

Attachment A

**Response to Recommended Conditions of
Consent**

18 September 2023

Thomas Walters
City of Sydney Council
Town Hall House
456 Kent Street
Sydney NSW 2000

Attention Mr Thomas Walters - Development Assessment

Dear Mr Walters,

RE: DEVELOPMENT APPLICATION D/2022/1359 AT 19-21 BUCKLAND STREET, CHIPPENDALE NSW 2008

Gyde Consulting Pty Ltd act on behalf of the applicants, George Hay Pty Ltd, regarding the above Development Application (DA) D/2022/1359.

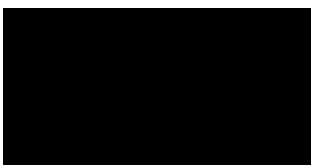
The applicant is pleased with the recommendation for approval and appreciates the efforts made by the planning officer to deal with the matter promptly after seeking changes from the applicant last month.

We would however raise a few matters that we would request council and the panel to consider in relation to the draft conditions of consent in Attachment A of Item 5 of Council's agenda for the City of Sydney Local Planning Panel meeting to be held 20 September 2023 (*Attachment A - Recommended Conditions of Consent*).

Please find following a list of suggested amendments to the conditions of consent. Thank you for your consideration of these matters and for your engagement throughout the process.

If you would like further information, please do not hesitate to contact me on (02) 9068 7500 or suef@gyde.com.au.

Yours sincerely,



Susan E Francis
Executive Director

CONDITION	SUGGESTED AMENDMENT	EXPLANATION
<p>(2) DESIGN MODIFICATIONS</p> <p>The design of the building must be modified as follows:</p> <p>(a) The bricking in of the two existing Level 1 windows along Grafton Lane to create a ‘recessed brick panel’ is not approved. The windows must be glazed and match the other Level 1 windows along Grafton Lane which are being retained.</p> <p>(b) The proposed water meter and ‘FB Booster’ louvred openings along Grafton Lane must not open over the laneway. Revised plans demonstrating their operability are required.</p> <p>(c) Existing brick surfaces are to be repointed.</p> <p>The modifications are to be submitted to and approved by Council’s Area Planning Manager, Planning Assessments prior to the issue of a Construction Certificate.</p> <p>Reason</p> <p>To require amendments to the approved plans and supporting documentation following assessment of the development.</p>	<p>(2) DESIGN MODIFICATIONS</p> <p>The design of the building must be modified as follows:</p> <p>(a) The bricking in of the two existing Level 1 window along Grafton Lane (that is beyond a 3m distance from the substation) to create a ‘recessed brick panel’ is not approved. The window must be glazed and match the other Level 1 windows along Grafton Lane which are being retained.</p> <p>(b) The proposed water meter and ‘FB Booster’ louvred openings along Grafton Lane must not open over the laneway. Revised plans demonstrating their operability are required.</p> <p>(c) Existing brick surfaces are to be repointed where required with the intent of a consistent finish. A sample board will be supplied and approved prior to the issue of a Construction Certificate.</p> <p>The modifications are to be submitted to and approved by Council’s Area Planning Manager, Planning Assessments prior to the issue of a Construction Certificate.</p> <p>Reason</p> <p>To require amendments to the approved plans and supporting documentation following assessment of the development.</p>	<p>The windows in question were proposed to be blocked up due to the following restrictions of the nearby substation:</p> <ol style="list-style-type: none"> 1. No ventilation options within 6m 2. No openable windows or windows/glazing within 3m 3. Glazing may be in the 3-6m zone but must be fire rated glass or provided with a fire shutter. The fire shutter must be autonomous in operation e.g. it cannot be motor drive closed. <p>With the above in mind, the window closest to the substation must remain bricked in, however, the window located greater than 3m from the substation can be retained as inoperable glass and will be updated on the architectural elevation.</p>
<p>(4) RETENTION OF STEEL BEAMS</p> <p>Unless specified for removal on the approved plans, existing steel columns and beams are to be retained.</p> <p>Reason</p> <p>To clarify the scope of approved demolition.</p>	<p>(4) RETENTION OF STEEL BEAMS</p> <p>Unless specified for removal on the approved plans, existing structural steel columns and beams are to be retained.</p> <p>Reason</p> <p>To clarify the scope of approved demolition.</p>	<p>To clarify the condition of consent.</p>
<p>(5) MATERIALS AND SAMPLES – MAJOR DEVELOPMENT</p> <p>A physical sample board of the proposed glazing and its specifications, keyed to each building elevation must be submitted to and approved by Council’s Area Planning Manager prior to a Construction Certificate being issued. The</p>	<p>(5) MATERIALS AND SAMPLES – MAJOR DEVELOPMENT</p> <p>A physical sample board of the proposed glazing and its specifications, keyed to each building elevation must be submitted to and approved by Council’s Area Planning Manager prior to a Construction Certificate being issued. The</p>	<p>To clarify the condition of consent.</p>

<p>proposed glazing should have a Visible Light Transmittance (VLT) rating of greater than 50% and have a neutrality of colour.</p> <p>The samples board must not include generic material or colour descriptions or use terminology such as 'or similar'.</p> <p>Reason</p> <p>To ensure well-lit internal spaces that do not rely on artificial lighting and glazing with a neutrality of colour that is compatible with the characteristics of the retained building and context.</p>	<p>proposed glazing should have a Visible Light Transmittance (VLT) rating of greater than 50% and have a neutrality of colour.</p> <p>The glazing samples board must not include generic material or colour descriptions or use terminology such as 'or similar'.</p> <p>Reason</p> <p>To ensure well-lit internal spaces that do not rely on artificial lighting and glazing with a neutrality of colour that is compatible with the characteristics of the retained building and context.</p>	
<p>(9) ENCROACHMENTS – NEIGHBOURING PROPERTIES</p> <p>No portion of the proposed structure shall encroach onto the adjoining properties.</p> <p>Reason</p> <p>To protect neighbouring properties.</p>	<p>(9) ENCROACHMENTS – NEIGHBOURING PROPERTIES</p> <p>No portion of the proposed structure shall encroach onto the adjoining properties, with the exception of those provided for by the right of way easement.</p> <p>Reason</p> <p>To protect neighbouring properties.</p>	<p>To clarify the condition of consent.</p>
<p>(11) BUILDING HEIGHT</p> <p>(a) The height of the building must not exceed RL26.70 (AHD) to the top of the building and RL 23.32 (AHD) to the parapet of the building.</p> <p>(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 Certifier.</p> <p>Reason</p> <p>To ensure the constructed development complies with the approved height.</p>	<p>(11) BUILDING HEIGHT</p> <p>(a) The height of the building must not exceed RL26.70 (AHD) to the top of the building and RL 24.32 (AHD) to the parapet of the building.</p> <p>(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 Certifier.</p> <p>Reason</p> <p>To ensure the constructed development complies with the approved height.</p>	<p>Correction of a typo.</p>
<p>SECTION 7.11 CONTRIBUTIONS PAYABLE - CONTRIBUTION TOWARDS PUBLIC AMENITIES – CITY OF SYDNEY DEVELOPMENT CONTRIBUTIONS PLAN 2015</p>	<p>SECTION 7.11 CONTRIBUTIONS PAYABLE - CONTRIBUTION TOWARDS PUBLIC AMENITIES – CITY OF SYDNEY DEVELOPMENT CONTRIBUTIONS PLAN</p>	<p>The contribution amounts outlined in the conditions of consent appear to be inconsistent with the following statistics</p>

– SOUTH PRECINCT

Council has identified the development will increase demand for public amenities and facilities. Pursuant to Section 7.11 of the Environmental Planning and Assessment Act, 1979 (as amended), and the City of Sydney Development Contributions Plan 2015 the following monetary contributions are required towards the cost of public amenities.

Contribution Category Amount

Open Space	\$187,912.15
Community Facilities	\$29,214.27
Traffic and Transport	\$238,541.98
Stormwater Drainage	\$94,327.44
Total	\$549,995.85

The City of Sydney will index the above contribution for inflation at the time of payment using the following formula.

$$C_{\text{payment}} = C_{\text{consent}} \times (\text{CPI}_{\text{payment}} \div \text{CPI}_{\text{consent}})$$

Where:

C_{payment} = Is the contribution at time of payment;

C_{consent} = Is the contribution at the time of consent, as shown above;

$\text{CPI}_{\text{payment}}$ = Is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment;

and

$\text{CPI}_{\text{consent}}$ = Is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being – 134 for the June 2023 quarter.

The contribution must be paid prior to the issue of any

2015 – SOUTH PRECINCT

Council has identified the development will increase demand for public amenities and facilities. Pursuant to Section 7.11 of the Environmental Planning and Assessment Act, 1979 (as amended), and the City of Sydney Development Contributions Plan 2015 the following monetary contributions are required towards the cost of public amenities.

Contribution Category Amount

Open Space	\$141,045.91
Community Facilities	\$21,928.09
Traffic and Transport	\$179,048.40
Stormwater Drainage	\$70,801.70
Total	\$412,824.11

The City of Sydney will index the above contribution for inflation at the time of payment using the following formula.

$$C_{\text{payment}} = C_{\text{consent}} \times (\text{CPI}_{\text{payment}} \div \text{CPI}_{\text{consent}})$$

Where:

C_{payment} = Is the contribution at time of payment;

C_{consent} = Is the contribution at the time of consent, as shown above;

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and

$\text{CPI}_{\text{consent}}$ = Is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being – 134 for the June 2023 quarter.

The contribution must be paid prior to the issue of any

for the building:

Existing GFA = 1,212.4sqm
Proposed GFA = 2789.4sqm
Additional GFA = 1577sqm

$$\text{No. workers} = 1577 / 21 = 75.1$$

Contribution rate indexed using the CPI value for the June 2023 quarter (South, Per worker) = \$5,497

$$75.1 \times \$5,497 = \$412,798.52$$

The amounts outlined in the suggested amendments have been calculated with Council's online Contributions Calculator and relate to the proposed additional GFA and not what appears to be a calculation including the existing GFA on the site which would not be the proper basis for a contribution.

<p>Construction Certificate in relation to this development.</p> <p>Please contact Council's Planning Administration staff at planningsystemsadmin@cityofsydney.nsw.gov.au to request a letter confirming the indexed contribution amount payable. Once the letter confirming the indexed contribution is obtained, payment may be made at any of the City's Neighbourhood Service Centres or the One Stop Shop at Town Hall House. Acceptable payment methods are EFTPOS (debit card only), cash (up to 10K only), Credit Card (up to 50K only) or a bank cheque made payable to the City of Sydney. Personal or company cheques will not be accepted.</p> <p>Reason</p> <p>To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.</p>	<p>Construction Certificate in relation to this development.</p> <p>Please contact Council's Planning Administration staff at planningsystemsadmin@cityofsydney.nsw.gov.au to request a letter confirming the indexed contribution amount payable. Once the letter confirming the indexed contribution is obtained, payment may be made at any of the City's Neighbourhood Service Centres or the One Stop Shop at Town Hall House. Acceptable payment methods are EFTPOS (debit card only), cash (up to 10K only), Credit Card (up to 50K only) or a bank cheque made payable to the City of Sydney. Personal or company cheques will not be accepted.</p> <p>Reason</p> <p>To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.</p>	
<p>(14) AFFORDABLE HOUSING CONTRIBUTION – RESIDUAL LAND OR CENTRAL SYDNEY – PAYMENT IN LIEU OF FLOOR SPACE CONTRIBUTION – PRIOR TO CONSTRUCTION CERTIFICATE</p> <p>(a) In accordance with the City of Sydney Affordable Housing Program and prior to the issue of a Construction Certificate, the applicant must provide evidence that a monetary contribution towards the provision of affordable housing has been paid to the City of Sydney Council.</p> <p>(b) The contribution to be paid is \$352,493.80 (to be indexed in accordance with (c) below). This is calculated by establishing the sum of the equivalent monetary contribution \$10,611.53 multiplied by 1% of the total floor area for non-residential development (3321.8sqm).</p> <p>(c) If the contribution is paid after the indexation period in which the consent is granted, being 1 March 2023 to 29 February 2024, the above contribution will be adjusted according to the Sydney LGA median strata dwelling price ('MDP') using the following formula.</p>	<p>(14) AFFORDABLE HOUSING CONTRIBUTION – RESIDUAL LAND OR CENTRAL SYDNEY – PAYMENT IN LIEU OF FLOOR SPACE CONTRIBUTION – PRIOR TO CONSTRUCTION CERTIFICATE</p> <p>(a) In accordance with the City of Sydney Affordable Housing Program and prior to the issue of a Construction Certificate, the applicant must provide evidence that a monetary contribution towards the provision of affordable housing has been paid to the City of Sydney Council.</p> <p>(b) The contribution to be paid is \$232,095.38 (to be indexed in accordance with (c) below). This is calculated by establishing the sum of the equivalent monetary contribution \$10,611.53 multiplied by 1% of the total floor area for non-residential development (2187.2sqm).</p> <p>(c) If the contribution is paid after the indexation period in which the consent is granted, being 1 March 2023 to 29 February 2024, the above contribution will be adjusted according to the Sydney LGA median strata dwelling price ('MDP') using the following formula.</p>	<p>The affordable housing contribution outlined in the conditions of consent appears to be calculated based on the overall total floor area of the building, rather than just the additional, in accordance with the City of Sydney Affordable Housing Program:</p> <p><i>"In Central Sydney and on residual land, the contribution requirement applies to new or more intensely used floor area only, because the areas were not rezoned at the time when the contribution was introduced"</i> (p. 10)</p> <p>The amount outlined in the suggested amendments have been calculated according to the following building statistics:</p> <p>Existing total floor area = 1315.5sqm Proposed total floor area = 3502.7sqm</p>

<p>(d) Contribution payable at Time of Payment = $C \times \text{MDP2} / \text{MDP1}$, where:</p> <p>(i) C is the original total contribution amount payable to the City of Sydney as shown above;</p> <p>(ii) MDP2 is the Median Strata Dwelling Price in Sydney LGA taken from the most recent NSW Government Rent and Sales Report at the time of indexation of the equivalent monetary contribution rate; and</p> <p>(iii) MDP1 is the Median Strata Dwelling Price in Sydney LGA taken from the NSW Government Rent and Sales Report used to establish the current equivalent monetary contribution rate, being 1 March 2023 to 29 February 2024.</p> <p>Contact Council's Planning Assessment Unit at planningsystemsadmin@cityofsydney.nsw.gov.au for written confirmation of the amount payable, with indexation as necessary, prior to payment.</p> <p>Reason</p> <p>To ensure development contributions are paid to contribute to the provision of essential affordable rental housing infrastructure.</p>	<p>(d) Contribution payable at Time of Payment = $C \times \text{MDP2} / \text{MDP1}$, where:</p> <p>(i) C is the original total contribution amount payable to the City of Sydney as shown above;</p> <p>(ii) MDP2 is the Median Strata Dwelling Price in Sydney LGA taken from the most recent NSW Government Rent and Sales Report at the time of indexation of the equivalent monetary contribution rate; and</p> <p>(iii) MDP1 is the Median Strata Dwelling Price in Sydney LGA taken from the NSW Government Rent and Sales Report used to establish the current equivalent monetary contribution rate, being 1 March 2023 to 29 February 2024.</p> <p>Contact Council's Planning Assessment Unit at planningsystemsadmin@cityofsydney.nsw.gov.au for written confirmation of the amount payable, with indexation as necessary, prior to payment.</p> <p>Reason</p> <p>To ensure development contributions are paid to contribute to the provision of essential affordable rental housing infrastructure.</p>	<p>Additional total floor area = 2187.2sqm</p> <p>The above calculations are based on the relevant calculation of total floor area under clause 7.13(6) of the Sydney LEP 2012, as follows:</p> <p><i>“total floor area means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following—</i></p> <p><i>(a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,</i></p> <p><i>(b) that part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony,</i></p> <p><i>(c) ancillary car parking permitted by the consent authority and associated internal vehicular and pedestrian access to that car parking,</i></p> <p><i>(d) space for the loading and unloading of goods,</i></p> <p><i>(e) the floor area of a building, including balconies, that is—</i></p> <p><i>(i) on land in Zone E4 General Industrial, or</i></p> <p><i>(ii) used to provide affordable housing or public housing, or</i></p> <p><i>(iii) used for the purpose of community facilities.”</i></p>
<p>(22) WASTE AND RECYCLING MANAGEMENT – GENERAL</p> <p>The proposal must comply with the relevant provisions of Council's Guidelines for Waste Management in New</p>	<p>(22) WASTE AND RECYCLING MANAGEMENT – GENERAL</p> <p>Excluding vehicle dimension requirements, the proposal must comply with the relevant provisions of Council's Guidelines for</p>	<p>To clarify the condition of consent.</p>

<p>Developments 2018 which requires facilities to promote the efficient storage, separation, collection and handling of waste to maximise resources recovery.</p> <p>Reason</p> <p>To ensure that waste and recycling is appropriately managed.</p>	<p>Waste Management in New Developments 2018 which requires facilities to promote the efficient storage, separation, collection and handling of waste to maximise resources recovery.</p> <p>Reason</p> <p>To ensure that waste and recycling is appropriately managed.</p>	
<p>(25) NO OBSTRUCTIONS</p> <p>All public footways and paths of travel must be free from obstructions. If services are required to be relocated to clear paths of travel then this must be undertaken at the developer's expense. All obstructions are to be removed prior to the issue of any Occupation Certificate.</p> <p>Reason</p> <p>To ensure there are no obstructions on public footways and paths of travel.</p>	<p>(25) NO OBSTRUCTIONS</p> <p>All new public footways and paths of travel must be free from new obstructions. If existing services are required to be relocated to clear paths of travel then this must be undertaken at the developer's expense. All obstructions are to be removed prior to the issue of any Occupation Certificate.</p> <p>Reason</p> <p>To ensure there are no obstructions on public footways and paths of travel.</p>	<p>To clarify the condition of consent.</p>
<p>(26) ENERGY EFFICIENCY OF BUILDINGS</p> <p>The design of the building and its services must achieve a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5 Stars as per the Department of Planning, Industry and Environment (DPIE). This is to be demonstrated by:</p> <p>(a) Entering into a Commitment Agreement with DPIE, to deliver this star rating for the base building;</p> <p>(b) The applicant must provide a copy of the signed Commitment Agreement contract with their Construction Certificate application; and</p> <p>(c) Providing a copy of the independent energy assessment report to NABERS administration and submitting the same report with the Construction Certificate application. This report must be based on the same design documents as that submitted with the Construction Certificate.</p> <p>Note: Definitions referred to above are as follows:</p>	<p>(26) ENERGY EFFICIENCY OF BUILDINGS</p> <p>The design of the building and its services must achieve a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 4 Stars as per the Department of Planning, Industry and Environment (DPIE). This is to be demonstrated by:</p> <p>(a) Entering into a Commitment Agreement with DPIE, to deliver this star rating for the base building;</p> <p>(b) The applicant must provide a copy of the signed Commitment Agreement contract with their Construction Certificate application; and</p> <p>(c) Providing a copy of the independent energy assessment report to NABERS administration and submitting the same report with the Construction Certificate application. This report must be based on the same design documents as that submitted with the Construction Certificate.</p> <p>Note: Definitions referred to above are as follows:</p>	<p>It is suggested that 4 Stars is a reasonable commitment due to the inherent constraints of the retained heritage fabric of the building, referring to Section 3.6.1 of the Sydney DCP 2012:</p> <p><i>"(8)...Notwithstanding, a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5 Stars is not required where the consent authority is satisfied that:</i></p> <p><i>(a) the upgrade works would negatively impact on significant heritage fabric or the heritage significance of a listed heritage item."</i></p>

<p>(i) Commitment Agreement means an agreement that is set out in accordance with DPIE. The NABERS Commitment Agreement, which is signed between DPIE and the applicant/building owner/building manager, to design, build and commission the premises to achieve an agreed star rating.</p> <p>(ii) Star rating refers to the benchmarking system applied by DPIE for measuring the energy efficiency of a building and known as NABERS the National Australian Built Environment Rating System.</p> <p>(iii) Base Building means central services and common areas of a building, as defined under NABERS.</p> <p>Reason</p> <p>To ensure the building is designed to meet an appropriate energy efficiency standard.</p>	<p>(i) Commitment Agreement means an agreement that is set out in accordance with DPIE. The NABERS Commitment Agreement, which is signed between DPIE and the applicant/building owner/building manager, to design, build and commission the premises to achieve an agreed star rating.</p> <p>(ii) Star rating refers to the benchmarking system applied by DPIE for measuring the energy efficiency of a building and known as NABERS the National Australian Built Environment Rating System.</p> <p>(iii) Base Building means central services and common areas of a building, as defined under NABERS.</p> <p>Reason</p> <p>To ensure the building is designed to meet an appropriate energy efficiency standard.</p>	
<p>(38) PUBLIC DOMAIN LIGHTING UPGRADE</p> <p>Prior to issue of any Construction Certificate for excavation, civil construction, drainage or building work (whichever is earlier), a concept Public Domain Lighting Upgrade Plan for pedestrian and street lighting in the public domain must be submitted to and approved by City’s Public Domain Unit. The Lighting Plan must be prepared in accordance with the Sydney Streets Technical Specifications A5 and B8, Sydney Lights Design Code and Public Domain Manual. This information is available for download from the City’s website at https://www.cityofsydney.nsw.gov.au/development/public-domain-works/daassociated-works.</p> <p>The lighting upgrade plan must cover all adjacent street frontages, being Grafton Street, Buckland Street and Grafton Lane and shall be designed to include the following requirements;</p> <p>Buckland St (From Broadway to Ausgrid pole SY07380):</p> <ul style="list-style-type: none"> • Lighting compliance with AS1158 requirement under Category PR1 on the roadway and PP1 on footways (both 	<p>(38) PUBLIC DOMAIN LIGHTING UPGRADE</p> <p>Prior to issue of any Construction Certificate for excavation, civil construction, drainage or building work (whichever is earlier), a concept Public Domain Lighting Upgrade Plan for pedestrian and street lighting in the public domain must be submitted to and approved by City’s Public Domain Unit. The Lighting Plan must be prepared in accordance with the Sydney Streets Technical Specifications A5 and B8, Sydney Lights Design Code and Public Domain Manual. This information is available for download from the City’s website at https://www.cityofsydney.nsw.gov.au/development/public-domain-works/daassociated-works.</p> <p>The lighting upgrade plan must cover all adjacent street frontages, being Grafton Street, Buckland Street and Grafton Lane and shall be designed to include the following requirements;</p> <p>Buckland St (along the frontage of the development site):</p> <ul style="list-style-type: none"> • Lighting compliance with AS1158 requirement under Category PR1 on the roadway and PP1 on footways (both 	<p>To clarify the condition of consent.</p>

<p>sides).</p> <ul style="list-style-type: none"> • Consider upgrading Ausgrid street lighting to achieve lighting compliance. <p>Grafton Ln (along development site):</p> <ul style="list-style-type: none"> • Lighting compliance with AS1158 requirement under Category PP2 is required. • Supply and install COS standard wall mount lights. • Wall mount lighting Installation must be accessible for maintenance and upgrade by COS-authorized technicians/contractors along the entire length. <p>All cabling shall be installed on the building surface within galvanised steel conduits, MIMS cabling or a similar approved method. Establish an access easement in favour of COS for ongoing maintenance and upgrade of wall-mounted council lighting, if applicable.</p> <ul style="list-style-type: none"> • Supply and install a new 3 Phase COS MSB. Developer's electrical contractor must carry out infield survey and confirm proposed MSB location and final supply arrangement with the City prior to construction. <p>Grafton St (From Buckland St to Moorgate St):</p> <ul style="list-style-type: none"> • Lighting compliance with AS1158 requirement under Category PR1 on the roadway and PP2 on footway (at least North side). • Consider upgrading Ausgrid street lighting to achieve lighting compliance. • Developer's electrical contractor must carry out infield survey and confirm location and final supply arrangement with the City prior to construction. <p>Note:</p> <ul style="list-style-type: none"> • Lighting designs certified by a practising lighting engineer must be submitted for council review before a Construction Certificate is issued for public domain works. 	<p>sides).</p> <ul style="list-style-type: none"> • Consider upgrading Ausgrid street lighting to achieve lighting compliance. <p>Grafton Ln (along development site):</p> <ul style="list-style-type: none"> • Lighting compliance with AS1158 requirement under Category PP2 is required. • Supply and install COS standard wall mount lights. • Wall mount lighting Installation must be accessible for maintenance and upgrade by COS-authorized technicians/contractors along the entire length. All cabling shall be installed on the building surface within galvanised steel conduits, MIMS cabling or a similar approved method. Establish an access easement in favour of COS for ongoing maintenance and upgrade of wall-mounted council lighting, if applicable. • Supply and install a new 3 Phase COS MSB. Developer's electrical contractor must carry out infield survey and confirm proposed MSB location and final supply arrangement with the City prior to construction. <p>Grafton St (along the frontage of the development site):</p> <ul style="list-style-type: none"> • Lighting compliance with AS1158 requirement under Category PR1 on the roadway and PP2 on footway (at least North side). • Consider upgrading Ausgrid street lighting to achieve lighting compliance. • Developer's electrical contractor must carry out infield survey and confirm location and final supply arrangement with the City prior to construction. <p>Note:</p> <ul style="list-style-type: none"> • Lighting designs certified by a practising lighting engineer must be submitted for council review before a Construction Certificate is issued for public domain works. 	
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<ul style="list-style-type: none"> • Lighting designs must consist of two parts, i.e. illumination design and electrical supply reticulation design. City of Sydney can only review electrical reticulation design once receiving the final illumination design. • Lighting design submission requirements are specified in the “Sydney Streets Technical Specification A5: Street Lighting Design”. For instance: <ul style="list-style-type: none"> • Lighting plans should show calculation points as per Australian Standards. • Calculation plot scale should not be smaller than 1:250 @ A1. • Provide a Calculation Summary table showing all relevant light technical parameters and compliance • Highlight all areas of non-compliance (if any) • Provide all relevant design certificates and construction certificates. • All works shall comply with the requirements of all applicable standards and guidelines, including (but not limited to) AS1158, AS4282, and the City of Sydney’s A5, B8 and Ausgrid NS119 documents. • Proposals for Building exterior lighting, signage lighting, terrace lighting and lighting of landscape features are to be assessed under a separate DA. <p>Advice on site specific lighting requirements must be obtained from City’s Public Domain Unit before proceeding with the preparation of any final lighting design proposals.</p> <p>Reason</p> <p>To ensure pedestrian and street lighting in the public domain complies with Council’s requirements.</p>	<ul style="list-style-type: none"> • Lighting designs must consist of two parts, i.e. illumination design and electrical supply reticulation design. City of Sydney can only review electrical reticulation design once receiving the final illumination design. • Lighting design submission requirements are specified in the “Sydney Streets Technical Specification A5: Street Lighting Design”. For instance: <ul style="list-style-type: none"> • Lighting plans should show calculation points as per Australian Standards. • Calculation plot scale should not be smaller than 1:250 @ A1. • Provide a Calculation Summary table showing all relevant light technical parameters and compliance • Highlight all areas of non-compliance (if any) • Provide all relevant design certificates and construction certificates. • All works shall comply with the requirements of all applicable standards and guidelines, including (but not limited to) AS1158, AS4282, and the City of Sydney’s A5, B8 and Ausgrid NS119 documents. • Proposals for Building exterior lighting, signage lighting, terrace lighting and lighting of landscape features are to be assessed under a separate DA. <p>Advice on site specific lighting requirements must be obtained from City’s Public Domain Unit before proceeding with the preparation of any final lighting design proposals.</p> <p>Reason</p> <p>To ensure pedestrian and street lighting in the public domain complies with Council’s requirements.</p>	
<p>(46) ALLOCATION OF PARKING</p> <p>The number of car parking spaces to be provided for the development must comply with the table below. Details</p>	<p>(46) ALLOCATION OF PARKING</p> <p>The number of car parking spaces to be provided for the development must comply with the table below. Details</p>	<p>To clarify the condition of consent.</p>

<p>confirming the parking numbers must be submitted to the satisfaction of the Registered Certifier prior to the issue of a Construction Certificate.</p> <table border="1" data-bbox="107 344 788 705"> <thead> <tr> <th>Car Parking Type</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Office and business parking (existing)</td> <td>4</td> </tr> <tr> <td>Accessible office and business parking</td> <td>1</td> </tr> <tr> <td>Small rigid vehicle loading dock(s) (Accommodate 6.4m Waste Collection vehicle)</td> <td>1</td> </tr> </tbody> </table> <p>Reason</p> <p>To ensure the allocation of parking is in accordance with the Council's DCP.</p>	Car Parking Type	Number	Office and business parking (existing)	4	Accessible office and business parking	1	Small rigid vehicle loading dock(s) (Accommodate 6.4m Waste Collection vehicle)	1	<p>confirming the parking numbers must be submitted to the satisfaction of the Registered Certifier prior to the issue of a Construction Certificate.</p> <table border="1" data-bbox="878 344 1559 737"> <thead> <tr> <th>Car Parking Type</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Office and business parking (existing)</td> <td>4</td> </tr> <tr> <td>Accessible office and business parking</td> <td>1</td> </tr> <tr> <td>Small rigid vehicle loading dock(s) (Accommodate maximum 6.4m Waste Collection vehicle)</td> <td>1</td> </tr> </tbody> </table> <p>Reason</p> <p>To ensure the allocation of parking is in accordance with the Council's DCP.</p>	Car Parking Type	Number	Office and business parking (existing)	4	Accessible office and business parking	1	Small rigid vehicle loading dock(s) (Accommodate maximum 6.4m Waste Collection vehicle)	1	
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<p>(51) LEVEL 4 LANDSCAPE TERRACE</p> <p>(a) A detailed plan including plans and details drawn to scale, and technical specification, by a qualified landscape architect must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager prior to the issue of a Construction Certificate. These documents must include:</p> <p>(i) A statement that includes details of proposed use of the terrace, accessibility, and any noise and privacy treatments.</p> <p>(ii) Location and details of existing and proposed services, walls, balustrades, planters, hard surfaces, furniture, screens and shade structures, fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.</p> <p>(iii) Details of soil types and depth including any mounding.</p>	<p>(51) LEVEL 4 LANDSCAPE TERRACE</p> <p>(a) A detailed plan including plans and details drawn to scale, and technical specification, by a qualified landscape architect must be submitted to and approved by Council's Area Coordinator Planning Assessments/Area Planning Manager prior to the issue of a Construction Certificate. These documents must include:</p> <p>(i) A statement that includes details of proposed use of the terrace, accessibility, and any noise and privacy treatments.</p> <p>(ii) Location and details of existing and proposed services, walls, balustrades, planters, hard surfaces, furniture, screens and shade structures, fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components.</p> <p>(iii) Details of soil types and depth including any mounding.</p>	<p>Correction of a typo.</p>																

<p>The minimum soil depths for planting on structure must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.</p> <p>(iv) Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.</p> <p>(v) Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer.</p> <p>(vi) Landscape terrace maintenance plan. This plan is to be complied with during occupation of the property and must include any relevant maintenance methodology for safe working at height such as access requirements, location of any anchor points, gates, and transport of materials and green waste.</p> <p>(b) Prior to the issue of an Occupation Certificate, structural and waterproofing certifications for the green roof are to be submitted to and approved by the Principal Certifying Authority.</p> <p>(c) All landscaping in the approved plan must be complete prior to the issue of an Occupation Certificate.</p> <p>Reason</p> <p>To ensure that the accessible terrace is designed to accommodate suitable landscaping and to ensure that adequate maintenance procedures are put in place.</p>	<p>The minimum soil depths for planting on structure must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.</p> <p>(iv) Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.</p> <p>(v) Details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer.</p> <p>(vi) Landscape terrace maintenance plan. This plan is to be complied with during occupation of the property and must include any relevant maintenance methodology for safe working at height such as access requirements, location of any anchor points, gates, and transport of materials and green waste.</p> <p>(b) Prior to the issue of an Occupation Certificate, structural and waterproofing certifications for the landscaped terrace and roof planting area are to be submitted to and approved by the Principal Certifying Authority.</p> <p>(c) All landscaping in the approved plan must be complete prior to the issue of an Occupation Certificate.</p> <p>Reason</p> <p>To ensure that the accessible terrace is designed to accommodate suitable landscaping and to ensure that adequate maintenance procedures are put in place.</p>	
<p>(54) WASTE AND RECYCLING MANAGEMENT – COMMERCIAL</p> <p>(a) The Waste and Recycling Management Plan accompanying this Development Application has been approved by this consent [Trim 2023/000856].</p> <p>(b) All requirements of the approved Waste and Recycling Management Plan must be implemented during construction</p>	<p>(54) WASTE AND RECYCLING MANAGEMENT – COMMERCIAL</p> <p>(a) The Waste and Recycling Management Plan accompanying this Development Application has been approved by this consent [Trim 2023/000856].</p> <p>(b) All requirements of the approved Waste and Recycling Management Plan must be implemented during construction</p>	<p>To clarify the condition of consent.</p>

<p>and operation of the development and include:</p> <p>(i) Dedicated space to be provided within the development for the storage and recycling of bulky waste, problem waste, strip out and food waste;</p> <p>(ii) Collection points for waste and recycling must be wholly located within the boundary of the development;</p> <p>(iii) The nominated waste and recycling storage areas must be constructed to meet the relevant conditions required by the City's Guidelines for Waste Management in New Developments 2018;</p> <p>(iv) Provision and storage within the boundary of the development of waste and recycling receptacles and any bulky waste at all times;</p> <p>(v) Commercial tenancies must have a commercial waste contract(s) in place prior to commencement of business trading;</p> <p>(vi) The path of travel between the bin storage areas/bulky waste storage areas and the designated waste/recycling collection point is to have a minimum 1,200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:14. The use of a lift is permitted, but consideration should be given to the inclusion of a service lift in this instance.</p> <p>Note: The building manager/strata title manager or body corporate is responsible for ensuring all tenants are kept informed regarding Council's policies, and best practice waste and recycling source separation.</p> <p>UPON COMPLETION OF THE DEVELOPMENT</p> <p>(c) Prior to any Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifier must ensure that waste handling works have been completed in accordance with the Waste and Recycling Management Plan; other relevant development consent conditions; and Council's Guidelines for Waste Management in New Developments</p>	<p>and operation of the development and include:</p> <p>(i) Dedicated space to be provided within the development for the storage and recycling of bulky waste, problem waste, strip out and food waste;</p> <p>(ii) Collection points for waste and recycling must be wholly located within the boundary of the development;</p> <p>(iii) With the exception of vehicle size requirements, the nominated waste and recycling storage areas must be constructed to meet the relevant conditions required by the City's Guidelines for Waste Management in New Developments 2018;</p> <p>(iv) Provision and storage within the boundary of the development of waste and recycling receptacles and any bulky waste at all times;</p> <p>(v) Commercial tenancies must have a commercial waste contract(s) in place prior to commencement of business trading;</p> <p>(vi) The path of travel between the bin storage areas/bulky waste storage areas and the designated waste/recycling collection point is to have a minimum 1,200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:14. The use of a lift is permitted, but consideration should be given to the inclusion of a service lift in this instance.</p> <p>Note: The building manager/strata title manager or body corporate is responsible for ensuring all tenants are kept informed regarding Council's policies, and best practice waste and recycling source separation.</p> <p>UPON COMPLETION OF THE DEVELOPMENT</p> <p>(c) Prior to any Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifier must ensure that waste handling works have been completed in accordance with the Waste and Recycling Management Plan; other relevant development consent conditions; and Council's</p>	
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<p>2018.</p> <p>Reason</p> <p>To ensure that waste and recycling is appropriately managed.</p>	<p>Guidelines for Waste Management in New Developments 2018.</p> <p>Reason</p> <p>To ensure that waste and recycling is appropriately managed.</p>	
<p>(78) DRAINAGE AND SERVICE PIT LIDS</p> <p>All existing or proposed drainage and service pit lids throughout the public domain must be to City of Sydney specifications and heel/bicycle safe, slip resistant, infill with material to match surrounding surface, finished flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Infill pit lids are to be detailed where specified by Council’s Public Domain Officer. Private pits are not permitted within the public domain. All details of pit lids must be shown on the public domain plan and must be approved by the City’s Public Domain Unit prior to the issue of an approval for public domain works.</p> <p>Reason</p> <p>To ensure drainage and service pit lids within the public domain are appropriately designed and installed.</p>	<p>(78) DRAINAGE AND SERVICE PIT LIDS</p> <p>All existing or proposed drainage and service pit lids throughout the public domain must be to City of Sydney specifications and heel/bicycle safe, slip resistant, infill with material to match surrounding surface, finished flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Infill pit lids are to be detailed where specified by Council’s Public Domain Officer. Private pits are not permitted within the public domain. All details of pit lids must be shown on the public domain plan and must be approved by the City’s Public Domain Unit prior to the issue of an approval for public domain works.</p> <p>Reason</p> <p>To ensure drainage and service pit lids within the public domain are appropriately designed and installed.</p>	<p>To clarify the condition of consent.</p>
<p>(104) LOADING DOCK SCHEDULE/REISTER</p> <p>The proposed loading dock must not be reserved for any other single tenancy, and must be available to all users within the site.</p> <p>The on-site small rigid vehicle loading dock is also to be available for all tenants for use by removal vehicles, bulky good deliveries and similar. This shall be managed either by a schedule showing tenants when they can use the dock, or by a register managed on site to allow tenants to reserve a time period for their deliveries and to avoid too many deliveries being at the dock at any one time.</p> <p>This information is to be made available to all business/ tenants of the building.</p>	<p>(104) LOADING DOCK SCHEDULE/REGISTER</p> <p>The proposed loading dock must not be reserved for any other single tenancy, and must be available to all users within the site.</p> <p>The on-site small rigid vehicle loading dock is also to be available for all tenants for use by removal vehicles, bulky good deliveries and similar. This shall be managed either by a schedule showing tenants when they can use the dock, or by a register managed on site to allow tenants to reserve a time period for their deliveries and to avoid too many deliveries being at the dock at any one time.</p> <p>This information is to be made available to all business/ tenants of the building.</p>	<p>Correction of a typo.</p>