

CENTRAL SYDNEY PLANNING COMMITTEE

Meeting No 403
Thursday 19 June 2014
Notice Date 13 June 2014

minutes

city of villages

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PRESENT

The Right Hon The Lord Mayor Councillor Clover Moore (Chair)

Members - The Hon Craig Knowles, Councillor Robert Kok, Councillor John Mant, Mr Richard Pearson (Deputy Secretary, Growth Planning, NSW Department of Planning and Environment), Mr Peter Poulet, Mr Colin Rockliff (Alternate Member to the Hon Robert Webster)

At the commencement of business at 5.10pm, those present were -

The Lord Mayor, Mr Knowles, Councillor Kok, Councillor Mant, Mr Pearson, Mr Poulet, Mr Rockliff

The Director City Planning, Development and Transport was also present.

Mr Rockliff, having disclosed a pecuniary interest in Item 4, left the meeting of the Central Sydney Planning Committee at 5.12pm, prior to the commencement of discussion and voting on this item, and returned to the meeting at 5.26pm during discussion on Item 5. Mr Rockliff was not present at, or in sight of, the meeting of the Central Sydney Planning Committee at any time during which Item 4 was discussed or voted on.

APOLOGIES

The Hon Robert Webster extended his apologies for his inability to attend the meeting of the Central Sydney Planning Committee.

Moved by the Chair (the Lord Mayor), seconded by Councillor Mant -

That the apology from Mr Webster be received and leave of absence from the meeting be granted.

Carried unanimously.

ITEM 1 DISCLOSURES OF INTEREST**(a) Section 451 of the Local Government Act 1993**

Mr Rockliff disclosed a pecuniary interest in relation to Item 4 on the agenda. Mr Rockliff said that he would not be present at the meeting of the Central Sydney Planning Committee during discussion or voting on that item.

Note. Having declared a pecuniary interest at the meeting, Mr Rockliff subsequently confirmed the nature of his disclosure as being that he had provided general advice to DEXUS on property matters and DEXUS are one of the co-owners of 1 Farrer Place, Sydney (GPT Tower), and a submission was made on behalf of the co-owners regarding the 50 Bridge Street, Sydney, the AMP Circular Quay Sydney precinct project.

No other Members disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Central Sydney Planning Committee.

(b) Local Government and Planning Legislation Amendment (Political Donations) Act 2008

No disclosures were made by any members of the public at this meeting of the Central Sydney Planning Committee.

ITEM 2 CONFIRMATION OF MINUTES (S108553)

Moved by Mr Knowles, seconded by Councillor Mant -

That the minutes of the meeting of the Central Sydney Planning Committee of 8 May 2014, as circulated to Members, be confirmed.

Carried unanimously.

ITEM 3 MATTERS ARISING FROM THE MINUTES (S108553)

There were no matters arising from the minutes of the meeting of the Central Sydney Planning Committee of 8 May 2014.

ITEM 4 DEVELOPMENT APPLICATION: 50 BRIDGE STREET SYDNEY - AMP CIRCULAR QUAY SYDNEY (D/2013/1942)

Note - A memo from the Director City Planning, Development and Transport, dated 19 June 2014, to the Central Sydney Planning Committee, Relevant to Item 4, was circulated to members prior to the meeting of the Committee.

The following persons addressed the meeting of the Central Sydney Planning Committee on this matter - Ms Caroline Choy, Ms Sonia Fenton, Mr John Freeman.

Moved by the Chair (the Lord Mayor), seconded by Mr Knowles -

It is resolved that consent be granted to Development Application No. D/2013/1942, subject to the following conditions:

SCHEDULE 1A

Approved Development/Design Modifications/Covenants and Contributions/Use and Operation

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of an Occupation Certificate, where indicated.

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2013/1942 dated 12 December 2013 and the following drawings:

Drawing Number	Revision	Title	Date
BVN-ARC-02	A	Site Plan	12/12/2013
BVN-ARC-03	C	Control Drawing	28/03/2014
BVN-ARC-04	C	Ground Floor Activation Plan	27/02/2014
13065-S1DA-01		Young Street Precinct Master Plan	12/12/2013
BVN-ARC-06	A	General Arrangement Plan Basement 03	12/12/2013
BVN-ARC-07	A	General Arrangement Plan Basement 02	12/12/2013
BVN-ARC-08	A	General Arrangement Plan Basement 01	12/12/2013
BVN-ARC-09	C	General Arrangement Plan Level 00	24/02/2014
BVN-ARC-10	B	General Arrangement Plan Level 01	24/02/2014
BVN-ARC-11	A	General Arrangement Plan Level 02	12/12/2013
BVN-ARC-12	A	General Arrangement Plan Level 03	12/12/2013

Drawing Number	Revision	Title	Date
BVN-ARC-13	A	General Arrangement Plan Level 04	12/12/2013
BVN-ARC-14	A	General Arrangement Plan Level 05	12/12/2013
BVN-ARC-15	A	General Arrangement Plan Level 06	12/12/2013
BVN-ARC-16	A	General Arrangement Plan Level 07	12/12/2013
BVN-ARC-17	A	General Arrangement Plan Level 08	12/12/2013
BVN-ARC-18	A	General Arrangement Plan Level 09	12/12/2013
BVN-ARC-19	A	General Arrangement Plan Level 10	12/12/2013
BVN-ARC-20	A	General Arrangement Plan Level 11	12/12/2013
BVN-ARC-21	A	General Arrangement Plan Level 12	12/12/2013
BVN-ARC-22	A	General Arrangement Plan Levels 13 – 19	12/12/2013
BVN-ARC-23	A	General Arrangement Plan Levels 20	12/12/2013
BVN-ARC-24	A	General Arrangement Plan Levels 21 – 28	12/12/2013
BVN-ARC-25	A	General Arrangement Plan Level 29 – 30	12/12/2013
BVN-ARC-26	A	General Arrangement Plan Level 31	12/12/2013
BVN-ARC-27	A	General Arrangement Plan Levels 32 – 33	12/12/2013
BVN-ARC-28	A	General Arrangement Plan Levels 34 – 43	12/12/2013
BVN-ARC-29	A	General Arrangement Plan Levels 44 – 45	12/12/2013
BVN-ARC-30	A	General Arrangement Plan Level 46	12/12/2013
BVN-ARC-31	A	General Arrangement Plan Levels 47	12/12/2013
BVN-ARC-32	A	General Arrangement Plan Level 48 – 49	12/12/2013
BVN-ARC-33	A	General Arrangement Plan Level 50 – 51	12/12/2013
BVN-ARC-34	A	East Elevation – Building 50B & 33A – Phillip St	12/12/2013
BVN-ARC-35	A	West Elevation – Building 50B & 33A – Young St	12/12/2013
BVN-ARC-36	A	North Elevation – Building 50B & A	12/12/2013
BVN-ARC-37	A	South Elevation – Building 50B & B&C – Young St	12/12/2013

Drawing Number	Revision	Title	Date
BVN-ARC-38	A	Building A&B West Elevation Loftus Ln & East Elevation/Loftus St	12/12/2013
BVN-ARC-39	A	Building C East Elevation/Young St & West Elevation/Loftus Ln	12/12/2013
BVN-ARC-40	A	Section A East/West Through Site	12/12/2013
BVN-ARC-41	C	Section B – East/West Through Site	25/02/2014
BVN-ARC-42	A	Section C – Young and Loftus long Section – Building A&B	12/12/2013
BVN-ARC-43	A	Section D – Young and Loftus Long Section – Building C	12/12/2013
BVN-ARC-44	B	Section E – 50 Bridge St & 33 Alfred St Long Section	25/02/2014
BVN-ARC-SKC- 11	A	50B – GFA Plans – Minus 10% - B	21/02/2014
BVN-ARC-49	A	Young & Loftus – GFA Plans	24/02/2014

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

(2) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) the 16-20 Loftus Street building envelope is to comply with the AMP Circular Quay Precinct Amendment 2012 - Built Form controls.
- (b) for the proposed museum space to be eligible for 'Entertainment and club floor space' the entrance to the museum must be a shared entry from within the Gallipoli Memorial Club.

The modifications are to be submitted with the future relevant Stage 2 Development Application.

(3) MATTERS NOT APPROVED

The following items are not approved and do not form part of this Stage 1 development consent:

- (a) Public Domain works along Young Street including the 'indicative shared zone' and associated works;
- (b) 40km/h speed limits along Young Street and Phillip Street;

- (c) a 10% design excellence uplift in floor space ratio;
- (d) the precise quantum of floorspace;
- (e) any demolition, construction, refurbishment and/or excavation;
- (f) the location of residential uses in the Young and Loftus Streets block, layout and number of residential apartments, car parking spaces, and basement levels; and
- (g) location of mechanical plant equipment on the roof of the Young and Loftus Streets block.

(4) SUN ACCESS MODELLING

- (a) Detailed design drawings are to be submitted to Council providing precise sun access modelling confirming the following:
 - (i) the development does not reduce existing sun access to the Royal Botanic Gardens at 2pm on 21 June in any year; and
 - (ii) the development improves solar access to Macquarie Place between 10.00am and 2.00pm between 14 April and 21 August in any year.
- (b) Details to be submitted with the relevant future Stage 2 Development Application.

(5) BUILDING ENVELOPES

- (a) Subject to the other conditions of this consent, the building envelope is only approved on the basis that the ultimate building design, including services, balconies, shading devices and the like will be entirely within the approved envelopes and provide an appropriate relationship with neighbouring and approved buildings.
- (b) Any projection beyond the building envelope must be fully justified through the competitive design and Stage 2 Development Application process.

(6) DESIGN EXCELLENCE AND COMPETITIVE DESIGN PROCESS

- (a) A competitive design process in accordance with the provisions of Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 (as amended) shall be conducted prior to the lodgement of a Stage 2 Development Application (DA).
- (b) The detailed design of the development must exhibit design excellence.

(7) BUILDING HEIGHT

The maximum height of the buildings as defined in the Sydney Local Environmental Plan 2012 (as amended) may not exceed the building envelope control contained within the provisions of Sydney DCP 2012 – AMP Circular Quay Amendment.

(8) FLOOR SPACE RATIO - CENTRAL SYDNEY

The following applies to Floor Space Ratio:

- (a) The Floor Space Ratio of the proposal must not exceed 12.5:1 calculated in accordance with the Sydney Local Environmental Plan 2012 (as amended).
- (b) Notwithstanding clause (a) above, the proposal is eligible for 'Lanes development floor space' and 'Entertainment and club floor space' calculated in accordance with Clause 6.8 of the Sydney LEP 2012 (as amended).
 - (i) The additional amount of Gross Floor Area shown on drawings BVN-ARC-06 Issue A (Museum floor space), BVN-ARC-07 (Museum floor space) Issue A, BVN-ARC-08 Issue A (Museum floor space) and BVN-ARC-09 Issue B (Lanes development floor space), is a maximum of 611sqm of Lanes development floor space and 755sqm of Entertainment and Club floor space and will only be allocated at the determination of each Precinct Development Application and accompanied by a Restrictive Covenant.
- (c) Notwithstanding clause (a) above, the proposal may be eligible for a 10% design excellence uplift in floor space ratio.
- (d) Precise details of the distribution of floor space shall be provided with the future Stage 2 development applications.
- (e) Any floor space ratio in excess of 8:1 shall be subject to a requirement to purchase heritage floor space (HFS) in accordance with the requirements of Clause 6.10 of the Sydney Local Environmental Plan 2012.

(9) RESIDENTIAL USES (YOUNG AND LOFTUS STREET BLOCK)

- (a) Residential uses are not to be located at street and first floor levels and will not be supported.
- (b) Any future residential development applications are to comply with the objectives of the Residential Flat Design Code (RFDC) and other conditions of this consent.

(10) THROUGH SITE LINK

Details of the proposed through site link(s) are to be submitted at the relevant Stage 2 Development Application. These details are to include:

- (a) For the Young to Phillip Street link, view analysis of the following:
 - (i) view from the proposed link between the AMP tower and the new podium to the Justice and Police Museum, 4-8 Phillip Street Sydney;
- (b) For the Young Street and Loftus Street links, view analysis of the following:

- (i) view north and south along Young Street showing the impact on the heritage items including the Former Hinchcliff Stores and Former 'Booth House' at 44 Bridge Street, Sydney;
- (ii) views north and south along Loftus Street, Sydney;
- (iii) views north and south along Loftus Lane, Sydney;
- (iv) views east and west along Customs House Lane, Sydney;
- (c) levels;
- (d) easements and future restrictions;
- (e) design of the space; and
- (f) lighting.

(11) THE FORMER 'HINCHCLIFF WOOL STORES' AT 5-7 YOUNG STREET AND THE FORMER 'BARKER'S WOOL AND THE PRODUCE STORES' AT 12-14 LOFTUS STREET, SYDNEY

- (a) The Conservation Management Plans (CMP) for the former 'Hinchcliff Wool Stores' and for the former 'Barker's Wool and the Produce Stores' are to be endorsed by the City of Sydney prior to any Stage 2 development application for sites within the Young and Loftus Streets block and the CMP for the Hinchcliff Wool Stores is to be concurrently endorsed by the Heritage Division, NSW Department of the Environment and Heritage.
- (b) The sympathetic adaptive reuse of the two heritage items is to be based upon the following:
 - (i) The conservation of all fabric, components and spaces which reflect the historically significant uses of the buildings, based on rigorous documentary and on-site analysis, assessment and documentation of the current condition, informed by the relevant engineering analysis. The process is to inform the intended conservation approach to all components, whether preservation, restoration, reconstruction, adaptation, or interpretation, guided by the policies of the endorsed Conservation Management Plans.
 - (ii) Concept designs for the upgrade of the buildings to comply with the NCC Building Code of Australia, including structural, building services, acoustic and fire and Access provisions, are to be developed in close consultation with the heritage consultant from an early stage. The proposed solutions to achieve compliance are to maximise the historic spatial qualities of the interiors and exposure of original structure, fabric and finishes, utilising alternate solutions where required to ensure the most sympathetic outcome.

- (iii) Further to clause (b), as otherwise agreed to by the Director City Planning, Development and Transport where practicable building services and plant, vertical transportation, fire escapes and accessible entries are to be located external to the former Hinchcliff Wool Stores to limit the intervention within the heritage items. Floor levels in the new buildings immediately adjacent to the heritage items are to facilitate the external location of these elements.
- (c) The following is to be prepared and submitted as part of the Stage 2 development application for the Young and Loftus Street block:
- (i) A comprehensive Schedule of Exterior and Interior Conservation Works for the two heritage items supported by architectural drawings that define the extent and location of the works, by larger scale architectural details, and by technical specifications, defining the intended conservation and adaptive approach to the interior and exterior components (preservation, restoration, reconstruction, adaptation, interpretation etc). Alongside the preservation and restoration of fabric, the works are to address the removal of all intrusive elements where practicable and reconfiguration and reinstatement of elements to respect the original configuration of the facades and of the interiors. The estimated cost of conservation works is to be included in the Cost Plan.
 - (ii) A concept structural design prepared by a structural engineer with suitable experience in work on heritage buildings and heritage materials. The report is to include an assessment of the critical structural issues relating to the adaptive reuse of the building and the proposed excavation in the vicinity of the heritage items.
 - (iii) A concept fire safety strategy explaining the proposed solutions for the interiors, which is to utilise fire engineered solutions where necessary to maximise the exposure of original structure, fabric and finishes and minimise compartmentalisation of spaces and levels.
 - (iv) A concept building services strategy explaining the intended design approach to servicing the buildings. The proposed solutions to building services are to maximise the exposure of original structure, fabric and finishes and minimise interventions within the heritage items in reference to clause (b) above.
 - (v) A concept acoustic strategy explaining how the interiors to maximise the exposure of original structure, fabric and finishes.

(12) AMP BUILDING, 33 ALFRED STREET, SYDNEY

- (a) The Conservation Management Plan is to be endorsed by the City of Sydney prior the Stage 2 development application for the Bridge and Alfred Street block.

- (b) A comprehensive Schedule of Conservation Works supported by architectural drawings that define the extent and location of the works, by larger scale architectural details, and by technical specifications, is to be prepared and submitted as part of the Stage 2 development application. The estimated cost of conservation works foreseen by the Stage 2 DA is to be identified in the Cost Plan submitted as part of Stage 2 DA for the Bridge and Alfred Streets block.
- (c) To reflect the original configuration of the Ground Floor level, the extent of the proposed western retail area on the Ground Floor level should be reduced by one column bay.
- (d) The listing of the 25 storey AMP Building, at 33 Alfred Street, on the State Heritage Register as a significant 20th Century Modernist building is to be progressed. As part of the Stage 2 Development Application for the Bridge and Alfred Street block, the applicant is to submit a report to the City of Sydney outlining progress towards the listing of the AMP Building at 33 Alfred Street on the State Heritage Register. This report is to include an outline of discussions and actions held to date with the Heritage Council State Register Committee and the intended future steps towards its listing.

(13) YOUNG AND LOFTUS STREETS, SYDNEY - INFILL BUILDINGS A, B AND C

- (a) The design of the proposed infill buildings A and C is to facilitate the sympathetic adaptive reuse of the adjacent two heritage items, the former 'Hinchcliff Wool Stores' and the former 'Barker's Wool and the Produce Stores' as follows:
 - (i) As otherwise agreed to by the Director City Planning, Development and Transport, building services and plant, vertical transportation, fire escape stairs and passages and accessible entries are to be located external to the heritage items. Floor levels in buildings A and C immediately adjacent to the heritage items are to facilitate the external location of these elements.
 - (ii) Proposed uses within buildings A and C, lot stratum and easements are to facilitate the location of these elements external to the heritage items.
 - (iii) The design of the side boundary walls adjacent to the heritage items is to:
 - a. Assist to rectify rising damp issues within the heritage items through the provision of aerated and drained cavities.
 - b. Ensure the structural integrity of the heritage items.

- (b) The design of the proposed infill buildings A, B and C is to provide a positive response to the surrounding historic development and have regard to the following characteristics: low scale; repetitive stepping of simple forms; narrow frontages of which reflect the historic subdivision pattern, structural timber spans and topographical changes, and the use of finely crafted materials particularly locally quarried Sydney sandstone and joinery. Balconies are to be recessed within the line of the facade and are not to be cantilevered.

(14) EXTENSION TO THE AMP TOWER, BRIDGE STREET SYDNEY

The design of the proposed extension to the tower is to provide a high degree of architectural modelling and articulation so as to reduce the perceived visual bulk.

(15) PROPOSED PODIUM TO THE AMP TOWER

The design of the proposed podium to the AMP tower building is to enhance the setting of the surrounding heritage items and have regard to its subdivision pattern, topographical response, and materiality, including the potential use of locally quarried Sydney sandstone.

(16) HERITAGE INTERPRETATION STRATEGY

The relevant Stage 2 development application is to incorporate an interpretation strategy that details how information on the history and significance of the AMP precinct will be provided for the public. Interpretation by design should form an integral aspect of the strategy, in addition to other devices such as display and public art. The strategy is to provide preliminary recommendations as to the type, location and spatial requirements of the interpretation, including for archaeological display.

(17) NON INDIGENOUS AND INDIGENOUS CULTURAL AND ARCHAEOLOGICAL PROCESSES AND CONSULTATION

- (a) The Indigenous and Non Indigenous Archaeological Assessment by Artefact Heritage dated November 2013 is to inform the Design Excellence Competition, and is to be appended to the Design Competition Brief.
- (b) As archaeological findings have the potential to be of national heritage significance, suitable publically accessible location(s) for display should be resolved at an early stage and be submitted as part of a Stage 2 Development Application.
- (c) A report on the following on going consultation is to be submitted as part of the relevant Stage 2 development application:
 - (i) Consultation with the NSW Office of Environment and Heritage as to the requirements for management processes and applications under both the NSW Heritage Act (1977) and the NSW National Parks and Wildlife Act (1974).
 - (ii) Consultation with the Metropolitan Local Aboriginal Land Council.

(18) WASTE COLLECTION

- (a) The future Stage 2 Development Applications for land within the Young and Loftus Street block shall demonstrate compliance with Council's requirements for waste collection for residential development and Policy for Waste Minimisation in New Development 2005 (as may be amended).
- (b) In particular, the following design requirements should be included in any Stage 2 Development Application:

Storage

- (i) No kerbside collections for commercial or residential waste will be accepted.
- (ii) A storage area for discarded bulky items (i.e. furniture, tv, appliances, whitegoods) must be provided per block of residential units or in a consolidated location in the case of an integrated basement.
- (iii) Waste and recycling receptacles to be stored on property at all times with Council access key for servicing if required.
- (iv) Residential and commercial waste rooms to be separated (commercial tenants must not have access to residential waste and recycling bins).

Waste and Recycling Collection

- (v) Clearance height for access by collection vehicle must be no less than 3.8m at any point if vehicle is required to enter site to service bins.
- (vi) Waste vehicles must be capable of entering and exiting in a forward direction.
- (vii) The maximum travel distance between the storage point and collection point for all waste and recycling receptacles shall be no more than 10 meters.
- (viii) Unimpeded access shall be provided for collection vehicles between 6am and 6pm on collection days.
- (ix) Waste and recycling containers will not be supplied until construction in developments is completed unless otherwise organised with waste services.

(19) LOCATION OF ACCESSIBLE CAR PARKING SPACES

Where a car park is serviced by lifts, accessible spaces for people with mobility impairment are to be located to be close to lifts. Where a car park is not serviced by lifts, accessible spaces for people with mobility impairment are to be located at ground level, or accessible to ground level by a continually accessible path of travel, preferably under cover.

(20) PHILLIP STREET VEHICLE CROSSOVER

The applicant is to investigate opportunities for a further reduced crossover width to Phillip Street so as to minimise disruption to bus layover activity and prioritise pedestrian amenity.

Opportunities to combine the entry to the car park and loading dock should be investigated as part of the detailed design process to create a singular vehicular driveway crossover.

(21) REMOVAL OF BUS LAYOVER SPACE ON PHILLIP STREET

- (a) The applicant is to work with TfNSW to confirm the potential to remove up to 3 bus layover spaces from the western side of Phillip Street and/or investigate suitable alternative locations for bus layover. The applicant is to undertake an assessment of operational impacts, cognisant of the implementation of the Sydney City Centre Bus Plan.
- (b) This work is to be undertaken prior to the submission of the Stage 2 Development Application. A suitable agreement between the applicant and TfNSW is to be reached prior to the submission of the Stage 2 development application.

(22) TRANSPORT FOR NSW CONDITION

- (a) The owners of the site of the approved Stage 1 development must consult with Transport for NSW (TfNSW) in preparation of any Stage 2 development and other subsequent development applications in relation to the future CBD Metro/Rail Link identified in State Environmental Planning Policy (Infrastructure) 2007.
- (b) Design of the Stage 2 development must consider the proposed development's potential impact on the CBD Metro/Rail Link, as well as demonstrate that the following have been considered in designing the proposed development as a result of the future CBD Metro/Rail Link, including:
 - (i) Potential noise and vibration;
 - (ii) Electromagnetic and stray current effects;
 - (iii) Potential ground movement;
 - (iv) Building use and possible sensitive receivers;
 - (v) Water tightness and ground-water control (this includes for the Stage 2 development design);
 - (vi) Movement of significant structures and facilities including third party facilities; and
 - (vii) Potential contamination.

(23) SERVICING OF CUSTOMS HOUSE

- (a) The applicant is required to re-engage in discussions with Customs House to explore appropriate loading/servicing arrangements for Customs House.
- (b) If an underground solution cannot be accommodated, as confirmed by Council's Engineers, suitable mitigation and management measures are to be detailed to prevent any adverse impacts on the pedestrianisation of Loftus Lane.

Such measures would only be considered when all other options have been exhausted.

- (c) Details of suitable mitigation and management measures to address potential adverse impacts on the pedestrianisation of Loftus Lane are to be provided with the relevant Stage 2 development application.

(24) LOFTUS LANE SOUTH

- (a) The access arrangements via Loftus Lane South are generally supported.
- (b) The Stage 2 application is to provide detail regarding the following:
 - (i) Arrangements / treatments to Loftus Lane South designed to promote a slow speed environment and prioritise pedestrian safety,
 - (ii) Avoidance of potential conflicts between service vehicles accessing the loading dock and vehicles accessing the car park,
 - (iii) Control of vehicle movements accessing the car park to restrict left turn movements exiting from the car park driveway,
 - (iv) Service vehicles and associated loading activities are to be accommodated wholly within the loading dock.

(25) CONSULTATION WITH CBD AND SOUTH EAST LIGHT RAIL PROJECT TEAM

The applicant's design and planning team is to consult any relevant project teams in the vicinity of the development to ensure traffic / transport interface issues are addressed prior to the commencement of construction. This will need to consider the CBD and South East Light Rail project, Sydney City Centre Bus Plan, and other committed major redevelopments in the vicinity of the subject site.

Details of the consultation undertaken are to be provided with the relevant Stage 2 development application.

(26) BICYCLE PARKING

- (a) Details of the location, number and class of bicycle parking must be included in the Stage 2 Development Application.

- (b) All visitor bicycle parking is to be provided at ground floor level in an easily accessible and visible location. Staff bicycle parking is to be provided at ground floor level or basement level 1 and is to be in close proximity to end-of-trip facilities.

Note: Council supports the provision of innovative bicycle parking solutions in new development. Should the applicant wish to discuss bicycle parking options, please contact the City Access and Transport Unit.

(27) CAR PARKING SPACES AND DIMENSIONS

- (a) The permissible number of car parking spaces is to be established at Stage 2.
- (b) The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan. The details must be submitted to and approved by the Principal Certifying Authority prior to a Construction Certificate being issued.

(28) LOADING WITHIN SITE

All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times, and must not obstruct other properties/units or the public way.

(29) SECURITY GATES

Where a car park is accessed by a security gate, that gate must be located at least 6 metres within the site from the street front property boundary.

(30) SERVICE VEHICLE SIZE LIMIT

Each Stage 2 application must include swept paths for the largest vehicles to access the proposed loading areas. These will be used to determine a condition for the largest vehicle permitted to service the site.

(31) SERVICE VEHICLES

- (a) Courier spaces and loading docks must be located close to the service entrance and away from other parking areas.
- (b) Adequate space must be provided to allow maneuvering and turning of different sized vehicles within the designated loading area. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of Australian Standard AS 2890.2 – 2002 Off-Street Parking Part 2: Commercial vehicle facilities.

(32) VEHICLES ACCESS

The site must be configured to allow all vehicles to be driven onto and off the site in a forward direction.

(33) ACCESSIBLE PARKING SPACE

The design, layout, signage, line marking, lighting and physical controls of all off-street accessible parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.6 - 2009 Parking facilities Part 6: Off-street parking for people with disabilities.

(34) ELECTRICITY SUBSTATION

The owner must dedicate to the applicable energy supplier, free of cost, an area of land within the development site, but not in any landscaped area or in any area visible from the public domain, to enable an electricity substation to be installed. The size and location of the substation is to be submitted for approval of Council and Ausgrid with any future Stage 2 Development Application.

(35) AUSGRID

- (a) Consultation is required with Ausgrid to ensure that technical and statutory requirements in regards to the safe and reliable operation and maintenance of Ausgrid's network are maintained.
- (b) Details of the consultation undertaken are to be provided with the Stage 2 development application.

(36) ACID SULFATE SOILS

An Acid Sulfate Soils Management Plan for the development must be prepared by an appropriate qualified consultant and submitted with the relevant Stage 2 Development Application. This plan shall be prepared in accordance with the Acid Sulfate Soils Manual.

(37) CONTAMINATION

A Detailed Environmental Site Assessment will be required to be carried out in accordance with the NSW EPA Contaminated Sites guidelines, certifying that the site is suitable (or will be suitable, after remediation) for the proposed use and submitted with the relevant Stage 2 Development Application.

Note: Where the Detailed Environmental Site Assessment states the site is suitable for the proposed use it is to be peer reviewed by a NSW EPA accredited site auditor and a Site Audit Statement submitted to Council prior to granting any consent, certifying that the site is suitable for the proposed use.

(38) WIND

The relevant Stage 2 Development Application shall be subject to wind tunnel testing to ascertain the impacts of the development on the wind environment and conditions within the publicly accessible pedestrian space (centrally located between the podium blocks), pedestrian laneways, the surrounding streets and neighbouring buildings, and the podium apartment uses, which may rely upon natural cross ventilation from the central void.

(39) PUBLIC DOMAIN PLAN

A Public Domain Plan must be prepared by an architect, urban designer or landscape architect and must be lodged with the relevant Stage 2 development application. The Public Domain Plan must be prepared in accordance with the City of Sydney's Public Domain Manual.

(40) SUBDIVISION

This approval does not include any subdivision. Any proposal to subdivide the site at a later date will need to be the subject of a separate future application.

(41) PUBLIC ART

The Public Art Strategy prepared by Barbara Flynn is to be implemented as part of the redevelopment of the site. Future DAs that include works to be delivered by the applicant are to address the Strategy and incorporate public art as required. Where additional procedural guidance is required the Applicant is to refer to the City's Public Art Policy.

SCHEDULE 2**NSW HERITAGE OFFICE - ADVISORY NOTES**

1. The Heritage Council notes the applicant's presentation and advises that, in principle, it considers that this could be a suitable scheme for the Loftus, Young and Bridge Streets precinct.
2. The Heritage Council notes that the information contained in the Precinct Master Plan document submitted for consideration by the Heritage Council is conceptual and in some cases inadequate to provide comment. The applicant is advised that the Heritage Council's following comments are provided without prejudice, are preliminary and may change upon receipt of further information and public comments. It is also noted that the proposal is likely to be subject to approvals from other authorities. Consultation with these authorities could also provide additional information for consideration of the works proposed as part of this Precinct Master Plan.
3. The proposed transfer of floor space from heritage items to other non-heritage buildings within the proposed precinct has the potential to benefit the heritage items as it will remove development pressure from these items on a permanent basis. The Heritage Council notes its in-principle support for the proposed transfer of floor space.
4. It is understood that the proposed development will include conservation works to all the heritage items within the precinct. These works will provide an opportunity to remove unsympathetic alteration/additions. It is expected that it will be possible to remove internal partitions from the interior of the two rare wool stores within the proposed precinct that will improve their legibility as industrial buildings.

5. A nexus must be created between the proposed overall redevelopment and ongoing funding for conservation and maintenance of the subject heritage items. It is possible that once the development is completed various parts of the precinct may be sold individually and in that situation the revenues of individual heritage buildings may not be able to support any major repairs (if required in future) or regular maintenance of the stone façade. It is important that development for the overall precinct carries responsibility for future conservation and maintenance requirements in perpetuity.
6. It is understood that a draft Conservation Management Plan exists for the Hinchcliff's Wool store (SHR item). It is considered important that this Conservation Management Plan be submitted to the Heritage Council for review and endorsement to allow its use for future conservation/adaptive reuse decisions about this item.
7. It is noted that the proposal may have some adverse impact on archaeological resource within the proposed precinct. The applicant is advised that support for the Precinct Master Plan is subject to any archaeological issues being resolved.
8. Raises concerns as to the potential impact of an additional tall building within the AMP precinct in relationship with nearby heritage items including Transport House and the Justice and Police Museum. The Heritage Council would seek visual studies to explore this potential conflict and relationship with the Heritage items.
9. The Heritage Council notes that the AMP precinct is sited on a major portion of the former Tank Stream valley and as such there is archaeological potential for remains of the valley stratigraphy to be present/ found.
10. In view of the scale and significance of the heritage items within the precinct and in the vicinity (Customs House, Macquarie Place, First Government House site etc), the Heritage Council is happy to assist AMP Capital in refining the proposed Precinct Master Plan to an acceptable level. The applicant is requested to liaise with the Heritage Branch in this regard.
11. The Heritage Council Approvals Committee requests the Heritage Council State Heritage Register Committee to give priority to the consideration of the listing of the 25 storey AMP Building, at 33 Alfred Street, on the State Heritage Register as a significant 20th Century Modernist building.

Carried unanimously.

ITEM 5 CITY OF SYDNEY EMPLOYMENT LANDS STRATEGY, PUBLIC EXHIBITION OF DRAFT PLANNING PROPOSAL: EMPLOYMENT LANDS AND ASSOCIATED DRAFT DEVELOPMENT CONTROL PLAN AMENDMENT (S089805)

Mr Will Dwyer, representing Goodman Limited, addressed the meeting of the Central Sydney Planning Committee on this matter.

Moved by Mr Knowles, seconded by Mr Rockliff -

It is resolved that the Central Sydney Planning Committee:

- (A) note the report to the Planning and Development Committee on 17 June 2014 recommends that Council adopt the City of Sydney Employment Lands Strategy June 2014, shown at Appendix C of Attachment A to the subject report;
- (B) approve the Draft Planning Proposal: City of Sydney Employment Lands, shown at Attachment A to the subject report, for submission to the Minister for Planning under Section 57 (2) of the Environmental Planning and Assessment Act 1979 with a request for a Gateway Determination;
- (C) approve the Draft Planning Proposal: City of Sydney Employment Lands, for public authority consultation and public exhibition in accordance with the Gateway Determination;
- (D) note the report to the Planning and Development Committee on 17 June 2014 recommends that Council delegate authority to the Chief Executive Officer to develop the Draft City of Sydney Southern Employment Lands Affordable Housing Program in consultation with the Department of Planning and Environment and the Centre for Affordable Housing. The Program is to be developed in accordance with the following principles:
 - (i) affordable rental housing should be provided and managed in the City of Sydney Local Government Area so that a socially diverse residential population representative of all income groups is created and maintained;
 - (ii) affordable rental housing that is provided is to be made available to a mix of households on low to moderate incomes;
 - (iii) affordable rental housing that is provided is to be rented to eligible households at an appropriate rate of gross household income;
 - (iv) dwellings provided for affordable rental housing are to be managed so as to maintain their continued use for affordable housing; and
 - (v) affordable rental housing is to consist of dwellings constructed to a standard which, in the opinion of the Council, is consistent with other dwellings in the City of Sydney Local Government Area;
- (E) note the report to the Planning and Development Committee on 17 June 2014 recommends that Council approve the Draft City of Sydney Southern Employment Lands Affordable Housing Program for public exhibition with the Draft Planning Proposal: City of Sydney Employment Lands;

- (F) note the report to the Planning and Development Committee on 17 June 2014 recommends that Council approve the Draft Sydney Development Control Plan 2012 - Southern Employment Lands Amendment, shown at Attachment B to the subject report, for public exhibition in parallel with the public exhibition of the Draft Planning Proposal: Employment Lands, as per the Gateway Determination;
- (G) note that, in parallel with the preparation of the planning controls for the employment lands, the City intends to prepare the Southern Employment Lands Infrastructure Plan in conjunction with the NSW Government. The plan is to identify a delivery path for public infrastructure (roads, sustainable transport, open space, flood management works and social infrastructure), indicative costs, funding, staging and responsibility for delivery;
- (H) note that the Southern Employment Lands Infrastructure Plan at clause (G) above is to be reported to Council for consideration, once prepared;
- (I) note that, in accordance with clause (A) of this resolution, the City will consider planning proposal requests in the identified investigation areas only where they are consistent with the principles established by the City of Sydney Employment Lands Strategy June 2014. Where the Director City Planning, Development and Transport considers the planning proposal request has merit, it will be reported to Council and the Central Sydney Planning Committee for their consideration;
- (J) note the report to the Planning and Development Committee on 17 June 2014 recommends that Council delegate authority to the Chief Executive Officer to make minor changes to the Draft Planning Proposal: Employment Lands and Draft Sydney Development Control Plan 2012 - Southern Employment Lands Amendment, to prepare it for public exhibition; and
- (K) note the report to the Planning and Development Committee on 17 June 2014 recommends that Council request the Chief Executive Officer write to Transport for NSW and the Department of Planning and Environment requesting that a working group be established with the City to investigate short and long term transport improvements for the southern employment lands, to meet the increased demands that development will generate.

Carried unanimously.

The meeting of the Central Sydney Planning Committee concluded at 5.40pm.

CHAIR