

**Pitt Street South Over Station Development (OSD) – SSD 10376 Conditions of Consent
Request for Amendment with the Independent Planning Commission (IPC)**

No.	Item	Current SSD Condition Wording	Nature of Change	Proposed Condition Wording/ Comments
B9(a)	Modifications to Plans	Prior to the issue of a construction certificate, the plans are to be modified to the satisfaction of the Certifying Authority to: All windows in the southern facade (including kitchen and living rooms) must be provided with external privacy screen to direct views from the site away from the adjoining site to the south or fixed obscured glazing must be used.	Request to Remove	<ul style="list-style-type: none"> Request to remove this condition in its entirety given the extensive design development and refinement of the southern facade as presented to the Sydney Metro DRP and ultimately endorsed. Further, the louvres as envisaged by the proposed condition will reduce internal amenity to these apartments. As part of the Applicant's submission 'Internal Amenity' lodged on 18 March 2021, a refinement of the external privacy louvres has been recommended.
B11	Maximum Building Height	The maximum height of the approved building must not exceed RL 165.15 m AHD, including plant and lift overruns, communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.	Request to Amend	The maximum height of the approved building must not exceed RL 165.35 m 165.15 m AHD, excluding including plant and lift overruns, communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.
B21	Site Stability and Construction Work	A report must be obtained from a suitably qualified and experienced professional engineer/s, which includes the following details, and submitted to the Certifying Authority for the development: (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land (b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration (c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work (d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority.	Request to Amend	A report must be obtained from a suitably qualified and experienced professional engineer/s, which includes the following details, and submitted to the Certifying Authority for the development: (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land (b) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration (c) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work (d) written approval must be obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place) and details must be provided to the Certifying Authority. Evidence of the above may be provided in a form produced to inform the works undertaken for the station construction under CSSI 7400.
B38	Bicycle Parking and Facilities	A minimum of 191 resident bike parking spaces and 12 residential visitor spaces shall be provided on Level 3. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Documented Error, Request to Amend	As identified within the SSD Response to Submission (RTS) documentation lodged on 23 September 2020 and subsequent RTS Request for Information packages lodged on 12 November 2020 and 18 December 2020, the total number of bike parking spaces is <u>203 spaces</u> consisting of: <ul style="list-style-type: none"> 104 dual bike and storage lockers; 75 vertical bike lockers; 12 resident visitor bike racks; and 12 retail bike racks. Proposed wording: A minimum of 191 203 resident bike parking spaces including 104 dual bike and storage lockers, 75 vertical bike lockers, 12 retail bike racks and 12 residential visitor spaces shall be provided on Level 3. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.
E31	Archival Recording and Heritage Interpretation	Archival recording is to be carried out in accordance with Photographic Recording of Heritage Items Using Film or Digital Capture guideline (Heritage Office, Department of Planning, 2006) for the development site and surrounds. The recording should include key views on Pitt Street, to show the development site's relationship to the former Sydney Water Head Office Building located opposite. Where appropriate recording of the precinct should be carried out before, during and after any major changes and this record may be used in the site's interpretation. The Proponent should submit a digital copy of the archival recording to Heritage NSW and City of Sydney	Request to Amend	Archival recording is to be carried out in accordance with Photographic Recording of Heritage Items Using Film or Digital Capture guideline (Heritage Office, Department of Planning, 2006) for the development site and surrounds prior to issue of the occupation certificate for the approved development. The recording should include key views on Pitt Street, to show the development site's relationship to the former Sydney Water Head Office Building located opposite. It is acknowledged that any archival recording that will be done on the site under this approval will reflect the status of the site as a construction site for the Sydney Metro City & Southwest project. Where appropriate recording of the precinct should be carried out before, during and after any major changes and this record may be used in the site's interpretation. The Proponent should submit a digital copy of the archival recording to Heritage NSW and City of Sydney.