
Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

We grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, /or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Member of the Commission Member of the Commission Member of Commission

Sydney

2017

SCHEDULE 1

Application No.:

SSD 7080

Applicant:

Sunny Thirdi Regent Street Pty Ltd

Consent Authority:

Minister for Planning

Land:

80-88 Regent Street, Redfern (Lot A, B, C, D and E in DP 105824)

Development:

Construction of an 18 storey mixed use development comprising 56 residential apartments, commercial and retail floor space, a child care centre and associated basement car parking spaces.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Sunny Thirdi Regent Street Pty Ltd, or any other person carrying out any development to which this consent applies
Application	The development application and the accompanying drawings plans and documentation described in Condition A2
BCA	Building Code of Australia
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
CIV	Capital Investment Value
Commission	Planning Assessment Commission
Conditions of this consent	Conditions contained in Schedule 2
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Sydney Council
Date of commencement	The date notified to the Department by the Applicant under Condition C1 of Schedule 2
Day time	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Evening	The period from 6 pm to 10 pm
EIS	Environmental Impact Statement entitled 80-88 Regent Street, Redfern and accompanying appendices, prepared by SJB Planning and dated January 2016
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence issued under the <i>Protection of the Environment Operations Act 1997</i>
GFA	Gross Floor Area
Heritage Division	Heritage Division of OEH
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm to the environment, community or any member of the community, being actual or potential harm to the health or safety of human

	<p>beings or to threatened species, endangered ecological communities or ecosystems that is not trivial.</p> <p><i>Note: This meaning of "material harm" applies for the purpose of this approval only</i></p>
Land	As defined in the EP&A Act, except for where the term is used in the noise and air quality conditions in schedules 3 and 4 of this consent where it is defined to mean the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this consent
Material harm to the environment	Actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
OEH	Office of the Environment and Heritage
PCA	Principal Certifying Authority, or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
RMS	Roads and Maritime Services
Residence	For the purposes of this instrument, a residence includes existing or approved dwellings or buildings at the date of this consent including those offering overnight accommodation
Residential use	The use of residential housing for owner occupied residential use or leasing subject to the <i>Residential Tenancies Act 2010</i>
RTS	Response to Submissions prepared by SJB titled Response to Submission 88 Regent Street, dated November 2016.
RRTS	Revised Response to Submissions prepared by SJB titled Revised Respor Submissions, 80-88 Regent Street Redfern dated April 2017
Secretary	Secretary of the Department of Planning and Environment
Secretary's approval, agreement or satisfaction	A written approval from the Secretary (or delegate/nominee).
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility
Site	Land referred to in Schedule 1
SSD	State significant development
TfNSW	Transport for New South Wales

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1 In addition to meeting the specific performance measures and criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

A2 The Applicant, in acting on this consent, must carry out the development:

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the Secretary;
- c) generally in accordance with the State Significant Development Application SSD 7080 Environmental Impact Statement entitled 80-88 Regent Street, Redfern and accompanying appendices, prepared by SJB Planning and dated January 2016
- d) generally in accordance with the Revised Response to Submissions prepared by SJB titled Revised Response to Submissions, 80-88 Regent Street Redfern dated April 2017; and
- e) the following drawings:

Architectural Plans prepared by SJB Architects			
Drawing No.	Revision	Name of Plan	Date
DA-0103 - Demolition Plan	14	SJB Architects	09/10/2017
DA-0201 - Floor Plan - Basement 04	14	SJB Architects	09/10/2017
DA-0202 - Floor Plan - Basement 02-03	14	SJB Architects	09/10/2017
DA-0203 - Floor Plan - Basement 01	14	SJB Architects	09/10/2017
DA-0204 - Floor Plan - Lower Basement	14	SJB Architects	09/10/2017
DA-0205 - Floor Plan - Ground Floor	14	SJB Architects	09/10/2017
DA-0206 - Floor Plan - Level 01	14	SJB Architects	09/10/2017
DA-0207 - Floor Plan - Level 02	14	SJB Architects	09/10/2017
DA-0208 - Floor Plan - Level 03	14	SJB Architects	09/10/2017
DA-0209 - Floor Plan - Level 04	14	SJB Architects	09/10/2017
DA-0210 - Floor Plan - Level 05-17	14	SJB Architects	09/10/2017
DA-0211 - Roof Plan	14	SJB Architects	09/10/2017
DA-0212 - Roof Top Plant Plan	14	SJB Architects	09/10/2017
DA-0501 - Elevations - East & West	14	SJB Architects	09/10/2017
DA-0502 - Elevations - North & South	14	SJB Architects	09/10/2017
DA-0550 - External Finishes	14	SJB Architects	09/10/2017
DA-0601 - Sections - A & B	14	SJB Architects	09/10/2017
DA-0602 - Sections - East & West	14	SJB Architects	09/10/2017
DA-0701 - Retail Wall Sections	14	SJB Architects	09/10/2017
DA-0702 - Retail Detail Elevation	14	SJB Architects	09/10/2017
DA-1401 - Apartment Types - Adaptable	14	SJB Architects	09/10/2017
DA-3207 - Analysis - GFA	14	SJB Architects	09/10/2017

INCONSISTENCY BETWEEN DOCUMENTS

A3 If there is any inconsistency between the documents in **Condition A2**, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency.

LIMITS ON CONSENT

A4 The development consent will lapse 5 years after the determination date unless the works authorised by this development consent have been commenced.

A5 This consent in no way implies or grants approval for the following:

- a) fitout of commercial spaces;
- b) fitout of retail areas;
- c) use and fitout of child care centre; and
- d) signage, apart from the street numbering proposed.

Separate development application(s) must be lodged and consent obtained from the relevant consent authority for the above works and uses (except where exempt and complying development applies).

PRESCRIBED CONDITIONS

A6 The Applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

LONG SERVICE LEVY

A7 For work costing \$25,000 or more, a Long Service Levy must be paid.

Note: For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

LEGAL NOTICES

A8 Any advice or notice to the consent authority shall be served on the Secretary.

AIRSPACE PROTECTION

A9 The height of the approved building will penetrate prescribed airspace for Sydney Airport above the site. Accordingly, the development constitutes a 'controlled activity' under section 182 of the *Airports Act 1996*.

Prior to the issue of any Construction Certificate, approval for the controlled activity must be obtained from the Civil Aviation Safety Authority (CASA) / the Federal Department of Infrastructure and Regional Development.

END OF PART A

PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

NO WORKS PRIOR TO CONSTRUCTION CERTIFICATE

- B1 Work must not commence until a Construction Certificate in respect of the work has been issued.

REDFERN-WATERLOO AUTHORITY CONTRIBUTIONS PLAN 2006

- B2 To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions are required in accordance with the *Redfern-Waterloo Authority Contributions Plan 2006*.

The levy is calculated as 2% of the proposed cost of development, indexed between the date of determination and the date the levy is required to be paid, in accordance with clause 25J(4) of the *Environmental Planning and Assessment Regulation 2000* and clause 10 of *Redfern-Waterloo Authority Contributions Plan 2006*.

Pursuant to the *Redfern-Waterloo Authority Contributions Plan 2006*, a contribution in the amount of \$754,779.00 plus indexation between the date of approval and date of payment, in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid via bank cheque for deposit into the Redfern-Waterloo Fund (towards the cost of one or more of the public facilities set out in the Works Schedule to that Plan).

Proof of payment of this contribution to the Urban Growth NSW Development Corporation (UGDC) shall be provided to the Certifying Authority prior to the issue of any Construction Certificate (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to the issue of any Construction Certificate, written verification of this should be provided by UGDC and provided to the Certifier. No deferred or periodic payments are permitted.

Phone 9209 4432 or email info@ugdc.nsw.gov.au to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UGDC.

A copy of *Redfern-Waterloo Authority Contributions Plan 2006* is available for inspection at the offices of UGDC, Suite 103 International Business Centre, 2 Cornwallis Street Eveleigh NSW 2015 or from the website www.ugdc.nsw.gov.au.

REDFERN-WATERLOO AUTHORITY AFFORDABLE HOUSING CONTRIBUTIONS PLAN 2006

- B3 To contribute to the provision or refurbishment of affordable housing within the Redfern-Waterloo Operational Area, contributions are required in accordance with the *Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006*.

In accordance with *Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006*, the levy is calculated at \$84.60 per square metre (being the rate at 1 July 2017) of the total gross floor area of the proposed development. Between the date of determination and the date the levy is required to be paid, the levy is indexed in accordance with the Building Price Index, Sydney as published in *Rawlinson's Australian Construction Handbook*. This is in accordance with clause 25J(4) of the *Environmental Planning and Assessment Regulation 2000* and Clause 9 of the *Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006*.

Pursuant to the *Redfern-Waterloo Affordable Contributions Plan 2006*, a contribution in the amount of \$486,788.40 plus indexation in accordance with the Building Price Index is to be paid via bank cheque or deposit into the Redfern-Waterloo Fund (towards the provision of affordable housing within the Redfern Waterloo area).

Proof of payment of this contribution to the UrbanGrowth NSW Development Corporation (UGDC) and calculation of any indexing, or an alternative arrangement for the provision of affordable housing as agreed in writing by UGDC and the Department of Planning and Environment, shall be provided to the Certifying Authority prior to the issue of a Construction Certificate. No deferred or periodic payments are permitted.

Phone 9209 4432 or email info@ugdc.nsw.gov.au to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UrbanGrowth NSW Development Corporation.

A copy of *Redfern-Waterloo Affordable Housing Contributions Plan 2006* is available for inspection at the offices of UGDC, Suite 103, International Business Centre, 2 Cornwallis Street, Eveleigh, NSW 2015 or from the website www.ugdc.nsw.gov.au.

AMENDED ARCHITECTURAL PLANS

- B4 Prior to the issue of a Construction Certificate, the following amended architectural plans / elevations and documentation shall be prepared for review and endorsement of the Secretary:
- (a) appropriate mechanical ventilation is to be provided to all apartments, to achieve appropriate airflow
 - (b) In order to reduce potential for ground level adverse wind conditions the materials treatment at the corner of Marian and Regent Streets shall include porous elements, such as glass louvres;

BUILDING CODE OF AUSTRALIA (BCA) COMPLIANCE

- B5 The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:
- a) complying with the deemed to satisfy provisions; or
 - b) formulating an alternative solution which:
 - i) complies with the performance requirements; or
 - ii) is shown to be at least equivalent to the deemed to satisfy provision; or
 - iii) a combination of a) and b).

GROSS FLOOR AREA (GFA) CERTIFICATION

- B6 The GFA of the building must not exceed 5,754 m². Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

COMPLIANCE WITH ACOUSTIC REPORT

- B7 All performance parameters, requirements, engineering assumptions and recommendations contained in the Noise and Vibration Impact Assessment report prepared by, Acoustic Logic Consultancy Pty Ltd, dated 02/06/2016, must be implemented as part of the detailed design assessment and implemented into the design drawings prior to the commencement of the use of the premises in accordance with the requirements of (b) below and to the satisfaction of the certifying authority.

Prior to the issue of a Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with the requirements of the aforementioned Report.

COMPLIANCE WITH WIND IMPACT ASSESSMENT

- B8 Prior to the issue of a Construction Certificate, plans shall be submitted to the Certifying Authority demonstrating compliance with the recommendations of the Pedestrian Wind Environment Study prepared by Windtech and dated 27/07/2016.

STRUCTURAL DETAILS

- B9 Prior to the issue of any Construction Certificate, the applicant must submit to the Certifying Authority, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:
- a) the relevant clauses of the BCA; and
 - b) the development consent.

MECHANICAL VENTILATION

- B10 Mechanical ventilation for the residential apartments (up to level 9) must be provided in accordance with details approved under **Condition B4(a)**. Details demonstrating compliance must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.
- B11 All mechanical ventilation systems shall be installed in accordance with the NCC and shall comply with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.
- B12 The mechanical exhaust systems for the ground floor tenancies are to be designed to be capable of accommodating exhaust requirements 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.

SCHEDULE OF MATERIALS

- B13 Prior to the issue of the relevant Construction Certificate, a list of the final schedule of materials, including any modifications required by **Conditions B7 and B8**, shall be submitted to the Secretary. The Applicant shall also submit a copy of the schedule of materials to the Certifying Authority with the application for the relevant Construction Certificate.

PRE-CONSTRUCTION DILAPIDATION REPORT

- B14 The Applicant is to engage a qualified structural engineer to prepare a **Pre-Construction Dilapidation Report** detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. The report shall be submitted to the Certifying Authority prior to issue of the relevant Construction Certificate or any works commencing whichever is earlier. A copy of the report must be forwarded to the Council.

The **Pre-Construction Dilapidation Report** shall also include a photographic recording of the public domain site frontages and must be submitted to Council's satisfaction. The recording must include clear images of 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:-

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- 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; and
 - 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.

BASIX CERTIFICATION

B15 The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No 0001731850, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans.

SYDNEY WATER NOTICE OF REQUIREMENTS

B16 An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the *Sydney Water Act 1994* (Compliance Certificate) prior to the issue of any Construction Certificate.

OUTDOOR LIGHTING

B17 All outdoor lighting within the site shall comply with, where relevant, *AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting* and *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

CAR PARK AND SERVICE VEHICLE LAYOUT

B18 Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate:

- a) all vehicles should enter and leave the Site in a forward direction;
- b) car parking associated with the proposal (including queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bays) must be in accordance with *AS 2890.1-2004*, *AS2890.6* for accessible spaces and *AS 2890.2-2002* for heavy vehicle usage;
- c) appropriate pedestrian advisory signs are to be provided at the egress from the car park;
- d) The car share spaces are to be provided in a location that is accessible 24 hours per day, visible and near the access road to the car park (William Lane), and are to be located together and clearly designated as car share facilities;
- e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority;

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- f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS;
 - g) the basement and loading docks must be designed to enable Council's 9.25 m rigid vehicle garbage trucks to service the buildings. A minimum vertical clearance of 4 m must be provided. The vehicle turntable is to have a minimum capacity of 30 tonnes;
 - h) The roller door providing access to the loading dock area shall provide a minimum height clearance of 3.8 m;
 - i) A 2.5 m x 2 m pedestrian splay shall be provided at the property boundary driveway crossing to William Lane to ensure adequate visibility can be achieved during vehicular entry/exit;
 - j) The final locations and dimension details for columns in the basement carpark shall be assessed and approved by an Access Consultant to ensure suitability and manoeuvrability;
 - k) Two (2) additional resident bicycle parking spaces are to be provided at Basement Levels 1 & 2 adjacent to the proposed bicycle lockers;
 - l) Bicycle parking shall be re-arranged to provide vertical bicycle lockers or Class B bicycle parking in a secure room; and
 - m) Eight (8) rails, spaced one metre apart to provide dual parking, are to be provided to accommodate the requirement for sixteen (16) visitors/customer bicycle parks.

WILLIAM LANE KERBLINE ALTERATIONS

B19A The William Street western kerbline is to be adjusted to enable access to the site by Council's 9.25 m rigid vehicle garbage trucks as indicated in the Swept Path Assessment, drawing number 16S1292000-03-P1. Prior to the issue of the relevant Construction Certificate, details demonstrating compliance are to be submitted to the Certifying Authority. The details must be approved by Council prior to submission to the Certifying Authority.

VEHICULAR ACCESS

B19B The vehicular access driveways (including, but not limited to, the ramp grades and height clearances) are to be in accordance with the requirements of AS2890.1:2004 and AS2890.2:2002. Plans demonstrating compliance with these requirements must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

ASSOCIATED ROADWAY COSTS

B20 All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway must be borne by the developer. The new road works must be designed and constructed in accordance with the Council's "Development Specification for Civil Works Design and Construction". Plans demonstrating compliance with these requirements must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

B21 The project must incorporate all design, operation and construction measures as identified in the ESD Strategy prepared by Efficient Living, dated 26/04/2017. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

SUSTAINABILITY RATING/NABERS

B22 The building must be designed to achieve a minimum 5 Star Green Star rating under the Design & As Built Green Building Council of Australia Rating Tool. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit details to the Certifying Authority demonstrating compliance with this requirement. Minor amendments to the detailed design required to adapt the building to achieve 5 Star Green Star certification may be submitted to and approved by the Secretary prior to the issue of the relevant Construction Certificate. Any minor amendments to the detailed design must be demonstrably associated with the green star certification process.

NUMBER OF CAR PARKING SPACES

B23 A maximum number of car parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

Car parking allocation	Number
Residential	39
Retail	3
Commercial (for Future Child Care Centre)	4
Commercial	4
Shared spaces	2
Visitors	8
Total	60

NUMBER OF BICYCLE PARKING SPACES

B24 A minimum number of bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

Bicycle parking allocation	Number
Residential	56
Commercial	9
Retail	1
Child Care	2
Visitors	16
Total	84

FACILITIES FOR CYCLISTS

B25 The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of *Australian Standard AS 2890.3 –2015* except that:

- a) all bicycle parking for occupants of the residential apartments must be Class A bicycle facilities. Notwithstanding Class A, bicycle lockers may also be designed to allow for stand-up / hanging storage of bicycles;
- b) all bicycle parking spaces for staff /employees of any land uses must be Class B bicycle facilities;
- c) all bicycle parking for visitors of any land uses spaces must be facilities and is to be provided at an accessible at-grade location. Resident and retail visitor parking would be best provided in a separate location; and
- d) provisions as required under **Condition B18**.

B26 Appropriate way finding signage shall be displayed indicating the way to the bicycle facilities.

B27 The commercial, child care and retail tenants shall be afforded access to the secure basement to ensure employees have access to the secure bicycle parking spaces and end-of-trip facilities.

B28 Storage, change room and shower facilities for use by commercial, child care and retail employees shall be provided and designed in accordance with the details provided within the application. Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

STORAGE AND HANDLING OF WASTE

B29 The design and management of facilities for the storage and handling of operational waste must comply with the requirements of *City of Sydney Development Control Plan 2012*. Details are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

FOOTPATH DAMAGE BANK GUARANTEE

B30 If not already obtained, a Footpath Damage Bank Guarantee to cover the site frontage and areas of the public domain which may be damaged and must be lodged with the relevant road authority. A suitable bank guarantee must be submitted in favour of the relevant road authority as security for repairing any damage to the public domain in the vicinity of the site.

The guarantee must be lodged with the relevant road authority prior to the issue of the relevant Construction Certificate.

ADAPTABLE HOUSING

B31 Prior to issue of the relevant Construction Certificate, the PCA is to ensure that the building has been designed to accommodate a total of 14 adaptable residential units and that the requirements are referenced on the relevant Construction Certificate drawings. In addition, information shall be provided confirming:

- a) the required number of units are able to be adapted for people with a disability in accordance with the BCA; and
- b) compliance with *Australian Standard AS4299 – Adaptable Housing*.

ACCESS FOR PEOPLE WITH DISABILITIES

B32 Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.

SYDNEY METRO AND SOUTHWEST

B33 Prior to the issue of a Construction Certificate, the Applicant is to consult with TfNSW to review the basement levels proposed in the development and address the following matters

- a) the design, construction and maintenance of the development so as to satisfy the requirements in (b) to (i) below;
- b) allowances for the future construction of Sydney Metro City and Southwest railway tunnels in the vicinity of the approved development;
- c) allowances in the design, construction and maintenance of the development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray electrical currents, electromagnetic fields and fire safety;
- d) provide to TfNSW drawings, reports and other information related to the design, construction and maintenance of the approved development;

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- e) such other matters which TfNSW considers are appropriate to give effect to (a) to (e) above;
 - f) such other matters as the owners and TfNSW may agree;
 - g) the design and construction of the basement levels, foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW. For the Sydney Metro City and Southwest the developer shall develop their foundation design to ensure that all loads be transferred and have no adverse impacts on the Sydney Metro City and Southwest tunnel structures; and
 - h) demonstrate that the deformation induced by the bulk excavation will not have adverse impacts on Sydney Metro City and Southwest tunnels.

Note: TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

CBD RAIL LINK (CBDRL) CORRIDOR

B34 Prior to the issue of a Construction Certificate, the Applicant is to consult with TfNSW and provide:

- a) All supporting design documentation, architectural plans and supporting expert consultant reports shall be prepared to the satisfaction of TfNSW and Sydney Trains;
- b) All relevant design documentation including architectural plans and supporting expert consultant reports to TfNSW and Sydney Trains shall be provided for review and acceptance;
- c) The developer shall confirm the foundations and supporting structure can accommodate the settlement requirement as indicated in drawing 482749-172. The developer shall confirm vertical downwards loading shall be limited as indicated in drawing 482749-172.; and
- d) The developer shall confirm with TfNSW whether an engineering assessment of the ground/structure interaction associated with the future tunnel construction is required. The assessment is to confirm movements and stresses are within expected limitations for the proposed foundations, the rail corridor rock mass, and the future excavation of the rail tunnels. The ground/structure interaction modelling and analysis should be completed using appropriate empirical and/or numerical methods (e.g. finite element analysis).

Note: TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS (NON-RESIDENTIAL USES)

B35 All toilets installed within the non-residential components of the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority

prior to the issue of the relevant Construction Certificate being issued for above ground works.

- B36 All taps and shower heads installed within the non-residential components of the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to issue of the relevant Construction Certificate for services and finishes works.
- B37 New urinal suites, urinals and urinal flushing control mechanisms installed within the non-residential components of the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).
- B38 Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

MECHANICAL PLANT NOISE MITIGATION

- B39 Details of noise mitigation measures for all mechanical plant are to be detailed on the Construction Certificate drawings. Certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the requirements of the NSW Industrial Noise Policy and other guidelines applicable to the development is required to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- B40 To minimise the opportunity for crime in accordance with CPTED principles, details of compliance with the Crime Prevention Through Environmental Design principles, particularly in relation to the need for visual surveillance of the residential, child care and commercial lobbies, must be demonstrated on the architectural plans prior to the issue of the relevant Construction Certificate.

EXTERNAL WALLS AND CLADDING FLAMMABILITY

- B41 The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of a Construction Certificate, the Certifying Authority must:
- a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
 - b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.

COMPLIANCE REPORT

- B42 Prior to the issue of each Construction Certificate, the Applicant, or any party acting upon this consent, shall submit to the Certifying Authority a report addressing compliance with all relevant conditions of this Part.

END OF PART B

PART C PRIOR TO COMMENCEMENT OF WORKS

NOTICE OF COMMENCEMENT OF WORKS

- C1 The Department, the PCA and Council shall be given written notice, at least 48 hours prior to the commencement of any works on the Site.

CONTACT TELEPHONE NUMBER

- C2 Prior to the commencement of the works, the Applicant shall forward to Council and the Department a 24-hour telephone number to be operated for the duration of the construction works.

CERTIFIED PLANS

- C3 Plans certified in accordance with section 109C of the EP&A Act are to be submitted to the PCA and the Department prior to commencement of each stage of the works and shall include details as required by any of the following conditions.

ARCHAEOLOGY

- C4 The proposed Stop Work procedure should be revised to express what is likely to be present on the site and what would actually be an unexpected find. This should also include where substantially intact archaeological deposits are identified which, based on the existing assessment, are not anticipated within the subject land.

If any archaeological relics are identified through the Stop Work Procedure during construction, all work shall immediately cease in the immediate area and a suitably qualified and experienced historical archaeologist should assess the find to determine its significance. This should result in a written assessment of the nature and significance of any relics and how it is proposed to manage them within the development activity. This information shall be submitted for the approval of the Secretary, Department of Planning and Environment and the delegate of the Heritage Council of NSW.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C5 Prior to the commencement of any works on the Subject Site, a **Construction Environmental Management Plan (CEMP)** shall be submitted to the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:

1. hours of work;
 2. 24 hour contact details of site manager;
 3. traffic management (refer to Conditions C6-C7);
 4. noise and vibration management, prepared by a suitably qualified person; management of dust to protect the amenity of the neighbourhood;
 5. erosion and sediment control;
 6. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;
 7. external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting; and
 8. flora and fauna management.
- ii. The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.
 - iii. The applicant shall submit a copy of the CEMP to the Department and to the Council, prior to commencement of work.

CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN SUB-PLAN

- C6 The Applicant shall prepare a detailed **Construction Pedestrian and Traffic Management Plan (CPTMP)** prior to commencement of construction, which takes into account other construction projects (including Sydney Light Rail the Sydney Metro City and Southwest projects) in the CBD; and

The CPTMP shall demonstrate that the construction impacts on the road network, bus operation and pedestrian/cyclist safety and movements can be managed. The CPTMP should be prepared in consultation with TfNSW, Roads and Maritime Services and City of Sydney. The final CPTMP should be endorsed by the CBD Coordination Office within TfNSW and City of Sydney Council prior to the commencement of works.

A copy of the final CPTMP, endorsed by the CBD Coordination Office and City of Sydney Council, is to be provided to the Secretary.

CRANES

- C7 For the purposes of controlled activities within the protected airspace of Sydney Airport, the Building must not exceed a maximum height of RL 93.1m AHD, inclusive of all lift over-runs, vents, chimneys, aerials, TV antennae, lighting rods, any roof top garden plantings, exhaust flues etc.

Construction cranes may be required to operate at a height significantly higher than that of the approved building and consequently, may not be approved under the *Airports (Protection of Airspace) Regulations 1996*. Separate approval must therefore be sought under the *Airports (Protection of Airspace) Regulations 1996*, prior to the commencement of works, for any cranes required to construct the building.

UTILITY SERVICES

- C8 Prior to the commencement of work the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.
- C9 Prior to the commencement of works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

HOARDINGS

- C10 A separate application under section 138 of the *Roads Act 1993* is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road and such application is to include:
- architectural, construction and structural details of the design as well as proposed artwork
 - structural certification prepared and signed by an appropriately qualified practising structural engineer.

Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.

BARRICADE PERMIT

- C11 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 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 the relevant road authority.

TRAFFIC WORKS

C12 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 of Council prior to any work commencing on site.

COMPLIANCE REPORT

C13 Prior to the commencement of works, the Applicant, or any party acting upon this approval, shall submit to the PCA a report addressing compliance with all relevant conditions of this Part.

END OF PART C

PART D DURING CONSTRUCTION

HOURS OF WORK

- D1 The hours of construction, including the delivery of materials to and from the Site, shall be restricted as follows:
- a) between 7.30 am and 5.30 pm, Mondays to Fridays inclusive;
 - b) between 7.30 am and 3.30 pm, Saturdays;
 - c) no work on Sundays and public holidays; or
 - d) works may be undertaken outside these hours where:
 - i) the delivery of vehicles, plant or materials is required outside these hours by NSW Police or other authorities for safety reasons; or
 - ii) emergency work to avoid the loss of lives, damage to property and/or to prevent environmental harm.
- D2 Use of High Noise Emission Appliances/Plant is restricted to the following:
- a) The operation of high noise emission appliances, plant and/or machinery such as pile – drivers, rock breakers and hydraulic hammers and those which are not listed in Groups B, C, D, E or F of Schedule 1 of the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites* is restricted to the hours of:
 - 9 am to 12 pm and 1 pm to 4.30 pm, Mondays to Fridays
 - 9 am to 1 pm, Saturdays
 - No work is permitted on Sundays or Public Holidays
 - b) All reasonable and feasible steps must be undertaken to ensure that the work, including demolition, excavation and building complies with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436- 2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.

IMPLEMENTATION OF MANAGEMENT PLANS

- D3 The Applicant shall ensure that the requirements of the **Construction Environmental Management Plan** and **Construction Traffic and Pedestrian Management Plan** required by Part B of this consent are implemented during construction.

DISPOSAL OF SEEPAGE AND STORMWATER

- D4 Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

CONSTRUCTION NOISE MANAGEMENT

- D5 The development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the CEMP and CNVMP.
- D6 If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the *NSW Industrial Noise Policy*), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.

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- D7 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in the CEMP.

VIBRATION CRITERIA

- D8 Vibration caused by construction at any residence or structure outside the Site must be limited to:
- a) for structural damage vibration, German Standard DIN 4150 Part 3 *Structural Vibration in Buildings Effects on Structures*;
 - b) for human exposure to vibration, the evaluation criteria set out in the *Environmental Noise Management Assessing Vibration: a Technical Guideline* (Department of Environment and Conservation, 2006); and
 - c) these limits apply unless otherwise outlined in the CEMP.

APPROVED PLANS TO BE ON-SITE

- D9 A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Site at all times and shall be readily available to any officer of the Department, Council or the PCA.

SITE NOTICE

- D10 A site notice(s) shall be prominently displayed at the boundaries of the Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.
- D11 The notice(s) is to satisfy all but not be limited to, the following requirements:
- a) the notice is to be able to be read by the general public;
 - b) the notice is to be rigid, durable and weatherproof and is to be displayed throughout the works period;
 - c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.

COVERING OF LOADS

- D12 All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

VEHICLE CLEANSING

- D13 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.

STOCKPILE MANAGEMENT

- D14 The Applicant must ensure that:
- a) stockpiles of excavated material do not exceed 4 metres in height;
 - b) stockpiles of excavated material are constructed and maintained to prevent cross contamination; and
 - c) suitable erosion and sediment controls are in place for stockpiles.

DUST CONTROL MEASURES

D15 Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted:

- a) physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions;
- b) earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed;
- c) all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour;
- d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;
- e) all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material;
- f) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays;
- g) gates shall be closed between vehicle movements and shall be fitted with shade cloth; and
- h) cleaning of footpaths and roadways shall be carried out regularly.

NO OBSTRUCTION OF PUBLIC WAY

D16 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 the Secretary to stop all work on site.

BUNDING

D17 The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA's *Storing and Handling Liquids: Environmental Protection – Participants Handbook*.

EROSION AND SEDIMENT CONTROL

D18 All erosion and sediment control measures, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

SETTING OUT OF STRUCTURES

D19 The building shall be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the PCA certifying that structural works are in accordance with the approved development application.

CONTACT TELEPHONE NUMBER

D20 The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.

IDENTIFICATION AND REMOVAL OF HAZARDOUS MATERIALS

D21 Any hazardous materials, including asbestos, must be identified before demolition work commences and be removed in a safe manner.

CONSTRUCTION WASTE AND CONTAMINATED SOIL

D22 All construction waste and potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines 2009* before being transported from the site and disposed of at a facility that may lawfully accept that waste.

LOADING AND UNLOADING DURING CONSTRUCTION

D23 The following requirements apply:

- a) All loading and unloading associated with construction must be accommodated on site.
- b) A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent 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 consent will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- c) The structural design of the building must permit 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.

COMPLIANCE REPORT

D24 The Applicant, or any party acting upon this consent, shall, for the duration of the construction period, submit to the Department a three-monthly report addressing compliance with all relevant conditions of this Part.

END OF PART D

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

OCCUPATION CERTIFICATE

- E1 An Occupation Certificate must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of the approved building.

GFA AND HEIGHT CERTIFICATION

- E2 A Registered Surveyor is to certify that the GFA of the building does not exceed 5,754 m² and the height of the building does not exceed 18-storeys or RL93.1. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of any Occupation Certificate.
- E3 Prior to the issue of any Occupation Certificate, a certified surveyor must provide written notification to the Sydney Airport Corporation Ltd (SACL) Airfield Design Manager of the finished height of the building.

ROAD DAMAGE

- E4 The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the commencement of use.

Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

WATER AUTHORITY COMPLIANCE

- E5 A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. The Section 73 Certificate must be submitted to the Certifying Authority prior to the commencement of use.

REGISTRATION OF EASEMENTS

- E6 Prior to the issue of any Occupation Certificate, the Applicant shall provide to the PCA evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.

OBSTACLE LIGHTS

- E7 Prior to the issue of any Occupation Certificate, the building must be obstacle lit by medium intensity flashing red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged to at least indicate the points or edges of the building to ensure the building can be observed in a 360° radius as per subsection 9.4.3 of the *Manual of Standards Part 139-Aerodromes* (MOS Part 139). Characteristics for medium intensity lights are stated in subsection 9.4.7 of MOS Part 139.

LOADING DOCK AND VEHICLE MANAGEMENT PLAN

- E8 Prior to the issue of the relevant Occupation Certificate, a **Loading Dock and Vehicle Management Plan** (LDVMP), prepared by a suitably qualified person in consultation with the TfNSW CBD Coordination Office, must be submitted to the PCA. The LDVMP must outline all measures to be implemented to ensure the safe and efficient operation of the loading dock and to minimise disruption to car park operation and the adjacent road network. The LDVMP must include (but not be limited to):

-
- a) loading bay management details including service vehicle movements during peak periods;
 - b) management of incidents at the access to the basement and at the loading bays;
 - c) management of conflicts between vehicles accessing the basement and vehicle movements to/from loading bays, including the future child care centre drop-off/pick-up area;
 - d) management of conflicts between vehicles accessing the site and pedestrian movements adjacent to the site, including the future child care centre drop-off/pick-up area; and
 - e) management of vehicles too large to service the development within the loading dock area (i.e. vehicles larger than a standard Medium Rigid Vehicle).

A copy of the LDVMP must be provided to the Secretary.

POST-CONSTRUCTION DILAPIDATION REPORT

E9 Prior to the issue of any Occupation Certificate:

- a) The Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
- b) The report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions and
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
- c) A copy of this report is to be forwarded to the Council and the Secretary and each of the affected property owners.

STRUCTURAL INSPECTION CERTIFICATE

E10 A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after:

- a) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final design drawings; and
- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

ENVIRONMENTAL PERFORMANCE

E11 Prior to the issue of the any Occupation Certificate, the applicant shall implement the commitments outlined in BASIX Certificate No. 0001731850.

E12 Prior to the issue of the final Occupation Certificate, the Applicant is to provide to the PCA, documentation certifying the development has achieved a minimum 5 star Multi-Unit Residential v1 design tool rating as established by the Green Building Council of Australia.

E13 All non-residential environmental commitments referred to in **Conditions B36 to B39** for the development must be fulfilled prior to the issue of any Occupation Certificate.

DAMAGE TO PUBLIC AUTHORITY ASSETS

E14 The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the issue of any Occupation Certificate.

MECHANICAL VENTILATION

E15 Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with:

- a) the BCA;
- b) *Australian Standard AS1668* and other relevant codes;
- c) the development consent and any relevant modifications; and,
- d) any dispensation granted by the New South Wales Fire Brigade.

NUMBERING

E16 Prior to the issue of any Occupation Certificate, 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 or in accordance with the numbering shown on Plan No..DA0702 Version 12 dated 30/06/2017. If new street numbers or a change to street numbers is required, a separate application must be made to the relevant authority.

E17 Shops not having a direct street frontage must have their shop number clearly displayed and visible at all times on the shop front.

WIND MITIGATION MEASURES

E18 Prior to the issue of any Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with all wind mitigation recommendations of the Wind Environment Report, prepared by Windtech, dated 27 July 2016.

FIRE SAFETY CERTIFICATE

E19 A Fire Safety Certificate shall be furnished to the PCA for all the essential fire or other safety measures forming part of this approval prior to issue of any Occupation Certificate. A copy of the Fire Safety Certificate must be submitted to the approval authority and Council by the PCA.

CAR PARKING, BICYCLE AND FACILITIES FOR CYCLISTS' CERTIFICATION

E20 Prior to the issue of any Occupation Certificate, details shall be provided to the PCA demonstrating compliance with the approved number of car parking and bicycle spaces required under **Conditions B24** and **B25**, and facilities for cyclists required under **Condition B26**.

ENVIRONMENTAL SUSTAINABLE DEVELOPMENT

E21 Prior to the issue of an Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with the recommendations and principles highlighted within the modified ESD report prepared by Efficient Living Pty Ltd dated 26 June 2017 and submitted with the EIS.

ENVIRONMENTAL SUSTAINABLE DEVELOPMENT

E22 Prior to the issue of an Occupation Certificate, evidence shall be submitted to the PCA demonstrating consultation with NSW Police with regards to the location and coverage of CCTV surveillance, lighting, and general crime and safety prevention for the development.

WASTE AND RECYCLING COLLECTION

E23 Prior to the issue of any Occupation Certificate and/or commencement of the use, whichever is the earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all trade waste. No garbage is to be placed on the public way e.g. the roadways, footpaths, plazas, and reserves at any time.

A Waste Management Plan detailing the waste and recycling storage and removal strategy for all of the development, is required to be submitted to and approved by Council's Director of City Services.

The Waste Management plan is required to be prepared in accordance with Council's Waste Management Guidelines for Proposed Development and must include the following details (as applicable):

- The use of the premises and the number and size of occupancies.
- The type and quantity of waste to be generated by the development.
- Demolition and construction waste, including materials to be re-used or recycled.
- Details of the proposed recycling and waste disposal contractors.
- Waste storage facilities and equipment.
- Access and traffic arrangements.
- The procedures and arrangements for on-going waste management including collection, storage and removal of waste and recycling of materials.

Prior to the occupation of the development, the owner or Applicant is required to contact Council's City Services Department, to make the necessary arrangements for the provision of waste services for the premises. The waste storage areas shall be clearly signposted.

Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the 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*.

ACCESS DRIVEWAYS

E24 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 prior to the issue of the relevant Occupation Certificate.

ACOUSTIC COMPLIANCE

E25 Prior to the issue of any Occupation Certificate, evidence shall be submitted to the PCA demonstrating compliance with all noise mitigation measures required under **Conditions B40 and B42** and to ensure the development achieves compliance with the requirements of the NSW Industrial Noise Policy and other guidelines applicable to the development.

WILLIAM LANE KERBLINE

E26 Prior to the issue of any Occupation Certificate, evidence shall be submitted to the PCA demonstrating the William Street western kerbline has been adjusted consistent with the requirements of **Condition B19A**.

EXTERNAL WALLS AND CLADDING FLAMMABILITY

E27 Prior to the issue of any Occupation Certificate, evidence shall be submitted to the PCA demonstrating all external walls of the building, including attachments, comply with the relevant requirements of the NCC, consistent with the requirements of **Condition B41**.

COMPLIANCE REPORT

E28 Prior to the issue of any Occupation Certificate, the Applicant, or any party acting upon this approval, shall submit to the PCA a report addressing compliance with all relevant conditions of this Part.

END OF PART E

PART F POST OCCUPATION – DURING OPERATION

ANNUAL FIRE SAFETY CERTIFICATE

- F1 The owner of the building shall certify to Council or the relevant authority every year that the essential services installed in the building for the purposes of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.

NOISE CONTROL – PLANT AND MACHINERY

- F2 Noise associated with the operation of any plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:
- a) transmission of “offensive noise” as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy;
 - b) a sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute; and
 - c) notwithstanding compliance with (1) and (2) above, the noise from mechanical plant associated with the premises must not exceed 5dB(A) above the background noise level between the hours of 12.00 midnight and 7.00 am.

LOADING AND UNLOADING

- F3 All loading and unloading operations associated with the site must be carried out:
- a) in accordance with the LDVMP (**Condition E8**)
 - b) within the confines of the site, at all times and must not obstruct other properties/units or the public way.
- F4 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.

WASTE MANAGEMENT

- F5 Waste Management shall be undertaken in accordance with the Waste Management Plan, prepared by Elephants Foot Recycling Solutions dated 19 January 2016, and **Condition E25**.
- F6 The storage and handling of waste associated with the premises must comply with City of Sydney Council’s *Policy for Waste Minimisation in New Developments 2005*.

USE OF COMMUNAL FACILITIES

- F7 Use of the communal facilities above Level 4 and the podium roof terrace is restricted to residents and their guests only.

ANTI-GRAFFITI

- F8 Where possible all ground level surfaces are to be treated with anti-graffiti coating to minimise the potential of defacement. In addition, any graffiti evident on the exterior facades and visible from a public place is to be removed within 48 hours.

NO OBSTRUCTION OF PUBLIC WAY

F9 The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

CAR PARKING ALLOCATION

F10 Accessible car parking spaces for people with mobility impairment are only to be allocated 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.

F11 Stacked or tandem car parking spaces must be attached to the same unit.

PLAN OF MANAGEMENT FOR LANDSCAPE MAINTENANCE

F12 Within six months of the issue of the final Occupation Certificate, a Plan of Management for the ongoing maintenance of landscaped areas within common communal areas is to be prepared and adopted by the Owners Corporation.

COMPLIANCE REPORT

F13 The Applicant, or any party acting upon this approval, shall submit to the Department a report addressing compliance with all relevant conditions of this approval.

END OF PART F

ADVISORY NOTES

APPEALS

AN1 The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000* (as amended).

OTHER APPROVALS AND PERMITS

AN2 The Applicant shall apply to the council or the relevant authority for all necessary permits including temporary structures, crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the *Local Government Act, 1993* or Section 138 of the *Roads Act, 1993*.

RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS

AN3 The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant. This includes relevant permits under relevant exhibited animals legislation.

REQUIREMENTS OF PUBLIC AUTHORITIES

AN4 Public authorities (e.g. AusGrid, Sydney Water, Telstra Australia, AGL, etc.) may have requirements in regard to the connection to, relocation or adjustment of services affected by the construction of the development.

DISABILITY DISCRIMINATION ACT

AN5 This application has been assessed in accordance with the EP&A Act. The Applicant is responsible for complying with all applicable anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the NCC which references *AS 1428.1 - Design for Access and Mobility*. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

FURTHER APPROVALS

AN6 The following shall be subject of separate development applications to Council under Part 4 of the Act (except where exempt and complying development applies):

- (a) Fit-out and use of the building (except for the public amenities) - the Applicant shall seek development consent prior to occupation and use of individual tenancies. Development applications for any food premises shall comply with the requirements of *AS 4674 Design, Construction and Fit-out of Food Premises*, *The Food Act 2003* and *Food Safety Standards*.
- (b) The Applicant shall obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the *National Code for the Construction and Fit-out of Food Premises*. The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the PCA prior to the occupation of the building(s) or commencement of the use.

USE OF MOBILE CRANES

AN7 The Applicant shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the PCA:

- (a) 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:
 - (i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions; and
 - (ii) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (b) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7 am without the prior approval of the relevant authority.

ROADS ACT 1993

AN8 A separate approval under Section 138 of the *Roads Act, 1993* is required to undertake any of the following:

- a) erect a structure or carry out a work in, on or over a public road;
- b) dig up or disturb the surface of a public road;
- c) remove or interfere with a structure, work or tree on a public road;
- d) pump water into a public road from any land adjoining the road; or
- e) connect a road (whether public or private) to a classified road.

TEMPORARY STRUCTURES

AN9 An approval under *State Environmental Planning Policy (Temporary Structures) 2007* must be obtained for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the NCC.

AN10 Structural certification from an appropriately qualified practicing structural engineer must be submitted to Council with the application under *State Environmental Planning Policy (Temporary Structures) 2007* to certify the structural adequacy of the design of the temporary structures.

SANITARY FACILITIES – FUTURE DEVELOPMENT

AN11 The Applicant shall ensure that all future development applications for any food and drink premises within the building demonstrate the provision of sanitary facilities, including sanitary facilities for people with a disability, would comply with the NCC.

COST OF SIGNPOSTING

AN12 All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.

COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

AN13 The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter;

or Commonwealth land, without an approval from the Commonwealth Environment Minister.

AN14 This application has been assessed in accordance with the New South Wales *Environmental Planning & Assessment Act, 1979*. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

