

ITEM 4. DEVELOPMENT APPLICATION: 50 BRIDGE STREET SYDNEY**FILE NO: D/2015/929****DEVELOPMENT APPLICATION NO: D/2015/929****SUMMARY**

Date of Submission: 2 July 2015, amended plans received 12 October 2015

Applicant: AMP Capital

Architect: 3XN

Developer: AMP Capital

Owner: AMP Capital Investors Limited, ACPP Office Pty Limited

Cost of Works: \$604,100,000

Proposal Summary: Stage 2 Integrated Development application for the redevelopment of the existing AMP Centre tower at 50 Bridge Street, Sydney. The site is part of the Quay Quarter Sydney (QQS) precinct.

The application proposes partial demolition of the existing commercial tower and podium, and alterations and extensions to the tower to create 102,133m² of commercial office and retail GFA above a new podium and 5 level basement car park. The application includes minor interface works to the heritage listed 33 Alfred Street building, as well as landscaping and public domain works. The application is Integrated Development requiring approval from the NSW Office of Water under the Water Management Act 2000.

Stage 1 consent was issued for the site by the Central Sydney Planning Committee (CSPC) in June 2014. Stage 1 approved building envelopes and design parameters across the site, including vehicle and pedestrian access locations. The Stage 1 approval also included the redistribution of floor space across the Young and Loftus Street blocks and the Bridge and Alfred Street blocks and indicative staging of future development of the site.

The development has been designed having regard to the opportunities and constraints of the site and provides an architectural form which generally complies with the relevant planning controls and surrounding building form.

**Proposal Summary:
(continued)**

The Stage 2 application is generally consistent with the Stage 1 envelopes with the exception of minor projections. The variations to the building envelope are supported improvements as there will be no increased overshadowing to Macquarie Place Park or First Government House Place or loss of amenity to adjoining properties.

The application has been considered by the Central Sydney Traffic and Transport Committee (CSTTC) who have advised that the proposal is generally supported subject to a number of recommendations that have been included as conditions of consent.

The application was advertised for a period of 30 days between 5 August and 5 September 2015. Six submissions were received in response to the public exhibition period, raising the following issues:

- demolition and construction impacts;
- changes to bus layovers;
- overshadowing;
- views and outlook;
- landscape and public domain;
- Young Street loading dock;
- retention of existing structure;
- compliance with Stage 1 conditions;
- facade modulation and articulation;
- site access and circulation;
- gymnasium and food court uses;
- car parking reduction floor space;
- trading hours; and
- design excellence.

It is considered that the issues have been addressed throughout the report or resolved through appropriate conditions being recommended.

Summary Recommendation:

The development application is recommended for approval, subject to conditions.

Development Controls:

- (i) Environmental Planning and Assessment Act 1979;
- (ii) Airports (Protection of Airspace) Regulations 1996;
- (iii) Water Management Act 2000;
- (iv) Sydney Local Environmental Plan 2012 (Gazetted 14 December 2012, as amended);
- (v) Sydney Development Control Plan 2012 (in force on 14 December 2012, as amended);
- (vi) State Environmental Planning Policy No 55 – Remediation of Land (Gazetted 28 August 1998, as amended);
- (vii) State Environmental Planning Policy (Infrastructure) 2007 (Gazetted 21 December 2007, as amended);
- (viii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Attachments:

- A - Architectural Drawings
- B - Visual Impact Assessment
- C - Shadow and Sun Access Analysis

RECOMMENDATION

It is resolved that consent be granted to Development Application No. D/2015/929 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 Occupation Certificate, where indicated.

(1) STAGED CONSTRUCTION CERTIFICATES

- (a) The works may be carried out in stages with the relevant conditions being satisfied prior to the issue of a construction certificate for each stage as follows:

Stage	Works
1 – Early Works	De-commissioning/diversion of services Strip out of buildings Establish construction zones and hoardings Minor demolition works to facilitate footpath zones
2 – Demolition of buildings	Demolition of podium and basement area Part demolition of 50 Bridge Street tower (inclusive of façade removal)
3 – Site excavation	Site excavation Retention systems/shoring Anchoring In-ground services
4 – Footings and jump steel	Jump steel columns Accelerated structure
5 – Basement construction	Construction of basement levels up to levels B2
6 – Building structure	Construction of tower and podium Facade and fitout
7 – Public domain works	Public domain works

- (b) Various conditions in this consent make reference to the requirements of conditions and the stage in which they may be satisfied.

(2) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2015/929 dated 2 July 2015, as amended and the following drawings:

Drawing Number	Architect	Date
AR-50-A-XX-02 Issue B Site Plan	3XN	01/10/15
AR-50-A-XX-111 Issue B GFA Podium Plans	3XN	19/10/15
AR-50-A-XX-112 Issue A GFA Block 1, 2	3XN	02/07/15
AR-50-A-XX-113 Issue A GFA Block 3, 4	3XN	02/07/15
AR-50-A-XX-114 Issue A GFA Block 5 A	3XN	02/07/15
AR-50-A-XX-115 Issue A GFA Block 5 B	3XN	02/07/15
AR-50-A-XX-211 Issue A GFA Car Park Reduction Methodology	3XN	02/07/15
AR-50-B-B5-01 Issue B Plan Level B5	3XN	01/10/15
AR-50-B-B4-01 Issue B Plan Level B4	3XN	01/10/15
AR-50-B-B3-01 Issue B Plan Level B3	3XN	01/10/15
AR-50-B-B2-01 Issue B Plan Level B2	3XN	01/10/15
AR-50-B-B1-01 Issue B Plan Level B1	3XN	01/10/15
AR-50-B-00-01 Issue B Plan Level 00	3XN	01/10/15
AR-50-B-01-01 Issue B Plan Level 01	3XN	01/10/15
AR-50-B-02-01 Issue A Plan Level 02	3XN	02/07/15
AR-50-B-03-01 Issue A Plan Level 03	3XN	02/07/15
AR-50-B-04-01 Issue A Plan Level 04	3XN	02/07/15
AR-50-B-05-01 Issue A Plan Level 05	3XN	02/07/15
AR-50-B-06-01 Issue A Plan Level 06	3XN	02/07/15
AR-50-B-07-01 Issue A Plan Level 07	3XN	02/07/15
AR-50-B-08-01 Issue A Plan Level 08	3XN	02/07/15
AR-50-B-09-01 Issue A Plan Level 09	3XN	02/07/15
AR-50-B-10-01 Issue A Plan Level 10	3XN	02/07/15
AR-50-B-11-01 Issue A Plan Level 11	3XN	02/07/15
AR-50-B-12-01 Issue A Plan Level 12	3XN	02/07/15
AR-50-B-13-01 Issue A Plan Level 13	3XN	02/07/15
AR-50-B-14-01 Issue A Plan Level 14	3XN	02/07/15
AR-50-B-15-01 Issue A Plan Level 15	3XN	02/07/15
AR-50-B-16-01 Issue A Plan Level 16	3XN	02/07/15
AR-50-B-17-01 Issue A Plan Level 17	3XN	02/07/15
AR-50-B-18-01 Issue A Plan Level 18	3XN	02/07/15
AR-50-B-19-01 Issue A Plan Level 19	3XN	02/07/15
AR-50-B-20-01 Issue A Plan Level 20	3XN	02/07/15
AR-50-B-21-01 Issue A Plan Level 21	3XN	02/07/15
AR-50-B-22-01 Issue A Plan Level 22	3XN	02/07/15
AR-50-B-23-01 Issue A Plan Level 23	3XN	02/07/15
AR-50-B-24-01 Issue A Plan Level 24	3XN	02/07/15
AR-50-B-25-01 Issue A Plan Level 25	3XN	02/07/15
AR-50-B-26-01 Issue A Plan Level 26	3XN	02/07/15
AR-50-B-27-01 Issue A Plan Level 27	3XN	02/07/15
AR-50-B-28-01 Issue A Plan Level 28	3XN	02/07/15
AR-50-B-29-01 Issue A Plan Level 29	3XN	02/07/15
AR-50-B-30-01 Issue A Plan Level 30	3XN	02/07/15
AR-50-B-31-01 Issue A Plan Level 31	3XN	02/07/15

Drawing Number	Architect	Date
AR-50-B-32-01 Issue A Plan Level 32	3XN	02/07/15
AR-50-B-33-01 Issue A Plan Level 33	3XN	02/07/15
AR-50-B-34-01 Issue A Plan Level 34	3XN	02/07/15
AR-50-B-35-01 Issue A Plan Level 35	3XN	02/07/15
AR-50-B-36-01 Issue A Plan Level 36	3XN	02/07/15
AR-50-B-37-01 Issue A Plan Level 37	3XN	02/07/15
AR-50-B-38-01 Issue A Plan Level 38	3XN	02/07/15
AR-50-B-39-01 Issue A Plan Level 39	3XN	02/07/15
AR-50-B-40-01 Issue A Plan Level 40	3XN	02/07/15
AR-50-B-41-01 Issue A Plan Level 41	3XN	02/07/15
AR-50-B-42-01 Issue A Plan Level 42	3XN	02/07/15
AR-50-B-43-01 Issue A Plan Level 43	3XN	02/07/15
AR-50-B-44-01 Issue A Plan Level 44	3XN	02/07/15
AR-50-B-45-01 Issue A Plan Level 45	3XN	02/07/15
AR-50-B-46-01 Issue A Plan Level 46	3XN	02/07/15
AR-50-B-47-01 Issue A Plan Level 47	3XN	02/07/15
AR-50-B-48-01 Issue A Plan Level 48	3XN	02/07/15
AR-50-B-49-01 Issue A Plan Level 49	3XN	02/07/15
AR-50-B-50-01 Issue A Plan Level 50	3XN	02/07/15
AR-50-B-RR-01 Issue A Roof Plan	3XN	02/07/15
AR-50-C-XX-01 Issue A Elevation East	3XN	02/07/15
AR-50-C-XX-02 Issue B Elevation North	3XN	01/10/15
AR-50-C-XX-03 Issue B Elevation South	3XN	01/10/15
AR-50-C-XX-04 Issue B Elevation West	3XN	01/10/15
AR-50-C-XX-05 Issue B Podium Elevation East and North	3XN	01/10/15
AR-50-C-XX-06 Issue B Podium Elevation West and South	3XN	01/10/15
AR-50-C-XX-11 Issue B Control Drawing 1	3XN	01/10/15
AR-50-C-XX-12 Issue B Control Drawing 2	3XN	01/10/15
AR-50-D-XX-01 Issue B Section AA	3XN	01/10/15
AR-50-D-XX-02 Issue B Section BB	3XN	01/10/15
AR-50-D-XX-03 Issue B Section CC	3XN	01/10/15
AR-50-D-XX-04 Issue B Section DD Podium	3XN	01/10/15
AR-50-D-XX-05 Issue B Section EE Podium	3XN	01/10/15
AR-50-D-XX-06 Issue B Section FF Podium	3XN	01/10/15

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.

(3) COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT

- (a) The development must be carried out in accordance with all of the obligations referenced in the following Voluntary Planning Agreements:
- (i) Planning Agreement (Council's Reference S106946-03) executed on 2 June 2014 and entered into by AMP Capital Investor Limited, ACPP Office Pty Limited, Kent Street Pty Limited and the City of Sydney.

- (ii) Planning Agreement (Council's Reference S106946-03) executed on 2 June 2014 and entered into by The Gallipoli Memorial Club Limited, AMP Capital Investors Limited and the City of Sydney.
- (b) All 'contributions' as noted in Schedule 3 and 4 of the above Voluntary Planning Agreement are required to be provided in accordance with the below:
 - (i) **Monetary Contribution** – Payment of the Monetary Contribution prior to the issue of any Construction Certificate in respect of Works to be undertaken to the Building located on 50 Bridge Street.
 - (ii) **Additional Public Art Contribution** – Installation of the Public Art prior to the first Occupation Certificate being issued in respect of Works to be undertaken to the Building located on 50 Bridge Street.
 - (iii) **Through Site Link Contribution Young Street and Phillip Street** – Construction of the Young and Phillip Street Link and Registration on of the Through Site Link Easement prior to the first Occupation Certificate being issued in respect of Works to be undertaken to the Building located on 50 Bridge Street.
 - (iv) **Heritage Conservation Contribution, Finalisation of Draft Conservation Management Plan Hinchcliff House, Gallipoli Memorial Club and 33 Alfred Street** – Finalisation and endorsement or approval of the Draft Conservation Management Plans for Hinchcliff House, Gallipoli Memorial Club and 33 Alfred Street prior to the issue of the first Construction Certificate in respect of Works to be undertaken to the Building located on 50 Bridge Street.
 - (v) **Heritage Conservation Contribution, Completion of Heritage Conservation Works to Hinchcliff House, Gallipoli Memorial Club and 33 Alfred Street** – Completion of Heritage Conservation works to Hinchcliff House, Gallipoli Memorial Club and 33 Alfred Street prior to the issue of the first Construction Certificate in respect of Works to be undertaken to the Building located on 50 Bridge Street.

(4) DESIGN MODIFICATIONS

The design of the building must be modified as follows:

- (a) **Podium**
 - (i) Amended plans shall be submitted to further refine the design and materials of the podium, improve pedestrian access and circulation and increase user amenity. The amendments are to address the following:

- a. The use of limestone cladding to the podium is not approved. The podium cladding to all street frontages and Goldsbrough Lane is to be of sandstone, quarried by Gosford Quarries and nominated as Piles Creek 'Cream', or its matching and exact equivalent. The stone is to be used as three dimensional units of a minimum thickness of 150mm, and stacked, rather than as a flat thin cladding clipped onto a substrate. Stone units to the corners should be a minimum thickness of 300mm.
- b. The continual line of shopfront glazing of the podium to all street frontages is to be broken up by some wall elements of sandstone with fine details, to create greater solidity and verticality, particularly at corners of the retail tenancies and either side of the entrances into the Market Hall.
- c. Awnings for pedestrian weather protection are to be provided along the podium elevation of Young and Phillip Streets.
- d. The main escalators leading from Young Street to the Market Hall are to be internal elements contained within the glass line, rather than exposed to the street frontage and weather.
- e. The proposed high back benches and landscape enclosures along Young Street are not approved. Further resolution of treatment to these spaces is required.
- f. The two internal food and drink booths located on Level B2 near the two Young Street entries are to be relocated to sit outside of direct sight lines of primary circulation routes.

(b) Goldsbrough Lane

- (i) Amended plans shall be submitted to improve pedestrian access and circulation within the laneway. The amendments should address the following:
 - a. A longer staircase with a deeper landing and wider steps should be provided to Goldsbrough Lane to provide a comfortable transition between the two laneway levels and better sightlines.
 - b. The structural column near Lift 28 must be relocated away from the path of travel to the end of trip facility.

(c) Tower crown

- (i) This consent allows scope for the angle of the crown cut to be increased from its current springing point, provided it complies with Stage 1 envelope and sun access planes.

(d) Phillip Street Vehicle Crossover

- (i) 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.

- (ii) The applicant is to investigate 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.

(e) **Screening for Loading and Plant**

- (i) Design and material details shall be submitted to minimise the visual disruption and break to the facade expression resulting from the plant and loading/vehicle access points on Young Street and Phillip Street. Further design refinement should be undertaken to consider the proportioning, materials and openings of these screened areas to ensure the continuity in the facade treatment.

(f) **Bridge Street Entries**

- (i) The existing ground floor slab level, which is proposed to be retained, is below the level of the footway in the south eastern corner. The public domain on these frontages will be required to grade towards the kerbs, in accordance the City of Sydney's *Public Domain Manual*. Determination of these public domain levels should be carried out in accordance with Condition 93 Alignment Levels.
- (ii) The two most eastern pedestrian entries on the Bridge Street frontage, being the easternmost accessible access swing door and easternmost revolving door are not approved as they indicate a non-compliant footway grade. If compliant footway grades cannot be achieved in accordance with Condition 2(f)(i) above, these entries will need to be relocated.

(g) **Young Street 'Precinct Connector'**

- (i) The 'precinct connector' (footpath widening) proposed along Young Street cannot be approved and should be deleted from plans, unless approval is obtained from RMS and Council prior to submission of Public Domain Plans.

(h) **Heritage Interpretation**

- (i) The main architectural drawings are to be amended to nominate the specific interpretation locations arising out of the developed heritage interpretation plan.

(i) **Street Trees**

- (i) With the exception of the one street tree on Phillip Street which requires removal to facilitate the new vehicle crossover, the plans must be amended to include the retention of all other street trees surrounding the site. Council will however re-assess the removal of the trees in conjunction with the assessment of the public domain plan.

The modifications in this condition are to be submitted to and approved by Council's Director, City Planning, Development and Transport prior to the issue of a Stage 3 Construction Certificate.

(5) FLOOR SPACE RATIO - CENTRAL SYDNEY

The following applies to Floor Space Ratio:

- (a) In accordance with clause 6.26(3) of *Sydney Local Environmental Plan 2012*, in determining site area for the purpose of applying floor space ratio, block A, block B and block C are taken to be a single site area. Block A, B and C are identified as follows:
- (i) **Block A** refers to 50 Bridge Street being Lot 2, DP 1073376,
 - (ii) **Block B** refers to 33 Alfred Street, being Lot 1, DP 1073376,
 - (iii) **Block C** refers to 5-7, 9-13 and 15-17 Young Street and 2-10, 12 and 20 Loftus Street, being Lot 1, DP 104784, Lot 1, DP 723381, Lots 1-4, DP 134760, Lot 1, DP 810463, Lot 501, DP 709624, Lot 1, DP 87960 and Lot 1, DP 134861.
- (b) The Floor Space Ratio of the proposal must not exceed 14.02:1 calculated in accordance with *Sydney Local Environmental Plan 2012*.
- (c) For the purpose of calculating FSR, this consent must be read in association with the Notice of Determination for D/2015/930 for the Young and Loftus Street block, 2-10 Loftus Street, 16-20 Loftus Street, 9-13 Young Street and 15-17 Young Street.
- (d) For the purpose of the calculation of FSR, the Floor Space Area of the approved development shall not exceed:
- (i) 50 Bridge Street: 102,136m²;
 - (ii) 33 Alfred Street: 35,681m²;
 - (iii) The Gallipoli Memorial Club: 889m²;
 - (iv) Hinchcliff House: 1,095m²;
 - (v) Young and Loftus Street Block New Buildings: 16,139m².
- (e) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification of the total and component Floor Space Areas (by use) in the development, utilising the definition under *Sydney Local Environmental Plan 2012* applicable at the time of development consent, to the satisfaction of the Principal Certifying Authority.
- (f) Prior to a Stage 1 Construction Certificate being issued, Council's written verification must be obtained, confirming that 25,001m² of HFS of heritage floor space was allocated (purchased and transferred) to the development, being that floor space in excess of 8:1 as specified in the *Sydney Local Environmental Plan 2012*.

(6) RESTRICTION ON PERMITTED FLOOR SPACE RATIO

A documentary Restriction on the Use of Land limiting the Gross Floor Area of the buildings erected on Lot 2 in DP 1073376 (and consequently the permitted Floor Space Ratio for each lot) is to be created and registered on the Title of the development site.

The Restriction on the Use of Land is to be created appurtenant to Council, in terms to Council's satisfaction, restricting the amount of gross floor area (as defined in the Sydney LEP 2012), and consequently the Floor Space Ratio, permissible for the development site detailed above or any subdivision of that site, to that approved by this Development Application (D/2015/929).

(7) BUILDING HEIGHT

(a) The height of the building must not exceed the following RLs (AHD):

	Maximum RL
Top of parapet of building podium	20.385
Top of the tower	219.600

(b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifying Authority.

(8) APPROVED DESIGN ROOF - TOP PLANT

All roof-top plant and associated equipment must be located within the approved building envelope.

(9) DESIGN QUALITY EXCELLENCE

(a) As the proposal has been awarded bonus floor space or height for achieving design excellence and in order to ensure the design quality excellence of the development is retained to completion:

- (i) The design architect is to have direct involvement in the design documentation, contract documentation and construction stages of the project;
- (ii) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project;
- (iii) Evidence of the design architect's commission is to be provided to the Council prior to release of the Construction Certificate.

(b) The design architect of the project is not to be changed without prior notice and approval of the Council's Director City Planning, Development and Transport.

(10) MATERIALS AND SAMPLES BOARD

A materials sample board detailing all proposed finishes must be submitted to and approved by Council's Director City Planning, Development and Transport prior to a Stage 3 Construction Certificate being issued.

(11) USE - SEPARATE DA REQUIRED

A separate development application for the fitout and use of the retail tenancies on Levels B3 to 00 of the podium and tower must be submitted to and approved by Council prior to that fitout or use commencing.

(12) HOURS OF OPERATION – RETAIL & BUSINESS PREMISES

The hours of operation are restricted to between 7am and 10pm Monday to Sunday and Public Holidays. Further applications can be made to vary these hours once specific uses are known.

(13) SIGNAGE STRATEGY

A separate development application is to be submitted seeking approval of a signage strategy for the building. The signage strategy development application must include information and scale drawings of the location, type, construction, materials and total number of signs appropriate for the building.

(14) SIGNS - SEPARATE DA REQUIRED

A separate development application for any proposed signs additional to those approved as part of this consent (other than exempt or complying signs under Council's exempt and complying DCPs) must be submitted to and approved by Council prior to the erection or display of any such signs.

(15) LANDSCAPING OF THE SITE

- (a) A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council's Director City Planning Development and Transport prior to the issue of a Stage 3 Construction Certificate for above ground building works. The plan must include:
- (i) Location of existing and proposed structures on the site including, but not limited to, existing and proposed trees, paved areas, planted areas on slab, planted areas in natural ground, lighting and other features;
 - (ii) Details of earthworks and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers;
 - (iii) Location, numbers, type and supply of plant species, with reference to NATSPEC (if applicable);
 - (iv) Details of planting procedure and maintenance;
 - (v) Details of drainage, waterproofing and watering systems.

- (b) Prior to the issue of a Stage 3 Construction Certificate, a maintenance plan is to be submitted to and approved by the Principal Certifying Authority. The maintenance plan is to be complied with during occupation of the property.
- (c) All landscaping in the approved plan is to be completed prior to an Occupation Certificate being issued.

(16) LANDSCAPED (GREEN) ROOFS

- (a) A detailed plan of the green roof, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council's Director City Planning Development and Transport prior to the issue of a Stage 3 Construction Certificate. The plan must include:
 - (i) A statement that includes details of proposed use of the green roof, general accessibility, as well as noise and privacy treatments.
 - (ii) Location of existing and proposed structures, services and hard landscaping on the rooftop, roof fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.
 - (iii) Details of earthworks including mounding and retaining walls and planter boxes (if applicable).
 - (iv) Details of the location, sizes and numbers of plants used with reference to NATSPEC (if applicable), with preference for drought resistant species.
 - (v) Details of the soil media/substrate type and depth.
 - (vi) Details of installation methodology e.g. safety considerations for working at height, location of maintenance hooks (if applicable) transport materials etc.
 - (vii) Details of accessible and inaccessible areas on the Green Roof. Where proposed to be inaccessible, Green Roofs are required to remain such during occupation of the property.
 - (viii) Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer (if applicable).
- (b) Prior to the issue of a Construction Certificate, the following details are to be submitted to and approved by the Principal Certifying Authority:
 - (i) Evidence the green roof has been assessed as part of the structural certification provided for the development; and
 - (ii) Evidence the green roof has been assessed as part of the waterproofing certification provided for the development.
- (c) All landscaping in the approved plan is to be completed prior to the issue of an Occupation Certificate.

- (d) Prior to the issue of an Occupation Certificate, a maintenance plan is to be submitted and approved by the Principal Certifying Authority. A copy of the maintenance plan is to be kept on site at all times during construction and shall be produced to Council on request following completion. The Maintenance Manual shall include as a minimum:
 - (i) Frequency and methodology of different maintenance requirements including the removal of green waste.
 - (ii) Details of safety procedures.
 - (iii) Laminated copies of 'As Built' drawings.
 - (iv) Manufacturer's contact details and copies of manufacturers' typical details and specification;
 - (v) Copies of warranties and guarantees relating to all materials and plant used in construction; and
 - (vi) Decommissioning procedures.
- (e) Inaccessible green roofs are required to remain inaccessible during occupation of the property.

(17) SECTION 61 CONTRIBUTIONS PAYABLE - REGISTERED QUANTITY SURVEYOR'S DETAILED COST REPORT - SUBMITTED AND VERIFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

A cash contribution comprising 1% of the total cost of the development is payable to the City of Sydney pursuant to section 61 of the *City of Sydney Act 1988* and the *Central Sydney Contribution (Amendment) Plan 2002/ Central Sydney Development Contributions Plan 2013* in accordance with the following:

- (a) Prior to a Stage 1 Construction Certificate being issued, evidence must be provided of Council's written verification of the amount of the contribution as required in (b) below, and then that the levy has been paid to the Council in accordance with this condition. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the City of Sydney. Direct debit, personal or company cheques will not be accepted.
- (b) The contribution must not be paid to the City of Sydney until it is accompanied by separate written verification by the City of Sydney of the specific amount payable. In order to obtain such verification, the "City of Sydney Registered Quantity Surveyor's Detailed Cost Report" indicating the itemised cost of the development must be completed and submitted to Council by the Certifying Authority (CA), together with copies of the plans the subject of the application for the Construction Certificate. A copy of the required format for the "City of Sydney Registered Quantity Surveyor's Detailed Cost Report" may be obtained from the City of Sydney One Stop Shop, any of the Neighbourhood Service Centres and the City of Sydney's website (www.cityofsydney.nsw.gov.au).

- (c) The Council will consider the documentation submitted under subclause (b) and determine the cost of the proposed development having regard to the information submitted and to such other matters as it considers appropriate and will notify the CA accordingly.
- (d) The items to be included in the calculation of the cost of development are demolition works, site remediation including decontamination, excavation and site preparation, construction costs, fit out, professional fees as part of the design (including design competitions) documentation and implementation process, fixed building machinery, equipment and appliances, kitchens and bar areas, car parking, air conditioning plant and equipment, services (fire, mechanical ventilation, electrical, hydraulic), ceilings, fire protection devices, installation of services (power, water, sewer, telephone), lifts and other essential machinery, floor coverings, *Building Code of Australia* compliance works, replacement of existing materials, fixtures and fittings, construction related insurance, assessment and construction related fees, charges and GST and any other matter not expressly excluded in (e) below.
- (e) The items to be excluded in the calculation of the cost of development are the cost of land, marketing expenses (excluding display suites etc), finance and interest, building insurance after practical completion, drapery, commercial stock inventory, loose furniture, loose equipment, loose electrical appliances, minor maintenance of existing retained fixtures (patching, repainting) and stamp duty.

Please contact Council's Planning Administration staff at Planningsystemsadmin@cityofsydney.nsw.gov.au to confirm the amount payable, prior to payment.

(18) EXTERNAL LIGHTING

A separate development application is required to be lodged and approved prior to any external floodlighting or illumination of the building or site landscaping.

(19) PUBLIC ART

- (a) A revised Public Art Strategy must be submitted to and approved by Council's Director City Planning, Development and Transport prior to a Stage 1 Construction Certificate being issued.
- (b) Final details of the approved public art work must be submitted to and approved by Council's Director City Planning, Development and Transport prior to issue of a Stage 3 Construction Certificate. The public artwork must be in accordance with the *Sydney DCP 2012* and the *Public Art Policy*. Installation of the art work must be completed to Council's satisfaction prior to the issue of an Occupation Certificate.
- (c) This condition is in addition to the public art contribution required as part of the voluntary planning agreement. The total cost of the public art contribution is to be submitted to and agreed by the Director City Planning, Development and Transport.

(20) WIND ENVIRONMENT STUDY

The recommendations of the Wind Tunnel Tests for Quay Quarter Sydney (Reference number 6984) prepared by CCP, dated June 2015, shall be implemented in the final design, with details illustrating compliance with this condition to be submitted for approval to the Certifying Authority prior to the issue of a Stage 5 Construction Certificate.

(21) REFLECTIVITY

The recommendations of the Reflectivity Report (Reference number 222700-00), prepared by Arup, dated 23 June 2015 shall be implemented in the final design, with details illustrating compliance with this condition to be submitted for approval to the Certifying Authority prior to the issue of a Stage 5 Construction Certificate.

(22) ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The recommendations of the Ecologically Sustainable Report (Reference number 222700, Issue 3), prepared by Arup, dated 26 June 2015, shall be implemented in the final design, with details illustrating compliance with this condition to be submitted for approval to the Certifying Authority prior to the issue of a Stage 5 Construction Certificate.

(23) LAND SUBDIVISION

Any proposal to subdivide the site, including any stratum subdivision of the building(s), will require a separate application to Council to obtain development consent for the proposal and subsequent issue of the Subdivision Certificate under Section 109J of the Environmental Planning and Assessment Act 1979.

(24) STRATA SUBDIVISION

Any proposal for strata subdivision will require development consent and therefore the lodgement of a separate development application or complying development application and subsequent approval from Council, or an accredited certifier, of the Strata Plan – and issue of a Strata Certificate, under the *Strata Schemes (Freehold Development) Act 1973*.

(25) RESTRICTION ON USE OF CAR SPACES - COMMERCIAL WITH NO STRATA SUBDIVISION

The following conditions apply to car parking:

- (a) The on-site car parking spaces, exclusive of service car spaces, are not to be used other than by an occupant or tenant of the subject building.
- (b) Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, a documentary restrictive covenant, is to be registered on the Title of the development site pursuant to section 88E of the *Conveyancing Act 1919*, to the effect of (a) above. The covenant is to be created appurtenant to Council, at no cost to and to the satisfaction of Council.

- (c) Any future strata subdivision of the site is to include a restriction on User pursuant to section 39 of the *Strata Titles (Freehold Development) Act, 1973* as amended, so burdening all utility car parking allotments in the Strata Plan and/or an appropriate restrictive covenant pursuant to section 88B of the *Conveyancing Act 1919* burdening all car parking part - lots in the Strata Scheme.

(26) ALLOCATION OF PARKING

- (a) The number of car parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Stage 5 Construction Certificate.
- (b) The 28 car parking spaces located on Level B3 identified for use by the 33 Alfred Street building are not to be utilised by 50 Bridge Street.
- (c) Following the submission of the refurbishment development application for the 33 Alfred Street building, car parking spaces for the 33 Alfred Street building will be assessed against the maximum LEP controls. The 28 approved spaces located on Level B3 will be included within this assessment.

Car Parking Type	Number - 50 Bridge Street
50 Bridge Street	
Commercial spaces	111
Accessible commercial spaces	6
Car share parking	6
Subtotal car parking spaces 50 Bridge	123
33 Alfred Street	
Commercial spaces	28
Subtotal car parking spaces 33 Alfred	28
Motorcycle parking	13
Service vehicle spaces	10
B99 sized service vehicle	1
Small Rigid Vehicle loading dock(s)	3
Medium Rigid Vehicle loading dock(s)	1
Subtotal other spaces	28
TOTAL	179

(27) ALLOCATION FOR VISITOR PARKING

Visitor parking spaces must not at any time be allocated, sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation for use by building visitors.

All spaces must be clearly marked 'visitor' prior to the issue of an occupation certificate or the use commencing, whichever is earlier. All signs must be maintained in good order at all times.

(28) ALLOCATION OF ACCESSIBLE CAR PARKING SPACES

For residential development, accessible car parking spaces for people with mobility impairment are only to be allocated as visitor parking or to adaptable units. Where allocated to adaptable units, the unit(s) and car spaces must be assigned to the unit in any future strata subdivision of the building.

(29) BICYCLE PARKING AND END OF TRIP FACILITIES

- (a) The minimum number of bicycle parking spaces and end of trip facilities to be provided for the development must comply with the table below.

Bicycle Parking Type	Number	Requirements
Residential	592	Spaces must be a class 1 bicycle locker ⁽ⁱ⁾
Non-residential visitor	60	Spaces must be Class 3 bicycle rails
End of Trip Facility Type	Number	
Showers with change area	60	
Personal lockers	800	

Notes:

- (i) If a basement storage area on title that is large enough to store a bike and is no smaller than a class 1 bike locker this can be counted as a space.
- (b) The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 Parking Facilities Part 3: Bicycle Parking Facilities. The details must be submitted to and approved by the Principle Certifying Authority confirming prior to the Stage 5 Construction Certificate being issued.

(30) ASSOCIATED ROADWAY COSTS

All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's "Sydney Streets Technical Specification" including amendments and "Sydney Streets Design Code".

(31) CHANGES TO KERB SIDE PARKING RESTRICTIONS

A separate submission must be made to the Local Pedestrian, Cycling and Traffic Calming Committee via the City Infrastructure and Traffic Operations Unit seeking the City's approval for any changes to kerb side parking arrangements. There is no guarantee kerb side parking will be changed, or that any change will remain in place for the duration of the development use.

The submission must include two plans. One showing the existing kerb side parking restriction signs and stems, the second showing the proposed kerb side parking restriction signs and stems. Both plans must include chainages to all signs and stems from the kerb line of the nearest intersection.

All costs associated with the parking proposal will be borne by the developer.

Note: As parking in the LGA is at a premium, it is recommended that the applicant should approach the Area Traffic Engineer to discuss the proposal before making a submission.

(32) COST OF SIGNPOSTING

All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.

(33) INTERCOM FOR VISITORS

Where a boom gate or barrier control is in place, the visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry and at least 4m clear of the property boundary, wired to all units. The intercom must comply with *Australian Standard AS 1428.2-1992: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23.*

(34) ON SITE LOADING AREAS AND OPERATION

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.

At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.

(35) VEHICLE ACCESS

All vehicles must enter and leave the site in a forward direction.

(36) PARKING DESIGN

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 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the Principal Certifying Authority prior to a Stage 5 Construction Certificate being issued.

(37) PARKING ON COMMON PROPERTY AREAS

No part of the common property, apart from the visitor vehicle spaces which are to be used only by visitors to the building, and service vehicle spaces which are to be used only by service vehicles, is to be used for the parking or storage of vehicles or boats. The strata subdivision of the building is to include an appropriate documentary restriction pursuant to Section 88B of the Conveyancing Act 1919, so burdening common property, with the Council being the authority to release, vary or modify the restriction.

(38) 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.

(39) SERVICE VEHICLE SIZE LIMIT

The size of vehicles servicing the property must be a maximum length of 8.8m (medium rigid vehicle).

(40) SIGNS AT EGRESS

The following signs must be provided and maintained within the site at the point(s) of vehicle egress:

- (a) Compelling drivers to stop before proceeding onto the public way; and
- (b) Compelling drivers to "Give Way to Pedestrians" before crossing the footway; or compelling drivers to "Give Way to Pedestrians and Bicycles" before crossing a footway on an existing or identified shared path route.

(41) TRAFFIC WORKS

Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Local Pedestrian, Cycling and Traffic Calming Committee prior to any work commencing on site.

(42) CAR SHARE SPACES

- (a) A minimum of 6 car parking spaces for the exclusive use of car share scheme vehicles are to be provided. A revised basement plan showing these spaces must be submitted to and approved by Council's Director City Planning, Development and Transport prior to the Stage 5 Construction Certificate being issued.
- (b) The spaces must be retained as common property of the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time.
- (c) The spaces must be made available to car share operators without a fee or charge.
- (d) The spaces must be sign posted for use only by car share vehicles and well lit.
- (e) The spaces must be accessible to members of the car share scheme at all times.
- (f) The car share spaces are to be available at the same time that the car park commences operation.

Note: It is recommended that the applicant discuss the proposed location of car share parking spaces with car share operators prior to the issue of a construction certificate to ensure the commercial requirements of the operator can be accommodated.

(43) LOADING MANAGEMENT PLAN FOR 50 BRIDGE STREET

A Loading Management Plan, must be submitted to and approved by Council prior to the Stage 5 Construction Certificate for the site/use being granted.

The Plan should identify how the service space will be managed and used by all building tenants, not just the retail area.

The Plan must include, but is not limited to, management of deliveries to ensure there is no requirement for any service vehicles to wait on public streets to enter the site.

The plan shall be managed either by a schedule showing all tenants and residents when they can use the area, or by a register managed on site to allow tenants and residents to reserve a time period for their deliveries. Once approved, this management plan will need to be provided to all tenants and external users of the loading area.

(44) TEMPORARY ACCESS AND LOADING MANAGEMENT PLAN FOR 33 ALFRED STREET DURING CONSTRUCTION

Details of how temporary access arrangements to 33 Alfred Street are to be maintained during construction of 50 Bridge Street, must be provided prior to the Stage 1 Construction Certificate for the site/use being granted.

A temporary loading zone on Young Street is not approved as part of this DA. A separate submission must be made to the Local Pedestrian, Cycling and Traffic Calming Committee via the City Infrastructure and Traffic Operations Unit seeking the City's approval for any changes to kerb side parking arrangements. There is no guarantee kerb side parking will be changed, or that any change will remain in place for the duration of the development use.

A temporary loading management plan to service 33 Alfred Street should be prepared in consultation with TfNSW, Roads and Maritime services and City of Sydney. The final loading plan is to be endorsed by the CBD Coordination Office within TfNSW prior to the Stage 1 Construction Certificate for the site/use being granted.

(45) REMOVAL OF BUS LAYOVER SPACE ON PHILLIP STREET

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.

A suitable agreement between the applicant and TfNSW and the CBD Coordination Office is to be reached and submitted to and approved by Council (and other authorities) prior to the Stage 1 Construction Certificate for the subject site/use being granted.

(46) CONSULTATION WITH THE CBD COORDINATION OFFICE

The proponent continue to consult with the CBD Coordination Office to address the impacts on bus layover and operations.

The proponent is to provide a bus layover and operations plan to the satisfaction of the CBD Coordination Office and Council, prior to the issue of the Stage 1 Construction Certificate.

(47) CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN

The proponent must prepare a detailed Construction Pedestrian and Traffic Management Plan (CPTMP) prior to commencement of construction, which takes into account (but which is not limited to) other construction projects including CBD and South East Light Rail (CSELR) and 1 Alfred Street projects, in the Circular Quay and Wynyard Precincts.

The CPTMP should demonstrate that the construction impacts on the road network, bus operations and pedestrian/cyclist safety can be managed. The CPTMP should be prepared in consultation with TfNSW, Roads and Maritime services and City of Sydney. The final CPTMP is to be endorsed by the CBD Coordination Office within TfNSW prior to the issue of the Stage 1 Construction Certificate.

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

The proponent 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.

(49) HERITAGE INTERPRETATION PLAN

- (a) The Quay Quarter Sydney Heritage Interpretation Plan' by Urbis dated June 2015 must be expanded and consolidated into specific, developed implementation initiatives, specifying the precise location, form, content, materials of each of the interpretation devices being proposed, to a point where it is complete for engaging the designer to prepare construction drawings and final artwork for any casting, printing and the like.
- (b) The key locations identified are to be within the approved Lane (SDCP 2012 Fig 6.27 Through Site Link B) and the approved development at 50 Bridge Street, including on street frontages, within the main commercial tower lobby, within the Market Hall and on the rooftop terrace above the Market Hall.
- (c) In addition to the themes identified in the 'Quay Quarter Sydney Heritage Interpretation Plan', the plan is to include the interpretation of the origin of the surrounding street names.
- (d) The updated and developed plan is to be submitted to and approved by Council's Urban Design and Heritage Manager prior to a Stage 3 Construction Certificate being issued. Ongoing consultation with Council's heritage Specialist is to occur prior to this submission.

- (e) Prior to occupation certificate being issued, the approved interpretation plan must be implemented to the satisfaction of Council's Urban Design and Heritage Manager. Ongoing consultation with Council's heritage Specialist is to occur prior to this implementation to ensure final approval.

(50) PHOTOGRAPHIC ARCHIVAL DOCUMENTATION (MINOR WORKS)

Prior to a Stage 1 Construction Certificate being issued, an archival photographic recording of the building 50 Bridge Street Sydney is to be prepared to Council's satisfaction. The recording may be in either digital or film-based form, or a combination of both, prepared in accordance with the NSW Heritage Division of the Department of Environment and Heritage guidelines titled "Photographic Recording of Heritage Items using Film or Digital Capture". One copy of the record is to be submitted to Council to be lodged with Council's Archives.

The form of the recording is to be as follows:

- (a) In A4 format, placed in archival plastic sleeves in an appropriate archival folder.
- (b) The Development Application number must be noted on the front of the folder and in the report.
- (c) Include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record.
- (d) Each negative, slide or digital image is to be cross referenced to a photographic catalogue and photographic base plans.
- (e) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

A digital based recording is to include:

- (f) CD or DVD containing the report in PDF format and the electronic images saved as JPEG, TIFF or PDF files and cross referenced to the digital catalogue sheets and base plans.

(51) SITES IN THE VICINITY OF A HERITAGE ITEM – MAJOR DEVELOPMENT

- (a) A protection strategy for the duration of the construction works, is to be submitted to and approved by Council's Urban Design and Heritage Manager prior to the issue of the Stage 3 Construction Certificate. The Strategy is to detail how the proposed works will ensure that the buildings at 33 Alfred Street and the Stormwater Channel are to be suitably protected and stabilized during the construction process including from any construction waste, dust, damp, water runoff, vibration or structural disturbance or damage.

- (b) The protection strategy is to include:
 - (i) Details of temporary hydraulic drainage works to ensure that all water both in ground and above ground is channelled to the street and that no such water is channelled onto the adjacent property fabric or interiors.
 - (ii) Construction debris on neighbouring properties, in drainage lines or in cavities between the boundary walls of the adjacent buildings, is to be removed progressively as the works progress.
 - (iii) Details of the proposed protection of party walls from damp and water ingress during the works.

(52) SYDNEY WATER REQUIREMENTS

- (a) Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or phone 13 20 92.

- (b) Building Plan Approval

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

(53) AUSGRID REQUIREMENTS

The developer is required to make a formal submission to Ausgrid by means of a duly completed Preliminary Enquiry and/ or Connection Application form, to allow Ausgrid to determine the method of electrical supply for the development.

In general, works to be considered by Ausgrid include, but are not limited to, the following:

- (a) Changes in electrical load requirements
- (b) Changes to Ausgrid's infrastructure (ie. asset relocations, decommissioning substations etc.)

- (c) Works affecting Ausgrid's easements, leases and/ or right of ways
- (d) Changing the gradients of any roads or paths
- (e) Changing the level of roads or foot paths
- (f) Widening or narrowing of roads
- (g) Closing roads or laneways to vehicles
- (h) In all cases Ausgrid is to have 24 hour access to all its assets.

The developer is to ensure that the proposed works do not contravene Ausgrid's technical standards and statutory requirements, in regards to the safe and reliable operation and maintenance of Ausgrid's network.

SCHEDULE 1B

Prior to Construction Certification/Commencement of Work/Health and Building

Note: Prior to the issue of the Construction Certificate, sufficient information must be forwarded to the certifying authority (whether Council or a private accredited certifier) illustrating compliance with the relevant requirements of the Building Code of Australia (and a copy forwarded to Council where Council is not the certifying authority). If Council is to be the certifying authority, please contact the Building Unit to discuss the requirements prior to submission of the application for construction certificate.

(54) PHYSICAL MODELS

- (a) Prior to a final Occupation Certificate being issued, an accurate 1:500 scale model of the development as constructed must be submitted to Council for the City Model in Town Hall House.

Note:

- (i) The models must be constructed in accordance with the Model Specifications available online at <http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements> Council's modelers must be consulted prior to construction of the model.
- (ii) The models are to comply with all of the conditions of the Development Consent.
- (iii) The models must be amended to reflect any further modifications to the approval (under section 96 of the *Environmental Planning and Assessment Act*) that affect the external appearance of the building.

(55) SUBMISSION OF ELECTRONIC CAD MODELS PRIOR TO OCCUPATION CERTIFICATE

- (a) Prior to an Occupation Certificate being issued, an accurate 1:1 electronic CAD model of the completed development must be submitted to Council for the electronic Visualisation City Model.

- (b) The data required to be submitted within the surveyed location must include and identify:
- (i) building design above and below ground in accordance with the development consent;
 - (ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;
 - (iii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.

The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.

- (c) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at <http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements> Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the Development Consent.

(56) DEMOLITION/SITE RECTIFICATION (if cost is over \$50m)

The following conditions apply to the development:

- (a) Demolition or excavation must not commence until a Construction Certificate has been issued for construction of the substantive building.
- (b) Prior to the Stage 1 Construction Certificate being issued, 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 Council reasonably requires to ensure the matters set out in this condition are adequately provided for.
- (c) Without limiting the generality of paragraph (b), the Deed must provide for:
 - (i) A bank guarantee to be provided in the sum of \$1,459,250 dollars as security for the costs of such works provided that:
 - a. the maximum liability under the Deed must not exceed \$1,459,250 dollars; and
 - b. the Council may accept a lesser amount as security if substantiated by detailed design and Quantity Surveyor costing for works which meet the objectives of the condition.

- (ii) Council to be given sufficient contractual rights to be able to ensure that in any of the following events namely:
 - a. demolition of the existing building has commenced but not been completed;
 - b. the existing building has been demolished; or
 - c. the site has been excavated; or
 - d. the erection of the structure has commenced;
- (iii) that it, or any person authorised by it, may enter the site and carry out such works at the cost of the applicant (or such other person as the Consent Authority may approve) as may be then appropriate in the circumstances in each of the abovementioned events, to:
 - a. make the building safe and of an appearance acceptable to Council at ground level;
 - b. allow the ground level to be landscaped and of an appearance acceptable to Council from any public vantage point; or
 - c. for the hole to be covered to allow it to be landscaped and of an appearance acceptable to Council from any public vantage point; or
 - d. in the event that the new building is constructed beyond the ground floor, to allow any hoardings to be removed and the ground floor development to be completed to a tenantable stage;

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 a building site which has an appearance not acceptable to Council, 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) (iii) to take place on the site; and
 - (ii) in the event of default, 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.
- (e) The Deed may, if the Director City Planning, Development and Transport is satisfied, provide for an adjustment of the guarantee amount during the course of construction to reflect that, as the development progresses, the likelihood and nature of the appropriate site rectification works may change. The stages of reduction will be:

- (i) Stage 1 – Completion of the site excavation and all construction works necessary to complete all parts of the Development to street level, including sealing of the slab at that level.
 - (ii) Stage 2 – Completion of all construction works necessary to complete the structure of the Development to the roof level.
 - (iii) Stage 3 – Issue of the Final Occupation Certificate.
- (f) If a claim for an adjustment is made, the Deed must also provide that any such claim is to be supported by the following:
- (i) Certification (from an accredited certifier) that the relevant stage is complete;
 - (ii) Detailed schedule of completed works carried out in the relevant stage;
- (g) Quantity Surveyors costing of the likely site rectification works required at each remaining stage.

(57) SANDSTONE RECYCLING (FOR LARGER SALE DEVELOPMENTS INVOLVING EXCAVATION TO A DEPTH OF AT LEAST ONE BASEMENT LEVEL)

- (a) A suitably qualified expert must prepare a report which confirms the existence of sandstone or otherwise on the site and analyses the quality of the material, including contamination, to confirm whether or not it is of a quality suitable for reuse in other construction.
- (b) Subject to confirmation that the rock is of suitable quality, an Excavation Work Method Statement must be prepared which outlines the method for the removal of all sandstone material in a useable form and size.
- (c) Prior to a Stage 3 Construction Certificate being issued, the excavation methodology, including details of any required storage of material off site, must be submitted to and approved by Council.

Note: If the quantity of sandstone material exceeds the needs of the site, or if the approved development does not provide for the use of any sandstone, or if the material is Yellow Block sandstone required for conservation of buildings, the material must be stored in an appropriate location for later reuse. Storage may be able to be facilitated by the Council or the NSW Public Works. Please contact the Manager Centenary Stonework Program at the NSW Public Works on 9372 8526 for further enquiries with regard to storage.

(58) CONSTRUCTION TRAFFIC MANAGEMENT PLAN

- (a) The Construction Traffic Management Plan accompanying this Development Application has not been approved by this consent.
- (b) A Construction Traffic Management Plan must be submitted to and approved by Council prior to a Stage 1 Construction Certificate being issued.

(59) CONSTRUCTION LIAISON COMMITTEE

- (a) Prior to the commencement of any work, a Construction Liaison Committee is to be established by the developer to ensure that demolition and construction related impacts (including construction noise and vibration, loading, issues associated with construction workers and vehicles, traffic issues and management of the construction site) can be dealt with expeditiously and co-operatively.
- (b) The Committee is to be comprised of interested parties representing potentially affected properties adjacent to and surrounding the site and any interested group. A nominated representative of the Council may be an observer from time to time.
- (c) The Committee shall meet prior to the commencement of works on the site and prior to the submission of the final Construction Management Plan to Council to address initial areas of concern, and then at monthly intervals or as considered appropriate by the Committee throughout the Construction process.
- (d) Prior to the commencement of work, the Site Manager is to provide the members of the Committee and Council with 24 hour contact details (including location of site offices and a 24 hour phone number) to ensure that any matters which arise during the construction process are addressed immediately. The Site Manager shall be available during normal business hours to provide information to the public about activities on site and to bring any complaints to the attention of the Applicant.
- (e) A register of all complaints shall be kept by the Applicant throughout the duration of the project and shall be made available to Council Officers on request.
- (f) The Committee meetings are to be recorded/minuted and such records/minutes are to be provided to Council within 14 days of the meeting.
- (g) The first Committee meeting should establish Terms of Reference, including purpose, size and membership, quorum, meeting frequency and duration, procedures for meetings, recording/distribution of comments and outcomes and the like.
- (h) The initial call for resident/worker nominations to be sent to the adjacent and adjoining property owners and tenants must be submitted to and approved by the Director City Planning, Development and Transport prior to sending.
- (i) The Site Manager is to inform each Committee meeting about the construction program, progress reports and impending work.

(60) DEMOLITION, EXCAVATION AND CONSTRUCTION NOISE MANAGEMENT PLAN

Prior to works commencing a site specific noise management plan shall be submitted to Council's Director City Planning, Development and Transport for comment and approval. The Plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants.

The plan must include but not be limited to the following:

- (a) Identification of noise sensitive receivers near to the site.
- (b) A prediction as to the level of noise impact likely to affect the nearest noise sensitive receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite. A statement should also be submitted outlining whether or not predicted noise levels will comply with the noise criteria stated within the City of Sydney Construction Hours /Noise Code of Practice 1992 for the typical construction hours of 07.00am to 7.00pm. Where resultant site noise levels are likely to be in exceedance of this noise criteria then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property.
- (c) A representative background noise measurement (LA90, 15min) should be submitted, assessed in the vicinity of any potentially affected receiver locations and measured in accordance with AS 1055:1.2.1997.
- (d) Confirmation of the level of community consultation that has is and will be undertaken with Building Managers/occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.
- (e) Confirmation of noise and dust monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with the noise criteria contained within City's Construction Noise Code.
- (f) What course of action will be undertaken following receipt of a complaint concerning offensive noise.
- (g) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum.
- (h) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

(61) COMPLIANCE WITH RECOMMENDATIONS IN ACOUSTIC REPORT

- (a) All works conducted on site which form part of this development must be carried out in accordance with the recommendations of the acoustic report prepared by ARUP, dated 26 June 2015, ref Acoustic/Stage 2 DA, Issue 3, titled AMP Capital Quay Quarter Sydney Stage 2 Development Application – Acoustic Report, Council Ref 2015/333203.
- (b) Where all such noise control measures have been implemented and the resultant noise levels at any noise sensitive receiver are still in exceedance with the Council's noise criteria stated in the Construction Hours/Noise Code 1992 and are giving rise to sustained complaints then the contractor must provide regular, appropriate and sustained periods of respite from the noise causing the complaints. Such periods should where possible be set and agreed with the Council and be given at times of high noise levels, or are likely, to cause most offence.
- (c) The applicant must provide a contact telephone number to the Managers of the City Rangers and the Health Compliance Unit for the Site Manager or other suitable person who will be readily contactable onsite at all times whilst any works are carried out and whom may be contacted should any complaints concerning offensive noise and vibration be received.
- (d) The applicant must also ensure that before any works are commenced, an appropriate level of community consultation has been carried out with surrounding noise sensitive receivers. This should include the submission of a suitable and readily contactable site contact should any complaints or other issues arise when any works are carried out within the extended hours. Complaint logs shall be kept outlining the details of any complaint received together with the investigative and corrective actions taken in response to that complaint. The logs must be made available to the City on request.

(62) COMPLAINTS - NOISE

Should noise complaint be received by Council from a place of different occupancy (including commercial premises) and the complaint being substantiated by a Council Officer, the use of area concerned must cease operation until "attenuation works" are carried out so as that the premises complies with the relevant Noise conditions.

(63) NOISE USE**(a) General criteria**

The emission of noise associated with the use of the premises including the operation of any mechanical plant and equipment shall comply with the following criteria:

- (i) The LAeq, 15minute noise level emitted from the use must not exceed the background noise level LA90, 15minute by more than 5dB when assessed at the boundary of any affected residence.

- (ii) The background noise level shall be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.1- 1997-Description and measurement of environmental noise.
- (iii) The LAeq,15minute noise level shall be adjusted to account for any applicable modifying factors in accordance with Part 4 of the EPA NSW Industrial Noise Policy.
- (iv) In this clause, the term “noise level emitted from the use” means the contributing noise level from the use in isolation to any other ambient noise and account must therefore be taken of the LAeq, 15minute when the use is not in operation.
- (v) In circumstances where this development application refers to a modification or addition to an existing use, the background noise level referred to in this clause pertains to the LA90, 15minute noise level measured in the absence of all noise from the site.

(b) **Internal to internal noise transmission - residential amenity**

An LAeq,15minute noise level emitted from the use must not exceed the LA90, 15minute noise level by more than 3dB in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed inside any habitable room of any affected residence provided that:

- (i) Where the LA90, 15minute noise level is below the threshold of hearing Tf at any Octave Band Centre Frequency as defined in Table 1 of International Standard ISO 226 - Normal Equal-Loudness-Level Contours then the value of Tf corresponding to that Octave Band Centre Frequency shall be used instead.
- (ii) The LAeq,15minute noise level and the LA90,15minute noise level shall both be measured with all external doors and windows of the affected residence closed;
- (iii) The LA90, 15minute noise level shall be measured in the absence of noise emitted from the use but with the ventilation equipment (excluding airconditioning equipment) normally servicing the affected residence operating.

(c) **Internal to internal noise transmission – commercial amenity**

An LAeq,15minute noise level emitted from the use must not exceed the LA90, 15minute noise level by more than 3dB in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed inside any commercial premises provided that:

- (i) The LAeq,15minute noise level and the LA90,15minute noise level shall both be measured with all external doors and windows of the commercial premises closed;

- (ii) The LA90, 15minute noise level shall be measured in the absence of noise emitted from the use but with the ventilation equipment (including airconditioning equipment) normally servicing the commercial premises operating.

(64) NOISE CONTROL VERIFICATION

The Principal Certifying Authority (PCA) shall obtain a statement from appropriately qualified acoustic consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustical Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants, certifying that the Councils 'Noise Use' criterion have been satisfied prior to the issue of an Occupation Certificate.

(65) TREE ROOT PROTECTION (Structural Root Zone)

Structural Root Zone (SRZ) Schedule:

Botanical/Common Name	Tree Location	SRZ (m) from Trunk
Platanus acerifolia (Plane tree)	Street Tree – Phillip Street – southern side of new driveway / crossover	2.3 metres

- (a) Prior to the installation of the new driveway crossover, exploratory root investigation must be undertaken by a qualified Arborist (minimum AQF Level 5) along the southern side crossover. This shall consist of an 'air knife', gently removing the soil to expose the existing tree roots along the alignment of the crossover where it is located within the SRZ. An assessment of tree root size, number and condition must be provided (including photos) to the Council's Director City Planning, Development and Transport for approval prior to installation of the crossover is completed;
- (b) The design method for the new driveway crossover shall be amended if in the event any large structural roots (greater than 50mm diameter) are identified as a result of the exploratory root investigation. The amended design shall ensure that the long term health and satiability of the tree is not compromised as a result of installation of the driveway crossover;
- (c) Any root pruning which has been approved by Council must be undertaken by a qualified Arborist with a minimum AQF level 3.

(66) STREET TREE PROTECTION

Street trees must be protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites. All street trees must be protected during the construction works as follows:

- (a) Tree trunk and major limb protection must be undertaken prior to or during the installation of any hoarding or scaffoldings. The protection must be installed by a qualified Arborist (AFQ 2 or 3) and must include:

- (i) An adequate clearance, minimum 250mm, must be provided between the structure and tree branches, limbs and trunk at all times;
 - (ii) Tree trunk/s and/or major branches, located within 500mm of any hoarding or scaffolding structure, must be protected by wrapped hessian or similar material to limit damage, and
 - (iii) Timber planks (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping. The hessian and timber planks must not be fixed to the tree in any instance, or in any fashion,
 - (iv) Tree trunk and major branch protection is to remain in place for the duration of construction and development works, and must be removed at the completion of the project.
- (b) All hoarding support columns are to be placed a minimum of 300mm from the edge of the existing tree pits/setts, so that no sinking or damage occurs to the existing tree setts. Supporting columns must not be placed on any tree roots that are exposed.
 - (c) Materials or goods, including site sheds, must not be stored or placed:
 - (i) around or under the tree canopy; or
 - (ii) within two (2) metres of tree trunks or branches of any street trees.
 - (d) Any damage sustained to street tree/s as a result of the erection of hoardings, scaffolding, or due to the loading/unloading of vehicles adjacent the site, must be immediately reported to the Council's Street Tree Contract Coordinator on 9265 9333, in order to determine the appropriate action for maintaining the health and structural integrity of any damaged street tree.

(67) STREET TREE PRUNING AND REMOVAL

- (a) The consent from Council must be obtained prior to the undertaking of any street tree pruning works including tree roots greater than 40mm diameter. Only minor pruning works will be approved by Council.
- (b) Any pruning that is required to accommodate hoardings, scaffolding, or to accommodate the loading/unloading of vehicles, and has been approved by Council, must be carried out by a qualified Arborist (AQF3), and must be in accordance with AS4373 Australian Standards 'Pruning of Amenity Trees'.
- (c) The removal of any street tree approved by Council must include complete stump removal and the temporary reinstatement of levels so that no trip or fall hazards exist until suitable replanting occurs. These works must be completed immediately following the trees removal.

(68) ADVANCE TREE PLANTING

Tree planting within the property must be undertaken in accordance with the following conditions, and to Council's satisfaction, prior to the issuing of the Occupancy Certificate.

- (a) All new trees must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment.
- (b) At the time of planting, the container size is to be a minimum of 75 litres and a minimum height of 2.2 metres.
- (c) The trees must be planted by a qualified Horticulturalist or Arborist of Level 2 under the Australian Qualifications Framework (AQF).
- (d) All new trees must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity.
- (e) Written confirmation is to be obtained from Council's Area Planning Manager that all tree plantings have been completed to Council's satisfaction (excluding tree maintenance) prior to the issue of an Occupation Certificate.
- (f) Any newly planted tree that fails to establish within 2 years of the initial planting date must be replaced with a tree of comparable qualities.

(69) ARCHAEOLOGICAL DISCOVERY DURING EXCAVATION

- (a) Should any historical relics be unexpectedly discovered on the site during excavation, 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*.
- (b) Should any Aboriginal relics be unexpectedly discovered then all excavation or disturbance of the area is to stop immediately and the Department of Environment and Climate Change is to be informed in accordance with Section 91 of the *National Parks and Wildlife Act, 1974*.

(70) BCA COMPLIANCE - ALTERATIONS AND ADDITIONS - UPGRADE OF BUILDING IS REQUIRED

- (a) Pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000, the retained structure must comply with the *Building Code of Australia* (BCA) including:
 - (i) Structural provisions - Part B1;

Prior to a Stage 3 Construction Certificate being issued the Certifying Authority must ensure that the proposed works and other upgrading works required by this condition satisfy the *Building Code of Australia* by complying with Clause A0.4 of the BCA.

(71) COMPLIANCE WITH BUILDING CODE OF AUSTRALIA

The proposed work must comply with the *Building Code of Australia* (BCA).

If compliance with the deemed-to-satisfy provisions of the BCA cannot be achieved, an alternate solution in accordance with Part A0 of the BCA must be prepared by a suitably qualified and accredited person and submitted to the Certifying Authority illustrating how the relevant performance requirements of the BCA are to be satisfied. Prior to a Stage 5 Construction Certificate being issued the Certifying Authority must ensure that the building complies with the Building Code of Australia.

(72) ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the *Building Code of Australia*.

If, in complying with this condition, amendments to the development are required, the design changes must be submitted to and approved by Council prior to a Stage 5 Construction Certificate being issued.

(73) EMISSIONS

- (a) The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.
- (b) Gaseous emissions from the development must comply with the requirements of the Protection of the *Environment Operations Act, 1997* and Regulations. Uses that produce airborne particulate matter must incorporate a dust collection system.

(74) ASBESTOS REMOVAL WORKS

- (a) All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with WorkCover NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence whichever applies.
- (b) Five days prior to the commencement of licensed asbestos removal, WorkCover must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.
- (c) All works must be carried out in accordance with the *Work Health and Safety Regulation 2011* and the NSW Government and WorkCover document entitled *How to manage and control asbestos in the work place: Code of Practice (NSW WorkCover)* and the *City of Sydney Managing Asbestos Policy*.

- (d) The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal work area should be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos.
- (e) Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance.
- (f) Asbestos to be disposed of must only be transported to waste facilities licensed to accept asbestos. The names and location of these facilities are listed in Appendix F of the City of Sydney's Managing Asbestos Guidelines.
- (g) No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).
- (h) No asbestos laden skips or bins are to be left in any public place without the approval of Council.
- (i) A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.

The site notice board must include the following:

- (i) contact person for the site;
- (ii) telephone and facsimile numbers and email address; and
- (iii) site activities and time frames.

(75) CLASSIFICATION OF WASTE

- (a) Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the *Environment Operations Act 1997* and the *NSW DECC Waste Classification Guidelines, Part1: Classifying Waste (July 2009)*. The classification of the material is essential to determine where the waste may be legally taken. The *Protection of the Environment Operations Act 1997* provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.
- (b) A Waste Classification Plan must be prepared and reviewed by an EPA Accredited Site Auditor

(76) COMPLIANCE WITH ACID SULFATE SOILS MANAGEMENT PLAN

All recommendations contained in the Acid Sulfate Soils Management Plan prepared by Coffey Geotechnics Pty Ltd, dated 15 May 2015 must be implemented, including the following:

- (a) Appoint an appropriately competent person to manage identified ASS.
- (b) Excavated ASS will be temporary stockpiled at least 40m from stormwater drains and creeks. All stockpiles will be bunded.
- (c) A supply of fine grained agricultural lime (with a neutralisation factor of at least 97 %.) shall be maintained onsite and the quantity of lime kept on site will be sufficient to provide emergency liming of existing stockpiles.
- (d) A lime register shall be maintained by the Principal Contractor. The register shall list all lime delivered to the site, verified by delivery dockets, and where the lime has been used.
- (e) Bunding around stockpiled ASS will be limed at a rate of 5kg/m².
- (f) Extended periods of stockpiling without treatment (more than two days) will require leachate collection and monitoring.
- (g) A minimum of four validation tests shall be undertaken on the neutralised ASS or a minimum 1 per 200m³, whichever is greater.
- (h) If ASS treatment exceeds 1,000 tonnes an appropriately qualified environmental consultant should be consulted to review and recommend alternative management procedures.
- (i) Should groundwater or surface water become contaminated with ASS or heavy metals all water must undergo treatment prior to discharge from the site to render it in compliance with the relevant water quality guidelines.

(77) DISCHARGE OF CONTAMINATED GROUNDWATER

Prior approval must be sought from the City's Public Domain Department to discharge any groundwater into the City's stormwater drainage system.

Other options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

(78) IMPORTED FILL MATERIALS

All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

The City may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.

(79) LAND CONTAMINATION – REMEDIATION ACTION PLAN

- (a) Prior to issue of a Stage 3 Construction Certificate a site specific Remedial Action Plan (RAP) is to be submitted to the City's Area Planning Manager for approval prepared by a suitably qualified and competent environmental consultant in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites and Planning NSW Guidelines "Managing Land Contamination Planning Guidelines" and the City's Development Control Plan "Contaminated Land".
- (b) The RAP shall include a waste classification plan, an additional sampling program and a validation strategy that demonstrates the efficacy of the tank and fill removal program.

Note: The RAP must be reviewed by a NSW EPA Accredited Site Auditor and include a Section B Site Audit Statement or a Letter of Interim Advice issued by the Auditor certifying that the RAP is practical and the site will be made suitable on implementation of the RAP for the proposed use. The Section B Site Audit statement or letter of interim advice regarding the RAP shall be provided to council prior to the commencement of works in relation to remediation of the site.

- (c) The site is to be remediated and validated in accordance with the Remedial Action Plan endorsed by the NSW Accredited Site Auditor and approved by council.
- (d) All remediation work carried out shall be conducted in accordance with the guidelines in force under the Contaminated Land Management Act 1997.
- (e) Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Principal Certifying Authority.
- (f) Any variations to the approved Remediation Action Plan shall be approved in writing by the Accredited Site Auditor and council prior to the commencement of such work.

(80) SITE AUDIT STATEMENT

Prior to the execution of works associated with the built form of the development (excluding building work directly related to remediation) a Site Audit Statement (SAS) is to be obtained from a NSW EPA Accredited Site Auditor is to be submitted to the Area Planning Manager. The SAS must confirm that the site has been remediated in accordance with the approved Remediation Action Plan and clearly state that site is suitable for the proposed use. Conditions on the Site Audit Statement shall form part of the consent.

- (a) Where the SAS is subject to conditions that require ongoing review by the Auditor or Council these should be reviewed and approved by Council before the SAS is issued. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, a S96 application pursuant to the *Environmental Planning & Assessment Act 1979* shall be submitted to ensure that they form part of the consent conditions.
- (b) An Occupation Certificate must not be issued by the PCA unless a Site Audit Statement has been submitted to the City in accordance with this condition.

(81) NOTIFICATION – NEW CONTAMINATION EVIDENCE

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the City's Area Planning Manager and the Principal Certifying Authority immediately.

(82) STOCKPILES

- (a) No stockpiles of soil or other materials shall be placed on footpaths or nature strips unless prior approval has been obtained from the City's Construction Regulation Unit.
- (b) All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.

- (c) All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- (d) All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours

(83) UNDERGROUND STORAGE TANK REMOVAL

The removal of underground storage tanks shall be undertaken in accordance with NSW WorkCover requirements which includes writing to the Chief Inspector of Dangerous Goods and complying with any conditions imposed. The tank removal shall be conducted in accordance with the *Australian Institute of Petroleum's Code of Practice, The Removal and Disposal of Underground Petroleum Storage Tanks (AIP CP22-1994)* and *AS4976-2008 The removal and disposal of underground petroleum storage tanks*. In the event of conflict between the Code of Practice and NSW WorkCover requirements, the latter shall prevail.

(84) MECHANICAL VENTILATION

- (a) The premises must be ventilated in accordance with the *Building Code of Australia* and AS1668.1 and AS1668.2.
- (b) Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1 and AS1668.2, the *Building Code of Australia* and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the *Building Code of Australia*, to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- (c) Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2(a)(iii) of the *Building Code of Australia*, must be submitted to the Principal Certifying Authority.

(85) CONTINUED PERFORMANCE OF MECHANICAL VENTILATION

The required operation and performance of any mechanical ventilation, air pressurisation or other smoke control system must not be impaired by the proposed partitioning layout.

(86) FUTURE FOOD USE - MECHANICAL VENTILATION PROVISION

The approved mechanical exhaust systems are to be designed to be capable of accommodating exhaust requirements for all ground floor retail tenancies in accordance with relevant Australia Standards, in order to allow for the event that any of the tenancies are approved for future use by food premises or other uses which require mechanical exhaust. Any exhaust system servicing an area where food is being cooked must discharge exhaust air at roof level.

No approval for charcoal or solid fuel cooking is given as part of this consent.

(87) MICROBIAL CONTROL IN WATER SYSTEMS

- (a) Prior to the issue of the Stage 6 Construction Certificate detailed plans of any water cooling system (including cooling towers) as defined under the *Public Health Act 2010* must be prepared by a suitably qualified person and certified in accordance with AS3666: 1: 2011 Air handling and water systems of buildings – Microbial Control – Design, installation and commissioning and must be submitted to and approved by Council.
- (b) Water cooling system operation and maintenance manuals and maintenance service records shall be readily available at the premises for inspection by an authorised officer upon request. Such records must be kept on the premises in accordance with Clause 2.6 to AS/NZS 3666:2:2011 Air handling and water systems of buildings – Microbial control, operation and maintenance.
- (c) The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the following:
 - (i) *Public Health Act 2010*, Public Health Regulation 2012 and Parts 1 and 2 (or part 3 if a Performance-based water cooling system) of AS3666:2011 Air handling and water systems of buildings – Microbial Control and the NSW Health Code of Practice for the Control of Legionnaires Disease.
 - (ii) Prior to the issue of an Occupation Certificate or if non applicable, prior to commencement of the use, the owner or occupier of the premises at which any warm water system and/or water cooling system is installed must cause notice of such installation(s) by providing to Council's Environmental Health department, written notification by way of the prescribed form under Clause 12 to the Public Health Regulation 2012. Any changes to these particulars must be notified to Council's Environmental Health department in writing within 7 days of the change(s). Copies of the notification forms are available on the City of Sydney website.

(88) CAR PARK VENTILATION

The car park must be ventilated in accordance with the *Building Code of Australia* and, where necessary, Australian Standard AS1668, Parts 1 and 2. Ventilation must be controlled by carbon monoxide monitoring sensors to ensure compliance with occupant health requirements.

(89) OPERATING HOISTING DEVICES INCLUDING BUILDING MAINTENANCE UNITS OVER A PUBLIC ROAD

If it is proposed to install a building maintenance unit or operate a hoisting device above a road (footpath) including swinging, hoisting material/equipment and slewing any part of the device, a separate application under Section 68 of the *Local Government Act 1993* and Section 138 of the *Roads Act 1993* must be made to Council to obtain approval.

Note: Building maintenance unit means a power operated suspended platform and associated equipment on a building specifically designed to provide permanent access to the faces of the building for maintenance (*Work Health and Safety Regulation 2011*).

(90) DILAPIDATION REPORT – MAJOR EXCAVATION/DEMOLITION

- (a) Subject to the receipt of permission of the affected landowner, dilapidation report/s, including a photographic survey of adjacent properties are to be prepared by an appropriately qualified structural engineer prior to commencement of demolition/excavation works. A copy of the dilapidation report/s together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Certifying Authority and the Council prior to the issue of a Stage 1 Construction Certificate.

UPON COMPLETION OF EXCAVATION/DEMOLITION

- (b) A second Dilapidation Report/s, including a photographic survey must then be submitted at least one month after the completion of demolition/excavation works. A copy of the second dilapidation report/s, together with the accompanying photographs must be given to the above property owners, and a copy lodged with the Principal Certifying Authority and the Council prior to the issue of an Occupation Certificate.

Any damage to buildings, structures, lawns, trees, sheds, gardens and the like must be fully rectified by the applicant or owner, at no cost to the affected property owner.

Note: Prior to the commencement of the building surveys, the applicant/owner must advise (in writing) all property owners of buildings to be surveyed of what the survey will entail and of the process for making a claim regarding property damage. A copy of this information must be submitted to Council.

(91) EROSION AND SEDIMENT CONTROL - MORE THAN 2,500SQM

Prior to the commencement of any works on site, including, but not limited to demolition, excavation or construction work, a Soil and Water Management Plan (SWMP) must be submitted to and be approved by the Principal Certifying Authority.

- (a) The SWMP must identify and respond to all items for Erosion and Sediment Control Plans listed in the condition above, as well as:
- (i) existing site contours;
 - (ii) location and diagrammatic representation of all necessary erosion and sediment control systems or structures used to mitigate or prevent pollution to stormwater;
 - (iii) location and engineering details with supporting design calculations for all necessary sediment basins, constructed wetlands, gross pollutant traps, trash racks or biofiltration swales (as relevant).

(92) ROAD OPENING PERMIT

A separate Road Opening Permit under Section 138 of the *Roads Act 1993* must be obtained from Council prior to the commencement of any:

- (a) Excavation in or disturbance of a public way; or
- (b) Excavation on land that, if shoring were not provided, may disturb the surface of a public road (including footpath).

(93) TEMPORARY GROUND ANCHORS, TEMPORARY SHORING AND PERMANENT BASEMENT/RETAINING WALLS AFFECTING THE ROAD RESERVE

For temporary shoring including ground anchors affecting the road reserve, a separate application under Section 138 of the *Roads Act 1993* must be lodged with Council.

(94) BARRICADE PERMIT

Where construction/building works require the use of a public place including a road or footpath, approval under Section 138 of the *Roads 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.

(95) INSTALLATION OF GRAPHICS AND ARTWORK ON SCAFFOLDING (BUILDING / CONSTRUCTION WRAPS)

- (a) Where scaffolding is to be erected to undertake the proposed development, approved graphic/artwork installation/s (construction wrap image/s) must be installed on the scaffolding system/s to screen the demolition and/or construction works from the public place to minimise adverse visual impacts in the locality and to add visual interest in the streetscape.
- (b) Construction wrap image/s and proposed location/s on the development site must be discussed with Council prior to undertaking detailed artwork design and approval being granted.
- (c) Construction wraps must be printed, installed and maintained in accordance Council's Guidelines for Hoardings and Scaffolding.

Note: Where hoardings and/or scaffolding (temporary structures) are erected on land owned by the City such as roadways and footways, Council reserves the right to require the display of site-specific artwork and/or community information (refer to Clause 3.4 of the *Guidelines for Hoardings and Scaffolding*).

(96) APPLICATION FOR HOARDINGS AND SCAFFOLDING INSTALLED ON OR ABOVE A PUBLIC ROAD AND OPERATING HOISTING DEVICES INCLUDING BUILDING MAINTENANCE UNITS OVER A PUBLIC ROAD

- (a) A separate application under Section 68 of the *Local Government Act 1993* and Section 138 of the *Roads Act 1993* is to be made to Council to erect a hoarding and/or scaffolding (temporary structures) on or above a public road (footway and/or roadway). Temporary structures must comply with Council's *Guidelines for Hoardings and Scaffolding*.
- (b) Where an approval (Permit) is granted allowing the placement of temporary structures on or above a public road the structures must comply fully with Council's *Hoardings and Scaffolding Policy; Guidelines for Hoardings and Scaffolding*; and the conditions of approval (Permit) granted including:
- (i) maintaining a current and valid approval for the full duration the temporary structure/s is in place;
 - (ii) maintaining temporary structure/s in a structurally sound and stable condition for the full duration of installation (Clause 2.11.1);
 - (iii) bill posters and graffiti being removed within 24 hours of their placement (Clause 2.11.2);
 - (iv) maintaining temporary structure/s and the public place adjoining the work-site in a clean and tidy condition including repainting and/or repair of graphics (Clauses 2.11.1; 2.11.4; 2.14.1 and 3.9.3);
 - (v) maintaining a watertight deck (Type B hoardings) to prevent liquids, including rainwater, falling onto the footway/roadway surfaces (Clauses 3.9.1 and 3.9.4);
 - (vi) approved site sheds on the deck of a Type B hoarding being fully screened from the public place (Clause 3.9.5);
 - (vii) material and equipment not being placed or stored on the deck of Type B hoardings, unless specifically approved by Council (Clause 3.9.4);
 - (viii) providing and maintaining operational artificial lighting systems under Type B hoardings including at high-bay truck entry points (Clause 3.9.9); and
 - (ix) ensuring all required signage is provided and maintained (3.9.3; 3.9.6; 3.9.8; 3.10.1 and 4.2).

(97) ALIGNMENT LEVELS – MAJOR DEVELOPMENT

- (a) Proposed building floor levels, basement levels, basement car park entry levels and ground levels shown on the approved Development Application plans are indicative only and have not been approved by this consent.

- (b) Prior to the Stage 3 Construction Certificate being issued alignment levels for the building and site frontages must be submitted to and approved by Council. The submission must be prepared by a Registered Surveyor, must be in accordance with the City of Sydney's *Public Domain Manual* and must be submitted with a completed Alignment Levels checklist (available in the *Public Domain Manual*) and Footpath Levels and Gradients Approval Application form (available on the City's website).
- (c) These alignment levels, as approved by Council, are to be incorporated into the plans submitted with the application for a Construction Certificate for any civil, drainage and public domain work as applicable under this consent. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.

(98) PAVING MATERIALS

The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

(99) PHOTOGRAPHIC RECORD / DILAPIDATION REPORT - PUBLIC DOMAIN

Prior to an approval for demolition being granted or a the Stage 1 Construction Certificate being issued, whichever is earlier, a photographic recording of the public domain site frontages is to be prepared and submitted to Council's satisfaction.

The recording must include clear images of the building facade adjoining the footpath, the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street.

The form of the recording is to be as follows:

- (a) A PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;
- (b) Each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage;
- (c) Each image is to be numbered and cross referenced to a site location plan;
- (d) A summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record;

- (e) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must immediately be made safe and functional by the applicant. Damage must be fully rectified by the applicant in accordance with the City's standards prior to a Certificate of Completion being issued for Public Domain Works or before an Occupation Certificate is issued for the development, whichever is earlier.

(100) PRESERVATION OF SURVEY MARKS

All works in City streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark.

Prior to the issue of the Stage 1 Construction Certificate, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.

At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Senior Surveyor to arrange for the recovery of the mark.

A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).

(101) PROTECTION OF SURVEY INFRASTRUCTURE

Prior to the commencement of any work on site, a statement prepared by a Surveyor registered under the *Surveying Act 2002* must be submitted to Council verifying that a survey has been carried out in accordance with the Surveyor General's Direction No. 11 – Reservation of Survey Infrastructure. Any Permanent Marks proposed to be or have been destroyed must be replaced, and a "Plan of Survey Information" must be lodged at the Land and Property Management Authority.

Reason: To ensure that the survey control infrastructure and cadastral framework are preserved for the public benefit and in accordance with the *Surveying Act 2002*.

(102) PUBLIC DOMAIN PLAN

- (a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council's Director City Planning, Development and Transport prior to the Stage 6 Construction Certificate being issued for public domain work or above ground building work, whichever is later. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's *Public Domain Manual*).
- (b) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's *Public Domain Manual*, *Sydney Streets Design Code* and *Sydney Streets Technical Specification*, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.
- (c) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the *Public Domain Manual* before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.
- (d) A Public Domain Works Deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges and the *Public Domain Manual*. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.
- (e) Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Construction Certificate being issued.
- (f) The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

(103) PUBLIC DOMAIN WORKS - HOLD POINTS AND HANDOVER

- (a) Prior to the Stage 6 Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work is to be determined with and approved by the City's Public Domain section in accordance with the City of Sydney's *Public Domain Manual* and *Sydney Streets Technical Specification*.
- (b) Prior to a Certificate of Completion being issued for public domain works and before the issue of any Occupation Certificate for the development or before the use commences, whichever is earlier, electronic works-as-executed (as-built) plans and documentation, certified by a suitably qualified, independent professional must be submitted to and accepted by Council for all public domain works. Completion and handover of the constructed public domain works must be undertaken in accordance with the City of Sydney's *Public Domain Manual* and *Sydney Streets Technical Specification*, including requirements for as-built documentation, certification, warranties and the defects liability period.

(104) STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT

- (a) Prior to the Stage 3 Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work, details of the proposed stormwater disposal and drainage from the development and details of the provision and maintenance of overland flow paths must be submitted to and approved by Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development.
- (b) Any proposed connection to the Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant prior to Construction Certificate being issued for public domain works or above ground building works, whichever is earlier, and prior to the commencement of any work within the public way.

Note: Contact Council's Legal Unit prior to the drafting of the positive covenant.

- (c) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.
- (d) Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by Council.

The stormwater quality assessment must:

- (i) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design;

- (ii) use modelling from an industry-standard water quality model; and
- (iii) demonstrate what water sensitive urban design and other drainage measures will be used to ensure that the flow of post-development pollutants from the site due to stormwater will be reduced.

Prior to the issue of any Occupation Certificate, maintenance schedules of the proposed water sensitive urban design and drainage measures must be submitted to and approved by the Certifying Authority and a copy provided to Council.

(105) DEFECTS LIABILITY PERIOD – PUBLIC DOMAIN WORKS

All works to the City's public domain, including rectification of identified defects, are subject to a 12 month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Completion for public domain works.

(106) DRAINAGE AND SERVICE PIT LIDS

Drainage and service pit lids throughout the public domain shall be heelguard and bicycle safe, finish flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Pit lids shall be in accordance with the *City of Sydney's Sydney Streets Design Code* and *Sydney Streets Technical Specification*. Details of drainage and service pit lids shall be submitted and approved by Council prior to a Construction Certificate being issued for the relevant stage of work.

(107) PROTECTION OF STONE KERBS

- (a) The existing stone kerbs on the Young, Phillip and Bridge Street frontages of the site are to be retained and properly protected during excavation and construction works.
- (b) To avoid damage to stone kerbs during excavation and construction works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by Council officers) must be re-installed in accordance with the City of Sydney's standard details and specifications after the construction works have been completed.
Note: A temporary concrete kerb will need to be constructed to retain the footpath until the stone kerbs can be reinstalled. The removed stone kerbs are to be reinstalled prior to the issue of an Occupation Certificate.
Note: all costs associated with the works are to be at no cost to the Council.
- (c) Damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council officers.
- (d) Where new crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible.

- (e) All new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by City officers. All unused stone kerbs are to be salvaged and returned to the City's store.
- (f) Council approval is required before kerbs are removed.
- (g) Council approval is required prior to the cutting of existing stone kerbs for stormwater kerb outlets.

(108) PUBLIC DOMAIN DAMAGE DEPOSIT

A Public Domain Damage Deposit calculated on the basis of 4 lineal metres of stone paver Young and Phillip Street site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.

The guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier.

The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.

(109) PUBLIC DOMAIN LIGHTING

- (a) Prior to the Stage 6 Construction Certificate for public domain works or above ground building works being issued, whichever is later, a detailed Public Domain Lighting Plan for pedestrian and street lighting in the public domain must be prepared by a suitably qualified, practicing lighting engineer or lighting designer and must be submitted to and approved by Council's Director City Planning, Development and Transport. The Lighting Plan must be prepared in accordance with the City of Sydney's Interim Draft Sydney Lights Design Code, Sydney Streets Design Code, Sydney Streets Technical Specification and *Public Domain Manual* and must include the following:
 - (i) Vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by the City;
 - (ii) The location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with City policies and Australian Standards;
 - (iii) Footing locations and structural details;
 - (iv) Location and details of underground electrical reticulation, connections and conduits;

- (v) Certification by a suitably qualified, practicing lighting engineer or lighting designer to certify that the design complies with City policies and all relevant Australian Standards including AS 1158, AS 3000 and AS4282;
 - (vi) Structural certification for footing designs by a suitably qualified, practicing engineer to certify that the design complies with City of Sydney policies and Australian Standards.
- (b) The public domain lighting works are to be completed in accordance with the approved plans and the City of Sydney's *Public Domain Manual* before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.

(110) TACTILE GROUND SURFACE INDICATORS AND HANDRAILS

All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.

(111) UTILITY SERVICES

To ensure that utility authorities are advised of the development:

- (a) Prior to the issue of a Construction Certificate a survey is to be carried out of all utility services within and adjacent to the site including relevant information from utility authorities and excavation if necessary, to determine the position and level of services.
- (b) Prior to the commencement of work the applicant is to obtain written approval from the utility authorities (e.g. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.

(112) ELECTRICITY SUBSTATION

If required by the applicable energy supplier, 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 Energy Australia, prior to a Construction Certificate being issued or the commencement of the use, whichever is earlier.

(113) WASTE AND RECYCLING MANAGEMENT - COMMERCIAL

- (a) The Waste Management Plan accompanying this Development Application has not been approved by this consent.
- (b) A Waste Management Plan is to be approved by the Certifying Authority prior to a Construction Certificate being issued. The plan must comply with the Council's *Policy for Waste Minimisation in New Developments 2005*. All requirements of the approved Building Waste Management Plan must be implemented during construction of the development.

UPON COMPLETION OF THE DEVELOPMENT

- (c) Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must ensure that waste handling works have been completed in accordance with: the Waste Management Plan; other relevant development consent conditions; and Council's *Policy for Waste Minimisation in New Developments 2005*.

(114) WASTE AND RECYCLING MANAGEMENT - MINOR

The proposal must comply with the relevant provisions of Council's *Policy for Waste Minimisation in New Developments 2005* which requires facilities to minimise and manage waste and recycling generated by the proposal.

SCHEDULE 1C**During Construction/Prior to Occupation/Completion****(115) OCCUPATION CERTIFICATE TO BE SUBMITTED**

An Occupation Certificate must be obtained from the Principal Certifying Authority and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

(116) HOURS OF WORK AND NOISE – CBD

The hours of construction and work on the development must be as follows:

- (a) All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm 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*.

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 of the *Environmental Planning and Assessment Act 1979*.

(117) RIGHT OF PUBLIC ACCESS

- (a) Prior to the issue of an Occupation Certificate for the development, a documentary Right of Public Access, limited in stratum if so desired, is to be created and registered on the Title of the development site. The Easement is to be defined over an east-west strip of land, of variable width, extending from the eastern alignment of Young Street to the western alignment of Phillip Street, generally at the rear of property 33 Alfred Street and as shown on approved plans as "Goldsborough Lane". The Easement is to be created appurtenant to Council in terms granting unrestricted rights for public pedestrian access, without vehicles, exclusive of wheelchairs for the disabled, to Council's satisfaction,
- (b) Prior to the issue of an Occupation Certificate for the development, a documentary Positive Covenant is to be created and registered on the Title of the development site, appurtenant to Council. The Positive Covenant is to be created in terms indemnifying Council against any claims and damages arising from the use of the Right of Public Access, and is to require the maintenance of a \$20,000,000 public indemnity insurance policy and is to require the maintenance, upkeep, repair and lighting of the Right of Public Access in accordance with Council's requirements and to the satisfaction of Council.

(118) ACCESS DRIVEWAYS TO BE CONSTRUCTED

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

(119) LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- (a) All loading and unloading associated with construction activity must be accommodated on site.
- (b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
- (c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- (d) In addition to any approved construction zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.
- (e) The structural design of the building must allow the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.

- (f) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval under Section 68 of the Local Government Act 1993 must be obtained.

(120) NO OBSTRUCTION OF PUBLIC WAY

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 a notice by Council to stop all work on site.

(121) USE OF MOBILE CRANES

The following requirements apply:

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

(122) WASTE AND RECYCLING COLLECTION CONTRACT

Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of **all waste**. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.

(123) ENCROACHMENTS – NEIGHBOURING PROPERTIES

No portion of the proposed structure shall encroach onto the adjoining properties.

(124) ENCROACHMENTS – PUBLIC WAY

No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach upon Council's footpath area.

(125) SURVEY

All footings and walls adjacent to a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be submitted to the Principal Certifying Authority indicating the position of external walls in relation to the boundaries of the allotment.

(126) SURVEY CERTIFICATE AT COMPLETION

A Survey Certificate prepared by a Registered Surveyor must be submitted at the completion of the building work certifying the location of the building in relation to the boundaries of the allotment.

(127) COVERING OF LOADS

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

(128) EROSION AND SEDIMENT CONTROL

The Soil and Water Management Plan (SWMP) or Erosion and Sediment Control Plan (ESCP) which has been approved by the Principal Certifying Authority must be implemented in full during the construction period.

During the construction period:

- (a) erosion and sediment controls must be regularly inspected, repaired and maintained in working order sufficient for a 10 year Average Recurrence Interval (ARI) rainfall event;
- (b) erosion and sediment control signage available from Council must be completed and attached to the most prominent structure visible at all times when entering the site for the duration of construction; and
- (c) building operations and stockpiles must not be located on the public footway or any other locations which could lead to the discharge of materials into the stormwater system.

(129) HAZARDOUS AND INDUSTRIAL WASTE

Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the NSW WorkCover Authority pursuant to the provisions of the following:

- (a) *Protection of the Environment Operations Act 1997*
- (b) *Protection of the Environment Operations (Waste) Regulation 2005*
- (c) *Waste Avoidance and Resource Recovery Act 2001*
- (d) *Work Health and Safety Act 2011*
- (e) *Work Health and Safety Regulation 2011.*

(130) VEHICLE CLEANSING

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

(131) DUST MANAGEMENT

All reasonable and feasible steps must be taken to ensure that dust from activities conducted on site is kept to a minimum. This includes the covering and wetting down of disturbed soils.

(132) STREET NUMBERING – MAJOR DEVELOPMENT

Prior to an Occupation Certificate being issued, street numbers and the building name must be clearly displayed at either end of the ground level frontage in accordance with the *Policy on Numbering of Premises within the City of Sydney*. If new street numbers or a change to street numbers is required, a separate application must be made to Council.

(133) SYDNEY WATER CERTIFICATE

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section on the web site www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to Council or the Principal Certifying Authority prior to an Occupation Certificate or subdivision/strata certificate being issued.

SCHEDULE 2

The prescribed conditions in accordance with Clause 98 of the Environmental Planning and Assessment Regulation 2000 apply to the development.

SCHEDULE 3**INTEGRATED DEVELOPMENT – TERMS of Approval**

The Terms of Approval for Integrated Development as advised by the NSW Department of Primary Industries are as follows:

Prior to Construction

(134) The Applicant shall assess the likely impacts of the dewatering activities on other groundwater users or structures or public infrastructure; this assessment will include an appropriate bore, spring or groundwater seep census and considerations relevant to potential subsidence or excessive settlement induced in nearby buildings and property, and be documented together with all calculations and information to support the basis of these in a report provided to the Consent Authority prior to the commencement of construction.

- (135) The design and construction of the building must prevent any take of groundwater after construction by making any below-ground levels that may be impacted by any watertable watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high watertable elevations to prevent potential future inundation.
- (136) Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and:
- (a) any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the watertable might naturally rise in the location immediately prior to the construction of the structure; and
 - (b) any elevated watertable is more than 1.0 m below the natural ground surface existent at the location immediately prior to the construction of the structure; and
 - (c) where the habitable structure is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.
- (137) Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.

Requirements for dealing with groundwater during excavation

- (138) If for any reason the take of groundwater during construction is expected to **exceed 3 ML in any 12 months**, then an authorisation shall be obtained for the take of groundwater as part of the activity.
- (139) Engineering measures designed to transfer groundwater around and beneath the basement shall be incorporated into the basement construction to prevent the completed structure from restricting pre-existing groundwater flows.
- (140) Piping, piling or other structures used in the management of pumped groundwater shall not create a flooding hazard or induce mounding of groundwater. Control of pumped groundwater is to be maintained at all times during dewatering to prevent unregulated off-site discharge.
- (141) Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.
- (142) The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided. The disposal of any contaminated pumped groundwater (sometimes called "tailwater") must comply with the provisions of the Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority.

- (143) Contaminated groundwater (i.e. above appropriate NEPM 2013 thresholds) shall not be reinjected into any aquifer. The reinjection system design and treatment methods to remove contaminants shall be nominated and included in the initial report and any subsequent intermediate report as necessary. The quality of any pumped water that is to be reinjected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the reinjection site.

Requirements for dealing with on-going take of groundwater post-construction

- (144) Monitoring (measurement and recording) of discharge volumes arising from groundwater extraction must be undertaken on a monthly basis for the life of the building using a method compliant with the NSW Water Extraction Monitoring Policy; (e.g. pumping diary, pump revolution meter, operating hour meter, electricity meter or flow meter). The design of the drainage system to isolate groundwater inflows from other sources is the responsibility of the proponent of the development (i.e. the developer).
- (145) Such records are to be maintained by the building management for the life of the development to demonstrate the negligible take of groundwater. Where sump pumps have not been operated during the calendar month this must nevertheless be identified in the monitoring record (e.g. as a 'nil' entry). Should the annual take of groundwater exceed 2.5 ML DPI Water should be contacted for advice.

SCHEDULE 4

DEPARTMENT OF INFRASTRUCTURE AND REGIONAL DEVELOPMENT

Approval has been granted by the Aviation and Airports Division of the Commonwealth Department of Infrastructure and Regional Development under the Airports (Protection of Airspace) Regulations 1996, subject to the following:

- (146) The building must not exceed a maximum height of 236.0M AHD inclusive of all lift overruns, vents, chimneys, aerials TV antennas, etc.

NOTE: This condition does not approve any built form above the maximum height referenced in **(7) BUILDING HEIGHT**.

- (147) Separate approval must be sought under the Airports (Protection of Airspace) Regulations 1996 for any cranes required to construct the building.
- (148) At the completion of the construction of the building, a certified surveyor is to notify (in writing) the airfield design manager of the finished height of the building.

BACKGROUND

The Site

1. Site visits were carried out on 20 July and 24 October 2015.
2. The 50 Bridge Street site is located within the Quay Quarter Sydney (QQS) precinct. The QQS precinct includes two street blocks, is located at the northern edge of the CBD and is bound by Alfred Street to the north, Phillip Street to the east, Bridge Street to the south and Loftus Street to the west. The QQS precinct occupies a total combined area of 11,121m². The two QQS street blocks are referred to as the Bridge and Alfred Street block and the Young and Loftus Street block. Figure 1 below highlights the two blocks within the QQS precinct.



Figure 1: Aerial image of the QQS precinct showing the Bridge and Alfred Street Block and Young and Loftus Street Block

3. The 50 Bridge Street site is legally described as Lot 5 DP 1073376 and has a total area of 5,837m². The site accommodates the AMP Centre tower. This tower was completed in the mid-1970s. Figure 2 below illustrates the 50 Bridge Street block.

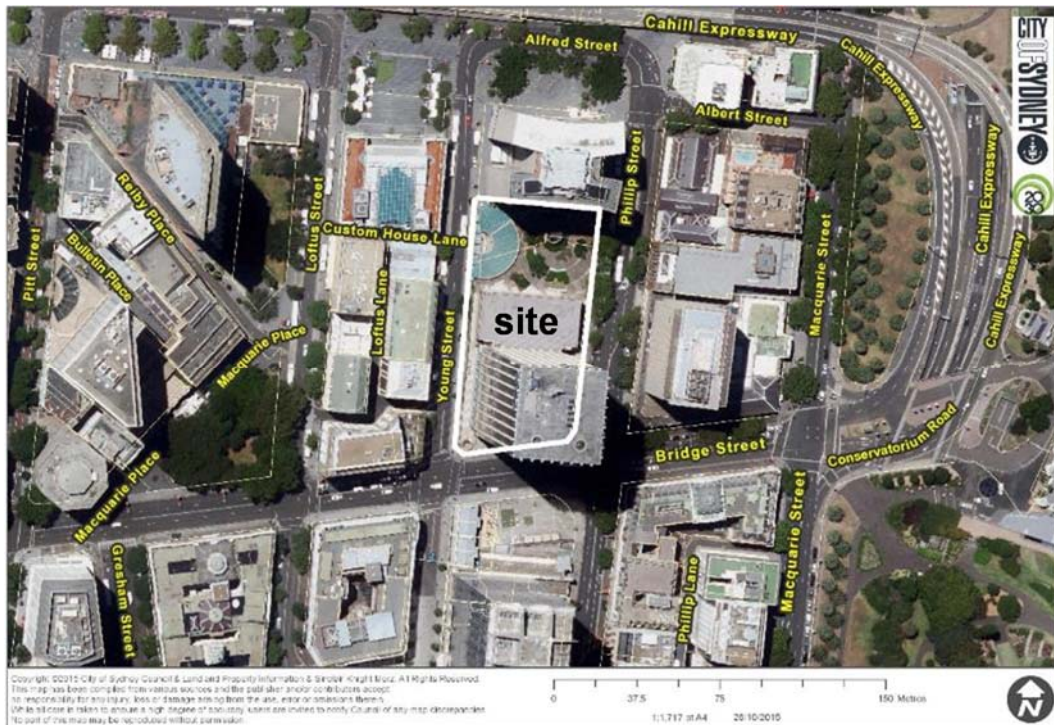


Figure 2: Aerial view of the 50 Bridge Street site

4. The AMP Centre has frontage to Bridge Street to the south, Young Street to the west and Phillip Street to the east. The AMP Building at 33 Alfred Street is located immediately to the north of the site. The AMP Centre is currently connected to the AMP Building by a food court located below the Bridge Street level.
5. Pedestrian access is currently provided from Bridge Street, Young Street and Phillip Street. Three vehicular access points are currently provided, servicing existing car parking and loading docks for the 50 Bridge and 33 Alfred Street buildings. Basement parking is provided for 230 cars.
6. The site experiences a significant gradient change of approximately 15m from the south-western corner of the site to the north eastern corner of the site.

Surrounding Development

7. The Young and Loftus Street block is located to the west of the site. The Young and Loftus Street block is bound by Young Street to the east, Loftus Street to the west, Customs House Lane to the north and Loftus Lane to the south and has a site area of 2,924m² (including existing heritage items). The block excludes land to the north of Customs House Lane and south of the east-west stretch of Loftus Lane. Two heritage listed buildings are contained within the Young and Loftus Street block, known as Hinchcliff House and the Gallipoli Memorial Club.
8. To the west of the subject site directly south of the Young and Loftus block are the Bridgeport Apartments and 44 Bridge Street (a locally listed heritage item – formerly known as Booth House) fronting Bridge Street.

9. To the south of the site across Bridge Street is the site of the First Government House, located in the forecourt of the Museum of Sydney that forms part of the Governor Phillip Tower complex. Further to the west is the Department of Education building and to the south-east is the Chief Secretary's Building (occupied by the Department of Planning and Environment).
10. To the east of the site are the Justice and Police Museum and the former Transport House and Intercontinental Hotel.
11. Alfred Street and the Circular Quay terminal are located to the north of the AMP Building.



Figure 3: Existing AMP tower viewed from Bridge Street west

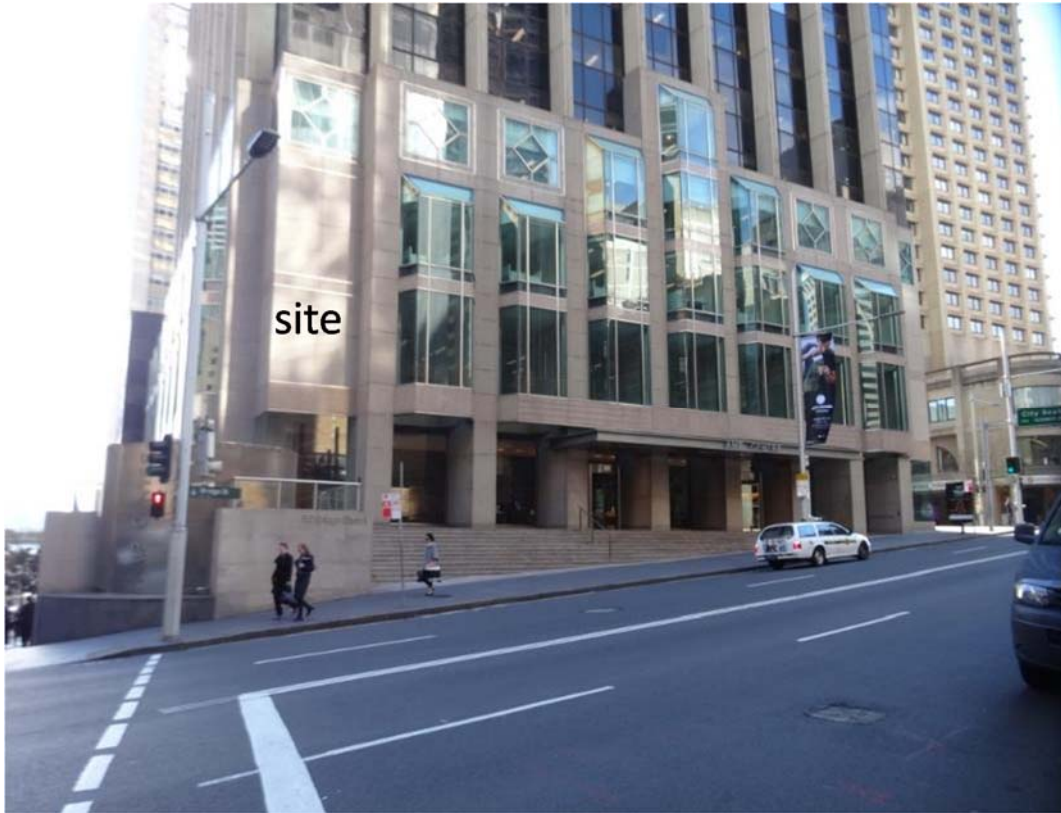


Figure 4: Existing Bridge Street entrance



Figure 5: Adjacent buildings located on the western side of Young Street, view looking north



Figure 6: View towards First Government House Place and Bridge Street sandstone buildings



Figure 7: Existing AMP tower loading dock, corner Young and Bridge Streets



Figure 8: Western elevation of existing podium, looking south

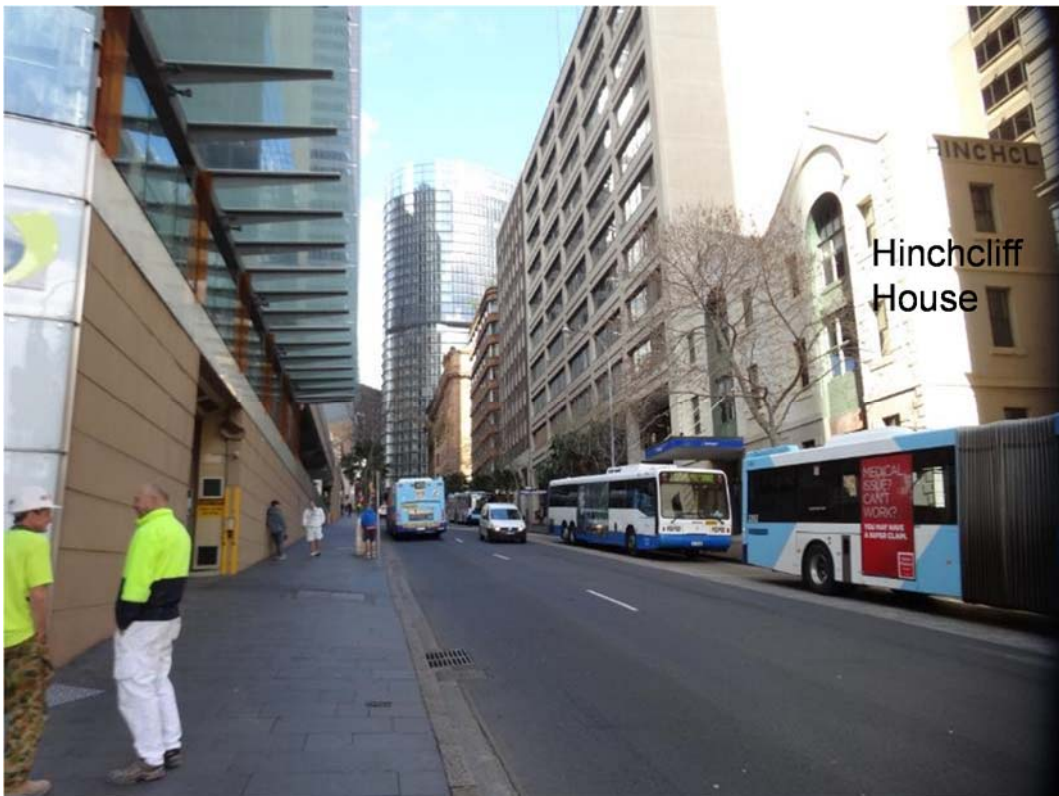


Figure 9: Young Street looking south



Figure 10: View from podium looking north east



Figure 11: View from podium looking north towards 33 Alfred Street building



Figure 12: View of Phillip Street looking north



Figure 13: View west towards interface with 33 Alfred Street building from Phillip Street



Figure 14: Eastern elevation of the existing podium looking south



Figure 15: Bridge Street looking north



Figure 16: Existing eastern elevation viewed from the corner of Bridge and Phillip Streets

PROPOSAL

12. The Stage 2 application seeks approval for the following:
- (a) demolition of the northern section of the existing office tower (north of the existing core) and demolition of the podium and basement levels north of the existing tower core;
 - (b) removal of the façade, services, plant and all lifts and equipment;
 - (c) construction of an addition to the retained tower structure by extending the core northwards and introducing associated structural elements;
 - (d) extension of the tower levels northwards to establish new commercial office space with new facades, plant lift and services;
 - (e) construction of a new retail podium which is connected into the commercial office lobby through a large atrium;
 - (f) approval for a total of 102,133m² of GFA comprising commercial office, retail premises and gym;
 - (g) construction of a new five level basement containing a maximum of 123 car spaces and a 1,026m² end of trip facility;
 - (h) retention and replanning of the existing loading dock for 50 Bridge Street at the southern end of Young Street;

- (i) relocation of vehicle access to the 50 Bridge Street basement level car park from Young Street to Phillip Street;
 - (j) replacement of existing car parking associated with 33 Alfred Street lost as part of the development, which includes removal of the existing vehicle access and loading to 33 Alfred Street from Young Street and relocation to Phillip Street. This access is to be shared with the 50 Bridge Street development;
 - (k) associated lower ground works within the 33 Alfred Street site (noting that all above ground works to 33 Alfred Street will be via a separate DA; and
 - (l) creation of a new through site link referred to as Goldsborough Lane along the northern boundary of the site.
13. A number of other Stage 2 development applications for the QQS precinct are currently under assessment or in preparation to be lodged. These applications are discussed further in this report.
14. Selected plans, elevations and sections of the proposal are provided in **Attachment A**. Photomontages and images of the 3D model shown in the context of the CBD are shown below.



Figure 17: Aerial view looking south towards proposed tower



Figure 18: Proposed podium and tower viewed from Young Street looking south



Figure 19: Aerial view looking north towards proposed tower



Figure 20: Aerial view of proposed tower terraces



Figure 21: Internal tower atrium



Figure 22: Proposed Bridge Street entry viewed from the corner of Bridge and Phillip Streets



Figure 23: Proposed podium viewed from Young street looking north



Figure 24: Proposed podium roof top terrace



Figure 25: Proposed podium and vehicle access point viewed from Phillip Street looking west



Figure 26: Proposed Goldsbrough Lane looking east towards Phillip Street



Figure 27: Proposal sitting within the City model, looking south



Figure 28: Proposal sitting within the City model, looking southeast



Figure 29: Proposal sitting within the City model, looking northeast

Original Proposal

15. The proposal has been amended in response to feedback from City staff relating to the design of Goldsborough Lane, access to the end of trip facilities and detailed design of the podium facade.
16. These changes are discussed in detail within the Issues section of this report. The amended proposal results in an improved and refined design and increased compliance with the Stage 1 approval and DCP.

HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

Planning proposal, LEP and DCP Amendments

17. In December 2012 AMP Capital Office & Industrial Pty Limited (AMP) submitted a planning justification report to the City of Sydney requesting that the City prepares site-specific amendments to Sydney Local Environmental Plan 2012 (SLEP 2012) to enable significant redevelopment of the AMP QQS precinct. The owner of land within the precinct is AMP, with the exception of the land comprising of the Gallipoli Memorial Club, which is owned by the Gallipoli Memorial Club Ltd.
18. In order to enable the vision for the precinct, it was necessary to amend SLEP 2012. The precinct vision relies on transferring floor space potential from the constrained Young and Loftus Street block to the adjacent Bridge and Alfred Street block across a public road (Young Street).
19. The Central Sydney Planning Committee (CSPC) and the Council resolved to approve the Planning Proposal on 20 June 2013 and 24 June 2013 respectively.
20. The City submitted the Planning Proposal to the NSW Department of Planning and Infrastructure seeking a Gateway determination on 27 June 2013. The Gateway determination was issued by the Department on 10 July 2013.
21. The Planning Proposal, accompanied by the Draft DCP 2012 Amendment and Voluntary Planning Agreements were placed on public exhibition from 10 September 2013 – 9 October 2013.
22. On 9 December 2013, the City resolved to endorse a series of 'alternative' site specific provisions to be included in SLEP 2012 and to adopt the AMP Circular Quay Precinct Amendment to the Sydney Development Control Plan 2012 (SDCP 2012).
23. The following amendments to SLEP 2012 were proposed as part of the Planning Proposal:
 - (a) the inclusion of new clauses to allow:
 - (i) each land parcel within the precinct to be taken as the 'site area' for the purposes of calculating permissible floor space;
 - (ii) floor space awarded by way of competitive design process for sites within the Young and Loftus Street block will be used for development within the 50 Bridge Street site;
 - (iii) an exception to the sun access plan provisions governing height across the 50 Bridge Street site;

- (b) amendments to the:
- (i) dictionary to enable proposed changes to the City of Sydney Competitive Design Policy relating specifically to the precinct;
 - (ii) Laneways Development Floor Space controls so that the clause may apply to the new buildings in the Young and Loftus block.
24. The Planning Proposal was prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

Voluntary Planning Agreements

25. Two Voluntary Planning Agreements (VPAs) have been executed and registered on title. VPAs exist between all relevant site owners, being AMP and the City and the Gallipoli Memorial Club, AMP and the City.
26. Following registration of the VPAs on title the LEP was made and published June 2014. The requirements of the VPAs relating to the Bridge and Alfred Street block are summarised in the table below.

Item	VPA Requirements Summary	Proposal as assessed
Monetary Contribution	Cash contribution to be paid in accordance with clause 3 of Schedule 4 of the VPA.	A monetary contribution applies as per the VPA. Appropriate conditions have been recommended.
Additional Public Art Contribution	Public Art contribution paid in accordance with clause 4 of Schedule 4 of the VPA.	An additional public art contribution applies as per the VPA beyond the requirements of the development application. Appropriate conditions have been recommended.
Through Site Link Contribution – Young and Phillip Street Link	Construction of the Young Street and Phillip Street Link and Registration of the Through Site Link Easement	Appropriate conditions have been recommended as per the VPA.

Item	VPA Requirements Summary	Proposal as assessed
Heritage Conservation Contribution – finalisation of Draft Conservation Management Plans for Hinchcliff House, 33 Alfred Street and Gallipoli Memorial Club	Finalisation and endorsement of the Draft Conservation Management Plans	Appropriate conditions have been recommended as per the VPA.
Heritage Conservation Contribution – completion of Heritage Conservation Works – Hinchcliff House, 33 Alfred Street and Gallipoli Memorial Club	Completion of the Heritage Conservation Works	Appropriate conditions have been recommended as per the VPA.

Stage 1 Development Application

27. The CSPC approved the Stage 1 development application (D/2013/1942) for the redevelopment of the QQS precinct on 19 June 2014.
28. The Stage 1 DA obtained approval for:
 - (a) building envelopes, design parameters and uses for the future development of the site; and
 - (b) in principle re-distribution of floor space from the Young and Loftus Street block to the Bridge and Alfred Street block.
29. Figures 30, 31 and 32 below demonstrate the approved site layout and building envelopes for the Stage 1 consent.

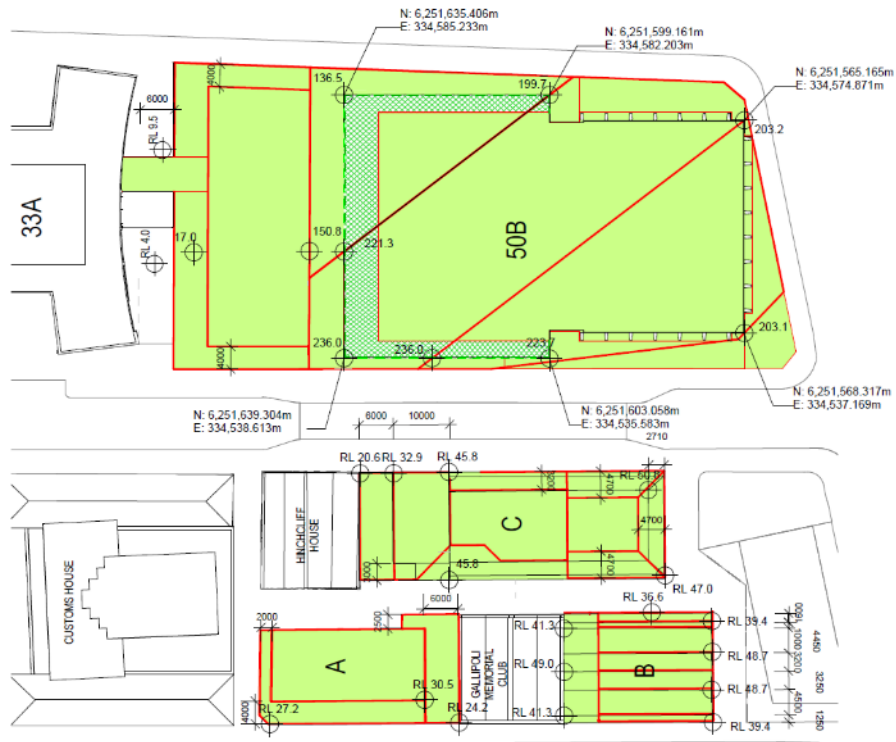


Figure 30: Stage 1 consent – building envelope footprints

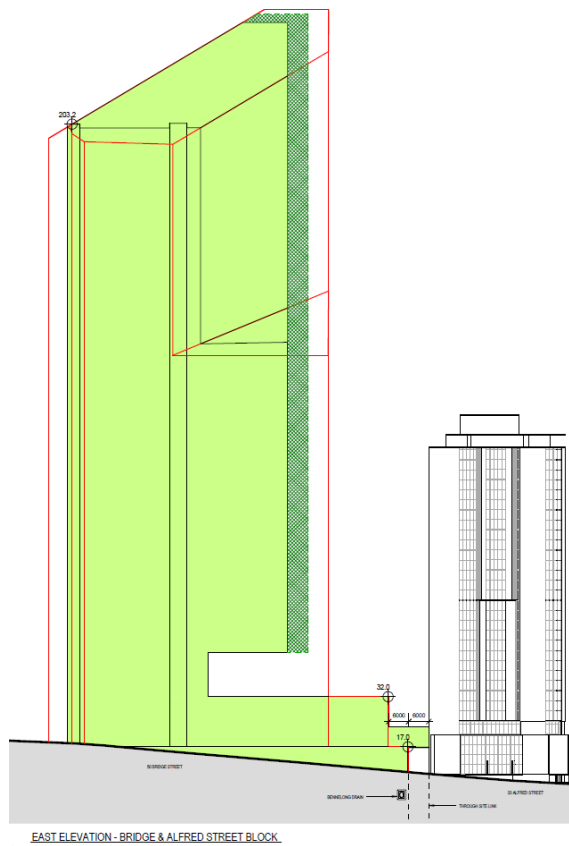


Figure 31: Stage 1 consent – building envelopes – Bridge and Alfred Street block

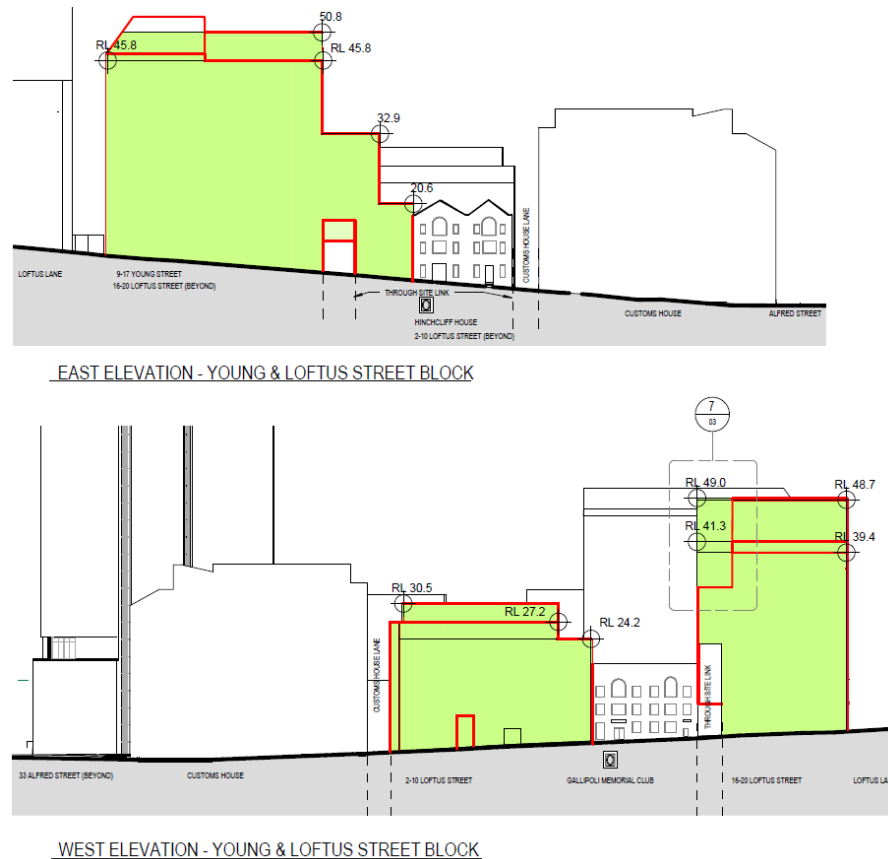


Figure 32: Stage 1 consent – building envelopes – Young and Loftus Street block

Competitive Design Process

30. On 2 April 2014, the applicant commenced a competitive design process for the QQS site in accordance with the Quay Quarter Sydney Competitive Design Strategy. The three key design competition deliverables that each competitor was asked to address included:
 - (a) the preparation of a Concept Master Plan for the ‘whole-of-precinct’.
 - (b) a Schematic Design Proposal for the 50 Bridge Street tower and associated podium and basements within the Bridge and Alfred Street block; and
 - (c) a set of Preliminary Design Guidelines for new buildings within the Young and Loftus Street block.
31. Six architectural firms participated in the competitive design alternatives process. Of the six schemes presented, the 3XN scheme performed the highest against the objectives and deliverables of the design brief, and was selected as the preferred scheme to progress.
32. In accordance with the terms of the Quay Quarter Sydney Competitive Design Strategy, an Expression of Interest Process (EOI) was undertaken where separate design architects were selected and appointed for each building project within the Young and Loftus Street block.

33. Jointly, the City of Sydney and AMP Capital prepared an EOI Brief for the Young and Loftus Street block (subject of a separate DA D/2015/930); invited a list of 13 Architects to respond to the EOI brief; undertook an assessment of each of the shortlisted Architects; and jointly selected the design architects for each of the nominated developments. The following design architects were selected:
- (a) Make Architecture – 2-10 Loftus Street (Building A);
 - (b) Silvester Fuller – 16-20 Loftus Street (Building B); and
 - (c) SJB Architects – 9-17 Young Street (Building C).

Other Quay Quarter Sydney Development Applications

34. A development application (D/2015/927) for the modifications to the façade of the AMP Building at 33 Alfred Street to facilitate works to Goldsborough Lane. Works include the removal of existing façade elements on the southern elevation at Ground and Level 1, installation of new façade elements on the southern elevation at Ground, Level 1 and Level 2 and installation of a new revolving door entry with canopy at Level 1 connecting to the 50 Bridge Street podium.
35. A Stage 2 development application (D/2015/928) for heritage conservation works to restore and reintroduce heritage fabric and elements to the building known as Hinchcliff House. The proposal includes base building works to allow future tenants to undertake internal fit-out works, indicative locations for internal circulation and building services, enlargement of the existing basement area and new roofing and guttering. The application is Integrated Development requiring approval from the NSW Heritage Office under the Heritage Act 1977.
36. A Stage 2 development application (D/2015/930) for the Young and Loftus Street block for demolition of existing buildings and basement structures on each subject site, associated site remediation and excavation works, construction of 3 new mixed use buildings (Building A, B and C) between 9 and 13 storeys, construction of an integrated five level basement beneath Buildings B, C and Loftus Lane (including parking and loading areas, building services, storage and waste areas) and landscaping and public domain works to Loftus Lane and surrounds. The application is Integrated Development requiring approval from the NSW Office of Water under the Water Management Act 2000.
37. A Stage 2 development application for heritage conservation works, building restoration and fitout works to the Gallipoli Memorial Club building is currently being prepared, but is yet to be lodged.
38. A Stage 2 development application for heritage conservation works, building restoration and fitout works to the existing AMP Building at 33 Alfred Street is currently being prepared. The applicant has advised that this DA will be lodged in early 2016.

CITY OF SYDNEY ACT 1988

39. Section 51N requires the Central Sydney Planning Committee (the Planning Committee) to consult with the Central Sydney Traffic and Transport Committee (CSTTC) before it determines a DA that will require, or that might reasonably be expected to require, the carrying out of road works or traffic control works likely to have a significant impact on traffic and transport in the Sydney CBD. A full extract of this Section is provided below.

"51N Planning proposals having a significant impact on traffic and transport in the Sydney CBD

- (1) The Planning Committee must consult the CSTTC before it exercises a function under Part 4 that will result in the making of a decision that will require, or that might reasonably be expected to require, the carrying out of road works or traffic control works that are likely to have a significant impact on traffic and transport in the Sydney CBD.*
 - (2) The Planning Committee must take into consideration any representations made by the CSTTC within the period of 21 days (or such other period as is agreed to by the CSTTC and the Planning Committee in a particular case) after consultation takes place.*
 - (3) The Planning Committee may delegate to a subcommittee of the Planning Committee, or the general manager or another member of the staff of the City Council, any of its functions under this section other than this power of delegation. A delegation can be given subject conditions. A delegation does not (despite section 38) require the approval of the Minister administering that section.*
 - (4) The failure of the Planning Committee to comply with this section does not invalidate or otherwise affect any decision made by the Planning Committee."*
40. The application was referred to the CSTTC for consideration of the proposal for permanent changes to bus layover spaces to accommodate a new vehicle access point on Phillip Street and construction of the precinct to be staged over three periods between January 2017 and March 2021 and involving temporary re-allocation of bus layover/set down space over these three stages of construction.
41. The CSTTC working group met on 4 November 2015 to discuss the matter. The CSTTC subsequently resolved to make the following representation to the CSPC pursuant to section 51N of the *City of Sydney Act 1988*:
- (a) that the applicant continues to work with the CBD Coordination Office throughout development of the site to confirm the suitability of the nominated bus layover spaces; and
 - (b) that CBD Coordination Office is consulted by the construction project management team of the applicant to ensure that any construction traffic or transport interface issues are addressed prior to commencement of construction.

Water Management Act 2000

42. The application was referred to the NSW Office of Water pursuant to the provisions of the Water Management Act 2000, as the future basement excavation will require temporary dewatering of the site which is deemed to be an aquifer interference activity.
43. The NSW Office of Water provided General Terms of Approval for the development, which are included in Schedule 3 of the recommended conditions. These conditions will be relevant when the applicant applies for a licence to dewater the site.

Airports (Protection of Airspace) Act 1996

44. The proposed development results in buildings that penetrate the prescribed airspace for Sydney Airport as detailed under the Airports (Protection of Airspace) Act 1996. The construction of a building to the height proposed constitutes a "controlled activity" that requires approval under Section 183 of the Airports (Protection of Airspace) Act 1996.
45. In accordance with the above provisions, and those replicated at Clause 7.16 of SLEP 2012, the application was referred to Sydney Airport Corporation Limited (SACL) on 15 July 2015.
46. Clause 7.16 of the SLEP 2012 states that the consent authority cannot grant development consent until such time as the relevant Commonwealth body advises that:
 - (a) the development will penetrate the Limitation or Operations Surface but it has no objection to its construction; or
 - (b) the development will not penetrate the Limitation or Operations Surface.
47. In correspondence dated 20 and 23 July 2015, the Airspace Protection Approvals Coordinator, Sydney Airport confirmed that as previous approval has been granted for the Stage 1 application, and as the Stage 2 application will not exceed the Stage 1 approved envelope, no further approval is required. The Stage 1 approval from the Federal Department of Infrastructure and Regional Development included a number of conditions relating to the proposal, which have been included in Schedule 4 of the recommendation conditions.

ECONOMIC/SOCIAL/ENVIRONMENTAL IMPACTS

48. The application has been assessed under Section 79C of the Environmental Planning and Assessment Act 1979, including consideration of the following matters:
 - (a) Environmental Planning Instruments and DCPs.

State Environmental Planning Policy No 55—Remediation of Land

49. The aim of SEPP 55 is to ensure that a change of land use will not increase the risk to health, particularly in circumstances where a more sensitive land use is proposed.
50. A contamination report and Letter of Interim Advice was submitted with the development applicant. The City's Health Unit is satisfied that subject to conditions, the site can be made suitable for the proposed use.

State Environmental Planning Policy (Infrastructure) 2007

51. The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application.

Clause 45

52. The application is subject to Clause 45 (Subdivision 2 Development likely to affect an electricity transmission or distribution network) of the SEPP.
53. In accordance with the Clause, the application was referred to Ausgrid for a period of 21 days.
54. Ausgrid raised no objection, subject to conditions.

Clause 88

55. The application is subject to Clause 88 as the development is adjacent to an interim rail corridor.
56. The application was referred to RailCorp. RailCorp have advised that the proposal is outside of the CBD Rail Link Interim Rail Corridor affectation. As such, concurrence is not required.

Clause 104

57. The application is subject to Clause 104 of the SEPP as the proposed development is development specified in Column 1 of the Table to Schedule 3 that involves:
- (b) *an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*
58. The application was referred to RMS for a period of 21 days. No response was received.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)

59. The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SREP.
60. The Sydney Harbour Catchment Planning Principles must be considered in the carrying out of development within the catchment. The key relevant principles include:
- (a) protect and improve hydrological, ecological and geomorphologic processes;
- (b) consider cumulative impacts of development within the catchment;
- (c) improve water quality of urban runoff and reduce quantity and frequency of urban run-off; and
- (d) protect and rehabilitate riparian corridors and remnant vegetation.

61. The site is within the Sydney Harbour Catchment and eventually drains into the Harbour. However, the site is not located in the Foreshores Waterways Area or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development.
62. The development is consistent with the controls contained with the deemed SEPP.

Sydney LEP 2012

63. The site is located within the B8 Metropolitan zone. The proposed uses are defined as commercial and are permissible.
64. The relevant matters to be considered under SLEP 2012 for the proposed development are outlined below.

Compliance Table		
Development Control	Compliance	Comment
4.3 Height of Buildings	Yes	A maximum permissible height is defined by the approved Stage 1 envelope, which permits a maximum height of RL 236.0. A maximum height of RL 219.6 is proposed.
4.4 Floor Space Ratio (and 6.26(3) AMP Circular Quay precinct)	Yes	The LEP permits an FSR of 12.5:1 across the QQS precinct (8:1 base FSR + 4.5:1 accommodation floor space). A number of 'additional floor space' incentives are proposed, resulting in a proposed FSR of 14.02:1. See discussion under the heading Issues.
5.9 Preservation of trees or vegetation	Yes	One street tree is proposed to be removed to facilitate the new vehicular access on Phillip Street. The proposal is acceptable in terms of tree preservation as the proposal will have a minimal impact on trees.
5.10 Heritage conservation	Yes	The subject site is not a heritage item and is not located within a heritage conservation area. The site is located adjacent to a number of State and locally listed items, including the existing AMP Building at 33 Alfred Street. See discussion under the heading Issues.

Compliance Table		
Development Control	Compliance	Comment
Part 6 Local provisions - height and floor space		
Division 1 Additional floor space in Central Sydney (and 6.26(4) AMP Circular Quay precinct)	Yes	See discussion under the heading Issues.
Division 3 Height of buildings and overshadowing Clause 6.17 Sun access plane	Yes	See discussion under the heading Issues.
Division 4 Design excellence Clause 6.21 Design excellence	Yes	<p>In accordance with Clause 6.21 and 6.26(7)(b), Council may grant an additional 10% FSR if a competitive design process has been undertaken and design excellence is demonstrated.</p> <p>A competitive design process for the site was conducted to select the project architect. The jury deemed 3XNs entry as the design most capable of achieving design excellence.</p> <p>The development has high architectural and landscape design merit. The detailed design of the building proposed under this application, in conjunction with recommended conditions will ensure the requirements of this provision are satisfied.</p>
Division 5 Site specific provisions 6.26 AMP Circular Quay precinct 6.26(2) AMP Circular Quay precinct 6.26(10) AMP Circular Quay precinct)	Yes	<p>Clause 6.26(2) provides for a commercial addition to the existing tower on block A (50 Bridge Street), if the development meets the objectives of the clause with regard to sun access, provision of publicly accessible lanes, heritage and vehicle access. The proposal complies with the clause objectives.</p> <p>Clause 26(10) requires all buildings on block A to be used only for uses specified in the clause. All proposed uses for block A are defined as 'commercial premises' and are permissible under the clause.</p>

Compliance Table		
Development Control	Compliance	Comment
Part 7 Local provisions—general		
Division 1 Car parking ancillary to other development	No	The proposal has been designed to accommodate a shared basement with 33 Alfred Street. A maximum of 117 commercial car parking spaces are permitted for the 50 Bridge Street Building. A total of 118 commercial car parking spaces are proposed for the 50 Bridge Street building. See discussion under the heading Issues.
7.14 Acid Sulphate Soils	Yes	The site is identified as containing class 2 and class 5 Acid Sulphate Soil. A condition has been recommended to address acid sulphate soils on site.
7.15 Flood planning	Yes	There are no adverse flood impacts on surrounding properties as a result of the proposal.
7.16 Airspace operations	Yes	The Sydney Airport Corporation has confirmed that no further approval is required for the Stage 2 application, subject to the imposition of conditions recommended under the Stage 1 approval.
7.19 Demolition must not result in long term adverse visual impact	Yes	The proposal seeks consent for the partial demolition and redevelopment of the site as part of the subject application, and is therefore, considered to adequately address the requirements of this clause.
7.20 Development requiring preparation of a development control plan	Yes	A site specific DCP (AMP Circular Quay Precinct Amendment) applies to the site and provides site specific design principles and controls.

Sydney DCP 2012

65. The relevant matters to be considered under SDCP 2012 for the proposed development are outlined below.
66. Compliance with site specific DCP controls required by Section 6.1.12 AMP Circular Quay Precinct is discussed in Table 6 below.

2. Locality Statements – Bridge Street, Macquarie Place and Bulleting Place Special Character Area and Circular Quay Special Character Area

The subject site is located in the Bridge Street, Macquarie Place and Bulleting Place Special Character Area and Circular Quay Special Character Area. The proposal is considered to be in keeping with the unique character of the areas and design principles.

The proposal will re-establish a past through site link in the form of Goldsborough Lane and improve street activation through the incorporation of retail uses along Young Street, Phillip Street and Goldsborough Lane. The proposal will protect sun access to Bridge Street and First Government House Place and will enhance vistas to surrounding heritage buildings including Hinchcliffe House, 33 Alfred Street and the Police and Justice Museum.

3. General Provisions

Development Control	Compliance	Comment
3.1 Public Domain Elements	Yes	<p>The proposed development will make a positive contribution to the public domain.</p> <p><u>Through site links</u></p> <p>Through site links are provided in the form of the open to sky, publicly accessible link of Goldsborough Lane, as well as a network of arcades that traverse the podium, providing connectivity between Young, Phillip and Bridge Street.</p> <p><u>Publicly accessible open space</u></p> <p>The podium rooftop terrace provides a publicly accessible open space area that offers a number of functions, including informal meeting spaces, exercise areas and outdoor dining.</p> <p><u>Public art</u></p> <p>A public art strategy has been submitted that outlines the applicants approach for delivery of public art throughout the QQS precinct. The Strategy has been endorsed in principle by the City's Public Art Advisory Panel, however amendments are required to address issues of budget and detail relating to the 50 Bridge Street site. Appropriate conditions have been recommended.</p>

3. General Provisions		
Development Control	Compliance	Comment
3.2 Defining the Public Domain	Yes	<p>The proposed development will enhance the public domain by ensuring adequate sun access to publicly accessible spaces and considering public views.</p> <p><u>Active frontages</u></p> <p>Active street frontages are provided in the form of fine grain retail spaces that are directly accessible from the street. Entries to the internal podium area have been maximised to provide visibility to internal uses.</p> <p><u>Reflectivity</u></p> <p>A reflectivity assessment has been submitted. This report concludes that the building performs generally well in terms of solar reflectivity, subject to conditions relating to glazing and cladding reflectivity. Appropriate conditions have been recommended.</p> <p><u>Wind</u></p> <p>A wind impact assessment has been submitted that demonstrates the wind environment around the building is generally satisfactory for pedestrian standing or walking and supports the proposed land use.</p> <p><u>Lighting</u></p> <p>A building lighting strategy has not been submitted as part of the application. A condition has been recommended requiring a lighting strategy be submitted.</p>
3.3 Design Excellence and Competitive Design Processes	Yes	<p>The proposed development has undergone a competitive design process and the proposed development is seeking an uplift of 10% additional floor space subject to design excellence.</p>
3.5 Urban Ecology	Yes	<p>The proposed development involves the removal of one tree, which will not adversely impact on the local urban ecology. New planting is proposed on the podium roof top and tower terrace areas.</p>

3. General Provisions		
Development Control	Compliance	Comment
3.6 Ecologically Sustainable Development	Yes	An ecologically sustainable development (ESD) report has been prepared that outlines the ESD initiatives for the proposal. Initiatives include the use of mixed mode/natural ventilation for podium areas and high efficiency facades with high performance glazing and sun shading for thermal comfort.
3.7 Water and Flood Management	Yes	There are no adverse flood impacts on surrounding properties as a result of the proposal.
3.9 Heritage	Yes	The site is adjacent to a locally listed heritage item. See discussion under the heading Issues.
3.11 Transport and Parking	No	See discussion under the heading Issues.
3.12 Accessible Design	Yes	A condition has been recommended for the proposed development to provide appropriate access and facilities for persons with disabilities in accordance with the DCP and the BCA.
3.13 Social and Environmental Responsibilities	Yes	The proposed development provides adequate passive surveillance and is generally designed in accordance with the CPTED principles.
3.14 Waste	Yes	A condition has been recommended for the proposed development to comply with the relevant provisions of the City of Sydney Code for Waste Minimisation in New Developments 2005.
3.15 Late Night Trading Management	N/A	No approval is being sought for the individual use of the retail/commercial tenancies as part of this Stage 2 application. Appropriate conditions have been recommended requiring the submission of separate applications for these premises.
3.16 Signage and Advertising	N/A	No signage is proposed as part of this Stage 2 application. A condition has been recommended requiring a signage strategy be submitted for the building.

4. Development Types		
4.2 Residential Flat, Commercial and Mixed Use Developments		
Development Control	Compliance	Comment
4.2.1.2 Floor to ceiling heights and floor to floor heights	Acceptable	<p>SDCP 2012 requires minimum floor to ceiling height of:</p> <ul style="list-style-type: none"> • 3.6m for ground floor commercial; • 3.3m for first floor commercial and above. <p>Retail uses within the podium fronting Young and Phillip Street are provided with floor to floor heights of between 3.07m and 6.09m, with the majority being around 4m. The podium retail spaces have been designed to comply with the City's flooding floor level requirements and respond to the slope of the site.</p> <p>The Bridge Street lobby area is double height. The proposed retail use located in the south-western corner of the building has a floor to floor height of only 3.71. The height of this portion of the building is limited by the Stage 1 and DCP building envelope and has been designed to eliminate overshadowing on the adjoining building at No. 44 Bridge Street and First Government House Plaza.</p> <p>The proposed floor to floor heights will be capable of providing acceptable floor to ceiling heights for these retail spaces.</p>

4. Development Types		
4.2 Residential Flat, Commercial and Mixed Use Developments		
Development Control	Compliance	Comment
4.2.3 Amenity	Yes	<p><u>Solar access</u></p> <p>The proposal does not increase overshadowing to adjoining residential properties, above what is already experienced as a result of the existing 50 Bridge Street tower, the DCP envelope or approved Stage 1 envelope.</p> <p><u>Noise</u></p> <p>The main noise sources around the site after the construction phase will be:</p> <ul style="list-style-type: none"> • mechanical plant and services noise; • traffic and pedestrian noise from the generated from proposal; • entertainment and patron noise from future food and beverage tenancies. <p>Appropriate conditions have been recommended to limit noise emitted from the site.</p>
4.2.4 Fine grain, architectural diversity and articulation	Yes	<p>The podium has been designed as a series of pod separated by indentations or cuts. These cuts assist in breaking the scale of the mass at street level while also indicating the pedestrian entries to the internal retail spaces. Young and Phillip Street frontages have been designed with retail tenancies of varied sizes to improve activation along these streets.</p> <p>The Bridge Street frontage is primarily occupied by the commercial building lobby, however a retail tenancy is located on the corner of Bridge and Young Street to provide a smaller scale of use at this location.</p>

4. Development Types		
4.2 Residential Flat, Commercial and Mixed Use Developments		
Development Control	Compliance	Comment
4.2.6 Waste minimisation	Yes	Waste storage and collection is to be managed via the Young Street loading dock. A large waste storage area has been designed with both refrigerated and ambient storage areas. Waste will be collected by a private contractor. Appropriate conditions have been recommended.

5. Specific areas		
5.1 Central Sydney		
Development Control	Compliance	Comment
5.1.1 Street frontage heights	N/A	Refer to AMP Circular Quay site specific DCP.
5.1.2 Building setbacks	N/A	Refer to AMP Circular Quay site specific DCP.
5.1.5 Building bulk	N/A	Refer to AMP Circular Quay site specific DCP.
5.1.6 Building exteriors	Yes	<p>The unique, stacked tower design will contribute to a visually distinct skyline. The largely glazed form of the tower is broken up through the use of tapered sun shading frames.</p> <p>The podium has been designed to respond to the masonry character of surrounding heritage buildings through the incorporation of sandstone cladding. A combination of fixed and operable glazing is proposed to shopfronts, with large areas of glazing broken up through the use of vertical fins. Minor modifications to the details design of the podium are recommended. See discussion under the Issues section.</p> <p>Minor projections of up to 450mm beyond the site boundary are proposed. See discussed under the heading Issues.</p>

5. Specific areas		
5.1 Central Sydney		
Development Control	Compliance	Comment
		Plant areas are located on basement levels, or concealed within the tower crown.
5.1.9 Award and allocation of heritage floor space	Yes	See discussion under the heading Issues.

6. Specific sites		
6.1.12 AMP Circular Quay Precinct		
Development Control	Compliance	Comment
6.1.12.1 Streets, lanes, arcades and through site links	Yes	The proposal includes an open to the sky publicly accessible through site link at the northern of the site adjacent to the 33 Alfred Street building. Internal arcades are also proposed within the building connecting Young, Phillip and Bridge Streets. See discussion under the heading Issues.
6.1.12.2 Active frontages	Yes	With the exception of the vehicle access point on Phillip Street and a portion of Goldsborough Lane, active frontages are provided along the frontages of Goldsborough Lane, Young, Phillip, and Bridge Streets in accordance with the DCP. Active arcade frontages are also proposed internally to the podium and tower in the form of retail spaces and lobby areas.
6.1.12.3 Awnings	No	The podium has been designed without traditional awnings. See discussion under the heading Issues.

6. Specific sites		
6.1.12 AMP Circular Quay Precinct		
Development Control	Compliance	Comment
6.1.12.4 Building envelope (built form)	Acceptable	A minimum curtilage of 36m is provided between the rear façade of the existing 33 Alfred Street building and the proposed tower form. This exceeds the 30m curtilage required by the DCP. A number of minor building envelope non-compliances are proposed. See discussion under the heading Issues.
6.1.12.5 Street frontage height and setbacks	Acceptable	The DCP requires a 4m setback above an RL of 17 for the podium form. Minor encroachments to the setback are proposed. See discussion under the heading Issues.
6.1.12.7 Parking and vehicular access	Yes	Vehicular access points are provided in accordance with the DCP. See discussion under the heading Issues.
6.1.12.8 Sustainability	Yes	The building achieves a 6 star Green Star and 5 star NABERS Energy rating.
6.1.12.9 Heritage	Yes	The site is within close proximity to a number of heritage items. The suitability of the proposal with regard to these properties is discussed under the heading Issues.

ISSUES

Built form non-compliances

67. The built form and building envelope controls have been set out in the Stage 1 approval and SDCP 2012. Condition 5 of the Stage 1 approval states that any projection beyond the building envelope must be fully justified through the competitive design process and Stage 2 development application process. In accordance with Clause 83D(2) of the Environmental Planning and Assessment Act 1979, subsequent Stage 2 development applications cannot not be inconsistent with a Stage 1 approval.
68. It is considered that proposal is not inconsistent with the Stage 1 approval or SDCP 2012 envelope. Minor variations are proposed, which are considered to be acceptable, as discussed below.

Stage 1 compliance - Block 5

69. The proposal presents a non-compliance with the Stage 1 envelope on Levels 35 to 49 (Block 5). This non-compliance is a result of the 'stacked block' twisted form of the proposal, which causes the building to sit outside of the approved Stage 1 DA envelope (Figure 33). Block 5 extends beyond the Stage 1 envelope northward by approximately 4.1m to 4.7m

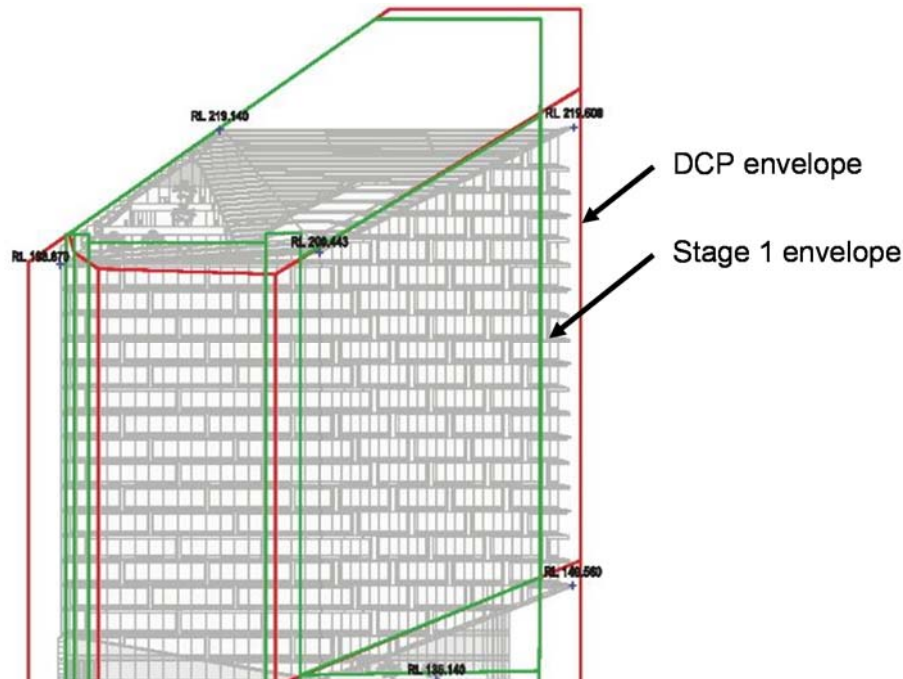


Figure 33: Non-compliance with Stage 1 envelope – Block 5

70. Since approval of the Stage 1 application, a competitive design competition was undertaken. The 3XN winning scheme presented a stacked block design. At the time of assessment of the Stage 1 application, it was not possible to anticipate the unique design of the proposal and as such, the Stage 1 envelope was more or less an extrusion from the DCP envelope.
71. The bulk and scale of Block 5 was a matter of careful consideration by the competition jury, who felt that on balance, given the varied form of the tower, that the bulk and scale of the proposal was acceptable. This has been further reviewed by the Design Advisory Panel who has not raised any specific concerns regarding this element of the design.
72. The non-compliance does not result in additional overshadowing on First Government House Place or Macquarie Place, or create unacceptable visual impact or view loss from key public or private views. As such, the non-compliance is considered to be acceptable.

DCP compliance - projection of sun shading frames

73. The sun-shading frames of the facade extend beyond the DCP envelope by approximately 300-400mm around the southern edges of the tower massing (see Figure 34). These projections do not consist of occupiable space.

74. These minor projections comply with SDCP 2012, which allows minor projecting elements above street level of no more than 450mm.

DCP compliance - podium massing

75. The podium massing extends beyond the DCP envelope along the northeast, northwest and southwest corners by a margin of approximately 500-1500mm.
76. The southwest corner along Bridge Street exceeds the current height of the existing fresh air-intake, but it does not extend as far towards Bridge Street (Figure 34).
77. The northwest corner encroachment is contributed to allowing a suitable parapet/guardrail to the publically accessible podium roof top terrace (Figure 35).
78. The northeast corner encroachment (Figure 36) is a response to direction provided by the City and the Design Advisory Panel to further activate Phillip Street. As such, podium massing has been pulled to the site boundary and corner. The result assists in activating the edge of Phillip Street and Goldsborough Lane while also increasing the distance between the market hall kitchen exhaust from the podium roof top terrace.
79. The DCP envelope non-compliances are acceptable as follows:
- (a) a large portion of the allowable DCP envelope is not proposed to be occupied. The proposed massing redistributes this space within the podium in a manner that does not create adverse impacts;
 - (b) the massing does not result in any additional overshadowing on First Government House Place or adjoining properties;
 - (c) the encroachments will assist in activating the public domain with articulated street frontages while responding to the significant topography of the site and its relationship to the resultant floor levels;
 - (d) the massing encroachments will not result in significant loss of visibility to 33 Alfred Street and is an improvement on views to 33 Alfred Street from Farrar Place and Young Street relative to the allowable DCP envelope; and
 - (e) the encroachments do not contribute to additional GFA above what is permitted under the maximum FSR control.

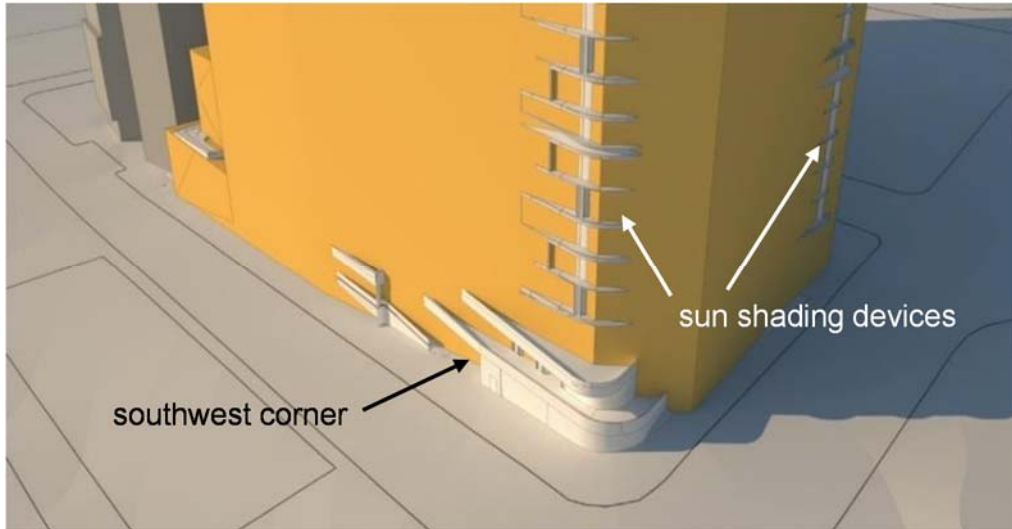


Figure 34: Non-compliance with DCP envelope – southwest corner and sun shading devices

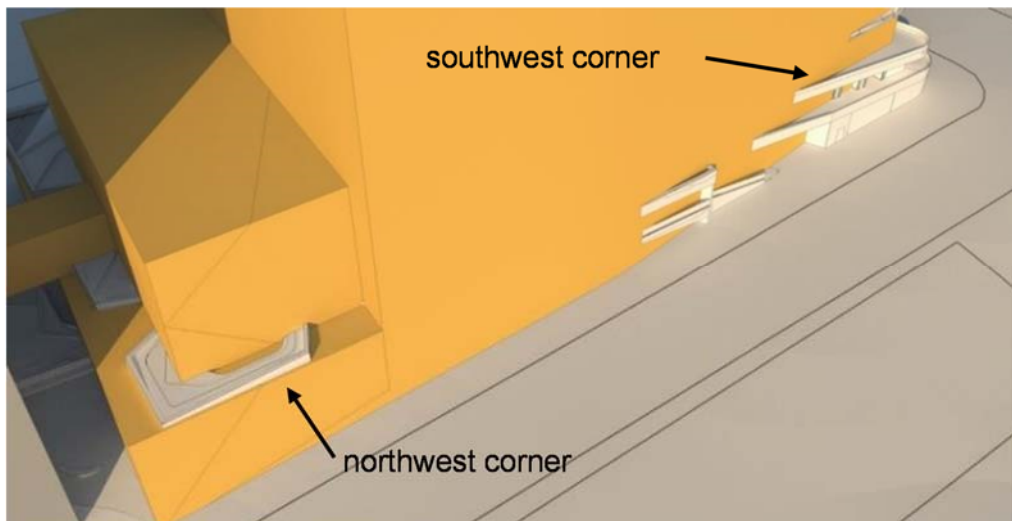


Figure 35: Non-compliance with DCP envelope – northwest corner

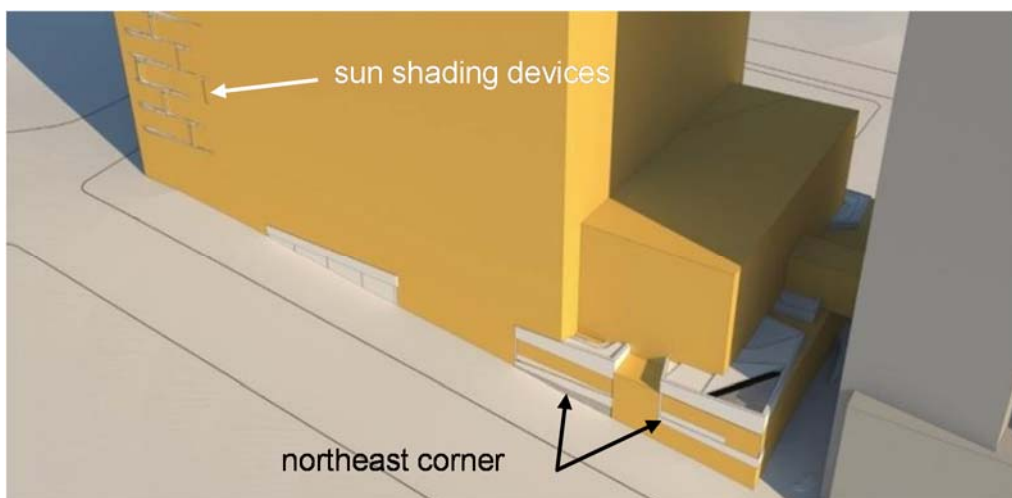


Figure 36: Non-compliance with DCP envelope – northeast corner and sun shading devices

Floor space ratio and additional floor space in Central Sydney

80. Clause 6.26(2) of SLEP 2012 specifically applies to the AMP Circular Quay Precinct. The objective of this clause is to provide for a commercial addition to the existing commercial tower on block A (the 50 Bridge Street site) by permitting the utilisation, or 'harvesting' of floor space from block C (Young and Loftus Street block). The clause includes key provisions in determining *site area* for the purposes of applying floor space ratio to the development on the subject land. In this regard, for the purpose of calculating the maximum potential FSR for the site, the site area is taken to be the total combined site area of the Young and Loftus Street Block and Bridge and Alfred Street block resulting in a total site area of 11,121m².
81. The site permits a base FSR of 8:1 plus up to 4.5:1 of additional 'accommodation floor space' in accordance with Clause 6.4 of SLEP 2012.
82. In addition to this, up to 10% bonus floor space may be granted under Clause 6.21(7) of SLEP 2012 if the building design is a result of a competitive process and exhibits design excellence.
83. The maximum potential FSR across the total site is 13.75:1. This figure includes the additional accommodation floor space and 10% design excellence bonus, but excludes 'incentive floor space' additions.

Additional floor space in Central Sydney

84. In accordance with Clause 6.3 of SLEP 2012 the proposed development is able to seek additional bonus floor space known as 'incentive floor space'.
85. The proposal is seeking a total of 1,731m² of 'car parking reduction floor space on the Bridge and Alfred Street block. The redevelopment of the site involves a significant reduction in the provision of on-site parking from the current 230 spaces to the proposed 123 spaces. The car parking reduction floor space calculation is outlined in the table below.

Table: Car parking reduction floor space

Level	Existing area (m ²)	Change of use area (m ²)	Proposed car parking area (m ²)	Car parking reduction area (m ²)
B3	4,106	1,485	2,621	-
B4	4,039	2,585	1,454	-
B5	-	-	2,339	-
Total	8,145	4,070	6,414	1,731

86. The proposal is also applying for a total of 678m² of 'entertainment and club floor space' (under the Gallipoli Memorial Club) and 471m² of 'lanes development floor space' on the Young and Loftus Street block.
87. With the inclusion of allowable 'incentive floor space' the maximum potential FSR across the total site is 14.02:1.

88. The gross floor area (GFA) breakdown of the proposal, across the Bridge and Alfred Street block and the Young and Loftus Street block is provided in the table below.

Table: Gross Floor Area Breakdown of proposal

	Young & Loftus block	Bridge & Alfred block
Site area	2,924m ²	8,197m ²
Total site area	11,121m ²	
FSR	8:1	
Potential maximum GFA	88,968m ²	
FSR including accommodation floor space and design excellence bonuses	13.75 (8:1 + 4.5:1 + 10%)	
Potential maximum GFA (including bonuses)	152,914m ²	
Plus incentive floor space:		
Car parking reduction floor space		1,731m ²
Lanes development floor space	571m ²	
Entertainment and club floor space	721m ²	
FSR including incentive floor space	14.02:1	
Maximum allowable GFA (including bonuses and incentives)	155,937m ²	
Existing buildings to be retained:		
Gallipoli Memorial Club	889m ²	
Hinchcliff House	1,095m ²	
33 Alfred Street		35,681m ²
50 Bridge Street		62,747m ²
Proposed buildings:		
2-10 Loftus Street	4,215m ²	
16-20 Loftus Street	4,183m ²	
9-17 Young Street	7,741m ²	
50 Bridge Street (additional area)		39,386m ²
Total Development GFA	155,940m²	
Proposed FSR	14.02:1	

89. As outlined in the table above, the proposal complies with the maximum FSR permissible for the site.
90. Following submission of development applications for the Gallipoli Memorial Club and the 33 Alfred Street sites, a site-wide assessment of FSR will be required to be undertaken to ensure that proposed GFA for these buildings does not exceed the figures in the table above and result in a non-compliance with the site-wide FSR control.

Allocation of heritage floor space

91. Clause 6.11 of SLEP 2012 requires heritage floor space be allocated to a building when it utilises any amount of additional floor space. As outlined above, the proposal seeks to utilise additional accommodation and design excellence floor space to reach an FSR of 13.75:1. HFS calculations do not include incentive floor space GFA.
92. Clause 6.11(2), seeks to ensure that heritage floor space allocation applies to all *new* floor space created by a proposed development in existing buildings, and that the heritage floor space calculations in these situations should not include floor area by which the gross floor area of the building exceeds the maximum floor space ratio prior to the proposed development. Essentially, the clause allows for the floor space of existing buildings above the FSR 8:1 to be excluded from HFS calculations.
93. The HFS calculation across the Bridge and Alfred Street block and the Young and Loftus Street block is provided in the table below.

Table: Calculation of HFS

	HFS calculation
Permissible GFA at FSR of 8:1	88,968m ²
GFA of existing buildings to be retained	100,412m²
<i>Gallipoli Memorial Club</i>	<i>889m²</i>
<i>Hinchcliff House</i>	<i>1,095m²</i>
<i>33 Alfred Street</i>	<i>35,681m²</i>
<i>50 Bridge Street</i>	<i>62,747m²</i>
Total site area	11,121m ²
FSR of existing buildings	9.03:1
GFA of existing buildings above 8:1	11,444m ²
GFA of proposal above 8:1 (including bonuses)	63,946m²
<i>Accommodation floor space bonus</i>	<i>50,044m²</i>
<i>Design excellence floor space bonus</i>	<i>13,901m²</i>
GFA of proposal above 8:1 minus GFA of existing buildings above 8:1	52,502m² (63,946m ² - 11,444m ²)

94. The amount of HFS to be allocated is calculated based on the following:
- (a) 50% of accommodation floor space and design excellence GFA: 26,251m²;
 - (b) deduction for a design competition process: -1,000m²; and
 - (c) deduction for through site links at street level: -250m².
95. A total of 25,001m² of HFS is to be allocated to the site prior to the relevant construction certificate being issued. Appropriate conditions have been recommended.

Podium Design Resolution

96. The design of the podium has presented significant challenges throughout the development of the design. The Design Jury, Design Advisory Panel and City staff all identified areas requiring further review and refinements with regard to the podium and its relationship to the street and the tower form. Recommendations relating to the podium centred on the following:
- (a) permeability of the ground floor plane to improve street level activation; and
 - (b) architectural development of the podium as an extension of the architecture of the tower, or as a separate architectural expression more relating to the materiality of the ground plane and surrounding context.



Figure 37: Original pre-lodgement podium design presented to DAP

97. In response to the above, an alternative podium design was developed which now forms part of the subject application. The revised podium design seeks to more strongly align with the street edge and activate the public domain (Figure 38).



Figure 38: Revised podium design, viewed from Young Street

98. The podium is composed of a cluster of 'pod' volumes, linked by indentations whose form is derived from the tower atria. The space created by the indentations designate entry points while also helping to reduce the scale of the podium and disrupt the horizontality of the low, wide podium massing. The scale of the massing is consistent with the heritage listed Hinchcliff House to the west across Young Street and the Police and Justice Museum on Phillip Street.
99. Young and Phillip Street frontages have been designed with retail tenancies of varied sizes to improve activation along these streets. The podium has multiple points of entry from Phillip Street, Young Street and Goldsborough Lane as well as Bridge Street via the commercial lobby.
100. Internally, the podium is arranged around a large atrium, with retail tenancies lining the internal space. Internal circulation allows for movement between podium levels and the commercial lobby.
101. The proposed façade is a mix between large storefront glass panels both fixed and operable and a stone cladding material. The profile of the façade banding varies depending on location and orientation. A high quality, durable timber cladding lines the podium soffits.
102. The ground floor retail facade on Young Street is setback from the face of the stone façade (and the site boundary) by approximately 2.1m to 2.7m. Integrated bench seating is proposed along the site boundary to ameliorate wind impacts and the ground has been graded to allow for 'platforms' of outdoor dining area along the steeply sloping street (Figure 39).



Figure 39: Integrated seating platforms along podium edge

103. The podium design has been reviewed by Council's City Design Unit and Heritage and Urban Design Specialists, who have identified a number of opportunities for the podium to be further refined and detailed. As such, appropriate conditions have been recommended to address the below opportunities:

- (a) the continual line of shopfront glazing of the podium should be broken up by some wall elements of sandstone with fine details, to create greater solidity and verticality;
- (b) space for spill-out along Young Street should be maximised within the constraints of maintaining good pedestrian circulation space. The proposed high back benches and landscape enclosures along Young Street have the potential to detract from valuable pedestrian movement space (Figure 40); and
- (c) investigations should be made to improve the appearance of the Young Street escalators by either setting back further from the footway or relocating to the southern side of the entry (Figure 41).

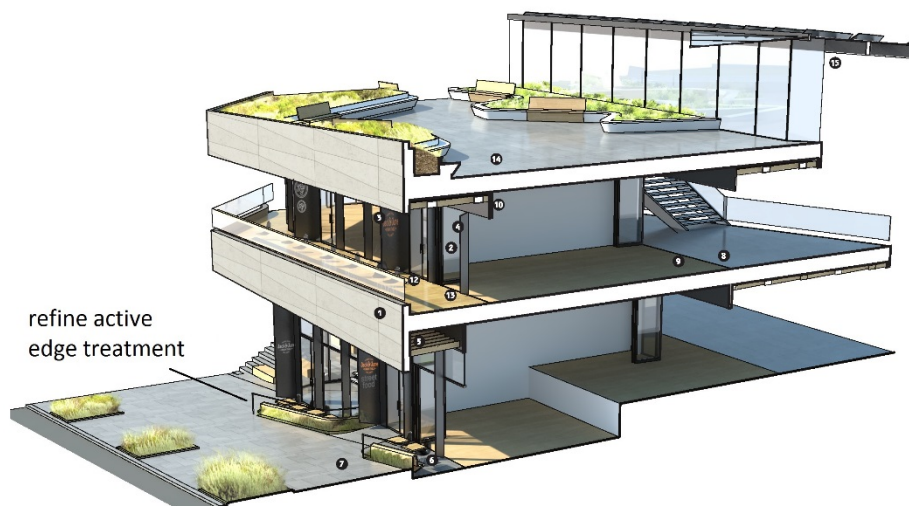


Figure 40: Podium opportunities – active edges



Figure 41: Podium opportunities - entrances

Awnings

104. Section 6.1.12.3 of the site specific DCP controls require the provision of continuous permanent or retractable awnings along the Young and Phillip Street podium elevations. The podium has been designed without awnings.
105. The applicant has advised that due to the severe topography fall from south to north, maintaining the required clear height for continuous awnings is difficult to achieve and would block the view to the Harbour Bridge when walking north along the east side of Young Street. In addition, awnings would sever the visual connection that the three level street activation seeks to achieve. Further, due to strong winds along this stretch of Young Street, canopies would have little effect on strong rains. The applicant maintains that pedestrians can walk, fully covered under the awnings of the proposed development along the western side of Young Street.
106. With regard to building entries, architectural massing has been utilized to create deep, wide and covered entries for visitors and occupants. The podium entries into the Market Hall are set into the podium space, providing a large covered canopy upon entry and exit during inclement weather. The Phillip Street entry is also recessed.
107. While building entries may be adequately weather protected, the lack of awnings along the Young and Phillip Street footway leaves pedestrians travelling along these streets susceptible to weather. It is not considered adequate to rely on awnings on the opposite side of Young Street to provide weather protection for pedestrians. Awnings would also provide additional protection for any outdoor dining proposed along the ground floor of these frontages.
108. It is acknowledged that the slope of the site may require an alternative to a continuous awning along Young and Phillip Streets, however it is not considered that suitable alternatives have been investigated to address this requirement. A condition has been recommended requiring awnings be provided to the Young and Phillip Street frontages, as required by the site specific DCP.

Tower Crown

109. As with the podium, opportunities for refinement of the tower crown have been identified. In this regard, it is advised that the top part of tower requires further resolution and the crown should represent the identity of a signature tower at the topmost level. The current resolution presents as a shallow roof feature, which is considered inappropriate for a 50-storey tower (Figure 42).
110. A condition has been recommended to allow scope for the angle of the crown cut to be increased from its current springing point, provided it complies with Stage 1 envelope and sun access planes.



Figure 42: Opportunity for design resolution at tower crown

Through Site Links

111. The proposal includes the creation of a new through site link referred to as Goldsborough Lane along the northern boundary of the site. This link runs adjacent to the existing heritage item known as 33 Alfred Street and requires interface works to the heritage building to coordinate pedestrian access between the two buildings.

112. The Goldsborough Lane through site link is required by SDCP 2012, and both the DCP and Stage 1 approval set out clear design parameters in order to meet the objectives of the through site link.
113. The original proposal included a through site link that did not meet the objectives of the DCP or Stage 1 approval. Concerns were raised by Council's Heritage and Urban Design Specialists and Landscape Architect with regard to the original design (Figure 43). Primary concerns raised were as follows:
- (a) rather than presenting as a laneway, the through site link presents as a private podium and building entrance from Philip Street, and a small courtyard from Young Street;
 - (b) the location of retail spaces within the link privatises the space and creates visual clutter;
 - (c) the upper level of the link or 'bridge' leading from Phillip Street spans across 5 bays of the 33 Alfred Street building. The DCP requires the bridge width be no more than one structural bay of the 33 Alfred Street building. The current design also proposes removal of intact gold spandrel panels of the 33 Alfred Street building; and
 - (d) the bridge limits visibility between Young and Philip Streets and does not allow for east-west views to the heritage listed Hinchcliff House and Police and Justice Museum.



Figure 43: Original Goldsborough Lane through site link proposal

114. The proposal has been amended to largely address these concerns (Figures 26 and 44). The amended design shows a compliant through site link that meets the objectives of the DCP and Stage 1 approval, subject to minor amendments. Benefits of the amended design are as follows:
- (a) the space has been designed as a permeable pedestrian thoroughfare;
 - (b) the redesign allows for clear views to the Justice and Police Museum to the east and Customs House and Hinchcliff House to the west;

- (c) the deletion of retail spaces within the through site link allows the space to read as a laneway as intended by the reinstatement of Goldsbrough Lane;
- (d) the relocation of the 33 Alfred Street entry allows for the intact gold glass spandrel panels of this building to remain intact and undisturbed.

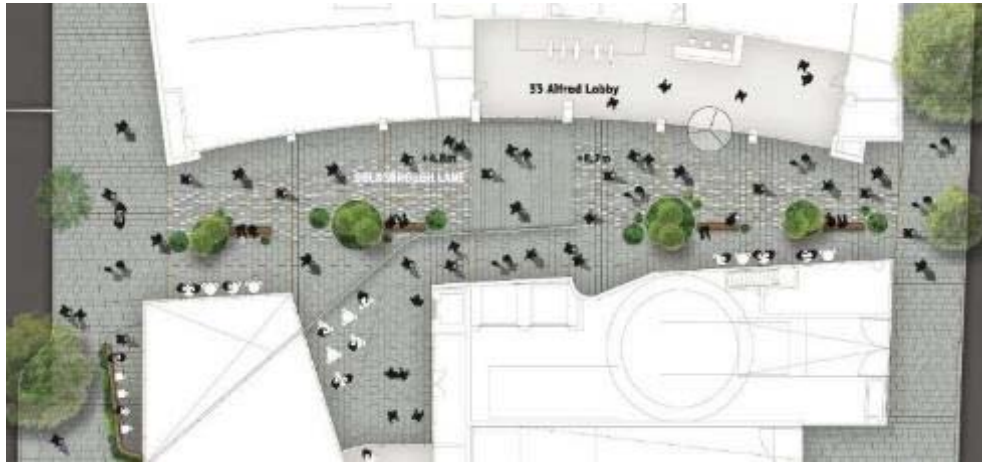


Figure 44: Amended Goldsbrough Lane through site link proposal

115. Conditions have been recommended to require minor amendments to the design of the laneway as follows:
- (a) provision of a longer staircase with a deeper landing and wider steps to contribute to the civic nature of the space and achieve a comfortable transition between the two levels; and
 - (b) removal of the proposed structural column in front of Lift 28 to allow for increased pedestrian circulation.

Transport, Parking and Access

Vehicle parking

116. The existing basement car park currently provides 323 parking spaces serving the 50 Bridge Street and 33 Alfred Street buildings. Access to the basement is provided via a driveway located on Young Street at the north of the site.
117. The proposal involves reducing the total parking provision by 107 spaces for the 50 Bridge Street building, bringing the total number of parking spaces for the proposal down to 123 spaces (including car share spaces). Permitted and proposed car parking is outlined in the table below.

Table: Permitted and proposed car parking – 50 Bridge Street

50 Bridge Street	Permitted and required LEP/DCP parking provision	Proposed parking provision
Cars	117	118
Car share	4	5

NOTE: car share spaces may be provided in addition to the maximum number of car parking spaces permitted under SLEP 2012.

118. The proposal exceeds the maximum permitted number of car parking spaces by one space. Pursuant to Clause 7.3 of SLEP 2012 consent cannot be granted to development where the total number of car parking spaces exceeds the maximum requirement. A condition has been recommended limiting the total number of parking spaces (including accessible spaces) to 117 spaces.
119. Only 2 accessible parking spaces are proposed, which is below the DCP requirement of 6. A condition has been recommended requiring 6 accessible spaces be provided.
120. The proposal provides car share spaces in excess of the requirement. However plans show a column located within one of these spaces next to the plant room on Level B3, rendering the space unusable. As the proposal includes one car space above the maximum permitted, this space can be converted into a car share space. A condition has been recommended requiring the provision of 6, usable car share spaces.
121. The proposal states that a total of 93 car spaces currently exist for the 33 Alfred Street building. Plans identify a total of 28 car spaces for use of the 33 Alfred Street building within the basement of 50 Bridge Street (Figure 45). It unclear whether these spaces are to be allocated in addition to the existing spaces or are part thereof. Following submissions of a development application for 33 Alfred Street, an assessment of the proposed car parking, including the 28 spaces located within the 50 Bridge Street basement, will be undertaken against the LEP parking calculations.
122. Conditions have been recommended requiring compliance with the maximum allowable parking spaces and provision of sufficient accessible spaces.

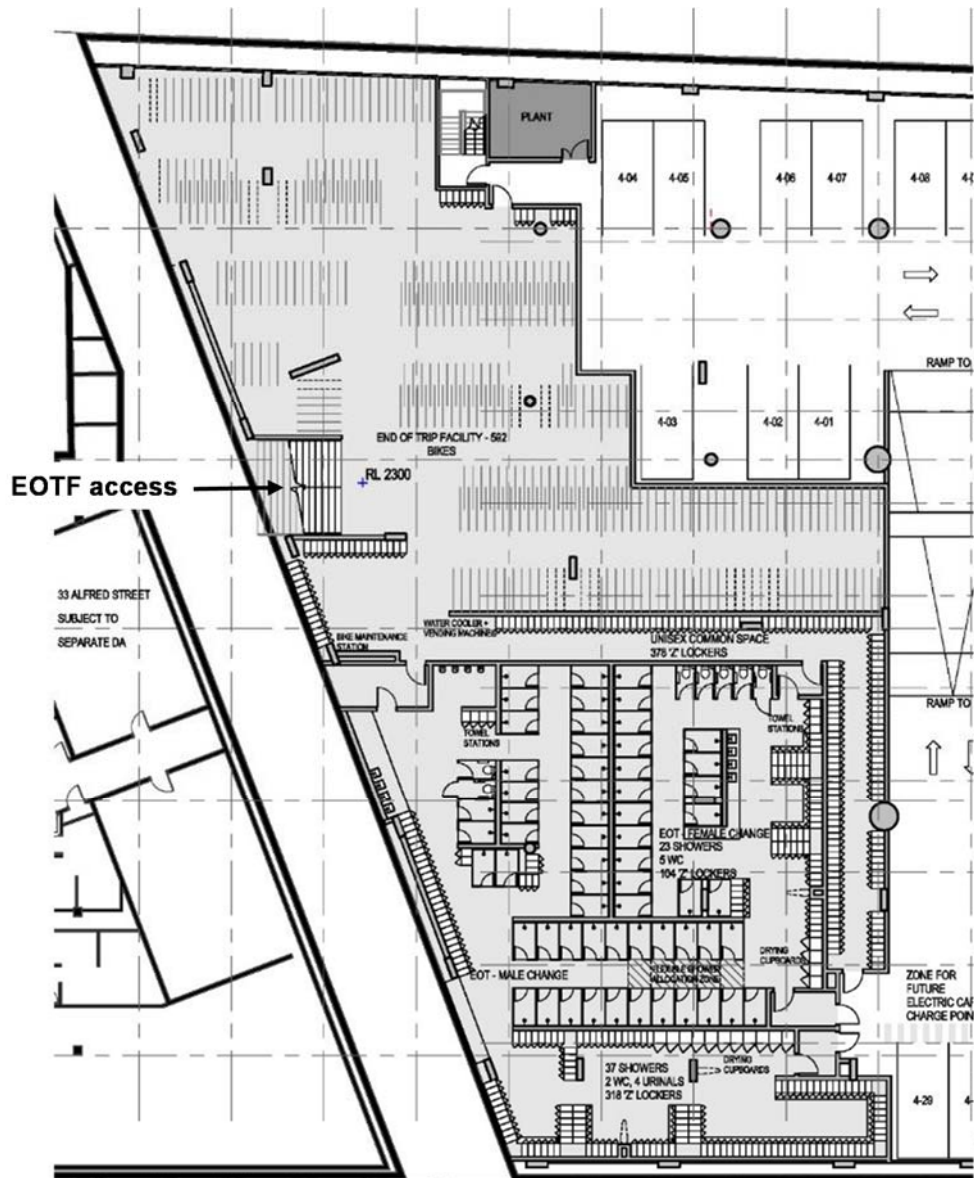


Figure 46: Amended EOTF located on Level B4

126. The EOTF was also redesigned to improve facilities to provide a 'premium level' facility with regard to amenity and circulation space. As a result of this redesign, the total number of spaces within the facility has been reduced from 680 to 592 spaces.
127. In addition to the EOTF, approximately 60 visitor bicycle parking spaces have been identified in Goldsborough Lane and near the entry to the EOTF.
128. Generally, the amended EOTF, including access provisions and level of facilities is supported.
129. Notwithstanding the high quality level of facilities proposed, the number of bicycles spaces proposed does not comply with the SDCP 2012 requirement. Based on the proposed commercial GFA, a total of 680 bicycle parking spaces should be provided for workers and 255 spaces for visitors.
130. The applicant submits that the proposed number of bicycle spaces is adequate as follows:

- (a) Employee bicycle parking
 - (i) the number of employee bicycle parking spaces satisfies the Green Building Council of Australia's 6 star Green Star requirements for office buildings;
 - (ii) the number of bicycle parking bays and showers required by the DCP creates an unrealistically large facility. The ability to provide services to this (ventilation, hot water etc) is cumbersome, space intensive and energy intensive and the size of the facility presents security concerns;
 - (iii) expert advice suggests that to encourage use of the EOTF, its amenity should be enhanced (larger changing areas, drying facilities, generous vanity areas, waiting facilities) rather than providing more parking areas;
 - (iv) the proposed provision is equivalent to approximately 10% of the commercial building population for the proposal, which is well above the current bicycle journey to work mode share to the QQS precinct of approximately 2%. The quantum of EOTF proposed has made allowance for significant growth in cycling usage compared with current levels;
 - (v) the proposed quantum of bicycle parking either meets or exceeds that provided in similar premium commercial office buildings in the Sydney CBD and other Australian capital cities;
 - (vi) a significant number of lockers (800) are to be provided which is more than that required under the DCP. The over-provision of lockers recognises that there will be users other than cyclists;
- (b) Visitor bicycle parking
 - (i) the majority of visitors will be residents and office workers in nearby CBD buildings and interstate/international tourists – all of which are unlikely to cycle;
 - (ii) the visitor parking provision (as a total % of visitors to the site) is similar to that of future major urban renewal precincts in the Sydney CBD including Barangaroo and Darling Harbour Live;
 - (iii) the current design does not preclude the future provision of additional visitor bicycle parking spaces. Should demand exceed supply and cyclists park their bikes informally to street furniture, additional bicycle parking would be provided so as not to detract from the public domain area.

131. Council's Transport and Access Unit has assessed the proposed employee and visitor bicycle parking provision and concludes that while additional bicycle parking would be preferred, the provision of a smaller number of higher quality spaces is acceptable.

Site access, loading and unloading

132. The Stage 1 approval and SDCP 2012 identifies locations for vehicular access to the site, including loading and unloading locations. The proposal complies with the approved loading locations.

133. The site will continue to be serviced by the existing loading dock located on Young Street opposite Loftus Lane South. This existing dock will be upgraded as part of the proposal and will include 6 truck bays with a turntable introduced to enable forward ingress and egress movements. A secondary loading area for the building containing 4 bays predominantly for smaller service vehicles is available from the Phillip Street entrance. Council's Transport and Access Unit has assessed the proposed loading arrangements and has advised that they are satisfactory.
134. A new loading dock is provided for the 33 Alfred Street building containing 1 truck holding bay and a turntable, accessed via Phillip Street (Figure 47).
135. The provision of the new Phillip Street car park entry driveway and new loading dock driveway for 33 Alfred Street will result in a vehicular crossover 13.53m in width. This results in a poor outcome for pedestrian safety and amenity (Figure 25 and 47). The crossing is also wider than the crossover width approved under the Stage 1 consent, which specified a crossing of 13m.

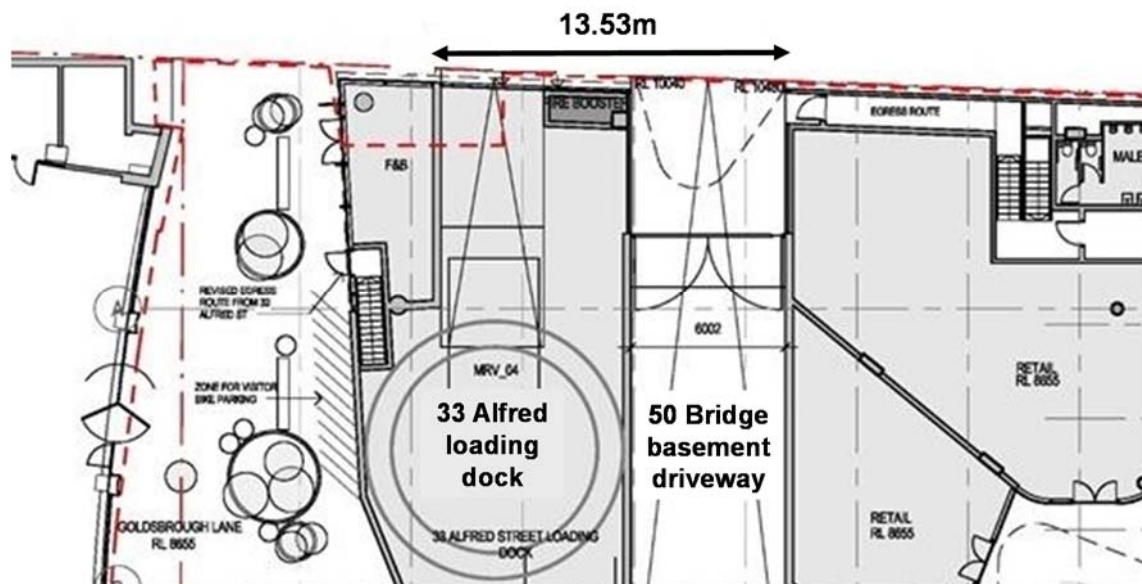


Figure 47: Proposed Phillip Street driveway

136. The applicant was requested to investigate combining the car park and loading entry by locating the loading dock within the basement. The applicant was also requested to investigate opportunities to reduce the overall width of the combined crossing to improve pedestrian safety and amenity.
137. The applicant has advised that a combined entry to the car park and loading dock is not feasible due to level difference between Phillip Street and the basement car park. The applicant has advised that the width is considered appropriate for vehicles to safely enter and exit the site, and should the crossing be reduced in width, potential for conflicts to occur between vehicles entering and existing the site may occur.
138. Council's Transport and Access Unit is not satisfied that adequate information has been submitted to support the 13.53m crossing. Conditions have been recommended requiring further investigation into the reduction of width. If a reduction in the driveway crossover is not possible, further information must be provided as to how amenity and pedestrian safety will be maintained.

Landscaping and Public Domain

139. A QQS precinct-wide public domain concept plan has been submitted with the application. Landscape concept plans have been submitted for Goldsbrough Lane, the podium rooftop terrace, tower terraces and crown.
140. Council's Landscape Architect has advised that the landscaping of the tower terraces and crown is supported in principle, however limited information has been provided at this stage. Careful consideration will need to be given to microclimate, species selection and wind in the detailed design of these spaces. Full landscape details will be required to confirm the design resolution prior to the issue of the relevant construction certificate.
141. The public domain plan will be assessed, finalised and approved at construction certificate stage. The concept is generally supported in principle, with the exception of public domain frontages at the corner of Bridge and Phillip Streets.
142. The current design shows that the ground level of the tower lobby is lower than the kerb levels at the corner of Phillip and Bridge Streets. The public domain at these frontages will be required to grade towards the kerbs to prevent localised runoff flowing into the building (see Figure 48). A retaining wall may be required to accommodate the level difference.

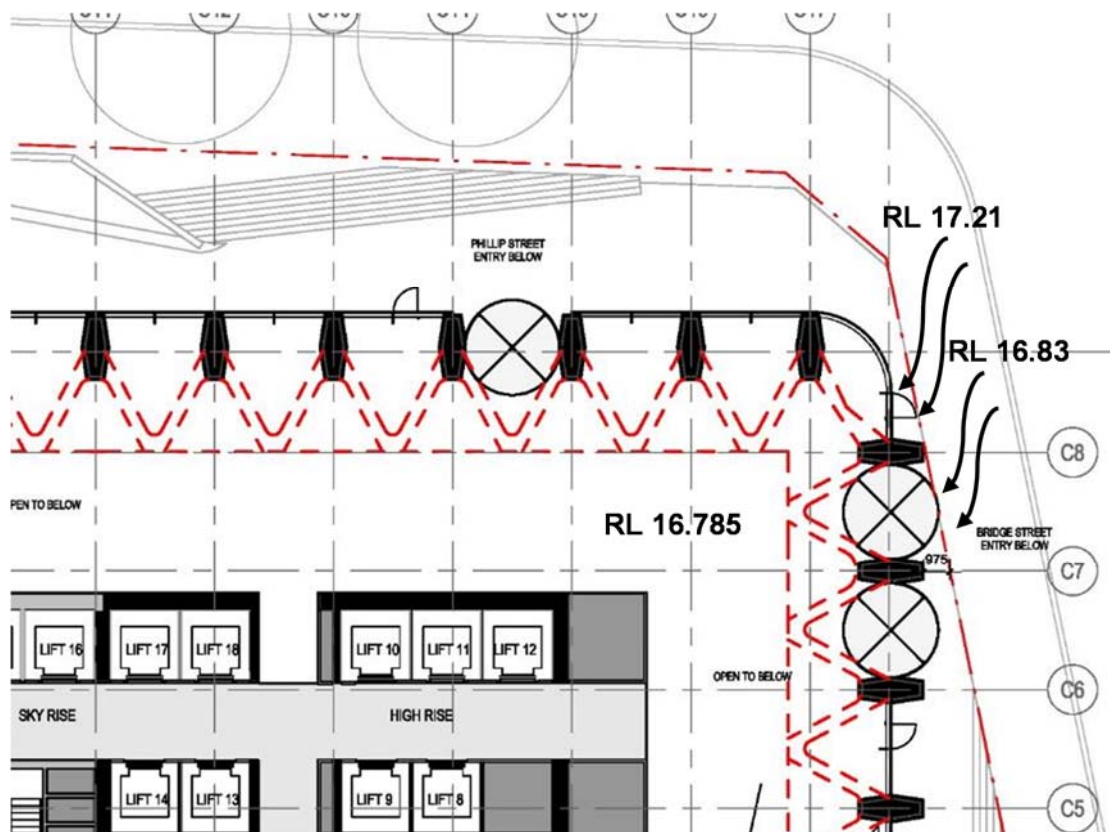


Figure 48: Bridge and Phillip Street corner public domain

143. In order to prevent localised runoff flowing into the building entries at the corner of Phillip and Bridge Streets, these entries will need to be revised to address this issue. Appropriate conditions have been recommended.

144. One of the primary objectives of the public domain plan is to increase east-west permeability between the Bridge and Alfred Street block, the Young and Loftus Street block and CBD generally. In order to facilitate this, the public domain plan proposes a 'precinct connector' along Young Street, which includes footway widening along the Young Street frontage between the southern loading dock and Goldsborough Lane. This widening is mirrored on the opposite side of Young Street between Hinchcliff House and Loftus Lane South. The proposed works include the removal of existing street trees and replanting of trees within the footpath widening and associated public domain works.
145. Although the concept of the footpath widening is supported in principle, the footway widening and associated works include significant changes to the roadway and are not approved as part of this application. The design will require the approval of the RMS and the support from the Local Pedestrian Cycling and Traffic Calming Committee (LPCTC).

Overshadowing and sun access plane

146. The site has a complex array of height controls influenced by the Macquarie Place and Royal Botanic Garden sun access plane. In addition to the height control map under SLEP 2012, the site is subject to a series of site specific height provisions under DCP 2012 – AMP Circular Quay Precinct Amendment.
147. Shadow diagrams prepared show that the proposal does not cause any additional overshadowing on the Royal Botanical Gardens at 2pm on June 21. In this regard, the shadow cast from the proposal sits entirely within the shadow cast by the existing 50 Bridge Street tower.
148. Clause 6.19(c) of SLEP 2012 prohibits additional overshadowing of First Government House Place between 12.00pm and 2.00pm between 14 April and 31 August in any year.
149. The submitted shadow diagrams show that the proposal will cast a minimal amount of additional shadow on First Government House Place between 12:00pm and 2.00pm on 21 June. However, this loss will be offset by a reduced amount of existing shadow (at 2:00pm) as a result of a reduction in the scale of the existing building at 15-17 Young Street (Building C within the Young and Loftus block). In net terms, the proposal will not cause additional overshadowing, as shown in Figure 49 and outlined below:
- (a) the area of sunlight that will be overshadowed by the proposal at 12:00pm is 14m²;
 - (b) at 2.00pm, there is a 40m² reduction in overshadowing compared to the existing condition; and
 - (c) the 2.00pm shadow reduction and the 12:00pm extra overshadowing results in a net benefit of 26m² of extra sunlight (40m² – 14m² = 26m²).

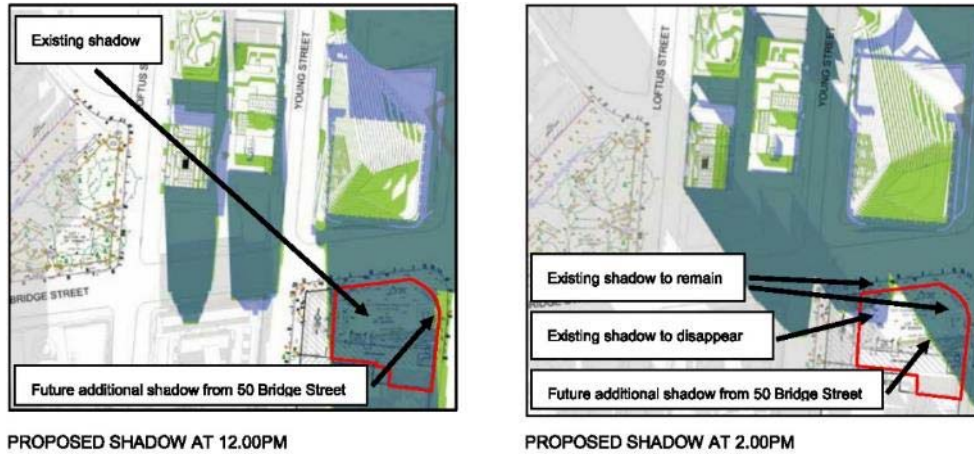


Figure 49: First Government House Place solar access

150. In light of the above, the proposal is considered satisfactory with regard to solar access to First Government House Place.

Partial demolition

151. Clause 6.26(2) of SLEP 2012 and Section 6.1.12 of SDCP 2012 requires the redevelopment of the 50 Bridge Street in the form of an extension of the existing building, rather than a new construction.

152. The proposal addresses this requirement by retaining a substantial portion of the existing building. Approximately 30% of the existing building, including slabs and exterior columns is proposed to be demolished north of the existing core (Figure 50). The remaining structure, core and slabs will be retained for the new design. As a result of the redesign, the facades will be removed and most of the basement and podium will be demolished.

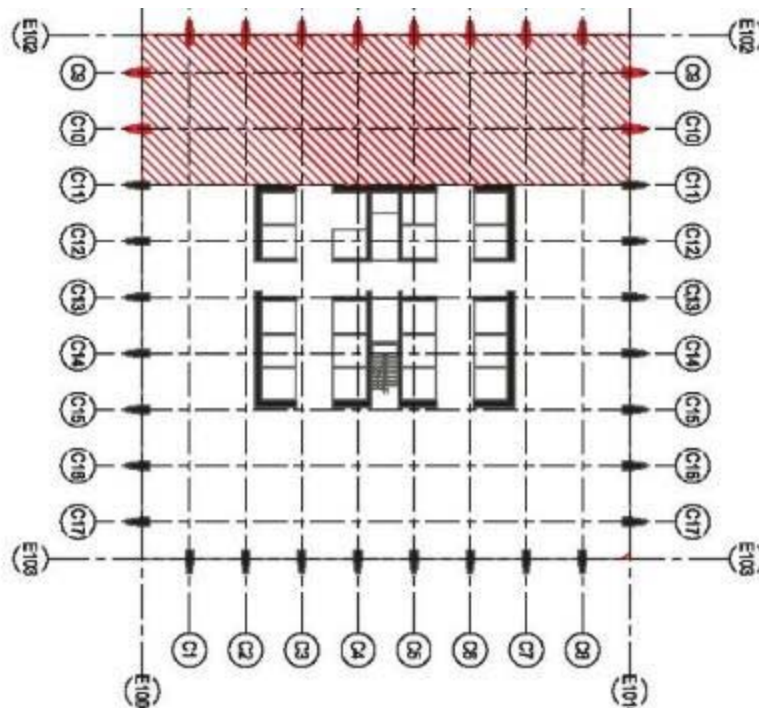


Figure 50: Proposed demolition and retention of existing structure

153. A structural report has been submitted that supports the partial demolition and retention of existing structure. The proposal is acceptable in this regard.

Other Impacts of the Development

154. The proposed development is capable of complying with the BCA. It is Class 5 (office), Class 6 (commercial retail), Class 7a (car parking) and Class 9b (gym).

155. It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

Suitability of the site for the Development

156. The proposal is of a nature in keeping with the overall function of the site. The premises are in a commercial/residential surrounding and amongst similar uses to that proposed.

INTERNAL REFERRALS

157. The application was referred to Council's:

- (a) Urban Designer;
- (b) Heritage Specialist;
- (c) Landscape Architect;
- (d) Environmental Health Unit;
- (e) Safe Cities Unit;
- (f) Waste Management Unit;
- (g) Public Domain Unit;
- (h) City Access and Transport Unit;
- (i) Building Services Unit;
- (j) Specialist Surveyor;
- (k) Social Planning Unit;
- (l) Tree Management Unit;
- (m) City Design Unit; and
- (n) Public Art Program Manager.

158. Concerns raised about aspects of the development from other Council Units have been addressed throughout this report. Conditions recommended for inclusion have been incorporated into the conditions.

159. In addition to the comments discussed on the podium and through site link above, Council's Heritage Specialist has raised concerns with regard to the height of the podium at the southern end of Young Street and the width and design of entrances along Young and Phillip Street.
160. Subject to design modification conditions discussed above, the built form of the podium is considered to be acceptable. The design and location of entries to the internal podium area are also satisfactory as they provide visibility to internal uses and take advantage of the sites sloping topography by creating several points of entry along its perimeter.

Design Advisory Panel

161. A pre-lodgement briefing of the Design Advisory Panel was undertaken on the 28 April 2015. At this meeting, the Panel were generally supportive of the concept design and identified a number of issues for further consideration, the key matter being the further review and refinement of the podium design.
162. Following submission of the application, the proposal was presented to the Design Advisory Panel at its meeting of 18 August 2015. The following comments were raised by the Panel:
- (a) the activation and proposed retail and restaurants is a positive move, however, the Panel is concerned about the language and expression of the podium buildings and consider this could have a stronger relationship to the geometry and articulation of the tower;
 - (b) the Panel's preference is for sandstone over limestone and suggested that the expression of the podium buildings would be improved with a commitment to high quality materials and detailing. The form and aesthetic of the facades will improve with high quality local sandstone cladding at a depth and scale at is fitting to the overall scale of the buildings;
 - (c) the Panel is concerned about potential wind issues and suggested a review on the amenity at street level;
 - (d) the Panel noted that the internal planning is generally well resolved and recommended for further integration and connections to 33 Alfred Street and the through site link; and
 - (e) the Panel commended the team for working with the proponent to improve the proposal for a better design outcome.
163. The applicant has confirmed that sandstone will be used on the podium form, and has submitted additional design details with regard to the podium language and expression. As detailed above, a number of design modification conditions have been recommended to address podium resolution. Amendments to the through site link between the podium and 33 Alfred Street have addressed previous integration concerns. Wind impacts have been reviewed and are found to be acceptable.

EXTERNAL REFERRALS

Transport for NSW, CBD Coordination Office

164. A referral was made to the Transport for NSW (TfNSW) CBD Coordination Office.

165. TfNSW have noted that a number of issues, including impacts on bus layovers and operations, as well as construction traffic management will require ongoing coordination.
166. TfNSW have requested that conditions be imposed on the consent requiring the applicant continue to consult with the CBD Coordination Office to address the abovementioned issues. Appropriate conditions have been recommended.

Notification, Advertising and Delegation (Submission(s) Received)

167. The application constitutes Integrated Development and as such the application was notified and advertised for 30 days in accordance with the provisions of Environmental Planning and Assessment Regulations 2000. As a result of the exhibition period six submissions were received. These objections are summarized below.

(a) Demolition and construction impacts

- (i) Concern raised over dust and pollution impacts and construction noise on surrounding business operations and residents.
- (ii) Concern over capacity of surrounding businesses and residents to notify Council of excessive noise and to have immediate action taken. Request a priority complaint avenue to the applicant and Council be established for adjoining properties to report disturbances.
- (iii) Request demolition and construction working hours (including retail and residential fitout works) be restricted to between 7.30am and 5.00pm weekdays, with restricted works on weekends and public holidays and notice of weekend work to be given to residents.
- (iv) Request that the applicant provide and pay for regular professional cleaning services for adjoining residential apartments at 44 Bridge Street.
- (v) Request that the rooftop air conditioning intake at 44 Bridge Street be modified and level eight windows be repaired to ensure no dust intrusion, with costs incurred for the modification to be met by the applicant.
- (vi) Traffic impacts and loss of parking on Young and Bridge Streets during the construction period.

Response - The City of Sydney manages noise and associated impacts created from construction works through the implementation of its construction hours. Where there is likelihood that construction works will have a significant impact on the local community, the developer is required to submit a Construction Noise Management Plan for approval.

The Construction Noise Management plan will contain comprehensive details of the work methods that the developers will employ on site in order to fully comply with noise requirements for construction.

The requirement for developers to have a Construction Noise Management Plan is included as a condition for most large sites and where significant impact is considered likely.

The City of Sydney Code of Practice Construction Hours/Noise permits general hours of construction works within the CBD from 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.

Due to the amount of demolition works expected, the large excavation proposed, the significant amount of construction and the site being located near sensitive receivers it is necessary that a Demolition, Excavation and Construction Noise Management Plan be submitted and approved by Council.

A condition has been recommended requiring a Construction Liaison Committee be established by the developer prior to any works commencing to ensure that demolition and construction related impacts (including construction noise and vibration, loading, issues associated with construction workers and vehicles, traffic issues and management of the construction site) can be dealt with expeditiously and co-operatively.

Traffic and parking management during construction is managed by the City in a manner similar to noise and other construction impacts. A condition has been recommended requiring the approval of a Construction Traffic Management Plan by Council prior to the issue of the relevant construction certificate.

The request for a cleaner during construction for apartments at 44 Bridge Street, to change window hardware and to modify the A/C units on the rooftop is not a Council matter and is best to be discussed between the developer and the owners of the apartments in 44 Bridge Street.

(b) Overshadowing

- (i) The absence of shadow diagrams for the 9:00am and 9:30am times in mid-winter results in the shadow analysis being incomplete and a proper assessment of potential impacts on the plaza of Australia Square cannot be assessed.

Response – A review of the submitted 3D model has confirmed that the 9.00am shadow does not reach the Australia Square building or Australia Square Plaza. With specific regard to Australia Square Plaza, Clause 6.19(1) of SLEP 2012 states that consent must not be granted for development that results in additional overshadowing of Australia Square Plaza between the hours of 12.00pm and 2.00pm. Shadow diagrams submitted show that the proposal complies with this requirement.

- (ii) Confirmation requested that no unit of The Astor (apartment building) will receive less than 2 hours of direct sunlight as a consequence of the proposed development.

Response - A review of the submitted 3D model shows that the proposal will result in solar access improvements to the western elevation of The Astor, when compared to the DCP envelope and approved Stage 1 envelope.

- (iii) Shadow diagrams have not been provided showing how the proposal will impact on direct solar access to 44 Bridge Street.

Response - The applicant has undertaken and submitted an overshadowing analysis with regard to 44 Bridge Street. The overshadowing analysis confirms that 44 Bridge Street will achieve the same levels of solar access compared to the existing situation and DCP envelope.

(c) Views and outlook

- (i) Request from the owners of Governor Phillip Tower that the proposal, including proposed changes to the Stage 1 building envelope, be carefully considered with regard to view loss, and that no further view loss be approved as part of the Stage 2 application.
- (ii) Information has not been provided showing how the proposal will alter the outlook from 44 Bridge Street.

Response – The proposal will not result in unacceptable visual impact or view loss from 44 Bridge Street, beyond what is currently experienced from the existing podium and tower.

(d) Landscape and public domain

- (i) Request that the proposed palms be removed from the street tree planting plan as they do not contribute to the green feel and do not suit the character of the area.
- (ii) No vegetation is planned for the southern facade or boundary of Bridge Street. Request the plans include three large fire trees/umbrella palm trees on the corner of Bridge and Young Streets.

Response – The submitted public domain and landscape plans are not approved at this time. These plans will continued to be developed with Council's Public Domain Unit and Landscape Specialist. Proposed street tree planting will need to be consistent with the City of Sydney Street Tree Masterplan. The Street Tree Masterplan identifies Cabbage Tree Palms as the preferred species to be planted along the Young, Loftus and Phillip Street view axes, due to their architectural form and shade tolerance.

(e) Young Street loading dock

- (i) The existing Young Street loading dock currently has a light and alarm warning pedestrians when trucks are reversing. This causes disturbances, particularly at night. Clarification sought as to whether the modified Young Street loading dock will require these measures, given a turn table is to be provided.

Response – All vehicles will be required to enter and leave the site in a forward direction. A condition has been recommended requiring the submission of a Loading Management Plan to address the management and impacts of loading operations for the proposal.

- (f) Confirmation that proposal constitutes 'alterations/addition' and not a new building
- (i) The planning regime for the precinct and the approved Stage 1 DA is predicated on the development comprising alterations/additions to the existing AMP tower. As the proposal relies on significant demolitions works, Council should seek independent structural engineering advice to confirm that the development comprises additions to an existing building, and not a new building.

Response - The proposal will retain a substantial portion of the existing building. Approximately 30% of the existing building, including slabs and exterior columns is proposed to be demolished north of the existing core. The remaining structure, core and slabs will be retained for the new design. A structural report has been submitted that supports the partial demolition and retention of existing structure. The proposal is acceptable in this regard.

- (g) Stage 1 conditions not adequately addressed
- (i) A number of Stage 1 conditions have not been adequately address. The below documentation should be submitted for public comment prior to the application being determined:
- a. No conservation management plan or submission of DA for the Gallipoli Memorial Club;
 - b. There is no comprehensive schedule of works proposed for the 33 Alfred Street building. Under the VPA, the developer agreed to undertake all conservation works to heritage items during the early stages of development. Works to 33 Alfred Street are proposed after the 50 Bridge Street construction.
 - c. The FSR has been calculated on the assumption that DAs for the 3 heritage item have been approved. No DA has been submitted for the Gallipoli Memorial Club.
 - d. Heritage interpretation strategy. There is no information on how the history and significance of the precinct will be provide for. The strategy is vague and contains errors.
 - e. There is no investigation of opportunities for a reduced crossover width to Phillip Street or investigation of opportunities to combine the entry to the car park and loading dock.
 - f. No agreement with TfNSW has been provided for the removal of bus layover space on Phillip Street.

Response - The VPA requires the approval of conservation management plans for the Gallipoli Memorial Club and 33 Alfred Street building prior to the issue of a construction certificate for the 50 Bridge Street building. These VPA requirements have been conditioned on this application to ensure works for the Gallipoli Memorial Club and 33 Alfred Street are approved and completed prior to the construction and occupation of 50 Bridge Street.

Following submission of development applications for the Gallipoli Memorial Club and the 33 Alfred Street sites, a site-wide assessment of FSR will be required to be undertaken to ensure that proposed GFA for these buildings does not exceed the allowable site-wide FSR control.

Additional information was requested from the applicant to address the crossover width on Phillip Street. This issue is discussed in the Issues section of the report.

The submitted Heritage Interpretation Strategy has been reviewed by the City's Heritage Specialist. Conditions have been recommended requiring the plan be expanded and consolidated into specific developed implementation initiatives.

Conditions have been recommended requiring ongoing coordination with TfNSW with regard to bus layovers.

- (h) Changes to bus routes and layovers
 - (i) The DA proposes options for relocating bus layovers that will result in more bus traffic on Macquarie Street. Bus layovers can be eliminated by introducing more through bus routes that utilise the Cahill Expressway, with bus stops near the Light Rail Terminal accessed by lifts.
 - (ii) Concern regarding increased noise, pollution, and loss of amenity due to buses being diverted from Philip Street to Loftus Street.

Response - This application cannot approve the relocation of bus layovers or changes to bus routes. Changes to the bus network falls under the jurisdiction of TfNSW. Conditions have been recommended requiring ongoing coordination with TfNSW with regard to bus layovers.

- (i) Gymnasium, food court and trading hours
 - (i) The building is eligible for additional accommodation floor space if the building is to be used for office premises, business premises, retail premises, residential accommodation or serviced apartments. A gymnasium does not fall within these categories, so the additional floor space must be proportionately reduced.
 - (ii) The existing AMP tower has an interior food court. No food court is proposed as part of this DA. The nearest alternative food courts are at Australia Square and Wintergarden in O'Connell. The loss of the interior food court would be keenly felt.
 - (iii) Some of the documentation suggests trading hours for retail spaces that are no consistent with the DCP. Extended trading hours should be subject to separate DAs.

Response – A gymnasium can be defined as a 'business premises' under SLEP 2012. A 'business premises' is a type of 'commercial premises' which is a permissible use pursuant to Clause 6.26(10) of SLEP 2012.

The proposal includes an internal 'market hall'. It is anticipated that the market hall will operate effectively as a food court, providing take away food and drink services for the surrounding workforce, residents and visitors from 7am to 8pm, 7 days a week (subject to separate approvals). In addition to the market hall, a number of restaurants, cafes and bars are proposed that will operate with extended evening hours in order to service evening patrons.

The proposed application is not seeking approval for trading hours for any of these food and beverage uses. The use of the individual retail and commercial tenancies is subject to future development applications or complying development certificates. Any future application for trading hours for retail and commercial uses will need to be assessed taking into consideration the residential uses surrounding the development site

- (j) Car parking reduction floor space
 - (i) The applicant is claiming car parking reduction floor space for 50 Bridge Street while substantially increasing car parking on the Young and Loftus block.

Response - Clause 6.5 of SLEP 2012 allows for additional floor space if any part of a basement of a *building* is being changed from car parking to any other use. The proposal is reducing car parking spaces for the 50 Bridge Street building from 230 to 123 (including car share spaces), which equates to 1,731m² of car parking area. As such, the car parking reduction floor space bonus is applicable to the proposal.

- (k) Façade modulation and articulation
 - (i) The articulation provided by the wedge cuts and sun shading devices is not evident in the important Bridge Street vista as they are hidden from other buildings. The façade modulation has almost no impact on the perception of bulk and the south façade does not need sun protection. Smaller projections would less impair Bridge Street vistas and sun access to the public domain and building facades.

Response – The depths sun shading elements have been optimized for maximum solar performance for each elevation. Shades on the southern façade have a maximum depth of 550mm, compared to 900mm for the eastern, northern and western facades. Wedge cuts have been positioned to lessen the visual scale of the building and incorporate plant room ventilation.

The applicant has undertaken and submitted a detailed visual analysis that assesses the impact of the proposal from key public views, including the view from Bridge Street (View 6). The comparison of the existing and proposed built form from this view shows that Block 5 (the upper most block) will extend laterally north beyond the existing building envelope. While visible, the form will not impact on views or create an unacceptable visual impact from the Bridge Street view.

- (l) Suggested Level 1 entries and paths for retail customers
 - (i) Entries and paths on Level 1 to Bridge Street and Phillip Street should be redesigned. The Bridge Street entry should be centrally positioned on the south façade and address First Government House Place. Phillip Street should be provided with awnings and direct access to the Level 1 and 00 retail spaces.

Response – The suitability of proposed Level 1 entries and paths has been assessed as part of this application. The design and location of these entries and paths have been found to be generally satisfactory. Where opportunities exist to improve these entries, conditions have been recommend.

- (m) Bridge Street and Young Street corner
 - (i) The elevation on the corner of Bridge Street and Young Street should include exterior signage for the proposed food and beverage premises. Façade materiality should be reviewed to better distinguish from the rest of the façade and enhance the setting of the adjacent heritage item at 44 Bridge Street.

Response – Conditions have been recommended requiring the submission of separate development applications for the use, fitout and signage with regard to the food and beverage premises. The façade treatment of this premises is considered to be appropriate, however it is noted that a condition has been recommended requiring the submission of material samples for the proposal.

- (n) Design excellence
 - (i) In light of the issues raised (summarized in points (g) to (m) above), the proposal does not exhibit design excellence against all items in Clause 6.21 of the LEP.

Response – The Stage 2 proposal is the outcome of a rigorous design excellence process, which commenced with an international design competition that was held post Stage 1 approval. The winning architect 3XN produced a design considered by the competition jury to demonstrate design excellence. This design has subsequently been refined and enhanced through an extensive and ongoing detailed design review process and consultation with City staff and Design Advisory Panel.

As a result of this process, the development demonstrates a high architectural and landscape design standard. Where opportunities exist for improvements to the building, landscape and public domain, appropriate conditions have been recommended to address these issues. Conditions have also been recommended to require ongoing coordination with the City and other relevant agencies.

PUBLIC INTEREST

168. It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

FINANCIAL IMPLICATIONS/CONTRIBUTIONS**Section 61 Contributions**

169. The development is subject to a Section 61 contribution equivalent to 1% of the cost of works. An appropriate condition has been recommended.

RELEVANT LEGISLATION

170. The Environmental Planning and Assessment Act 1979, Water Management Act 2000, Airports (Protection of Airspace) Regulations 1996.

CONCLUSION

171. The proposal seeks consent for partial demolition of the existing AMP commercial tower and podium and alterations and extensions to the tower to create 102,133m² of commercial office and retail GFA above a new podium and 5 level basement car park. The application includes minor interface works to the heritage listed 33 Alfred Street building, as well as landscaping and public domain works.
172. The proposal forms a major part of the significant transformation of Circular Quay, one of the City's key precincts. The redevelopment of the site will encourage pedestrian activity and vibrancy and reinforce the economic viability and function of the area and its surrounds.
173. The site has been the subject of a planning proposal that formulated site specific planning amendments to SLEP 2012 and SDCP 2012. The proposed development has been designed to be generally consistent with site specific planning controls, objectives and guidelines of the relevant planning controls and Stage 1 approved building envelopes. Where variations are proposed it has been demonstrated that non-compliances will not result in unacceptable amenity impacts.
174. The Stage 2 proposal is the outcome of a rigorous design excellence process, resulting in a proposal that presents a high architectural and landscape design merit. Notwithstanding, a number of opportunities have been identified for the refinement and resolution of the podium, Goldsborough Lane and the public domain. Appropriate conditions have been recommended to address these opportunities.
175. The subject application (D/2015/929) is supported and recommended for approval, subject to conditions.

GRAHAM JAHN, AM

Director City Planning, Development and Transport

(Natasha Ridler, Senior Planner)