

24 April 2013

File No: R/2013/7, S07615.044 and S076158.045
Our Ref : 2013/061269-01

Karen Jones
Director, Metropolitan & Regional Projects South
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Caroline Owen
Email: Caroline.Owen@planning.nsw.gov.au

Dear Caroline

RE: Section 75W request to modify the approved Concept Plan (MP06_0171 Mod 8) and Project Application for Blocks 1 and 4 (MP08_0253 Mod 4), and State Significant Development Application for Student Accommodation on Block 4 South (SSD 5700-2012) at Central Park, Chippendale (former Carlton United Brewery site)

I refer to your correspondence received on 26 February 2013, inviting Council to make a submission regarding the request to modify the approved Concept Plan MP06_0171, Project Application for Blocks 1 and 4 (MP08_0253) and a State Significant Development Application for student accommodation on Block 4 South.

The proposals represent a significant change to the land use mix that underlies the concept plan for the site. The proposals seek to convert employment space (commercial) to residential, almost halving the original allocation to non-residential uses. The City does not support everything that the developer has requested. The City supports SSD 5700-2012 only which is the conversion of commercial floor space to residential (student housing).

Details of the applications are summarised below:

MP06_0171 Mod 8

- Amend approved mix of residential and non-residential gross floor area across the site from a minimum 30% non-residential to 23% non-residential and from a maximum 70% residential to 77% residential uses.
- Modify the allocation of residential and non-residential gross floor area across the site to allow Block 4 South to be redeveloped for student accommodation with non-residential uses on ground level.
- Permit Block 1 to be redeveloped for residential use (25,000m²) in the event that commercial development becomes unviable.
- Reconfigure the approved building envelopes to accommodate deletion of the high level link connecting Blocks 4 North and 4 South.

- Amend the Public Domain Plan to incorporate the deletion of the link between Blocks 4N and 4S, modify through site links in Blocks 2 and 3A, modify the publicly accessible open space in Block 5C to public landscaped area with limited access.
- Change commercial land use in part of the Brewery Yard building (Block 4b) to residential (2,000m²)
- Modify condition A8 which prohibits the use of the approved basement car park as a public car park, to allow public car parking afterhours.

MP08_0253 Mod 4

- Delete Block 4 South from the approved development at Blocks 1 and 4, including deletion of a high level link and canopy between Blocks 4 North and 4 South.
- Amend southern elevation and floor plate of Block 4 North to accommodate deletion of link to Block 4 South.
- Reduce area of basement to service Blocks 1 and 4 only including reduction in car parking spaces from 533 to 251 spaces.
- No parking to be provided within basement car park for Blocks 4 South and 8.
- Proposed new vehicular crossing on the western elevation of Block 4 North to accommodate service vehicles.
- Amend through site link in Block 4 North due to the location of the proposed vehicular crossing.
- Amend design of publically accessible thoroughway between Blocks 4 North and 4 South to provide two distinct public spaces with potential for public art.

SSD 5700-2012

- Construction of a part 15 part 16 storey building for use as student accommodation for 826 students in 688 units.
- Bicycle parking and loading bay via Irving Street.
- 11 retail/commercial tenancies (851m²) across the lower ground and ground levels fronting Abercrombie Street and Central Park Avenue.

The City has reviewed the Section 75W applications and the SSD application against relevant planning controls. The City offers the following comments for consideration by the Department in its assessment of the applications.

Land Use

The City notes that the approved Concept Plan requires a land use mix comprising a maximum of 70% residential and minimum 30% non-residential across the site. The approved land use mix aims to sustain the viability and vitality within the development and contribute to the wider community.

The proposal to modify the land use mix by reducing the approved commercial floor space and increasing the residential floor space components in Central Park is of some concern to the City as the development will not contain an appropriate mix of uses.

The City acknowledges the applicant's economic justification that the proposed change of land use is being driven by economic factors and market demand. The proposal to increase the residential to commercial mix from the originally approved 60% / 40% split, to a 77% / 23% split results in a further departure from the concept

plan approval and is not supported. The City however recommends that the Department consider the broader implications of modifying the land use mix across the site so significantly from the concept plan which was the basis of the applicant's purchase of the site. In particular, the City raises concern regarding the provision of adequate services and infrastructure to meet the demands generated by increases in residential population within the site at the expense of employment space. Consideration should also be given to vehicular and pedestrian traffic implications and amenity impacts within the site and to the neighbourhoods beyond Central Park. BIS Shrapnel Research, commissioned by the City, predicts a significant demand for commercial floor space in the near future and which the development is well located to serve.

Blocks 1, 4 North and 4b

The proposal to modify the Concept Plan to permit the developer flexibility to provide residential uses within Blocks 1 and 4b is not supported. The uncertainty associated with this flexibility makes it impossible to ascertain potential conflict as well as the economic loss associated with these jobs. The proposal contains insufficient information to enable a proper assessment of the implications of increasing residential population in Central Park and reducing commercial land uses.

The City recommends that prior to the Department giving any consideration to the change of land use within Blocks 1 and 4b, the applicant should be required to address in further detail issues including, but not limited to, any potential built form impacts, density of development across the site, impact of residential development on the operational management of commercial tenancies, residential amenity and traffic implications for the site and the surrounding area.

Consideration of any proposed increase in residential population in Central Park need to accommodate the potential increase in demand for childcare and community facilities. It is recommended that additional residential use in Central Park be required to provide for additional childcare and community facilities in accordance with the City's policies.

Block 4 South

The City recognises the demand for additional supply of student housing and is generally supportive of the proposal. In particular, the site is situated in close proximity to educational facilities, public transport and provides an opportunity for well-designed and managed student accommodation.

The City recommends that the Department take into consideration relevant planning controls for student accommodation developments to ensure that the amenity of future occupants and surrounding properties are not adversely affected by the proposed change of use of Block 4 South from commercial use to residential use. Matters for consideration are discussed further below.

The proposed fit out and use of retail/commercial tenancies located on the lower ground and ground floors of Block 4S should be subject to separate development applications to be determined by Council. This will enable Council to consider the detailed design and operational management of individual tenancies and to ensure that the amenity of students occupying the building and surrounding residents is not adversely affected for future commercial/retail uses.

The proposed bicycle access and loading bay via Irving Street is a temporary solution until permanent access is constructed via the basement of Block 4 North. When the basement of Block 4 North is constructed and connections are provided to Block 4 South, there is an opportunity for the temporary bicycle access and loading bay to be converted to retail/commercial uses. This is generally supported by the City as it will likely contribute to the activation of Irving Street, subject to a separate application being submitted for the fit out and use of the space.

National Rental Affordability Scheme

The applicant submits that the proposal for student accommodation in Block 4S will be supported by the National Rental Affordability Scheme (NRAS) as part of the supply of affordable housing. It is noted that student accommodation, subject to certain guidelines, is eligible for the scheme.

In considering the proposal as affordable housing, the City would like to raise the following matters for consideration:

- Eligibility of participants under the scheme is determined by gross household income. Given that students are the target occupants, it is unclear how household income and therefore eligibility will be determined.
- The proposed weekly rate for a studio is \$340 per week. In accordance with the NRAS annual household income limits for 2012-2013 of \$44,835, the proposed rental rate of \$340 a week is more than 40 per cent of income and would result in housing stress. The City believes this is contrary to the principles of providing affordable housing.
- The proposed weekly rate for multi-share units have not been provided for consideration. As such, comment cannot be made in regard to the affordability of the proposed multi-share units in accordance with the principles of the NRAS.

Built Form

Block 1 and 4N

The loss of economic value in well located employment space is not supported and the idea of flexibility in the concept plan is inconsistent with the purpose of a concept plan to guide particular outcomes. Insufficient information has been submitted to demonstrate that the built form of Block 1 is suitable for accommodating potential residential use without requiring significant modifications to the approved building envelope and thus resulting in additional impacts. Given that approval of additional residential use and reduction in commercial use across the site will significantly alter the balance of land uses across the site, it is considered inappropriate to leave potential associated built form impacts to be addressed at a later stage, by a separate State Significant Development 'Development Application'.

The proposed enclosure of the through site link between Blocks 1 and 4 North fronting Broadway is not supported. Although the proposed enclosure will comprise of glass, the appearance and perceived functionality of the space will be affected and will not be as effective as the original approval. It is recommended that the proposed enclosure of the through site link not be approved.

The proposed modification to the building footprint, envelope and façades of Block 4 North is generally consistent with the approved design of the building and will have minimal impact on the streetscape. The City raises no concerns regarding this modification.

Block 4 South

The proposed modifications to the building footprint and setbacks of Block 4 South to facilitate the separation of the building from Block 4 North will not result in any adverse impacts on the appearance of the building or the publicly accessible pathway between Blocks 4 North and 4 South.

The proposed modification to Block 4 South also includes infilling the originally approved setbacks on the eastern and western elevations, and amending the building footprint to provide an eastern and western wing separated by a central courtyard. The courtyard provides additional light and ventilation to student rooms and communal areas.

The proposal is generally compliant with the height and floor space approved under the Concept Plan and is consistent with the built form and scale of surrounding buildings.

Solar Access and Natural Ventilation

The City acknowledges the underlying differences in the design and layout of apartments in residential flat buildings and student accommodation. In some instances, the provisions in the Residential Flat Design Code (RFDC) cannot be reasonably achieved and it is more appropriate to consider the merits of a proposal against provisions under Section 4.4 of the Sydney DCP 2012 (SDCP 2012) and the State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP).

Although the proposal does not satisfy minimum solar access requirements to internal living areas under the RFDC, solar access to communal living areas throughout the building satisfies the minimum requirements under Clause 29 of the SEPP. The City understands that under the provisions of Clause 29, a consent authority must not to refuse a development that satisfies solar access requirements.

The proposal does not result in any significant additional overshadowing to adjacent properties and public open spaces having regard to the extent of overshadowing from surrounding developments. The proposal is generally consistent with the Concept Plan and is considered acceptable.

The proposal has demonstrated that adequate natural ventilation will be provided to studios, multi-share apartments, corridors and internal communal open spaces within the building and generally satisfies the objectives of relevant planning controls.

Amenity for Occupants

The proposed typical studio and multi-share apartments provide bathroom and kitchen facilities so the units can be occupied as a separate residence in accordance with the NRAS guidelines. However, the submitted drawings showing the internal layout of rooms are not to scale and it is difficult to determine if the typical room layouts comply with the minimum room size requirements, subject to certain exclusions, under the SEPP (Affordable Rental Housing) and the SDCP 2012.

To ensure that the proposed rooms provide adequate amenity and satisfy provisions under the SEPP and the SDCP, it is recommended that a condition be imposed requiring minimum room sizes in accordance with Clause 29 of the SEPP and Clauses 3.12 and 4.4.1 of the DCP.

Internal and external communal open spaces satisfy the provisions under the SDCP 2012 and the SEPP (Affordable Rental Housing) 2009.

The fit out of the communal laundry on Level 1 have not been provided. A condition is recommended to require the provision adequate laundry tubs, washing machines and dryers in accordance with the SDCP 2012.

The proposed building setbacks within the site and to adjacent buildings range between 12.5 metres and 12.7 metres. Although the building separation does not satisfy the recommended distances under the RFDC, the proposal maintains adequate privacy for future occupants though appropriate treatment of external facades to minimise direct overlooking and loss of privacy.

Traffic Impacts

Blocks 1 and 4 North

The proposed deletion of one level of basement car parking will result in a reduction of car spaces from the approved 533 spaces to 251 spaces. Car parking will also be restricted to Blocks 1 and 4 with no car parking proposed for Blocks 4 South or 8. The reduction in car parking spaces is generally consistent with parking provisions for commercial uses in Blocks 1 and 4.

It is considered acceptable that any future car parking provisions for Block 8 will be addressed in a separate application for the development of the block.

Given the predominant use of Block 4S for student accommodation, it is considered acceptable that no car parking is provided for future students.

As such, no issues are raised by the City regarding the deletion of one level of basement car parking and reduction in car parking spaces.

The proposed use of the basement car parking spaces in Blocks 1 and 4 North for public car parking afterhours is inconsistent with the City's objectives for car parking under Part 5 of the Sydney LEP 2005. In particular, the City is concerned that a public car park will encourage private vehicle use by visitors to Central Park and increase traffic volumes within the development and the surrounding neighbourhood. As identified in the applicant's submission, the site is well serviced by public transport and as such, the City believes that it is important to encourage workers, residents and visitors to use alternative transport options and minimise private vehicle use to and from the site.

The City notes that the proposal was referred to Roads and Maritime Services (RMS) for comment and no issues were raised by the RMS regarding the proposed vehicular crossing on Abercrombie Street.

The proposed new vehicular access on Abercrombie Street is unlikely to result in significant traffic volumes and disruptions, subject to being restricted to service vehicle use only.

Council's Cycleway Strategy proposes a separated cycleway along Abercrombie Street. The cycleway was originally proposed along the eastern side of Abercrombie Street but the City's Cycle Team has since indicated that the cycleway may be relocated to the western side of Abercrombie Street. In this regard, the proposed vehicular crossing will not have any adverse impacts on the cycleway.

It is noted that the traffic report identifies 4 car parking spaces within the basement of Blocks 1 and 4 dedicated to the childcare centre and may be used by parents for drop off/pick up.

The proposal has not adequately addressed the number of service and non-service vehicles likely to use or attempt to use the proposed vehicular crossing, thus, the potential impact on traffic flow on Abercrombie Street. In particular, the traffic generation and impacts of parents using the Abercrombie Street entrance to access drop off and pick up parking spaces.

It is recommended that access to the basement car parking for vehicles associated with the childcare centre not be permitted via Abercrombie Street to minimise traffic impacts.

Block 4 South

The proposal for Block 4 South includes 197 bicycle parking spaces and 4 motorcycle parking spaces via the temporary loading bay in Irving Street. The proposal satisfies the provision for bicycle parking under Clause 30(1)(h) of the SEPP but does not provide sufficient motorcycle parking spaces. In particular, Clause 30(1)(h) requires motorcycle parking spaces at a rate of 1 space per 5 boarding rooms. To comply with this requirement, the proposal needs to provide an additional 161 motorcycle spaces. The development does not provide motorcycle parking in accordance with the SEPP, however, the provision of 4 motorcycle parking spaces is consistent with the requirement under the Central Sydney DCP 1996. Given the restricted basement area under Block 4 South, which is occupied by plant equipment associated with the tri-generation plant, the provision of motorcycle parking spaces in accordance with the Central Sydney DCP is acceptable.

Having regard to the proximity of Block 4 South to a number of surrounding tertiary educational establishments and public transport options the lack of on-site car parking facilities for future occupants will discourage car ownership and is consistent with the City's objectives to minimise vehicular traffic and increase use of alternative transport options.

The proposed bicycle access to Block 4 South via the temporary loading bay on Irving Street is supported in principle, given that an alternative access point is provided via the main lobby for student accommodation and will be managed by the operators as part of the management of the building.

Public Domain

Modification of the originally approved publicly accessible open space on Block 5C to a publicly landscaped area is generally supported by the City as the amendment will have minimal impact on the amenity for the public. Given the limitation of access to the area by the public, the City is of the opinion that the applicant should not be permitted to include the area in any calculations for providing a public benefit.

Deletion of the through site link in Block 3A between the Clare Hotel and the Administration Building is generally supported and was addressed in the City's submission dated 11 February 2013 for the Project Application MP11_0089.

The proposed enclosure of the approved through site link between Blocks 1 and 4N from Broadway to Central Park Avenue is not supported. Whilst the proposed glass enclosure will afford some permeability of the link when viewed from Broadway and within Central Park, the proposal will detract from the intent of the link being an open area that is publicly accessible and reduce the level of street activation between Broadway and Central Park. The City recommends that the original approved design of the through site link be retained.

The proposed modification to the pedestrian path from Abercrombie Street to Central Park Avenue between Blocks 4N and 4S will enhance the amenity for pedestrians and provide additional opportunities for landscaping. The proposal is generally supported by the City as it will be a positive contribution to the public domain.

Operational Management

Council has reviewed the preliminary Plan of Management for the operation of the student accommodation in Block 4 South and is generally supportive of the use being managed by a dedicated student accommodation operator.

In regard to the management of the use of the outdoor communal open spaces, particularly Level 13, the City recommends that the Department considers the potential amenity impacts to surrounding developments. In particular, the number of students permitted to occupy the outdoor terrace on Level 13 at any one time and the permitted hours of use should be restricted.

Although there are no specific planning controls that restrict hours of use for outdoor communal area associated with student accommodation, given the scale of the development and density proposed, the City recommends that hours of use of the outdoor terrace on Level 13 be restricted to between 9.00am and 10.00pm, 7 days a week to minimise amenity impacts and disturbances to surrounding residential developments.

It is recommended that a Plan of Management be prepared and submitted to Council for approval upon the selection of a suitable operator and prior to the issue of an Occupation Certificate.

Community Concerns

Council officers have been contacted by some members of the local community who have raised concerns regarding the subject proposals. The City has been advised that individual submissions will be prepared and submitted to the Department for consideration.

Council encourages the Department to give due consideration to the concerns raised by the surrounding community regarding the impacts of the proposed development on the amenity of existing residents.

Council notes that concerns of surrounding residents include the following:

- Change of use from commercial uses to residential uses will have a negative impact on the overall commercial and residential ratio within Central Park;
- Excessive supply of student accommodation in Central Park;
- Impact of excessive student accommodation on the residential mix in Chippendale;
- Inappropriate built form of Block 4 South;
- Insufficient solar access to internal spaces of the proposed student accommodation;
- Use of ground floor commercial tenancies for licensed cafes and late night trading will have adverse impacts on the amenity of surrounding residents;
- Insufficient details have been submitted for the proposed use of upper levels of Blocks 1 and 4 North for function use. This use could result in adverse amenity and traffic impacts; and
- Proposed vehicular access onto Abercrombie Street will result in unacceptable traffic impacts.

Should the Department consider granting approval for the proposed Section 75W applications and the SSD application, Council recommends imposition of conditions, as attached.

Should you wish to speak with a Council officer about the above, please contact Peggy Wong, Specialist Planner, on 9265 9685 or pwong@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM
Director
 City Planning | Development | Transport

Recommended conditions of consent as follows:

MP08_0253 Mod 4

(1) BASEMENT CAR PARK ALLOCATION OF SPACES

- (a) A total of 251 car spaces are approved for the car park for use by occupants of Blocks 1 and 4 North only.

(2) VEHICULAR CROSSING FOR SERVICE VEHICLES

The vehicular crossing via Abercrombie Street to the basement car park under Blocks 1 and 4 North is restricted to use by service vehicles only.

SSD 5700-2012

(3) MINIMUM ROOM SIZE FOR STUDIOS

- (a) The minimum room size for a standard studio must not be less than 18.9m².
- (b) The minimum room size for a long studio must not be less than 22.2m².
- (c) The minimum room size for a deluxe/accessible studio must not be less than 34.5m².

(4) FLOOR TO CEILING HEIGHTS

- (a) The floor to ceiling heights of habitable rooms must be at least 2.7 metres.

(5) LAUNDRY FACILITIES

- (a) Laundry facilities, including laundry tubs, washing machines and dryers are to be provided in accordance with the Clause 4.4.1.5(2) and (3) of the Sydney Development Control Plan 2012.
- (b) Fit out details of the communal laundry on Level 1 are to be submitted to Council for approval prior to the issue of a Construction Certificate.

(6) USE OF COMMUNAL OUTDOOR TERRACE

Use of the communal outdoor terrace on Level 13 by student is restricted to between 10.00am and 10.00pm, 7 days a week.

(7) PLAN OF MANAGEMENT TO BE SUBMITTED AND APPROVED

- (a) A Plan of Management must be prepared to address all operational and management procedures to be employed, to ensure that the premises can operate without disturbance to the surrounding locality. The plan must reflect the whole of the Student Accommodation operations, including Security Management.

- (b) The plan must include but is not restricted to; compliance with all other operational conditions of this consent; hours of operation; noise; security management; and handling complaints.
- (c) The plan must be submitted to and approved by Council prior to an Occupation Certificate being issued.
- (d) The plan must include as a minimum:-
 - (i) compliance with all other operational conditions of this consent;
 - (ii) each individual room of the student accommodation section is not to be occupied by more than one person per bed as shown on the approved plans. Any future change to the number of beds shown on the approved plans must first be approved by Council. Beds may not be replaced by double bunk beds.
 - (iii) hours of operation of outdoor areas (the use of external communal open space or common areas should be restricted);
 - (iv) use of alcohol and/or drugs, curfews, noise management plan;
 - (v) security management should be expanded to include relationships with surrounding hotels/motels/ businesses and residents;
 - (vi) students should be issued with information on how to contact Police, Ambulance and Fire Department in translated formats, personal safety awareness sessions should be conducted at the start of each semester (or three times per annum), relationship could be established with the Ethnic Community Liaison Officer at the City Central Police Command;
 - (vii) safety and security measures for residents, handling complaints;
 - (viii) provisions of communal areas and facilities, and access and facilities for people with disabilities;
 - (ix) a copy of the fire safety statement and current fire safety schedule for the premises must be prominently displayed in the reception area, a floor plan showing emergency exits must be fixed to the inside of each sleeping room.
 - (x) Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

- (xi) The approved Plan of Management is thereafter to be complied with during the use of the premises.

(8) RESTRICTION ON STUDENT HOUSING

The following restriction applies to the building hereby approved for student accommodation:

- (a) The accommodation portion of the building may only be used for residential accommodation for students as hereinafter defined and not otherwise as residential accommodation, or as serviced apartments, private hotel, boarding house, tourist or backpackers' accommodation or the like.
- (b) Each individual room of the student accommodation section is not to be occupied by more than one person per bed as shown on the approved plans. Any future change to the number of beds shown on the approved plans must first be approved by Council. Beds may not be replaced by double bunk beds.
- (c) An owner, Owners Corporation, tenant or licensee of the premises or any part thereof shall not advertise or permit advertisement of any accommodation in the building over which they have control other than for student residential accommodation.
- (d) Any tenant or licensee of any part of the residential accommodation must produce to the owner or licensor or landlord prior to taking occupation evidence of identity and of a tertiary educational facility in Australia. The owner or licensor or landlord is to maintain an up-to-date register of all details which must be produced for inspection on request by Council.
- (e) Any tenant or licensee of any part of the residential accommodation must produce to Council upon request at any time written evidence of identity and of current enrolment in such tertiary educational facility.
- (f) Upon ceasing to be enrolled to attend a full time tertiary educational course with a tertiary institution in Australia, the now former student shall vacate the residential accommodation within 4 weeks of the expiration of their tertiary course.
- (g) Prior to the issue of an occupation certificate, a restrictive covenant is to be registered on the title of the premises in the above terms to the satisfaction of Council. The Applicant shall pay Council all costs for the preparation and registration of the restrictive covenant.
- (h) For the purpose of this condition, "student" means a person over 16 years of age enrolled with a tertiary institution in Australia and attending a full time course of tertiary education in Australia.
- (i) All student occupants of the site are to be provided with a package notifying them of these requirements when they commence residency at the premises as part of the lease/ tenancy agreement. This, and other information required to be provided to the student

occupants is to be provided in the native language of the proposed student occupant so that it can be easily understood.

(9) SEPARATE DEVELOPMENT APPLICATION FOR FIT OUT AND USE OF RETAIL/COMMERCIAL TENANCIES

A separate development application is required to be submitted and approved by Council for the fit out and use of the retail/commercial tenancies located on the lower ground and ground levels of the building.

(10) SEPARATE APPLICATION FOR CHANGE OF USE OF TEMPORARY LOADING BAY

Any change of use or removal of the temporary loading bay located on Irving Street requires a separate development application to be submitted and approved by Council.

(11) ACCOMMODATION - REGISTRATION AND CARETAKER

Prior to the issuing of an Occupation Certificate, Council's Health and Building Unit must be advised in writing of the business name, address, owner or company name, 24 hour contact details for the site manager, and the number of occupants approved for the premises. A caretaker/manager must be contactable 24 hours a day.

(12) CARE OF BUILDING SURROUNDS

In addition to Council's daily street sweeping and cleansing operations, the owner/manager of the building must ensure that the forecourt and the surrounds of the building including pavements and gutters are to be kept clean and free of litter at all times.

(13) ASSOCIATED ROADWAY COSTS

All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer.

The new road works must be designed and constructed in accordance with the City's "Development Specification for Civil Works Design and Construction".

(14) VEHICLE FOOTWAY CROSSING

A separate application is to be made to, and approved by, Council for the construction of any proposed vehicle footway crossing or for the removal of any existing crossing and replacement of the footpath formation where any such crossings are no longer required.

All disused or redundant vehicle crossings and laybacks must be removed and footway and kerb reinstated in accordance with Council's standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by Council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to the issue of an Occupation Certificate.

Note: In all cases the construction materials should reinforce the priority of pedestrian