

Relevant Information for Central Sydney Planning Committee

FILE: D/2024/238 **DATE:** 14 November 2024

TO: The Central Sydney Planning Committee

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning,
Development and Transport

SUBJECT: Information Relevant To Item 7 – Development Application: 27-31 Doody
Street, Alexandria - D/2024/238

Alternative Recommendation

It is resolved that:

- (A) authority be delegated to the Chief Executive Officer to determine Development Application No D/2024/238 following the completion of the public exhibition of the draft Voluntary Planning Agreement in accordance with the public benefit offer dated 3 September 2024 and after considering any public submissions received and
- (B) if the Chief Executive Officer determines to approve Development Application No D/2024/238, the consideration be given to imposing the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in **bold italics**, deletions shown in ~~strike through~~):

(99) PHYSICAL MODELS

- (a) *Prior to the 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/applicationguide/application-process/model-requirements> Council's modellers 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 4.55 of the Environmental Planning and Assessment Act) that affect the external appearance of the building.**
- (100) SUBMISSION OF ELECTRONIC CAD MODEL PRIOR TO OCCUPATION CERTIFICATE**

 - (a) Prior to the 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) two points on the site boundary (current) 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. 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/applicationguide/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.**

(Remaining conditions to be renumbered accordingly)

Background

Following the finalisation of the recommended conditions of consent for D/2024/238, the City's Modelling team have provided additional conditions relating to the physical and electronic models. These conditions are therefore proposed to be included in the recommended conditions of consent.

Prepared by: Georgia McKenzie, Senior Planner

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport