

Attachment A

Recommended conditions of consent
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SCHEDULE 1

GENERAL CONDITIONS

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2026/626 dated 2 July 2026 and the following drawings prepared by Sissons:

Drawing Number	Drawing Name	Date
DA0010	SITE PLAN LOCATION	07/08/26
DA0310	DEMOLITION PLAN - LEVEL 00/01	07/08/26
DA0312	DEMOLITION PLAN - LEVEL 02/03	07/08/26
DA0314	DEMOLITION PLAN - LEVEL 04/ ROOF	07/08/26
DA0315	DEMOLITION ELEVATIONS	07/08/26
DA0410	GFA PLANS	07/08/26
DA1010	GA PLAN – LEVEL 00/01	07/08/26
DA1012	GA PLAN – LEVEL 02/03	07/08/26
DA1014	GA PLAN – LEVEL 04 / ROOF	07/08/26
DA1020A	ZONE A PLAN – LEVEL 00	07/08/26
DA1020B	ZONE B PLAN – LEVEL 00	07/08/26
DA1021A	ZONE A PLAN – LEVEL 01	07/08/26
DA1022A	ZONE A PLAN – LEVEL 02	07/08/26
DA1022B	ZONE B PLAN – LEVEL 02	07/08/26
DA1023A	ZONE A PLAN – LEVEL 03	07/08/26
DA1024A	ZONE A PLAN – LEVEL 04	07/08/26
DA1025A	ZONE A PLAN – ROOF	07/08/26
DA1300	GA ELEVATIONS 01	07/08/26
DA1310	ZONE ELEVATIONS 01	07/08/26
DA1311	ZONE ELEVATIONS 02	07/08/26
DA1312	ZONE ELEVATIONS 03	20/08/26

Drawing Number	Drawing Name	Date
DA1410	ZONE SECTIONS 01	07/08/26
DA5801	WAYFINDING SIGNAGE STRATEGY	20/08/26
DA5802	WAYFINDING SIGNAGE DETAIL ELEVATIONS	20/08/26

and as amended by the conditions of this consent.

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

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) COMPLIANCE WITH APPROVAL GRANTED UNDER THE HERITAGE ACT 1977

The development must be carried out in accordance with the General Terms of Approval issued by the City of Sydney on 17 August 2026.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(3) REPAIRS AND WORKS FOR MAKING GOOD

All new repairs and works for making good of existing building fabric are to be carried out on a like for like basis and match the existing in terms of materials, colours, finishes, sizes, profile and properties.

Reason

To ensure repairs and works for making good are appropriate.

(4) EXTERNAL LIGHTING

A separate development application is required to be lodged and approved prior to any external floodlighting or illumination of the building or site landscaping.

Reason

To clarify that consent has not been granted for the external floodlighting or illumination of the development.

(5) SIGNS - SEPARATE DA REQUIRED

A separate development application for any proposed signs additional to those approved as part of this consent (other than exempt or complying signs) must be submitted to and approved by Council prior to the erection or display of any such signs.

Reason

To require separate consent to be obtained for any additional signs.

(6) WASTE AND RECYCLING MANAGEMENT - GENERAL

The proposal must comply with the relevant provisions of the Sydney Development Control Plan 2012 and Council's *Guidelines for Waste Management in New Developments 2018*, which requires facilities to promote the safe and efficient storage, separation, collection and handling of waste to maximise resource recovery.

Reason

To ensure that waste and recycling is appropriately managed throughout all phases of the development.

(7) SIGNS AT EGRESS

The following signs must be provided and maintained within the site at the point(s) of vehicle egress:

- (a) Compelling drivers to stop before proceeding onto the public way
- (b) Compelling drivers to "Give Way to Pedestrians" before crossing the footway; or compelling drivers to "Give Way to Pedestrians and Bicycles" before crossing a footway on an existing or identified shared path route.

Reason

To ensure the safety of surrounding pedestrians and cyclists.

(8) VEHICLE ACCESS

All vehicles are to enter and depart the site travelling in a forward direction.

Reason

To increase pedestrian safety at the site access.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

(9) APPROVED ACOUSTIC REPORT

The Renzo Tonin & Associates dated 22 June 2026, ref TM784-03F02 and revision no. 8, titled Pier 8/9, 23 Hickson Road Millers Point DA Acoustic Assessment for Function Centre along with the 'Addendum letter to acoustic report (R3) dated 11 August 2026 ref TM784-05F01 is approved and all recommendations within these documents are to be incorporated into the proposal. New acoustic glazing is to be based upon internal music up to 95dB(A) as per specifications contained under section 6.2.2 of the 22 June 2026 Acoustic Report.

In this regard, appropriate sectional and plan detail on all new acoustic treatment to the existing windows and floors shall be submitted to the satisfaction of Council's Area Planning Manager / Manager of Heritage and Urban Design, prior to the issue of the relevant Construction Certificate.

Where there is a conflict between the approved acoustic report and this development consent, this consent prevails.

Reason

To ensure appropriate acoustic mitigation measures are employed and that any potential impact on significant building fabric is appropriately managed.

(10) COMPLIANCE WITH THE ACOUSTIC REPORT PRIOR TO CONSTRUCTION CERTIFICATE

Prior to the issue of a relevant construction certificate, the Certifier must ensure the following:

- (a) A suitably qualified acoustic consultant must be appointed in accordance with the definition noted in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.
- (b) The consultant is required to review the relevant building plans, specifications, and associated documentation, and must:
 - (i) Verify that the construction plans, drawings, and construction methodology for the development are consistent with the approved acoustic report and comply with all relevant conditions and documentation of this consent.
 - (ii) Resolve any non-compliances through amended construction plans, drawings, and construction methodology as necessary.
 - (iii) Ensure that all requirements under this clause are completed to the written satisfaction of the Certifier.
- (c) Following completion of the above tasks, the consultant must provide written notification to the Certifier outlining any identified non-compliances.

Reason

To ensure detailed construction and fit plans comply with the relevant standards in the approved acoustic report.

(11) PARKING DESIGN

The design, layout, signage, line marking, lighting and physical controls of any 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. The details must be submitted to and approved by the Registered Certifier prior to any Construction Certificate being issued.

Reason

To ensure parking facilities are designed in accordance with the Australian Standards.

(12) ALLOCATION OF PARKING

The number of car parking spaces to be provided for the development must comply with the table below. Details confirming the parking numbers must be submitted to the satisfaction of the Registered Certifier prior to the issue of any Construction Certificate.

Car Parking Type	Number
Small rigid vehicle loading dock	1
Total	1

Reason

To ensure the allocation of parking is in accordance with the Council's LEP and DCP.

(13) BICYCLE PARKING AND END OF TRIP FACILITIES

- (a) The minimum number of bicycle parking spaces and end of trip facilities to be provided within the site boundary for the development must comply with the table below.

Bicycle Parking Type	Number	Requirements
Function centre staff / employee	27	Spaces must be Class 2 bicycle facilities
Visitor / Customer	12	Spaces must be Class 3 bicycle rails
End of Trip Facility Type	Number	
Showers with change area	4	Separate male and female

All bicycle parking spaces and end of trip facility must be provided on private land. The public domain cannot be used to satisfy this condition.

Notes:

- (i) If a basement storage area on title that is large enough to store a bike and is no smaller than a class 1 bike locker this can be counted as a space.
- (b) The layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 Parking Facilities Part 3: Bicycle Parking Facilities. The details must be submitted to and approved by the Registered Certifier confirming prior to and form part of the Construction Certificate being issued.

Reason

To ensure the allocation of bicycle parking onsite that is in accordance with Australian Standards and the Council's DCP.

(14) BUILDING WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE – HERITAGE BUILDINGS OR BUILDINGS WITHIN CONSERVATION AREA

Any building works required to ensure compliance with the NCC (previously known as BCA) or new building standards not specified in the submitted/approved plan must not damage existing fabric and building features. If such upgrading works have impact or potentially have impact on existing fabric and features, details of the works must be submitted and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of any Construction Certificate.

Reason

To ensure an appropriate heritage outcome.

(15) CONSTRUCTION TRAFFIC STANDARD REQUIREMENTS

The City of Sydney's Standard Requirements for Construction Traffic Management must be complied with at all times during any demolition and/or construction works.

Reason

To ensure that the impacts of construction traffic are appropriately managed.

Note: This condition does not require the preparation or approval of a Construction Traffic Management Plan. Instead, it requires compliance with the standard construction traffic behaviours set out in the document entitled City of Sydney Council Standard Requirements for Construction Traffic Management Plan, as published on the City's website.

(16) PREPARATION OF CONSTRUCTION AND FIT OUT PLANS FOR FOOD AND DRINK PREMISES

- (a) Prior to the issue of any Construction Certificate, detailed plans of all food and beverage preparation, serving and storage areas (including for perishable stock, waste, chemicals and personal belongings) must be prepared by a suitably qualified person in accordance with the following and submitted to and approved by Council:
 - (i) Food Standards Code (Australia) and Food Safety Standard 3.2.3 – Food Premises and Equipment.
 - (ii) Food Act 2003 and Food Regulation 2025.
 - (iii) Australian Standard 4674 - 2004 – Design, Construction and Fit-out of Food Premises.
 - (iv) Plumbing Code of Australia and Australian Standard/New Zealand Standard AS/NZS 3500 series on Plumbing and Drainage.
 - (v) Sydney Water commercial trade wastewater requirements for food premises, and
 - (vi) Any relevant Water Services Association of Australia codes of practice guidelines, policies and requirements.

Note: Codes, standards, regulations and requirement listed above must refer to editions in force on the date of determination.

Reason

To ensure detailed construction and fit out plans are submitted which comply with the relevant standards prior to the issue of any Construction Certificate.

(17) MECHANICAL VENTILATION

- (a) The premises must be ventilated in accordance with the *Building Code of Australia* and AS1668.1 and AS1668.2 - *The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*.

- (b) Details of any mechanical ventilation and/or air conditioning system complying with *AS1668.1 and AS1668.2 - The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings*, the *Building Code of Australia* and relevant Australian Standards must be prepared and certified in accordance with Clause A5.2(1)(e) of the *Building Code of Australia*, to the satisfaction of the Registered Certifier prior to the issue of any Construction Certificate.
- (c) Prior to issue of any 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 A5.2(1)(e) of the *Building Code of Australia*, must be submitted to the Principal Certifier.

Reason

To ensure the ventilation complies with relevant standards.

(18) WASTE AND RECYCLING MANAGEMENT – COMMERCIAL

The Operational Waste Management Plan dated 11 July 2026 & TRIM reference 2026/371759 with the 'additional information - waste areas' prepared by Sissons dated August 2026 & TRIM reference 2026/463156 accompanying the Development Application has been approved by this consent responsive to architectural plans Rev B and dated 7 August 2026. Should the architectural plans be updated, an updated Operational Waste Management Plan is to be submitted to Council's City Cleansing & Resource Recovery Unit and approved by Council's

Reason

To document agreed waste management facilities and arrangements and ensure good waste management outcomes.

(19) WASTE INFRASTRUCTURE – COMMERCIAL

- (a) Prior to the issue of **Construction Certificate**, detailed plans, and specifications for the construction of waste management facilities must be submitted for review by Council's City Cleansing & Resource Recovery Unit and approved by Council's Area Planning Manager. The waste management facilities to be provided are to be responsive to Council's controls, policies, and guidelines, including but not limited to:
 - (i) Waste and recycling stream(s) storage area(s) to be designed and constructed in accordance with Reference D of *Council's Guidelines for Waste Management in New Developments*. Floors to be waterproofed across all intersections that extend a minimum of 1200mm high on the walls.

Reason

To allow for the safe and hygienic storage and collection of waste and recycling from the use of the building.

DURING BUILDING WORK

(20) HOURS OF WORK AND NOISE – OUTSIDE CBD

The hours of construction and work on the development must be as follows:

- (a) All work, including building/demolition and excavation 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 7.30am and 5.30pm on Mondays to Fridays, inclusive, and 7.30am and 3.30pm on Saturdays, with safety inspections being permitted at 7.00am on work days, and no work must be carried out on Sundays or public holidays.
- (b) All work, including demolition, excavation and building work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- (c) Notwithstanding the above, the use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on-street use of mobile cranes outside of above hours can occur, subject to a separate application being submitted to and approved by Council under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993.

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 Team, prior to works proceeding.

The *City of Sydney Code of Practice for Construction Hours/Noise 1992* allows extended working hours subject to the approval of an application in accordance with the Code and under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Note: Refer also to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the surrounding area.

(21) LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- (a) All loading and unloading associated with construction activity must be accommodated on site, where possible.
- (b) If, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.

- (c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- (d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate application under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993 must be submitted to and approved by Council.

Note: Refer also to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the public domain.

(22) NO OBSTRUCTION OF PUBLIC WAY

Unless otherwise approved by Council, the public way must not be obstructed by any materials, vehicles, waste receptacles, skip-bins or the like. Non-compliance with this requirement may result in the issue of a notice by Council to stop all work on the site.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To protect the amenity of the public domain.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

(23) VERIFICATION OF ACOUSTIC REPORT PRIOR TO OCCUPATION CERTIFICATE

Prior to the issue of any occupation certificate, the Certifier must ensure the following:

- (a) A suitably qualified acoustic consultant must be appointed in accordance with the definition noted in the City of Sydney - Environmental Noise Technical Requirements, dated October 2025.
- (b) The consultant must inspect and review the completed development and ensure that:
 - (i) The final building work is assessed for compliance with the relevant acoustic Construction Certificate(s), the approved acoustic report, and all applicable noise-related conditions and documentation of this consent.
 - (ii) Any non-compliances identified under (i) above are documented in writing, with specific reference to the relevant acoustic criteria, and must include a scope of work necessary to rectify the issues and achieve compliance.
 - (iii) All requirements under this clause are completed to the written satisfaction of the Certifier.
- (c) Following completion of item (b), the consultant must notify the Certifier in writing of any identified non-compliances.

Reason

To ensure the development complies with construction and fit out plans and the relevant standards in the approved acoustic report.

(24) AMPLIFIED SOUND AND THE INSTALLATION, SETUP, TESTING AND CALIBRATION OF LIMITER/S, PRIOR TO AN OCCUPATION CERTIFICATE

Prior to the issue of an Occupation Certificate, a sound limiter must be installed to control amplified sound at the premises in accordance with Requirement 2, *AMPLIFIED SOUND AND THE INSTALLATION, SETUP, TESTING AND CALIBRATION OF LIMITER/S, PRIOR TO AN OCCUPATION CERTIFICATE*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025 and any relevant requirements in the approved acoustic report.

A suitably qualified acoustic consultant is to provide a sound limiter verification report to the satisfaction of the Certifier stating that the development complies with the requirements.

Reason

To protect the acoustic amenity of surrounding properties.

(25) WASTE AND RECYCLING COLLECTION CONTRACT - COMMERCIAL

Prior to the issue of an **Occupation Certificate** or commencement of the use, whichever is earlier, the building owner/tenant is to enter into a contract with a licensed waste service provider for the removal of all waste and recycling stream(s). A copy of the commercial waste and recycling contract and invoices are to be made available upon request by an authorised Council officer at any time.

Reason

To ensure arrangements are in place to manage commercial waste without reliance on public place or residential waste bins.

(26) WASTE AND RECYCLING MANAGEMENT - COMMERCIAL

Prior to the issue of an Occupation Certificate, the Principal Certifier is to ensure all waste management, collection, loading and supporting infrastructure is provided in accordance with the stamped plans, approved Operational Waste Management Plan and specifications approved at the Construction Certificate.

Reason

To ensure all on-site infrastructure has been provided to support scheduled collections responsive to the Council endorsed OWMP and requirements of the Guidelines for waste management in new developments 2018.

(27) NOTIFICATION OF CONDUCT OF FOOD BUSINESS

- (a) Prior to the issue of an Occupation Certificate, Council must be notified of the food business in accordance with the NSW Food Act 2003 and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements.

Reason

To enable Council to ensure compliance with the consent when the business is operating.

OCCUPATION AND ONGOING USE

(28) TRADING HOURS - SENSITIVE USES

The trading hours are regulated as follows:

- (a) The permitted trading hours are restricted to the following:

Indoor	
Monday – Wednesday	9.00am – 10.00pm
Thursday – Saturday	9.00am – 10.00pm
Sunday	9.00am – 10.00pm

Outdoor	
Eastern Gantries	9.00am – 9.00pm
Western Gantries	9.00am – 10.00pm
Northern Balcony	9.00am – 10.00pm

- (b) Notwithstanding (a) above, the premises may also trade subject to a 2-year trial period operating from the date of the issue of the occupation certificate notice between:

Indoor	
Monday – Wednesday	7.00am – 9.00am and 10.00pm – 11.00pm
Thursday – Saturday	7.00am – 9.00am and 10.00pm – 12am (midnight)
Sunday	7.00am – 9.00am and 10.00pm – 11.00pm

Outdoor	
Eastern Gantries	Nil
Western Gantries	7.00am – 9.00am
Northern Balcony	7.00am – 9.00am

- (c) Should the operator seek to continue the extended operating hours outlined in (b) above, an application must be lodged with Council at least 30 days before the end of the trial period. Council's consideration of a proposed continuation and/or extension of the hours permitted by the trial will be based on, among other things, the performance of the operator in relation to the compliance with development consent conditions, any substantiated complaints received and any views expressed by NSW Police and Liquor & Gaming.

Reason

To ensure the premises trades within the approved trading hours.

(29) MAXIMUM CAPACITY OF PERSONS

- (a) The maximum number of persons (including staff, patrons and performers) permitted in the premises at any one time is 805 persons, with a maximum patron/visitor capacity of 750 persons.
- (b) The manager is responsible for ensuring that the number of persons in the premises does not exceed that specified above.
- (c) A sign in letters not less than 25mm in height must be fixed at the main entry point to the premises stating the maximum number of persons, as specified in the development consent, that are permitted in the premises.

Reason

To ensure the premises can safely accommodate patrons, staff and performers and safeguard the amenity of the surrounding neighbourhood.

(30) PLAN OF MANAGEMENT

An amended Plan of Management must be submitted and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of any Construction Certificate. This Plan of Management must incorporate the operational hours listed within this determination notice, as well as include this determination notice as an appendix. The amended Plan of Management must be consistent with the submitted Plan of Management prepared by Beam Planning dated 11.08.2026 in all other matters. In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.

The Plan of Management can only be amended through the submission of a Section 4.55 modification application.

Reason

To ensure all parties are aware of the approved supporting documentation that applies to the development.

(31) SURVEILLANCE CAMERAS

- (a) CCTV surveillance cameras must be strategically installed, operated and maintained throughout the premises with coverage to:
 - (i) All entrance/s and exits used by the public including a 10m radius of these entrance/s and exits;
 - (ii) all areas within the premise occupied by the public (excluding toilets).
- (b) All CCTV recording equipment and cameras must be of high-grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras.
- (c) CCTV recordings must be retained for 28 days before being re-used, destroyed or deleted. Time and date must be automatically recorded. The CCTV recording equipment must be capable of reproducing a digital copy.
- (d) All CCTV recording devices and cameras must be checked to ensure the equipment is operating correctly.
- (e) When the premises is operating there must be at least one staff member present at the premises who is authorised to access the CCTV system and able to immediately review recordings and produce copies.

Reason

To ensure the safety and security of staff, patrons and the surrounding neighbourhood is adequately monitored and maintained.

(32) COPIES OF CONSENTS AND MANAGEMENT PLANS

A copy of the current development consent(s) for the operation of the licensed premises, and the Plan of Management must be kept on-site and made available to Authorised Officers.

Reason

To ensure all relevant approved documents are available on-site upon request.

(33) SECURITY – LICENSED PREMISES

Security is to be provided at any time and in any manner specified in the approved Plan of Management.

Reason

To ensure the safety and security of staff, patrons and the surrounding neighbourhood is adequately monitored and maintained.

(34) NOISE FROM ENTERTAINMENT ACTIVITIES

During ongoing use of the premises, the cumulative emission of noise from any entertainment activities must comply with Requirement 3, *NOISE FROM ENTERTAINMENT ACTIVITIES*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(35) COMMERCIAL AND INDUSTRIAL DEVELOPMENT NOISE

During ongoing use of the premises, the cumulative emission of noise from commercial and industrial activities must comply with Requirement 4 – *NOISE FROM COMMERCIAL AND INDUSTRIAL ACTIVITIES*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(36) AMPLIFIED SOUND AND THE UPKEEP AND OPERATION OF LIMITER/S

Following commencement of the use, the upkeep and operation of the sound limiter, and provision of amplified sound at the premise must comply with Requirement 1 - *AMPLIFIED SOUND AND THE UPKEEP AND OPERATION OF LIMITERS/S*, as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(37) GLASS CRUSHER

No glass bottles or other glass waste are to be disposed of in external waste or recycling bins between 12:00 midnight and 7:00 am.

Reason

To safeguard the amenity of the surrounding neighbourhood.

(38) ON SITE LOADING AREAS AND OPERATION

All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times and must not obstruct other properties/units or the public way.

At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.

Reason

To maintain the orderly operation of vehicle parking areas and to ensure the public domain is kept free from physical obstructions.

(39) TRANSPORT ACCESS GUIDE

A Transport Access Guide must be implemented and maintained by the operators of the premises and be made available to staff, clients, customers and visitors at all times.

The following information shall be submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to the issue of an Occupation Certificate for the site/use:

- (a) A Transport Access Guide detailing sustainable transport options to access the site including public transport, cycling and walking or a combination of these modes.
- (b) Communication methods by which the Transport Access Guide will be made available to staff, clients, customers and visitors.

Reason

To ensure that sustainable transport options are considered and communicated effectively.

(40) LOADING DOCK MANAGEMENT PLAN

A Loading Dock Management Plan is to be prepared for distribution to relevant tenants outlining how the loading dock will be managed and used by all relevant tenants. The Plan must include, but is not limited to, management of deliveries to ensure vehicles are not waiting on public streets to enter the site.

The plan is to be prepared and submitted to and approved by Council's Area Coordinator Planning Assessments / Area Planning Manager prior to issue of an Occupation Certificate.

Once approved, this management plan is to be provided to all relevant tenants and external users of the loading area.

Reason

To ensure that the loading dock is appropriately managed.

(41) SCHEDULED COLLECTIONS – COMMERCIAL

- (a) Commercial waste collection arrangement(s) are to be conducted in accordance with the approved Operational Waste Management Plan, Council's *Guidelines for Waste Management in New Developments*, the City of Sydney's DCP, the developments Conditions of Consent and Local Approvals Policy for *Managing Waste in Public Places*.
- (b) In accordance with the approved waste management plan, waste and recycling stream(s) bins must not be placed on the street for collection. The waste contractor must wheel the bins from the waste storage area of the property to the waste collection vehicle upon arrival and return them to the waste storage area following collection. Unimpeded access must be provided to the waste and recycling storage area(s) at all times.
- (c) Unobstructed access is to be provided for waste collection vehicles to set down within 10m of the waste storage and collection area(s) during zone collection times on collection days.

- (d) The collection of waste and recycling stream(s) is to only occur during designated zone collection times outlined within the Local Approvals Policy for *Managing Waste in Public Places* to minimise impacts to residential amenity (6am – 10pm Monday to Friday and 8am – 10pm weekends).

Reason

To minimise the impacts on amenity and safety caused by the presentation and collection of commercial waste.

(42) ONGOING WASTE MANAGEMENT – COMMERCIAL

- (a) The ongoing use of development/tenancy must be in accordance with the approved Operational Waste Management Plan, Council's *Guidelines for Waste Management in New Developments*, the City of Sydney's DCP, and the developments Conditions of Consent.
- (b) All general waste and recycling materials emanating from the premises must be stored in the designated waste storage area(s), must not be stored outside the premises (including the public domain) at any time.
- (c) All waste and recycling stream(s) storage area(s) are to only be used for the purposes of storing waste and recycling from the premises in accordance with the original consent and approved Operational Waste Management Plan and not be converted to a different use.
- (d) Scheduled collections and waste management arrangements of the development/tenancy is the responsibility of the business owner or property manager and are to be conducted in accordance with the stamped plans, approved Operational Waste Management Plan and this consent. These arrangements include:
 - (i) arranging an adequate number of bins and the servicing regime matched to the needs of the premises.
 - (ii) actively managing waste streams and supporting infrastructure to ensure bins are not overflowing, damaged or leaking and lids are fully closed at all times.
 - (iii) routine cleaning and maintenance of waste storage area(s) to inhibit the permeation of odour and prevent litter and pests.
 - (iv) the installation and maintenance of all education signage for the respective waste stream(s) as requested by the City of Sydney.
- (e) Contracts (or agreements) with cleaners, building managers and tenants must clearly outline the waste management and collection arrangements, identifying clear roles and responsibilities outlined within the approved Operational Waste Management Plan.

Reason

To promote good waste management arrangements and minimise the impacts on amenity and safety caused by the presentation and collection of commercial waste.

(43) SEPARATION, STORAGE AND COLLECTION OF FOOD ORGANICS, RECYCLING AND WASTE DURING ONGOING USE OF FOOD PREMISES

During ongoing use of the premises:

- (a) an adequate number of bins must be provided on the premises for the storage of all waste generated (including separate bins for general waste, recycling and food organics).
- (b) all waste, recyclable materials and food organics generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time.
- (c) arrangements must be implemented for the separation of recyclable materials, food organics and general waste.
- (d) any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests.
- (e) liquid waste shall be stored within a building or in a covered and bunded area in appropriate containers.
- (f) as council does not provide commercial garbage, recyclable materials or food organics waste collection services:
 - (i) a contract must be entered into with a licensed contractor to provide these services for the premises; and
 - (ii) a copy of the contract must be kept on premises and provided to relevant authorities including council officers on request.

Reason

To ensure proper handling of waste, garbage, food organics and recyclable materials generated during operation of the premises.

SCHEDULE 2

HERITAGE COUNCIL OF NSW - GENERAL TERMS OF APPROVAL

INTEGRATED DEVELOPMENT APPLICATION IDA - D/2026/626

Site: 23 Hickson Road, Millers Point - (Pier 8/9), SHR No. 00559

Proposal: Alterations and additions to Tenancy B, located at the northern end of the Piers 8/9 across Levels 2 to 4, for a business events and function centre.

APPROVED DEVELOPMENT

(1) Development must be in accordance with:

(a) Architectural drawings prepared by Sissons as listed in the table below:

Drawing Number	Drawing Name	Date
DA0010	SITE PLAN LOCATION	07/08/26
DA0310	DEMOLITION PLAN - LEVEL 00/01	07/08/26
DA0312	DEMOLITION PLAN - LEVEL 02/03	07/08/26
DA0314	DEMOLITION PLAN - LEVEL 04/ ROOF	07/08/26
DA0315	DEMOLITION ELEVATIONS	07/08/26
DA0410	GFA PLANS	07/08/26
DA1010	GA PLAN – LEVEL 00/01	07/08/26
DA1012	GA PLAN – LEVEL 02/03	07/08/26
DA1014	GA PLAN – LEVEL 04 / ROOF	07/08/26
DA1020A	ZONE A PLAN – LEVEL 00	07/08/26
DA1020B	ZONE B PLAN – LEVEL 00	07/08/26
DA1021A	ZONE A PLAN – LEVEL 01	07/08/26
DA1022A	ZONE A PLAN – LEVEL 02	07/08/26
DA1022B	ZONE B PLAN – LEVEL 02	07/08/26
DA1023A	ZONE A PLAN – LEVEL 03	07/08/26
DA1024A	ZONE A PLAN – LEVEL 04	07/08/26
DA1025A	ZONE A PLAN – ROOF	07/08/26

Drawing Number	Drawing Name	Date
DA1300	GA ELEVATIONS 01	07/08/26
DA1310	ZONE ELEVATIONS 01	07/08/26
DA1311	ZONE ELEVATIONS 02	07/08/26
DA1312	ZONE ELEVATIONS 03	20/08/26
DA1410	ZONE SECTIONS 01	07/08/26
DA5801	WAYFINDING SIGNAGE STRATEGY	20/08/26
DA5802	WAYFINDING SIGNAGE DETAIL ELEVATIONS	20/08/26

- (b) Documentation titled Additional Information, Piers 8 and 9, prepared by Sissons for Marham dated August 2026.
- (c) Heritage Impact Statement, Proposed Business Events and Function Centre, Piers 819, Walsh Bay, prepared by Curio Projects, dated June 2026.

EXCEPT AS AMENDED by the following conditions of this approval:

GENERAL HERITAGE

- (2) The works are to be carried out in such a manner that minimises demolition, alterations and new penetrations / fixings to the significant fabric of Pier B/9.
- (3) The new external elements, including the egress stairs, gantry, lifts and the northern balcony are to be designed to be clearly distinguishable as contemporary additions that are visually subordinate to the heritage fabric and are attached in such a way as to minimise penetrations.
- (4) The design and installation of any internal secondary steel structural framing is to be carefully coordinated to minimise physical impact on significant fabric, avoid removal of original structural elements and ensure reversibility where feasible.
- (5) Where new floor penetrations are required for the installation of hydraulic and waste services, heritage floorboards are to be carefully removed, documented, tagged and securely stored on site for future re-use.
- (6) New services are to be installed with minimal impact on heritage fabric and significant spaces. Fixings to significant fabric are to be installed using low impactive fixings, such as clamps and tension rods, to minimise any damage to significant fabric.
- (7) All significant industrial archaeological items within the subject tenancy, including the gantry rails, wool bale chutes, overhead crane and remains of the Derrick Crane are to be retained in-situ and conserved as part of the proposed works.

Reason: To give guidance on the treatment of significant fabric and spaces.

SPECIALIST TRADESPERSONS

- (8) All work to, or affecting, significant fabric shall be carried out by suitably qualified trades persons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

HERITAGE CONSULTANT

- (9) A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SITE PROTECTION

- (10) Significant built elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric is not damaged or removed.

Reason: To ensure significant fabric is protected during construction.

HERITAGE INTERPRETATION PLAN

(11)

- (a) An interpretation plan must be prepared in accordance with Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submitted for approval to the Heritage Council of NSW (or delegate) prior to the issue of a Construction Certificate.
- (b) The interpretation plan must detail how the industrial heritage associations of Pier 8/9 be provided for the public and the users of the venue. The interpretation is to highlight the site's history as a wool-handling wharf and its significance as part of the Walsh Bay Wharves Precinct. It is to make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.
- (c) The approved interpretation plan must be implemented prior to the issue of an occupation certificate

Reason: Interpretation is an important part of every proposal for works at heritage places.

PHOTOGRAPHIC ARCHIVAL RECORDING

- (12)** A photographic archival recording of those parts of the site where works are proposed must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Department of Climate Change, Energy, the Environment and Water publication "Guidelines for preparing recordings of heritage items as a condition of consent (2025)." The digital copy of the archival record must be provided to the City of Sydney prior to the issue of an Occupation Certificate.

Reason: To capture the condition and appearance of the place prior to, and during modification of the site which impacts significant fabric.

COMPLIANCE

- (13)** If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

SECTION 60 APPLICATION

- (14)** An application under section 60 of the Heritage Act 1977 must be submitted to the City of Sydney, via its website, and approved by the delegate of the Heritage Council of NSW prior to work commencing.

Reason: To meet legislative requirements.

ADVICE

Section 148 of the Heritage Act 1977 (the Act) allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.