencement of any excavation work in a public way, or excavation on a building site where proposed work abuts the public way, a separate **Road Opening Permit** is to be obtained from City Care Unit of the City of Sydney. This is an application for approval under Section 138 of the Roads Act 1993.

Documents required with the application include:-

- (a) A plan and relevant sections showing scope of works, boundaries, utility services; levels of proposed excavation, and details of method of reinstating public way;
- (b) Evidence that public utility drawings have been inspected;
- (c) Evidence of a Public Liability Insurance Policy specifically indemnifying the City of Sydney;
- (d) A Security Deposit for reinstatement of public way.

The Road Opening Permit will be subject to conditions that must be complied with.

BARRICADE PERMIT

- (52) 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.

ROAD AND DRAINAGE WORKS

- (53) Detailed road and drainage works engineering design and construction plans for any proposed reconstruction/realignment of Ultimo Road and Thomas Street and associated drainage works are to be submitted to Council prior to the commencement of any associated work within the public way. Such plans are to include:
 - (a) Location of all public utility services in the vicinity of the proposed works and details of any deviations or alterations required as a consequence of the proposal.
 - (b) Location, geometric design, construction materials and specifications for any proposed realignment of the kerbs in the public way and the location of the existing kerbs.
 - (c) Geometric design, materials and specifications for any reconstruction of the footpath and road carriageway in the public way.

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- (d) Hydraulic and geometric design of any proposed alterations or deviations of the stormwater drainage system and connections thereto, within the public way.
- (e) Details of any installation or relocation of street furniture, signage and landscaping within the public way.

All proposed works are to be designed and constructed in accordance with Council's standards and requirements and AUSPEC#1 specifications.

The submission to Council is to include:

- (i) The detailed engineering plans in duplicate and a Certification Form prepared and signed by an appropriately qualified practising Civil Engineer.
 - (ii) The certification repeated for each revision issued to Council.
 - (iii) The nomination of an appropriately qualified practising engineer who is to supervise construction and certify that upon completion, all works and procedures comply with the certified plans and specifications.
- (54) As a consequence of its heritage significance, any trachyte kerbing to be removed or relocated is to be protected, stored and re-installed in accordance with Council's requirements and to its satisfaction.

OTHER:

- (55) Council's City Care Unit (if it is not the PCA) must be given a minimum of 48 hours notice that excavation, shoring or underpinning works are about to commence.
- (56) Removal of rock by cutting into blocks is not permitted, unless a separate development application is submitted to, and approved by Council for this use.

Schedule 1D

Conditions to be complied with during construction

HOURS OF WORK AND NOISE

- (57) The hours of construction and work on the development shall be as follows:
- (a) All work, including demolition, excavation and building work in connection with the proposed development must only be carried out between the hours of 7.00 a.m. and 7.00 p.m. on Mondays to Fridays, inclusive, and 7.00 a.m. and 5.00 p.m. on Saturdays, and no work must be carried out on Sundays or public holidays.
 - (b) All work, including demolition, excavation and building work must comply with "The City of Sydney Code of Practice for Construction Hours/Noise 1992" and Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.
 - (c) **Note:** The "City of Sydney Code of Practice for Construction Hours/Noise 1992" allows extended working hours subject to the approval of an application in accordance with the Code and under Section 96(2) of the Environmental Planning and Assessment Act 1979.

CONSTRUCTION DURING THE OLYMPICS

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

ENVIRONMENTAL PROTECTION DURING CONSTRUCTION

- (59) The following environmental protection measures are required:
- (a) Prior to the commencement of 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;

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- (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 Water and Sediment Control Statement shall be implemented during the construction period.
 - (d) 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. The applicant must comply with the protection of the Environment Operations Act (NSW) 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.
- (60) 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.
- (61) 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".
- (62) 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.

SITE NOTICE OF PROJECTS DETAILS AND APPROVALS

- (63) 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, building approval (including any modifications to those approvals) and any civic works approvals is to be posted alongside the notice in weatherproof casing;

NOTICE OF DETERMINATION ATTACHMENT B

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- (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.

USE OF APPLIANCE OF A HIGHLY INTRUSIVE NATURE

- (64) 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.

STREET TREES

- (65) 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 (except as part of the approved public Domain plan) shall be replaced, to the approval of Council.

ERADICATION OF VERMIN

- (66) 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.

USE OF MOBILE CRANES

- (67) 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.

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OBSTRUCTION OF PUBLIC WAY

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

Schedule 1E

(69)

(a) Where there is a reference to Substation Construction in any of the conditions of this development consent, the reference is to the construction of the substation building, which is distinct and separate from demolition of existing structures on the site and Excavation for the substation building”.

(b) Excavation for the substation building includes:-

all works on the site relating to surveying, soil testing, digging, backfilling, laying of foundations, piling, building of retaining walls, installation or diversion of any drainage, shoring, underpinning, or the use of any plant or equipment in loading, unloading, lifting or handling any waste or other material.

Schedule 2

Prescribed Conditions

The prescribed conditions in accordance with Clause 78 of the Environmental Planning and Assessment Regulation 1998 apply to the development. In particular the following apply:-

COMPLIANCE WITH BUILDING CODE OF AUSTRALIA

1. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the provisions of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
2. This clause does not apply to the extent to which an exemption is in force under clause 80H or 80I, subject to the terms of any condition or requirement referred to in clause 80H (6) or 80I (4) of the Environmental Planning and Assessment Amendment Regulation 1998.

PROTECTION OF PUBLIC PLACES

3.
 - (a) If the work involved in the erection or demolition of a building:
 - (i) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (ii) building involves the enclosure of a public place,
a hoarding or fence must be erected between the work site and the public place.
 - (b) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - (c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
 - (d) Any such hoarding, fence or awning is to be removed when the work has been completed.

EXCAVATIONS AND BACKFILLING

4. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate profession standards.
5. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

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RETAINING WALLS AND DRAINAGE

6. If the soil conditions require it:
- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
 - (b) adequate provision must be made for drainage.

SUPPORT FOR NEIGHBOURING BUILDING

- 7.
- (a) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - (i) must preserve and protect the building from drainage, and
 - (ii) if necessary, must underpin and support the building in an approved manner, and
 - (iii) must, as least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (b) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
 - (c) In this condition, *allotment of land* includes a public road and any other public space.

SIGNS TO BE ERECTED ON BUILDING AND DEMOLITION SITES

8. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- (a) Stating that unauthorised entry to the work site is prohibited, and
 - (b) Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
 - (c) Any such sign is to be removed when the work has been completed.
 - (d) This condition does not apply to:
 - (i) building work carried out inside an existing building, or

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- (ii) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

TOILET FACILITIES

9.

- (a) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
- (b) Each toilet provided must be:
 - (i) a standard flushing toilet connected to a public sewer, or
 - (ii) if that is not practicable, an accredited sewage management facility approved by the Council, or
 - (iii) if that is not practicable, any other sewage management facility approved by the Council.
- (c) The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.
- (d) In this condition:

accredited sewage management facility means a sewage management facility to which Division 4A of Part 3 of the Local Government (Approvals) Regulation 1993 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in Clause 95B of the Regulation.

approved by the Council means the subject of an approval in force under Division 1 or Part 3 of the Local Government (Approvals) Regulations 1993.

public sewer has the same meaning as it has in the Local Government (Approvals) Regulation 1993.

sewage management facility has the same meaning as it has in the Local Government (Approvals) Regulation 1993.

TEMPORARY BUILDINGS

10.

- (a) A temporary building must be demolished or removed on or before its removal date.
- (b) A temporary building must not be used:
 - (i) for residential purposes, or

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- (ii) for the storage of dangerous goods within the meaning of the Dangerous Goods Act 1975, or
 - (iii) at any time after its removal date.
- (c) In this clause, removal date, in relation to a temporary building, means:
- (i) the day occurring 5 years after the date of issue of the relevant development consent or complying development certificate, or
 - (ii) if an earlier date is specified in that regard in the relevant development consent or complying development certificate, that earlier date.

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Schedule 3

Details of Approved Development

Building Height	50m
Building Height (RL AHD)	RL 56
Floor Space Ratio (LEP 1996 part of site)	10.03:1
Floor Space (LEP 1996 part of site)	17,715 sqm
Total Parking Spaces (maximum)	31