



DARLING HARBOUR AUTHORITY

19 MAY 1994

Level 16
11 Market Street
Sydney NSW 2000
Telephone (02) 286 0100
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Mr John Flynn
Crone & Associates Pty Ltd
Level 4
364 Kent Street
SYDNEY 2000

Contact: F Finlayson
File No: P 287/2

Dear Mr Flynn,

PERMIT APPLICATION NO 411
MARKET CITY - TOWER DEMOLITION

The Authority has examined the above application and has granted a permit subject to conditions.

Enclosed is the Notice of Determination which constitutes the permit.

The reasons for the imposition of conditions are to protect that part of the structure to be retained, maintain public safety and protect the amenity of the immediate neighbourhood and adjacent properties.

Yours sincerely

T W JONES
General Manager

FF:9972/jp

NOTICE OF DETERMINATION

Darling Harbour Authority Act, 1984
(Section 42(1))

To: CRONE & ASSOCIATES P/L
of: LEVEL 4, 364 KENT STREET SYDNEY

being the applicant in respect of application no. 411 for a permit.

Pursuant to Section 42(1) of the Act, notice is hereby given of the determination by the Authority of an application for a permit relating to the following land:

SITE: MARKET CITY
LAND BOUND BY QUAY, HAY, THOMAS ST & ULTIMO RD

The Application has been determined by:-

- (a) XXX
- (b) the granting of the permit subject to the conditions specified in this notice
- (c) XXX

Where the application for a permit has been determined by the granting of the permit (either unconditionally or subject to conditions), this notice constitutes the permit.

The conditions of the permit are as follows:

- 1. Refer to attached list of conditions.
- 2.
- 3.

Such of the above conditions as require -

- (a) the dedication of land, free of cost, to the Authority; or
- (b) the payment to the Authority of an amount of money,

have been imposed on the permit because the development the subject of the permit is likely to give rise to a need for the following additional public amenities and public services within the Development Area:

- 1. XXX
- 2. XXX
- 3. XXX

Signed on behalf of the Authority

19 May 1984
Date

NOTES:

- (1) Unless otherwise specified in this notice, the permit takes effect on the day on which it is granted.
- (2) To ascertain the circumstances under which the permit is liable to lapse, refer to section 46 of the Act.
- (3) Section 48 of the Act confers on an applicant who is dissatisfied with a determination of the Authority a right of appeal to the Minister for Planning. The right may only be exercised within 28 days after the giving of this notice.

PERMIT NO. 411
MARKET CITY - TOWER DEMOLITION
CONDITIONS OF PERMIT

- (1) Prior to the commencement of work the applicant shall submit to the Authority for approval the method by which the tower will be demolished.
- (2) Prior to commencement of work the applicant shall submit a programme of works to the Authority for approval.
- (3) Certification, by an approved professional structural engineer, that the proposed method of demolition will not cause damage to or adversely affect the structural integrity of that portion of the building to be retained, shall accompany the submission required by Condition 1.
- (4) The applicant shall comply with the NSW Construction Safety Act and all Workcover Authority requirements.
- (5) No demolition work shall be carried out except between the hours of 7.00 a.m. and 11.00 p.m. on Mondays to Fridays, inclusive, without the written permission of the Authority having first been obtained. No work shall be carried out on Saturdays, Sundays or public holidays without the written permission of the Authority having first been obtained.
- (6) The applicant shall obtain a permit from the City Engineer's Department for the use of mobile cranes which stand and operate from a public road:-
 - (i) mobile cranes operating from the roadway will not be accepted as a method of demolishing the building;
 - (ii) for special operations, such as the hoisting of plant and equipment or the erection and dismantling of on-site tower cranes, which warrant the on-street use of mobile cranes outside the approved hours of building work, permits shall be obtained 48 hours beforehand from the Police Traffic Branch and the City Engineer's Department.
- (7) All on-site work shall be carried out in accordance with Sydney City Council's Code of Practice for Construction Hours/Noise within the Central Business District. Any reference to Council in the Code shall be deemed to be a reference to the Authority.
- (8) A Noise Impact Statement, as defined in the Council's Code of Practice for Construction Hours/Noise within the Central Business District, shall be provided for demolition works to be carried out in Category 2 hours. Any variation to the code will be subject to the approval of the Authority, which will not be given without satisfactory evidence that the applicant has consulted with the owners/tenants of the affected occupancies to ensure that noise impact is minimised.
- (9) The applicant shall employ a specialist acoustic consultant to carry out monitoring as may be required by the Authority in accordance with the requirements of the Council's Code of Practice for Construction Hours/Noise within the Central Business District.
- (10) The applicant shall carry out community consultation to ensure that the impact of demolition activities is minimised. Prior to the commencement of work the applicant shall submit to the Authority for approval a Community Consultation Procedure which shall include:-
 - (i) consultation with UTS, SMA and adjacent property owners/tenants who could be adversely affected by demolition activities ;
 - (ii) evidence that the consultation has taken place; and

- (iii) nomination of the applicant's representative who will be responsible for community consultation.
- (11) The following details in relation to stormwater and waste water deposited or generated on site shall be submitted to the Authority for approval prior to the commencement of demolition work:
- (i) procedure for collection and treatment prior to discharge including details of any proposed pollution control device;
 - (ii) the proposed method of discharge;
 - (iii) the procedure for the prevention of run-off from the site onto the public way and area occupied by Paddy's Market;
 - (iv) proposed method of testing and monitoring discharged water (records are to be kept and made available to the Authority); and
 - (v) nominated responsible person.
- (12) The applicant shall comply with the Clean Waters Act 1970.
- (13) The information required by Condition 11 shall also be submitted to the City of Sydney Assistant General Manager - Urban Services for comment prior to the commencement of demolition works.
- (14) All demolition works shall comply with AS 2601-1991 - The Demolition of Structures, Clause 1.6.2.2 Dust Control.
- (15) Prior to the commencement of work the applicant shall submit to the Authority for approval procedures for:- dust control, monitoring and recording control measures taken. The applicant shall nominate a representative to be responsible for implementation of these procedures. All records shall be made available to the Authority.
- (16) All testing in relation to noise, dust and water contamination shall be at the cost of the applicant.
- (17) Prior to the commencement of work, details of material to be removed and methods of removal from the site shall be submitted to the Authority for approval. This information shall include:-
- (i) type and quantities of material;
 - (ii) name and address of company/organisation accepting material;
 - (iii) address of proposed site of disposal or storage; and
 - (iv) name and address of transport company.
- The applicant shall advise the Authority of any changes to the details of material to be removed from the site.
- (18) Prior to the commencement of work the applicant shall submit to the Authority for approval a pedestrian and traffic management plan including details of:-
- (i) proposed ingress and egress of vehicles to and from the construction site;
 - (ii) protection of pedestrians adjacent to the site;

- (iii) pedestrian management whilst vehicles are entering and leaving the site; and
 - (iv) route through the city of demolisher's construction vehicles to and from the site.
- (19) Prior to the commencement of work the applicant shall obtain the approval of the Sydney City Council's Assistant General Manager - Urban Services for the pedestrian and traffic management plan, for streets under the jurisdiction of Council.
 - (20) Damage to footpaths and roads shall be repaired to the satisfaction of the responsible Authority, at the applicant's cost.
 - (21) During demolition work the public way shall not be obstructed in any way whatsoever by building materials and refuse skips.
 - (22) If the applicant wishes to alter the existing construction zone, hoardings and parking signs a plan of the proposed alterations shall be submitted for approval to the Authority and to the Sydney City Council where applicable, prior to the commencement of work. Any alterations to existing parking signs shall be at the applicants cost.
 - (23) The applicant shall prepare and maintain a "Conditions of Permit" Register in a form approved by the Authority to be updated and made available to the Authority upon request.