

Attachment A

JBA Section Reference	Item	Comments	Condition
2.1	Owners Consent	Objection	<p>COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT</p> <p>The development must be carried out in accordance with the obligations of the Voluntary Planning Agreement executed on date between the City of Sydney, Tristar Sandstone Pty Limited and Properties NSW.</p>
2.2.2	Schedule of Conservation Works	Condition Recommended	<p>HERITAGE CONSERVATION WORKS AND HERITAGE PROTECTION CONSTRUCTION PLAN</p> <p>(a) Prior to the issue of the first Construction Certificate, a detailed schedule of internal and external conservation works is to be submitted to and approved by Council's Area Planning Manager.</p> <p>(b) The schedule is to include conservation of all identified significant fabric including the following: external sandstone facades, pavement lights, external porch pavements and stairs, external metalwork, external signage, roofing, roof plumbing, timber door and window joinery, internal wall and ceiling plaster, tiling, floor structures and flooring and pavements, internal metalwork, fixtures and fittings, machinery, and light fittings. The reconstruction of pavement lights and vaults is also to be included where feasible.</p> <p>(c) The developed schedule is to be supported by floor plans, elevations and sections that fully explain the scope and extent of the works, by larger scale detail drawings at 1:50, 1:20, and 1:5 scale as appropriate and by repair methodologies and specifications and supporting engineering documentation. The details should incorporate integrated structural and/or building services design for the building.</p> <p>(d) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building.</p> <p>(e) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The protection measures and the proposed machinery to be utilised in demolition and the works are to be specified in an accompanying Heritage Protection Construction Plan. Of particular importance is the need to ensure that vibrations do not impact upon significant plaster ceilings and wall plaster, and other significant fabric. The plan must also specify heritage induction procedures.</p> <p>(f) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building.</p>

			<p>(g) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works within the heritage building. All diagnostic work should be undertaken by specialist conservers and engineers.</p> <p>(h) New materials for making good and repairs, are to match the original in terms of colours, finishes, sizes, profile and properties.</p> <p>(i) INSPECTION AND APPROVAL: The conservation works above are to be progressively inspected at two weekly intervals by, and be finally implemented to the satisfaction of, Council's own Heritage Specialist prior to the issue of the Occupation Certificate or commencement of the use, whichever is the earlier.</p> <p>USE OF HERITAGE CONSULTANT - MAJOR DEVELOPMENT</p> <p>(a) An experienced heritage consultant is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.</p> <p>(b) Evidence and details of the above commission on the above terms are to be provided to Council prior to the issue of the construction certificate or commencement of work on site whichever is the earlier.</p> <p>(c) Throughout the documentation and construction stages of the approved works the experienced heritage consultant is to:</p> <ul style="list-style-type: none"> (i) Undertake site inspections at two weekly intervals. (ii) Arrange and conduct site inspections by Council's heritage specialist at two weekly intervals. (iii) Maintain a diary of site inspections that includes photographs of the works, details of heritage advice and decisions arising out of each inspection and any further physical evidence uncovered during the works. (iv) The Diary is to be progressively submitted to Council at not more than four weekly intervals.
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			(v) Compile a final report, including the diary, verifying how the heritage conditions have been satisfied, and the works completed in accordance with the Conservation Management Plan, which is to be submitted for approval by Council's Manager of Urban Design and Heritage prior to the issue of an Occupation Certificate or the commencement of the use, whichever is the earlier.
2.2.3	Moveable Heritage	Condition Recommended	<p>MOVEABLE HERITAGE</p> <p>The Lands Building Moveable Heritage Management Strategy prepared by Musecape, August 2013, should be updated into a Moveable Heritage Collections Management Plan by an experienced moveable heritage curator with a working knowledge of the site. The report must identify the location and management of all moveable heritage within the building and provide detailed recommendations for ongoing conservation management and maintenance, storage, security, and public display and display conditions.</p> <p>The plan is to detail how the collection will be made available for general public viewing, including the frequency and locations of viewing each year and the objects that will be made available for public display. Space or spaces for a rotating display of movable heritage items available for public viewing, must be provided for within the buildings. The plan is to provide for an experienced movable heritage curator to be engaged for the future of the lease by the lessee so as to manage the collection and advise the lessee about its obligations regarding the heritage management framework and care of the movable heritage items.</p> <p>The Lands Building Moveable Heritage Collections Management Plan must be submitted to the Heritage Council or its delegate and the City of Sydney for approval prior to issue of Construction Certificate 1 – Demolition.</p>
2.2.4	Tenancy Fitout Guidelines	Condition Recommended	<p>TENANCY FITOUT GUIDE</p> <p>A Tenancy Fitout Guide must be prepared for the site to inform future retail/food and beverage tenancies within the building including internal signage. A copy of the Guide is to be submitted to, and approved by a delegate of the Department of Planning and Environment prior to issue of the Construction Certificate 5 – Services and Finishes</p>
2.3	Design Review Panel	Acceptable	N/A
2.4	Farrer Place Drop Off and Re-use of Underground Chamber as Electricity Substation	Acceptable	N/A
2.5	Illumination	Condition Recommended	<p>EXTERNAL LIGHTING</p> <p>An External Lighting Strategy is required to be lodged and approved by Council prior to the issue of any Occupation Certificate.</p>

2.6	Signage	Condition Recommended	<p>SIGNAGE STRATEGY</p> <p>A comprehensive Signage Strategy is to be prepared and submitted for approval by the City of Sydney prior to issue of Construction Certificate 4 - facade. The Signage Strategy must include information and scale drawings of the location, type, construction, materials and total number of signs appropriate for the building.</p>
2.7	Solar Reflectivity	Condition Recommended	<p>REFLECTIVITY</p> <p>The Certifying Authority must ensure that the visible light reflectivity from building materials used on the facade of the building does not exceed 20% prior to issue of the Construction Certificate.</p>
2.7.2	Glare Impacts	Acceptable	N/A
2.8	Use of bar and facilities	Condition Recommended	<p>USE - SEPARATE DA REQUIRED</p> <p>A separate development application for the fitout and use of all future retail and food and beverage tenancies must be submitted to and approved by Council prior to that fitout or use commencing.</p>
2.9	Construction Noise	Condition Recommended	<p>DEMOLITION, EXCAVATION AND CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</p> <p>A site specific noise management plan shall be submitted to the Council for comment and approval prior to issue of any Construction Certificate.</p> <p>The Plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.</p> <p>The plan must include but not be limited to the following:-</p> <ul style="list-style-type: none"> (a) identification of noise sensitive receivers near to the site. (b) A prediction as to the level of noise impact likely to affect the nearest noise sensitive receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite. A statement should also be submitted outlining whether or not predicted noise levels will comply with the noise criteria stated within the <i>City of Sydney Construction Hours /Noise Code of Practice 1992</i> for the typical construction hours of 07.00am to 7.00pm. Where resultant site noise levels are likely to be in exceedance of this noise criteria then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property.

			<p>(c) A representative background noise measurement ($L_{A90, 15 \text{ minute}}$) should be submitted, assessed in the vicinity of any potentially affected receiver locations and measured in accordance with AS 1055:1.2.1997.</p> <p>(d) Confirmation of the level of community consultation that has/is and will be undertaken with Building Managers/ occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.</p> <p>(e) Confirmation of noise monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with the noise criteria contained within City's Construction Noise Code.</p> <p>(f) What course of action will be undertaken following receipt of a complaint concerning offensive noise.</p> <p>(g) Details of any noise mitigation measures that have been outlined by an acoustic consultant or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum.</p> <p>(h) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.</p> <p>COMPLIANCE WITH DEMOLITION, EXCAVATION & CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</p> <p>(a) All works conducted on site which form part of this development must be carried out in accordance with the approved Demolition, Excavation and Construction Management Plan.</p> <p>(b) Where all such control measures have been implemented and the resultant noise and/ or vibration levels at any sensitive receiver still exceed the council's applicable criteria stated in the Construction Hours/Noise Code 1992 and are giving rise to sustained complaints then the contractor must provide regular, appropriate and sustained periods of respite in consultation with Council's Health and Building unit. Approval to vary the authorised noise and vibration levels must be received in writing by the proponent from Council prior to activities being undertaken that exceed sanctioned emission levels. (Use where respite periods not specified under the approved DEC NMP)</p> <p>Such periods must be set and agreed to by Council's Health and Building Unit.</p>
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			<p>HOURS OF WORK AND NOISE – CBD</p> <p>The hours of construction and work on the development must be as follows:</p> <p>(a) All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.</p> <p>(b) All work, including demolition, excavation and building work must comply with the <i>City of Sydney Code of Practice for Construction Hours/Noise 1992</i> and Australian Standard 2436-2010 <i>Guide to Noise Control on Construction, Maintenance and Demolition Sites</i>.</p> <p>Note: Works may be undertaken outside of hours, where it is required to avoid the loss of life, damage to property, to prevent environmental harm and/or to avoid structural damage to the building. Written approval must be given by the Construction Regulation Unit, prior to works proceeding.</p> <p>The <i>City of Sydney Code of Practice for Construction Hours/Noise 1992</i> allows extended working hours subject to the approval of an application in accordance with the Code and under Section 96 of the <i>Environmental Planning and Assessment Act 1979</i>.</p>
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JBA Section Reference	Item	Comments	
SSD 6751 MOD 2			
3.1.1	Heritage	Condition	HERITAGE INTERPRETATION PLAN <p>(a) An interpretation plan for the site must be submitted to and approved by Council prior to issue of Construction Certificate 1 - Demolition. The plan is to be prepared by a suitably qualified and experienced heritage practitioner or historian.</p> <p>(b) The interpretation plan must detail how information on the history and significance of the site will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.</p> <p>(c) The plan must specify the location, type, making materials and contents of the interpretation device being proposed. The plan must include retention for display within the building of sections of the Lands Department cast iron roof trusses and roof crestings.</p> <p>(d) The approved interpretation plan must be implemented to the satisfaction of Council prior to the issue of any Occupation Certificate.</p>
3.1.2	Architectural Drawings	Acceptable	N/A
3.1.3	Building Services Report	Condition Recommended	ROOF LEVEL BUILDING SERVICES PLANT AND DUCTWORK <p>No additional roof plant or ductwork is to be permitted to project outside of the approved envelope. All such plant and ductwork is to be contained within the approved Stage 1 and Stage 2 roof forms.</p>
3.1.4	Structural Report	Condition Recommended	UPGRADE OF BUILDINGS <p>(a) The upgrade of the buildings to comply with the NCC Building Code of Australia, including structural, building services, acoustic, fire protection and access upgrades are to be designed and integrated into the two heritage items in a manner that maximises the conservation and enhancement of their historic spatial qualities and the conservation and exposure of significant original and early fabric and finishes. Alternate solutions are to be proposed, wherever these are necessary to ensure the most sympathetic heritage outcome. Significant plaster ceilings must not be intentionally or accidentally disturbed or damaged in any way.</p> <p>(b) The proposed designs for the structural, building services, acoustic, fire protection and Access upgrades accompanied by a Statement of Heritage Impact, are to be submitted to and approved by Council's Area Planning Manager prior to issue of the Construction Certificate 1 – Demolition.</p>
3.1.5	View Analysis	Acceptable	N/A

3.1.6	Lands Building	Acceptable	N/A
3.1.7	Education Building	Acceptable	N/A
3.1.8	Condition B3 – Internal Works	Amended Condition Recommended	Refer condition under Section 3.1.4
3.1.9	Condition B4 – Heritage and Archaeology	Amended Condition Recommended	CONDITION B4 – HERITAGE AND ARCHAEOLOGY (Amended) Future Stage 2 Development Applications for the Department of Education and Lands Building are to be accompanied by updated Conservation Management Plans for the Department of Education Building and the Lands Building that have been principally prepared to guide the adaptive reuse of the buildings. These updated Conservation Management Plans are to be endorsed by the NSW Heritage Council, or delegate, and by the City of Sydney prior to the issue of Construction Certificate 1 - Demolition.
3.1.10	Condition B14 – Traffic and Transport	Amended Condition Recommended	CONDITION B14 – TRAFFIC AND TRANSPORT (Amended) Future Stage 2 Development Applications shall provide bicycle access and servicing in accordance with the Sydney Development Control Plan 2012 or, where compliance is unable to be achieved, to the satisfaction of Council.
SSD 7484			
3.2.1	Subterranean Tunnel – Landowners Consent	Objection	N/A
3.2.2	Agreement with the City in regard to the Subterranean Tunnel	Objection	N/A
3.2.3	Planning Pathway	Acceptable	N/A
3.2.4	Heritage	Condition Recommended	Refer condition under Section 2.2.2 and Section 3.1.9
3.2.5	Architectural Drawings	Acceptable	N/A
3.2.6	Building Services Report	Condition Recommended	Refer condition under Section 3.1.4
3.2.7	Structural Report	Acceptable	N/A
3.2.8	Design of Fire Safety, Building Services, Structural and Acoustic Upgrades	Condition Recommended	Refer condition under Section 3.1.4
3.2.9	Lands Building Heritage Impacts	Condition Recommended	Refer condition under Section 2.7
3.2.10	Education Building Heritage Impacts	Condition Recommended	DESIGN MODIFICATIONS The design for the Education Building is to be modified to retain significant portions of the 1915 north-western perimeter of the courtyard on Levels Lower Ground to 6. In addition, the Farrer Place entrance foyer is to be designed to retain a greater portion of identified significant fabric including the stone surrounds to the lifts and the fabric of the hallway in the north-western corner.

3.2.11	Fire, Acoustic and Structural Concepts	Condition Recommended	Refer condition under Section 3.1.4
3.2.12	Loftus Street stair shear walls	Acceptable	N/A
3.2.13	Mechanical Air Conditioning	Condition Recommended	<p>MECHANICAL VENTILATION</p> <p>(a) The premises must be ventilated in accordance with the <i>Building Code of Australia</i> and <i>AS1668.1 -The Use of Mechanical Ventilation and Air conditioning in Buildings – Fire and Smoke Control in Multi-compartment Buildings</i> and <i>AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings</i>.</p> <p>(b) Details of any mechanical ventilation and/or air conditioning system complying with <i>AS1668.1 -The Use of Mechanical Ventilation and Air conditioning in Buildings – Fire and Smoke Control in Multi-compartment Buildings</i> and <i>AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings</i>, the <i>Building Code of Australia</i>, and relevant Australian Standards must be prepared by a suitably qualified person and certified in accordance with Clause A2.2(a)(iii) of the <i>Building Code of Australia</i>, and <i>AS1668 -The Use of Mechanical Ventilation and Air conditioning in Buildings</i> to the written satisfaction of the Principal Certifying Authority prior to the issue of a Construction Certificate.</p> <p>(c) Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A2.2(a)(iii) of the <i>Building Code of Australia</i>, must be submitted to and approved by the Principal Certifying Authority.</p>
3.2.14	Roof Top Addition	Condition Recommended	<p>DESIGN DEVELOPMENT OF FACADES TO THE ADDITION OF THE EDUCATION BUILDING</p> <p>The design development for the Education Building is to ensure that the curved glass bays remain and are not modified to a faceted form. Prototypes are to be constructed for approval prior to issue of Construction Certificate 3 - Structure.</p>
3.2.15	Heritage Interpretation and Moveable Heritage	Acceptable	Refer condition under Section 2.2.3
3.2.16	Overshadowing	Acceptable	N/A
3.2.17	Competitive Design Process	Unacceptable. However, objection withdrawn.	N/A
3.2.18	Signage	Condition Recommended	Refer condition under Section 2.6
3.2.19	Voluntary Planning Agreement	Objection	Refer condition under Section 2.1
3.2.20	Heritage Floor Space	Noted	N/A

3.2.21	Acid Sulphate Soils	Condition Recommended	<p>ACID SULFATE SOILS MANAGEMENT PLAN</p> <p>An Acid Sulphate Soils Management Plan is to be submitted to, and approved by Council prior to the issue of Construction Certificate 2 – Excavation.</p>
3.2.22	Mechanical Ventilation	Condition Recommended	Refer condition under Section 3.2.13
3.2.23	Food and Drink Venues	Condition Recommended	Refer condition under Section 2.8
3.2.24	Transport	Condition Recommended	Refer condition under Section 3.1.10
3.2.26	Lighting Strategy	Condition Recommended	Refer condition under Section 2.5
3.2.27	Waste	Condition Recommended	<p>WASTE AND RECYCLING MANAGEMENT - COMMERCIAL</p> <p>(a) The Waste Management Plan accompanying this Development Application has not been approved by this consent.</p> <p>(b) A Waste Management Plan is to be approved by the Certifying Authority prior to a Construction Certificate being issued. The plan must comply with the Council's <i>Policy for Waste Minimisation in New Developments 2005</i>. All requirements of the approved Building Waste Management Plan must be implemented during construction of the development.</p> <p>UPON COMPLETION OF THE DEVELOPMENT</p> <p>(c) Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal 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 <i>Policy for Waste Minimisation in New Developments 2005</i>.</p> <p>WASTE AND RECYCLING COLLECTION CONTRACT</p> <p>Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.</p> <p>WASTE/RECYCLING COLLECTION</p> <p>(a) The collection of waste and recycling must only occur between 7.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.</p>

			(b) Garbage and recycling must not be placed on the street for collection more than half an hour before the scheduled collection time. Bins and containers are to be removed from the street within half an hour of collection.
3.2.28	Public Art Strategy	Condition Recommended	<p>PUBLIC ART</p> <p>Final details of the approved public art work must be submitted to and approved by Council's Director, Planning, Development and Transport prior to issue of Construction Certificate CC4 - Facade. The public artwork must be in accordance with the <i>Sydney DCP 2012</i> and the <i>Public Art Policy</i>. Installation of the art work must be completed to Council's satisfaction prior to the issue of an Occupation Certificate.</p>

ADDITIONAL CONDITIONS:

VISITOR AND TOURIST ACCOMMODATION - USE AND OPERATION

The use and operation of the premises must comply with the requirements of Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation, 2005 under the Local Government Act 1993, the Public Health Act, 2010 and regulations thereunder and *Sydney Development Control Plan 2012 – 4.4.8*.

VISITOR AND TOURIST ACCOMMODATION - PLANS OF MANAGEMENT

Plans of Management must be submitted and approved by Council's Health and Building Unit prior to an Occupation Certificate being issued. The Plans of Management must include the minimum criteria as stipulated in Council's *Sydney Development Control Plan 2012 – 4.4.8*.

SECTION 61 CONTRIBUTIONS PAYABLE - REGISTERED QUANTITY SURVEYOR'S DETAILED COST REPORT - SUBMITTED AND VERIFIED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

A cash contribution comprising 1% of the total cost of the development is payable to the City of Sydney pursuant to section 61 of the *City of Sydney Act 1988* and the *Central Sydney Contribution (Amendment) Plan 2002/ Central Sydney Development Contributions Plan 2013* in accordance with the following:

- (a) Prior to a Construction Certificate being issued, evidence must be provided of Council's written verification of the amount of the contribution as required in (b) below, and then that the levy has been paid to the Council in accordance with this condition. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the City of Sydney. Direct debit, personal or company cheques will not be accepted.
- (b) The contribution must not be paid to the City of Sydney until it is accompanied by separate written verification by the City of Sydney of the specific amount payable. In order to obtain such verification, the "City of Sydney Registered Quantity Surveyor's Detailed Cost Report" indicating the itemised cost of the development must be completed and submitted to Council by the Certifying Authority (CA), together with copies of the plans the subject of the application for the Construction Certificate. A copy of the required format for the "City of Sydney Registered Quantity Surveyor's Detailed Cost Report" may be obtained from the City of Sydney One Stop Shop, any of the Neighbourhood Service Centres and the City of Sydney's website (www.cityofsydney.nsw.gov.au).
- (c) The Council will consider the documentation submitted under subclause (b) and determine the cost of the proposed development having regard to the information submitted and to such other matters as it considers appropriate and will notify the CA accordingly.
- (d) The items to be included in the calculation of the cost of development are demolition works, site remediation including decontamination, excavation and site preparation, construction costs, fit out, professional fees as part of the design (including design competitions) documentation and implementation process, fixed building machinery, equipment and appliances, kitchens and bar areas, car parking, air conditioning plant and equipment, services (fire, mechanical ventilation, electrical, hydraulic), ceilings, fire protection devices, installation of services (power, water, sewer, telephone), lifts and other essential machinery, floor coverings, *Building Code of Australia* compliance works, replacement of existing materials, fixtures and fittings, construction related insurance, assessment and construction related fees, charges and GST and any other matter not expressly excluded in (e) below.
- (e) The items to be excluded in the calculation of the cost of development are the cost of land, marketing expenses (excluding display suites etc), finance and interest, building insurance after practical completion, drapery, commercial stock inventory, loose furniture, loose equipment, loose electrical appliances, minor maintenance of existing retained fixtures (patching, repainting) and stamp duty.

Please contact Council's Planning Administration staff at Planningsystemsadmin@cityofsydney.nsw.gov.au to confirm the amount payable, prior to payment.

PUBLIC DOMAIN PLAN

- (a) A detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council prior to a Construction Certificate being issued for public domain work or above ground building work, whichever is later. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's *Public Domain Manual*).
- (b) The Public Domain Plan must document all works required to ensure that the public domain complies with the City of Sydney's *Public Domain Manual*, *Sydney Streets Design Code* and *Sydney Streets Technical Specification*, including requirements for road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements. If an Alignment Levels condition applies to the development, the Public Domain Plan submission must incorporate the approved Alignment Levels. If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, then an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to a Construction Certificate being issued for public domain work.
- (c) The works to the public domain are to be completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the *Public Domain Manual* before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.
- (d) A Public Domain Works Deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges and the *Public Domain Manual*. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.
- (e) Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Construction Certificate being issued.
- (f) The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

PHOTOGRAPHIC ARCHIVAL DOCUMENTATION (MAJOR WORKS)

Prior to issue of Construction Certificate 1 - Demolition, an archival photographic recording of The Lands Building and The Education Building is to be prepared to Council's satisfaction. The recording is to be in digital form, prepared in accordance with the NSW Heritage Division of the Department of Environment and Heritage guidelines titled "Photographic Recording of Heritage Items using Film or Digital Capture". One copy of the record is to be submitted to Council to be lodged with Council's Archives.

Procedure

For buildings or structures with heritage significance, the archival documentation, and the number and type of selected enlarged photographs required will be determined by the significance and quality of the building or structure. For a scope of work, refer to Council's Heritage Specialist to determine the particular architectural/design features of the building/site that may need to be recorded.

For buildings or structures with no heritage significance the archival documentation requirements are less comprehensive, and may just be limited to contextual and exterior photographs only. However, this will depend upon the type, complexity and significance of the building, and should be confirmed with the Area Planning Manager, and if necessary Council's Heritage Specialist.

Because significant fabric may remain concealed and only be exposed during construction works, the archival recording is to be undertaken in stages, prior to the removal of any significant building fabric or furnishings from the site, during the removal of fabric on site that exposes significant building fabric or furnishings, and after work has been completed on site, as considered appropriate by the conservation architect commissioned for the project, and submitted as two parts as follows.

- (a) The first submission of the archival recording of significant building fabric or furnishings is to be prior to the removal of any significant building fabric or furnishings from the site, and must be submitted to and approved by Council prior to the commencement of any work on site and prior to a Construction Certificate being issued.
- (b) The second submission of the archival recording is of significant building fabric or furnishings that is exposed during demolition or construction and after work has been completed on site, and must be submitted to Council prior to an Occupation Certificate being issued.

The form of recording is to be a photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s) photographed, where appropriate, using a camera/lens capable of 'perspective correction'. The photographic recording is to be in digital form, prepared in accordance with the NSW Heritage Division of the Department of Environment and Heritage guidelines titled 'Photographic Recording of Heritage Items using Film or Digital Capture'. One copy of the record is to be submitted to Council to be lodged with Council's Archives.

- (c) For each of the two submissions listed above in (a) and (b), the digital form of the recording is to be as follows:
 - (i) The Development Application number and the Condition of Consent number must be noted.
 - (ii) Include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record.
 - (iii) The electronic images are to be taken with a minimum 8 megapixel camera, saved as JPEG TIFF or PDF files with a size of approximately 4-6MB, and cross referenced to the digital catalogue sheets and base plans. Choose only images that are necessary to document the process, and avoid duplicate images.
 - (iv) 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 licence 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.
 - (v) The report can be submitted on a USB, CD or DVD, in PDF/A format (created directly from the digital original), with a digital catalogue of images with the following data for each: DOS title, image subject/description and data photograph taken.

SITES IN THE VICINITY OF A HERITAGE ITEM – MAJOR DEVELOPMENT

- (a) A protection strategy for the duration of the construction works, is to be submitted to and approved by Council's Urban Design and Heritage Manager prior to the issue of the first Construction Certificate. The Strategy is to detail how the proposed works will ensure that the buildings are to be suitably protected and stabilized during the construction process including from any construction waste, dust, damp, water runoff, vibration or structural disturbance or damage.

Optional inclusions that depend on the nature and extend of the works:

- (b) Additionally the protection strategy is to include:

- (i) Details of temporary hydraulic drainage works to ensure that all water both in ground and above ground is channelled to the street and that no such water is channelled onto the adjacent property fabric or interiors.
- (ii) Construction debris on neighbouring properties, in drainage lines or in cavities between the boundary walls of the adjacent buildings, is to be removed progressively as the works progress.
- (iii) (for sites requiring large scale excavation that is below the level of adjacent heritage items) A geotechnical report detailing the investigation of the location and depth of footings of the adjacent buildings. This report should address details of lateral ground movement, advice of any additional boundary offsets that may be required as a result of the location of footings and on the suitability of structural engineer's proposals for underpinning or other support to adjacent footings.
- (iv) (for sites exposing party walls previously never exposed) Details of the proposed protection of party walls from damp and water ingress during the works.

SALVAGE, REUSE AND RECYCLING OF TRADITIONAL BUILDING MATERIALS

Stone, bricks, roof tiles, joinery and decorative architectural elements to be demolished, which include stairs, windows and doors, chimney pieces and ceiling roses must be salvaged and where possible reused on the project.

Salvaged building materials surplus to the project must either be stored on site for future reuse, or transferred to an established second building material dealer for recycling.

CONSTRUCTION LIAISON COMMITTEE – ASHMORE PRECINCT

- (a) Prior to the commencement of any work, a Construction Liaison Committee or an alternative approved in writing by Council's Director City Planning, Development and Transport, is to be established by the developer to ensure that demolition and construction related impacts (including construction noise and vibration, loading, issues associated with construction workers and vehicles, traffic issues and management of the construction site) can be dealt with expeditiously and cooperatively.
- (b) The Committee is to be comprised of interested parties representing potentially affected properties adjacent to and surrounding the site and any interested group. A nominated representative of the Council may be an observer from time to time.
- (c) The Committee shall meet prior to the commencement of works on the site and prior to the submission of the final Construction Management Plan to Council to address initial areas of concern, and then at monthly intervals or as considered appropriate by the Committee throughout the construction process.
- (d) Prior to the commencement of work, the Site Manager is to provide the members of the Committee and Council with 24 hour contract details (including location of site offices and a 24 hour phone number) to ensure that any matters which arise during the construction process are addressed immediately. The Site Manager shall be available during normal business hours to provide information to the public about activities on site and to bring any complaints to the attention of the Applicant.
- (e) A register of all complaints shall be kept by the Applicant throughout the duration of the project and shall be made available to Council Officers on request.
- (f) The Committee meetings are to be recorded/minuted and such records/minutes are to be provided to Council within 14 days of the meeting.

- (g) The first Committee meeting should establish Terms of Reference, including purpose, size and membership, quorum, meeting frequency and duration, procedures for meetings, recording/distribution of comments and outcomes and the like.
- (h) The initial call for resident/worker nominations to be sent to the adjacent and adjoining property owners and tenants must be submitted to and approved by the Director City Planning, Development and Transport prior to sending.
- (i) The Site Manager is to inform each Committee meeting about the construction program, progress reports and impending work.