

RELEVANT INFORMATION FOR COUNCIL

FILE: D/2015/1190 **DATE:** 14 December 2015
TO: Lord Mayor and Councillors
FROM: Graham Jahn, Director City Planning, Development and Transport
SUBJECT: Information Relevant To Item 9.8 - Development Application: 456 Kent Street Sydney - Installation of a Trigeneration Plant on the Roof of Town Hall House - At Council - 14 December 2015

Alternative Recommendation

That the recommendation contained in the Consultant's Planning Report prepared by Helena Miller, MG Planning, shown at Attachment A to the officer's report for Development Application D/2015/1190, considered by the Planning and Development Committee on 8 December 2015 be adopted, subject to the amendment of Condition (8), such that the condition read as follows (with additions shown in ***bold italics underlined*** text):

(8) DECOMMISSIONING OF ROOF TOP AIR INLETS AT TOWN HALL HOUSE

The trigeneration plant shall not commence operation until the ***heating ventilation and air conditioning*** fresh air intakes on the roof top of Town Hall House have been decommissioned and permanently blocked off.

The roof top ***heating ventilation and air conditioning*** air intakes must not be reopened and used throughout the operational life of the trigeneration plant.

The future installation and relocation of ***heating ventilation and air conditioning*** air intakes on Town Hall House must be subject to development consent.

Background

Development Application No. D/2015/1190 seeks consent for the installation of a trigeneration plant on the roof top of Town Hall House at 456 Kent Street, Sydney. This Development Application was considered by the Planning and Development Committee at its meeting on 8 December 2015.

The applicant, having reviewed the draft conditions of consent prior to the meeting of the Planning and Development Committee, has requested clarification on the wording of Condition (8) (Decommissioning of Roof Top Air Inlets at Town Hall House).

Concern was raised that the drafting of this condition was ambiguous on exactly which air intakes will be required to be removed to satisfy this condition, and clarification was also requested on the meaning of "fresh air intakes on the roof top".

In response, the wording of this condition has been reviewed by Council's Environmental Health Unit. As such, it is recommended that the condition be amended to include the words "*Heating Ventilation and Air Conditioning*" to clarify which roof top air intakes are decommissioned/blocked off.

Prepared by: David Little, Planner

TRIM Document Number: 2015/654522

Attachment A: Correspondence from applicant, dated 7 December 2015

Approved

A handwritten signature in black ink, appearing to read 'GJahn', is written over a vertical line.

**Graham Jahn, Director City Planning,
Development and Transport**

ATTACHMENT A

**CORRESPONDENCE FROM APPLICANT,
DATED 7 DECEMBER 2015**

**456 KENT STREET SYDNEY
(TOWN HALL HOUSE)**

From: Chris Collins
Sent: Monday, 7 December 2015 9:33 AM
To: Bill MacKay; David Little
Cc: Chris Barrett
Subject: FW: Item 8 - Planning and Development Committee - Tuesday 8 December

Hi Bill and David,

We have had a look at the proposed DA conditions for the THH Trigeneration Project.

Would you please consider a slight change to the wording of Condition? The report below from Chris Barrett refers:

ITEM 8: DECOMMISSIONING OF ROOF TOP AIR INLETS AT TOWN HALL HOUSE

Proposed approval condition 8 in the assessment report states:

*The trigeneration plant shall not commence operation until the fresh air intakes on the roof top of Town Hall House have been decommissioned and permanently blocked off.
The roof top air intakes must not be reopened and used throughout the operational life of the trigeneration plant.
The future installation and relocation of air intakes on Town Hall House must be subject to development consent.*

It is important to clarify the meaning of "fresh air intakes on the roof top". It is understood that this is meant to refer to the two intakes directly on top of the roof of level 23 (otherwise referred to as the roof top). One of these intakes has been decommissioned; the other augments the fresh air supply to a number of enclosed rooms in the office tower.

The reason for removing these intakes is so that the occupants of these rooms do not (now, or in the future) receive some of their air supply air from the general vicinity of the trigeneration plant.

There are other air inlets above the roof top that are long established and relate to the original building design. These are located in the walls of the former central core tower (sometimes referred to as level 24) which houses building services plant and in the past also housed the cooling towers. Some of these inlets operate passively - they are simple louvered walls that form part of the building envelope - the openings to the old to cooling tower gallery, for example. The smaller active inlets provide air to the space heating boilers, the domestic hot water boiler, the fire pump room and other building service spaces. There is no need or benefit in relocating these air supplies. Consequently it is not anticipated that these inlets should be decommissioned or blocked off as part of the trigeneration plant operation.

If the current wording of the approval condition is not considered to be self-explanatory in this respect, it is suggested that additional words could be included to make the meaning clearer e.g. insert the words "two HVAC" in front of "fresh air intakes".

Chris Barrett
Commercial Manager
Green Infrastructure



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