

1 June, 2017

WANDA ONE SYDNEY PTY LTD
C/- Urbis Pty Ltd
Darling Park - Tower 2
Level 23 201 Sussex St
SYDNEY NSW 2000

Dear Sir/Madam,

SECTION 96 MODIFICATION APPROVAL FOR 1 ALFRED STREET, SYDNEY

APPLICATION NO: D/2015/1049/B

I refer to your application dated 31 October 2016 to amend current consent D/2015/1049/A.

You are advised that your application for modification has been **approved** under Section 96(2) of the Environmental Planning and Assessment Act 1979. A copy of the Notice of Determination of the original development application is attached with the amendments resulting from the modification shown in ***bold italics*** and **~~strikethroughs~~**.

Please note that Condition 4, *Compliance with Voluntary Planning Agreement* has been amended to reflect execution of the VPA on 3 April 2017.

This approval is limited to only those amendments requested in your Section 96 application dated 31 October 2016. Approval is not granted for any other items which may have been amended on the submitted drawings and for which approval has not been specifically sought.

The Council officer dealing with this application is **Michaela Briggs** ph. 9288 5882, email mbriggs1@cityofsydney.nsw.gov.au

Yours faithfully,



CHRISTOPHER CORRADI
Area Planning Manager

Notes:

Modification of development consent in accordance with Section 96 of the Act shall not be construed as the granting of development consent, but reference to a development consent, is a reference to the development consent so modified.

Section 97AA of the Act confers on an applicant who is dissatisfied with this determination a right of appeal to the Land and Environment Court and the Court may determine the appeal.

For the reasons for imposing conditions, refer to the Notice of Determination for the original development consent.

Modification of a development consent does not remove the need to obtain any other statutory consent necessary under the Environmental Planning and Assessment Act 1979, or any other Act.

The conditions of consent of the development application have been modified with the consent of the applicant.

NOTICE OF DETERMINATION - APPROVAL issued under Section 80(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	D/2015/1049/B
Applicant	WANDA ONE SYDNEY PTY LTD
Land to be developed	1 Alfred Street , SYDNEY NSW 2000 Lot 8 DP 1224258
Approved development	State Significant Development – Stage 1 application for building envelopes and proposes uses for two mixed use buildings (Tower A and Tower B) above six levels of basement car park.
Cost of development	\$554,000,000
Determination	<p>The application was determined by Central Sydney Planning Committee and was granted a deferred commencement consent subject to the attached conditions in Part A and B.</p> <p>This Section 96 modification application was determined by Central Sydney Planning Committee and was granted consent subject to the attached conditions.</p>
Section 61 Contribution	A Section 61 Contribution (under the City of Sydney Act 1998) does not apply to this development.
Date of determination	10 December 2015
Consent is to operate from	Refer to Section 80(3) of the Act
Consent will lapse on	Five years from the date the consent is to operate from
Date of Section 96(2) Modification	11 May 2017

Reasons for conditions

Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

Right of Appeal

If you are dissatisfied with this decision, Section 97AA of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environmental Court within 6 months after the date of this Notice of Determination.

Alternatively, you may request a review under Section 96AB of the Act within 28 days of the date of this notice (NB section 96AB is not applicable to integrated or designated development).

A handwritten signature in black ink, appearing to be 'G. Jahn', with a stylized flourish at the end.

per
GRAHAM JAHN AM
Director - City Planning, Development & Transport

CONDITIONS OF CONSENT

PART A - DEFERRED COMMENCEMENT CONDITIONS

(CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The following deferred commencement conditions must be satisfied prior to the consent becoming operative:

(1) ~~VOLUNTARY PLANNING AGREEMENT~~

- (a) ~~That a Voluntary Planning Agreement (VPA) in accordance with the public benefit offer made by Wanda One Sydney Pty Ltd, dated 3 December 2015 is to be publicly exhibited, executed and submitted to Council;~~
- (b) ~~The payment of the monetary contribution must be provided to Council in accordance with the VPA;~~
- (c) ~~The guarantee must be provided to Council in accordance with the VPA at the time of execution; and~~
- (d) ~~The VPA, as executed, must be registered on the title of the land in accordance with the VPA.~~

S96(2), as amended by D/2015/1049/B dated 11 May 2017

(2) CONSOLIDATION OF THE SITE AND EXTINGUISHMENT OF EASEMENTS

- (a) All land titles within the site must be consolidated into one lot. A surveyed plan of consolidation must be registered with the Office of Land and Property Information Division of the Department of Lands.
- (b) All easements within the areas designated as C, G and J in deposited plan 537286 must be extinguished (wholly or in part) in so far as each easement relates to the areas designated as C, G or J in deposited plan 537286.

(3) SURRENDER OF PREVIOUSLY APPROVED STAGE 1 CONSENT

The following consent is to be surrendered in accordance with section 80A(5) of the Environmental Planning and Assessment Act 1979 and section 97 of the Environmental Planning and Assessment Regulation 2000:

- (a) D/2010/1533 for a Stage 1 approval at 19-31 Pitt Street, Sydney.
- (C) evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of this deferred commencement consent, failing which this deferred commencement consent will lapse pursuant to Section 95(6) of the Environmental Planning and Assessment Act 1979;
- (D) the consent will not operate until such time that the Council notifies the applicant in writing that deferred commencement consent conditions as indicated above, have been satisfied; and

- (E) upon Council giving written notification to the applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the following conditions of consent and any other additional conditions reasonably arising from consideration of the deferred commencement consent conditions.

SCHEDULE 1A**PART B – CONDITIONS OF CONSENT (ONCE CONSENT IS OPERATIONAL)**

Upon compliance with the conditions contained in Part A, the consent will become operative, subject to the following conditions, as may be amended by such other conditions that may arise as a result of compliance with conditions/information required in Part A.

SCHEDULE 1A**(1) STAGED DEVELOPMENT APPLICATION**

Pursuant to Clause 100 of the Environmental Planning and Assessment Regulation 2000, this Notice of Determination relates to a Stage 1 development application. A subsequent development application is required prior to commencement of any work on the site.

(2) APPROVED DEVELOPMENT

- (a) Development must be in accordance with State Significant Development application No. D/2015/1049, as amended, dated 17 July 2015, and the following drawings:

Drawing Number	Architect	Date
DA01/E S96-01/A Massing Envelope Context Plan	Crone Partners	24.11.15 08.04.16
DA02/E S96-02/A Massing Envelope Basement 3-6	Crone Partners	24.11.15 08.04.16
DA03/E S96-03/A Massing Envelope Basement 1-2	Crone Partners	24.11.15 08.04.16
DA04/F S96-04/A Massing Envelope Ground	Crone Partners	24.11.15 08.04.16
DA04A/D S96-04A/A Massing Envelope Lower Ground	Crone Partners	24.11.15 08.04.16
DA05/F S96-05/A Massing Envelope Level 1	Crone Partners	24.11.15 08.04.16
DA06/F S96-06/A Massing Envelope Level 2	Crone Partners	24.11.15 08.04.16
DA07/F S96-07/A Massing Envelope Level 3	Crone Partners	24.11.15 08.04.16
DA08/F S96-08/A Massing Envelope Level 3FM-4	Crone Partners	24.11.15 08.04.16
DA09/G S96-09/A Massing Envelope Level 5-28	Crone Partners	27.11.15 08.04.16
DA10/F S96-10/A Massing Envelope Level 27/38	Crone Partners	27.11.15 08.04.16
DA11/G S96-11/A Massing Envelope Level 39-57	Crone Partners	27.11.15 08.04.16
DA12/E S96-12/A Massing Envelope East Elevation	Crone Partners	27.11.15 08.04.16

Drawing Number	Architect	Date
DA13/E S96-13/A Massing Envelope North Elevation	Crone Partners	27.11.15 08.04.16
DA14/D S96-14/A Massing Envelope West Elevation	Crone Partners	27.11.15 08.04.16
DA15/E S96-15/A Massing Envelope South Elevation	Crone Partners	27.11.15 08.04.16
S96-01/B Massing Envelope Site Plan	Crone Partners	17.03.17
S96-02/B Massing Envelope Basement 4 – 6	Crone Partners	17.03.17
S96-03/B Massing Envelope Basement 3	Crone Partners	17.03.17
S96-04/B Massing Envelope Basement 2	Crone Partners	17.03.17
S96-05/B Massing Envelope Basement 1	Crone Partners	17.03.17
S96-06/B Massing Envelope Tower A LG	Crone Partners	17.03.17
S96-07/B Massing Envelope Ground	Crone Partners	17.03.17
S96-08/B Massing Envelope Level GM	Crone Partners	17.03.17
S96-09/B Massing Envelope Level 1 – 2	Crone Partners	17.03.17
S96-10/B Massing Envelope Level 3	Crone Partners	17.03.17
S96-10/A Massing Envelope Level 3M	Crone Partners	17.03.17
S96-11/B Massing Envelope Level 4	Crone Partners	17.03.17
S96-12/B Massing Envelope Level 5	Crone Partners	17.03.17
S96-13/B Massing Envelope Level 6	Crone Partners	17.03.17
S96-14/B Massing Envelope Level 7 – 8	Crone Partners	17.03.17
S96-15/B Massing Envelope Level 9 – 10	Crone Partners	17.03.17
S96-16/B Massing Envelope Level 11 – 26	Crone Partners	17.03.17
S96-17/B Massing Envelope Tower A L27 – 38	Crone Partners	17.03.17
S96-18/B Massing Envelope Tower A L39	Crone Partners	17.03.17

Drawing Number	Architect	Date
<i>S96-19/B Massing Envelope Tower A L40 – 59</i>	<i>Crone Partners</i>	<i>17.03.17</i>
<i>S96-20/B Massing Envelope Roof Plan</i>	<i>Crone Partners</i>	<i>17.03.17</i>
<i>S96-50/B Massing Envelope North Elevation</i>	<i>Crone Partners</i>	<i>17.03.17</i>
<i>S96-51/B Massing Envelope West Elevation</i>	<i>Crone Partners</i>	<i>17.03.17</i>
<i>S96-52/B Massing Envelope South Elevation</i>	<i>Crone Partners</i>	<i>17.03.17</i>
<i>S96-53/B Massing Envelope East Elevation</i>	<i>Crone Partners</i>	<i>17.03.17</i>

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

S96(2) as amended by D/2015/1049/A, dated 11 August 2016

S96(2), as amended by D/2015/1049/B dated 11 May 2017

(3) MATTERS NOT APPROVED IN STAGE 1 DEVELOPMENT CONSENT

The following matters are not approved as part of this Stage 1 development consent:

- (a) any works, including demolition, excavation, construction and public domain improvements;
- (b) subdivision;
- (c) layout, mix and number of residential units and hotel rooms;
- (d) the precise quantum of commercial, residential and hotel floor space;
- (e) the number of on-site car parking spaces, bicycle spaces, car share or loading spaces/zones;
- (f) any additional up to 10% design excellence floor space which may be allowable under Clause 6.21 of the Sydney Local Environmental Plan 2012;
- (g) the proposed vehicular access to the basement parking levels to/from Pitt Street;
- (h) any works located outside of the site boundary including:
 - (i) the proposed set-down and pick-up zone located along the western side of Pitt Street;

- (ii) the turning circle located at the head of Pitt Street;
- (i) ground floor RL levels.

(4) COMPLIANCE WITH VOLUNTARY PLANNING AGREEMENT

~~*The terms of the planning agreement entered into in accordance with Deferred Commencement Condition (1) VOLUNTARY PLANNING AGREEMENT are to be complied with. The development must be carried out in accordance with the Voluntary Planning Agreement executed on 3 April 2017.*~~

S96(2), as amended by D/2015/1049/B dated 11 May 2017

(5) STAGE 2 TO BE CONTAINED WITHIN APPROVED ENVELOPE

The detailed Stage 2 design for Tower A and Tower B, including services, must be contained within the building footprint and envelope approved as part of this consent and comply with relevant planning controls. ***Any projection beyond the building envelope must be fully justified through the competitive design and Stage 2 Development Application.***

NOTE: Any variation to the Stage 1 building envelope of Tower A or Tower B will require a subsequent Section 96 modification to the Stage 1 approval D/2015/1049/B.

S96(2) as amended by D/2015/1049/B, dated 11 May 2017

(6) BUILDING HEIGHT

- (a) The maximum height of future buildings, including all plant and services must not exceed the following:
 - (i) Tower A – ~~RL194~~ RL200 (AHD);
 - (ii) Tower B – RL112.5 (AHD).

S96(2) as amended by D/2015/1049/A, dated 11 August 2016

(7) FLOOR SPACE RATIO - CENTRAL SYDNEY

The following applies to floor space ratio:

- (a) The floor space ratio for the proposal must not exceed the maximum 13.05:1 calculated in accordance with Clauses 4.4, 4.5 and 6.4 of Sydney Local Environmental Plan 2012 (as amended).
- (b) Notwithstanding clause (a) above, the maximum floor space ratio may be increased in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012 (as amended) only if the consent authority is satisfied that the resulting Stage 2 development(s) exhibit design excellence and are the result of a competitive design process which satisfies the requirements of any relevant local environmental plan and/or development control plan.

- (c) Precise details of the distribution of floor space shall be provided with the relevant future Stage 2 development applications.
- (d) Any floor space ratio in excess of 8:1 shall be subject to a requirement to purchase heritage floor space (HFS) in accordance with the requirements of Clause 6.11 of the Sydney Local Environmental Plan 2012.

(8) STAGE 2 DEVELOPMENT APPLICATION TO COMPLY WITH RELEVANT PLANNING CONTROLS

- (a) Any Stage 2 development application must be designed to comply with the provisions of Sydney Local Environmental Plan 2012 (Sydney LEP 2012) and Sydney Development Control Plan 2012 (Sydney DCP 2012). In particular:
 - (i) Section 4.2.1.2 of Sydney DCP 2012 Floor to ceiling heights and floor to floor heights.
- (b) The residential component of any Stage 2 development must be designed to comply with “State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development” (as amended), and the Apartment Design Guide (ADG).
- (c) A BASIX Certificate in accordance with the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 must be submitted with the relevant Stage 2 development application.

(9) ~~COMMUNAL FACILITIES AND COMMON OPEN SPACE~~

~~**The Stage 2 development application for Tower B is to include provision for communal facilities/common open space that is accessible to the residents of Tower A.**~~

S96(2) as amended by D/2015/1049/B, dated 11 May 2017

(10) DESIGN EXCELLENCE AND COMPETITIVE DESIGN PROCESS

A competitive design process in accordance with the provisions of Sydney Local Environmental Plan 2012 shall be carried out for Tower B and:

- (a) Conducted prior to lodgement of a Stage 2 development application;
- (b) Conducted in accordance with the approved Design Excellence Strategy prepared by Urbis, dated November 2015; and
- (c) The detailed design of the development must exhibit design excellence.

The design brief for the competitive design process shall incorporate the following requirements:

- (d) The design for Tower B needs to respond in a way that achieves the same or improved built form and public domain outcomes as the 2009 design competition and 2013 approval (D/2010/2029).
- (e) The integration of public domain elements to ensure a cohesive public domain approach. The public domain between the two buildings needs to

be maintained and enhanced with regard to the geometry, alignment and visibility that was achieved in the previous 2009 design and 2013 approval.

- (f) A focus on the integration of art and architecture. Competition participants should provide a description of what successful artistic/architectural/curatorial collaboration would look like and a methodology for achieving this integration.
- (g) The design of vehicle access to the basement and any set-down and pick-up zone required to service the hotel. It is recommended that competition participants consult with the CBD Coordination Office, CBD and South East Light Rail Project Team and the City of Sydney during the design phase to ensure that transport interface issues along Pitt Street adequately consider relevant transport projects in the vicinity of the site.
- (h) The requirements, as outlined in Condition **(36) SYDNEY TRAIN CONDITIONS**.

(11) PUBLIC ART

- (a) A Public Art Strategy is to be developed for the site/development in accordance with the Sydney Development Control Plan 2012 and the City of Sydney Public Art Policy. This Strategy shall form part of the documentation lodged with the future relevant Stage 2 development application.
- (b) The requirement to accommodate public art as part of the redevelopment of the site must form part of the competitive design process brief and the nominated location should be included as part of the future relevant Stage 2 development application.
- (c) All public art required under this condition is in addition to the public art contribution required under the Voluntary Planning Agreement entered into in accordance with Deferred Commencement Condition **(1) VOLUNTARY PLANNING AGREEMENT**.

(12) PUBLIC DOMAIN PLAN

A Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with any Stage 2 development application for the site. The Public Domain Plan must be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's Public Domain Manual).

(13) PUBLIC DOMAIN DAMAGE DEPOSIT

A Public Domain Damage Deposit calculated on the basis of 150 lineal metres of stone site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.

The guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier.

The Bank Guarantee will be retained in full until the final Occupation Certificate has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.

(14) PUBLIC DOMAIN LIGHTING

- (a) A detailed Public Domain Lighting Plan for pedestrian and street lighting in the public domain must be prepared by a suitably qualified, practicing lighting engineer or lighting designer and must be submitted to Council with the relevant Stage 2 development application. The Lighting Plan must be prepared in accordance with the City of Sydney's Interim Draft Sydney Lights Design Code, Sydney Streets Code, *Sydney Streets Technical Specification* and *Public Domain Manual* and must include the following:
 - (i) vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by the City;
 - (ii) the location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with City policies and Australian Standards;
 - (iii) footing locations and structural details;
 - (iv) location and details of underground electrical reticulation, connections and conduits.

(15) STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT

- (a) Concept details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to Council with the relevant Stage 2 development application.
- (b) The requirements of Sydney Water with regard to the onsite detention of stormwater must be ascertained and complied with. Evidence of the approval of Sydney Water to the on-site detention must be submitted to Council with the relevant Stage 2 development application.
- (c) A concept stormwater quality assessment must be undertaken and submitted to Council with the relevant Stage 2 development application.

The stormwater quality assessment must:

- (i) be prepared by a suitably qualified drainage engineer with experience in Water Sensitive Urban Design;
- (ii) use modelling from an industry-standard water quality model; and
- (iii) demonstrate what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads:
 - a. reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;
 - b. reduce the baseline annual pollutant load for total suspended solids by 85%;
 - c. reduce the baseline annual pollutant load for total phosphorous by 65%;
 - d. reduce the baseline annual pollutant load for total nitrogen by 45%.

(16) WIND ASSESSMENT

- (a) Prior to the lodgement of any Stage 2 development application, the detailed design shall be subject to wind tunnel testing to ascertain the impacts of the development on the wind environment and condition within the publicly accessible pedestrian space, the surrounding streets and neighbouring buildings, communal external areas within the subject development and private open space.
- (b) Any recommendations of the wind tunnel testing required by (a) above, shall be incorporated into the final detailed design lodged as a Stage 2 development application.

(17) ACID SULFATE SOILS MANAGEMENT PLAN

An Acid Sulfate Soils Management Plan is to be submitted with the relevant Stage 2 development application.

(18) CONTAMINATION – DETAILED ENVIRONMENTAL SITE ASSESSMENT

- (a) A Detailed Environmental Site Assessment must be submitted for approval with the relevant Stage 2 development application. The Detailed Environmental Site Assessment must be carried out in accordance with the NSW EPA Contaminated Site guidelines, certifying that the site is suitable (or will be suitable, after remediation) for the proposed use.

Note: Where the Detailed Environmental Site Assessment states the site is suitable for the proposed use, it is to be peer reviewed by a NSW EPA accredited site auditor and a Site Audit Statement submitted to Council prior to granting any consent, certifying that the site is suitable for the proposed use.

- (b) Where the Detailed Environmental Site Assessment states that a Remediation Action Plan (RAP) is to be undertaken, the RAP is to be peer reviewed by a NSW EPA Accredited Site Auditor and include a statement certifying that the RAP is practical and the site will be suitable after remediation for the proposed use before scheduled conditions of consent can be activated.
- (c) The RAP and NSW EPA Accredited Site Auditors review and statement must be submitted to Council's Health and Building Unit for review and written approval before a schedule of conditions of consent can be activated.

(19) ACCESS AND FACILITIES FOR PERSONS WITH DISABILITIES

The building(s) proposed in any Stage 2 development application must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia.

(20) WASTE MANAGEMENT FACILITIES

The relevant future Stage 2 development application shall demonstrate compliance with Council's requirements for waste collection for residential development and Policy for Waste Minimisation in New Development 2005 (as may be amended). In particular, the following design requirements should be included in any Stage 2 development application:

- (a) clearance height for access by collection vehicle must be no less than 3.8m at any point if vehicle is required to enter site to service bins;
- (b) waste vehicles must be capable of entering and exiting in a forward direction; and
- (c) the applicant must submit a swept path analysis as part of the detailed design stage showing all the roads can be serviced by a standard Council garbage vehicle. These plans must be submitted with the relevant Stage 2 development application.

(21) SITE LANDSCAPING

Detailed landscape plans are to be submitted with any future Stage 2 development application.

(22) ACOUSTIC REPORT

The relevant Stage 2 development application is to be accompanied by an acoustic report prepared by a suitably qualified acoustic consultant (see note) which demonstrates that the development will be capable of achieving adequate levels of acoustic amenity for future occupants.

Note: “Suitably qualified acoustic consultant” means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

(23) DEMOLITION, EXCAVATION AND CONSTRUCTION NOISE MANAGEMENT PLAN

A site specific noise management plan must be prepared and submitted with the relevant Stage 2 development application.

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.

The plan must include but not be limited to the following:

- (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 City of Sydney Construction Hours /Noise Code of Practice 1992 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.
- (c) A representative background noise measurement (LA90, 15min) should be submitted, assessed in the vicinity of any potentially affected receiver locations and measured in accordance with AS 1055:1.2.1997.
- (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 during construction works.
- (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 the City's Construction Noise Code.
- (f) What course of action will be undertaken following receipt of a complaint concerning offensive noise.

- (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.
- (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.

Note: Monitoring data must be conducted in full accordance with the NSW EPA Industrial Noise Policy to include 7 days non-weather affected data for a residential use and not more than the permitted number of excluded events.

(24) CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The applicant is advised that approval of any future Stage 2 development application will require the submission and approval of a Construction Traffic Management Plan prior to the issue of a Construction Certificate. The Construction Traffic Management Plan is to detail construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control.

(25) TRANSPORT IMPACT ASSESSMENT

A detailed Transport Impact Study must be prepared in accordance with the provisions of Section 7.4 of the Sydney Development Control Plan 2012 and shall be submitted with any Stage 2 development application.

(26) CAR PARKING SPACES AND DIMENSIONS

- (a) The permissible number of car parking spaces is to be established as part of the relevant future Stage 2 development application.
- (b) The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities.

(27) SERVICE VEHICLES

As part of the relevant Stage 2 development application, adequate spaces must be provided to allow manoeuvring and turning of different sized vehicles. The design, layout, signage, line marking, lighting and physical controls for all service vehicles must comply with the minimum requirements of Australian Standard AS 2890.2 – 2002 Off- Street Parking Part 2: Commercial vehicle facilities.

The relevant Stage 2 development application must include a swept path assessment for the largest vehicle to access the proposed servicing area.

(28) LOADING WITHIN SITE

The relevant Stage 2 development application is to demonstrate that all loading and unloading operations associated with servicing the site can be carried out within the confines of the site at all times, and must not obstruct other properties / unit or the public way.

(29) VEHICLES TO ENTER AND LEAVE SITE IN A FORWARD DIRECTION

The relevant Stage 2 development application is to demonstrate that development on the site has been configured to allow all vehicles to be driven onto and off the site in a forward direction.

(30) CAR SHARE SPACES

The relevant Stage 2 development application is to make provision for car share spaces in accordance with Sydney Development Control Plan 2012.

Note: It is recommended that the applicant discuss the proposed location of car share parking spaces with car share operators to ensure the commercial requirements of the operator can be accommodated.

(31) BICYCLE PARKING AND END OF TRIP FACILITIES

Details of the location, number and class of bicycle parking must be included in the relevant Stage 2 development application. Bicycle parking for residents and employees is to be provided in the uppermost basement parking level. Class 2 facilities, or a combination of Class 1 and Class 2 facilities, are considered acceptable for residents. Employee bicycle parking is to be provided in close proximity to end-of-trip facilities. All visitor bicycle parking is to be provided at-grade in an easily accessible and visible location.

Note: Council supports the provision of innovative bicycle parking solutions in new development. Should the applicant wish to discuss bicycle parking options, please contact the City Access and Transport Unit.

(32) CONSULTATION WITH THE CBD COORDINATION OFFICE, CBD AND SOUTH EAST LIGHT RAIL PROJECT TEAM AND THE CITY OF SYDNEY

The applicant is to consult with the CBD Coordination Office, CBD and South East Light Rail Project Team and the City of Sydney to ensure that the traffic / transport interface issues along Pitt Street are addressed prior to the lodgement of the relevant Stage 2 development application. The relevant Stage 2 development application will need to consider the CBD and South East Light Rail project, City Access Plan, Sydney City Centre Bus Plan, and other committed major redevelopments in the vicinity of the subject site.

(33) CONSULTATION WITH ADJOINING PROPERTY OWNERS – SHARED BASEMENT AND ACCESS

Prior to the lodgement of the relevant Stage 2 development application, the applicant is to investigate the potential to integrate the proposed basement and associated vehicle access from Pitt Street with adjoining properties. Investigations are to include consultation with adjoining property owners.

(34) CENTRAL SYDNEY TRAFFIC AND TRANSPORT COMMITTEE (CSTTC)

Any relevant Stage 2 development application relating to Tower B and/or the basement on the site is to include a brief assessment in line with the CSTTC assessment criteria, which includes the following:

- (a) impact on the road network;
- (b) future economic welfare and development of Sydney and the State;
- (c) efficient functioning of businesses in the whole or any part of the Sydney CBD;
- (d) maintenance of access for freight within the whole or any part of the Sydney CBD;
- (e) efficiency and traffic safety of the public transport network in the Sydney CBD; and
- (f) needs of commuters, residents, pedestrians and visitors in the whole or any part of the Sydney CBD.

(35) TRANSPORT FOR NSW CONDITIONS

Construction Pedestrian and Traffic Management Plan

- (a) Prior to the commencement of any works on the Site, a Construction Pedestrian and Traffic Management Plan prepared by a suitably qualified person shall be submitted to the Principal Certifying Authority (PCA). The Plan must be prepared in consultation with the CBD Coordination Office within TfNSW. The Plan shall address, but not be limited to, the following matters:
 - (i) Details of construction activities and timing of these activities;
 - (ii) Ingress and egress of vehicles to the Site;
 - (iii) Construction programme;
 - (iv) The staging of works and simultaneous construction with other projects including Sydney Light Rail project in the Circular Quay and Wynyard Precincts;
 - (v) Predicted construction traffic movements, types and routes;
 - (vi) Construction impacts on the road network, bus operation, bus stops and the safety of pedestrians/cyclists; and
 - (vii) Pedestrian and traffic management measures.

The applicant shall submit a copy of the final Plan to the CBD Coordination Office within TfNSW for endorsement, prior to the commencement of work.

Sydney Rail Light Project

- (b) The applicant shall design and construct the development in accordance with the 'Development Near Rail Corridors and Busy Roads – Interim Guideline' (2008) prepared by the Department of Planning and Environment. This guideline includes requirements for excavation within proximity to rail lines, safety and other requirements to be incorporated into design.

(36) SYDNEY TRAINS CONDITIONS

- (a) The owners of the site are required to consult with TfNSW and Sydney Trains prior to lodgement of relevant designs as part of any Design Competition under the relevant provisions of the Sydney Local Environmental Plan 2012 and lodgement of a Stage 2 development application(s) to ensure that the relevant designs have taken into consideration the relationship with the of the designs with the future CBD Rail Link (CBDRL).
- (b) Any Stage 2 development application(s) over the site must address the following matters:
 - (i) the design to satisfy conditions (c) to (f) below;
 - (ii) allowances for the future construction of railway tunnels in the vicinity of the approved development;
 - (iii) 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 currents, electromagnetic fields and fire safety;
 - (iv) consultation with TfNSW and Sydney Trains;
 - (v) provision to TfNSW and Sydney Trains of drawings, reports and other information relating to the design development;
 - (vi) such matters which TfNSW and Sydney Trains considered are appropriate; and such other matters as the owners and TfNSW and Sydney Trains may agree;
 - (vii) a detailed acoustic assessment report;
 - (viii) a detailed report on the potential impacts of electro-magnetic stray currents.
- (c) The design of the basement levels, foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW / Sydney Trains.
- (d) Undertake detailed geotechnical analysis to the satisfaction of TfNSW / Sydney Trains to demonstrate likely movement of the ground due to the future CBDRL.
- (e) No modifications may be made to the approved design without the consent of TfNSW / Sydney Trains.

- (f) A regime is to be prepared for consultation with, and approved by TfNSW / Sydney Trains for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.

(37) SYDNEY AIRPORT CONDITIONS

- (a) The building (Tower A) must not exceed a maximum height of ~~494~~ 200 metres AHD, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lighting rods, any roof top garden planting, exhaust flues etc.
- (b) Separate approval must be sought under the Airports (Protection of Airspace) Regulations 1996 for any cranes required to construct buildings that exceed 51 metres AHD and penetrate prescribed airspace. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently may not be approved. Therefore it is advisable that approval to operate construction equipment (i.e. cranes) should be obtained prior to any commitment to construct.
- (c) At the completion of the construction of the building, a certified surveyor is to notify (in writing) the airfield design manager of the finished height of the building.
- (d) Any future addition to the buildings height that increases the penetration of the OLS (including the installation of additional antennas) will require a separate assessment.

S96(2) as amended by D/2015/1049/A, dated 11 August 2016

(38) HERITAGE COUNCIL CONDITIONS

- (a) Details of the proposed methodology for demolition, excavation and construction phases of the project must be provided as part of the relevant Stage 2 development application. Careful consideration of subsidence, vibration and structural instability must be incorporated into the construction and design. The methodology must ensure that there will be no disturbance to the Tank Stream.
- (b) A detailed historical archaeological assessment and research design must be prepared and submitted as part of the relevant Stage 2 development application in areas. This assessment should exclude the footprint of Goldfields House. It should be prepared by a suitably qualified historical archaeologist with experience in state significant archaeological sites. The assessment must be prepared to inform the design proposed for the relevant Stage 2 development application. Avoidance of harm must be considered in this design where state significant relics may be impacted by the proposed buildings. Design options and mitigation measures should be identified in a heritage impact statement supporting the relevant Stage 2 development application. This HIS should also demonstrate impact mitigation where harm cannot be avoided.
- (c) There is potential for Aboriginal objects to be present within the footprint of the Rugby Club, Fairfax House site and immediate surrounds. On this

basis a Full Aboriginal Cultural Heritage Assessment Report with Community consultation in line with current OEH Guidelines must be prepared and submitted as part of the relevant Stage 2 development application if the Aboriginal Due Diligence Assessment undertaken for the site confirms that there is potential for 'Aboriginal objects' on this site. Avoidance of harm must be considered in this design where Aboriginal objects may be impacted by the proposed buildings. Design options and mitigation measures should be identified in a heritage impact statement supporting the relevant Stage 2 development application. This heritage impact statement should also demonstrate impact mitigation where harm cannot be avoided.

- (d) An interpretation strategy should be prepared and implemented as part of the relevant Stage 2 development application. The Interpretation Strategy must enhance public appreciation of the early history of the precinct, its maritime uses, and of the Tank Stream.

(39) DEPARTMENT OF PRIMARY INDUSTRIES CONDITIONS

- (a) A comprehensive investigation of the hydrogeological setting is to be undertaken during the preparation of and prior to the submission of the relevant Stage 2 development application.
- (b) It is noted that the option of having an on-going take of groundwater for the life of the building is to be considered.
- (c) At the time of Stage 2 site investigations, the Applicant is to establish and continuously monitor piezometers established around the perimeter of the site in the uppermost aquifer present at the site, with a view to accurately ascertaining the current groundwater conditions and variation. The accuracy and extent of the understandings developed will help inform the licensing of any on-going groundwater take. The assessment needs to consider any interaction with the Tank Stream and its present ability to provide enhanced drainage or effects on groundwater flow.

(40) AUSGRID CONDITIONS

- (a) The developer is required to make a formal submission to Ausgrid by means of a duly completed Preliminary Enquiry and/ or Connection Application form, to allow Ausgrid to assess any impacts on its infrastructure and determine the electrical supply requirements for the development (eg. whether a substation is required on site).
- (b) In general, works to be considered by Ausgrid include, but are not limited to, the following:
 - (i) changes in electrical load requirements;
 - (ii) changes to Ausgrid's infrastructure (ie. asset relocations, decommissioning substations etc.);
 - (iii) works affecting Ausgrid's easements, leases and/ or right of ways;
 - (iv) changing the gradients of any roads or paths;

- (v) changing the level of roads or foot paths;
 - (vi) widening or narrowing of roads;
 - (vii) closing roads or laneways to vehicles;
 - (viii) in all cases Ausgrid is to have 24 hour access to all its assets.
- (c) The developer is to ensure that the proposed works do not contravene Ausgrid's technical standards and statutory requirements, in regards to the safe and reliable operation and maintenance of Ausgrid's network.

(41) SYDNEY WATER CONDITIONS

- (a) Water, Drainage, Stormwater and Groundwater
- (i) As per the Secretary's Environmental Assessment Requirements, issued 30 June 2015, the applicant will be required to provide an Integrated Water Management plan, Groundwater Monitoring Plan, Stormwater Concept Plan and information on potential augmentation of Sydney Water infrastructure.
 - (ii) The Stage 2 development application should include an Integrated Water Management plan, Groundwater Monitoring Plan, Stormwater Concept Plan and information on potential augmentation of Sydney Water infrastructure. These documents should be referred to Sydney Water as part of the assessment of the Stage 2 Development Application.
- (b) Constructing a building adjacent to Sydney Water Stormwater assets
- (i) Prior to the submission of a Stage 2 Development Application, suitable arrangements are to be made with Sydney Water for the accessibility and protection of the existing Sydney Water stormwater drain in Rugby Place / Crane Place.
 - (ii) Sydney Water advises that no building structure is to encroach laterally within 1m of the existing Sydney Water stormwater drain (unlimited depth and height) and this is to be clearly shown on future survey drawings. This is to comply with our Building Over/Adjacent to Sydney Water stormwater assets.
- (c) Discharge Stormwater Quality Targets
- (i) Discharge stormwater quality targets should form part of the Stormwater Concept Plan for Stage 2 development application.
 - (ii) Detailed requirements will be provided at the Section 73 application phase.
- (d) Heritage
- (i) The proposal is within close proximity of the Tank Stream, which is State Heritage listed on Sydney Water's Section 180 Register.

- (ii) Sydney Water are satisfied that the proposal does not propose to develop within 3m of the Tank Stream, and that no connection is proposed to this asset.
 - (iii) Stage 2 of the development application should outline the methodology to ensure no adverse impacts to the Tank Stream during construction phase. The Stage 2 application should be referred to Sydney Water for subsequent review.
- (e) Water and wastewater
 - (i) The proposed development can connect to the 250mm water main in Pitt Street and 450mm wastewater main in Alfred Street.
 - (ii) Amplification of assets may be required to service the proposed development. This will be assessed at the Section 73 application phase after the development consent is obtained