

1 Denison Street North Sydney Re Development

Changes proposed to the Approval conditions relating to the Construction Certificate

Comments / proposed changes	Reasoning								
<p>B4 Monetary Contributions</p> <p>The Proponent shall pay the following monetary contributions in accordance with the North Sydney Section 94 Contributions Plan:</p> <p>(1) Amount of Contribution</p> <table border="1" data-bbox="114 427 898 544"> <thead> <tr> <th>Contribution Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Public Domain Improvements</td> <td>\$4,570,180.90</td> </tr> <tr> <td>Traffic Improvements</td> <td>\$275,937.35</td> </tr> <tr> <td>Total</td> <td>\$4,846,118.25</td> </tr> </tbody> </table> <p>(2) Adjustments The final contribution payable may be required to be adjusted to reflect the GFA approved as part of this approval</p> <p>(3) Timing and Method of Payment The contribution shall be paid in the form of cash or bank cheque, made out to North Sydney Council. For accounting purposes, the contribution may require separate payment for each of the categories above and you are advised to check with Council. Evidence of the payment to Council shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate for works other than enabling works.</p> <p>(4) Indexing Contributions will be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney).</p> <p>(5) Works-in-kind In accordance with Section 2.4 of the North Sydney Contributions Plan, the Proponent may apply to Council, in writing, with an offer that a monetary Section 94 contribution be met by way of a material public benefit (for an item not included on the works schedule of the North Sydney S94 Contributions Plan) and may include the dedication of land to Council, or as works - in - kind (for an item included on the works schedule of the North Sydney S94 Contributions Plan).</p>	Contribution Category	Amount	Public Domain Improvements	\$4,570,180.90	Traffic Improvements	\$275,937.35	Total	\$4,846,118.25	<p>It has come to our attention that there was an error in the spreadsheet submitted to the DoP with the Section 94 Contribution Calculations. In particular the calculation of additional floorspace. The spreadsheet has been updated and the proposed changes to the figures now reflect the correct calculation.</p> <p>Staged payment of contributions is proposed such that payments are made at the time that a need for the relevant services is generated – also see draft condition E25.</p>
Contribution Category	Amount								
Public Domain Improvements	\$4,570,180.90								
Traffic Improvements	\$275,937.35								
Total	\$4,846,118.25								
<p>B5 Public Car Parking</p> <p>The Proponent shall allocate to Council forty-two (42) car parking spaces and ten (10) motorcycle spaces at Basement 1 level of the commercial tower as public parking. Details of the allocation of the required spaces shall be provided to the Department and the Certifying Authority prior to the issue of a Construction Certificate. the relevant Construction Certificate</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>								
<p>B7 Off - Site Works</p> <p>The following Off - Site works are required to be provided by the Proponent by way of works in kind or a monetary contribution;</p> <p>(i) Berry/Walker Street Intersection Upgrading Pay a monetary contribution towards the upgrading of the Berry/Walker Street intersection in order to improve the level of queuing in Berry Street and Walker Street (to the value of \$10,000).</p> <p>(ii) Proposed Streetscape Improvements Streetscape improvements to Denison Street, Spring Street, Little Spring Street, Walker Street and the new laneway (between Little Spring</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>								

Comments / proposed changes	Reasoning
<p>Street and Denison Street) in accordance with the approved plans shall be designed to the satisfaction of Council's Director of Engineering & Property Services. Written confirmation of the proposed improvements must be obtained from Council's Director of Engineering & Property Services by the Certifying Authority prior to issue of any the relevant Construction Certificate.</p> <p>(iii) Proposed Traffic/Streetscape Improvements</p> <p>a) The proposed traffic modifications to Denison Street, Spring Street, Little Spring Street and the new laneway in accordance with the approved plans shall be designed to the satisfaction of Council's Director of Engineering & Property Services. The proposed modifications shall be submitted to, and approved in writing by the North Sydney Traffic Committee, prior to the issue of any the relevant Construction Certificate.</p> <p>Note:</p> <p>1) The Shared Zone in the new laneway end on the western side of the intersection with Little Spring Street is not to include the intersection of the new laneway and Little Spring Street.</p> <p>2) That the proposed Shared Zone in Little Spring Street is to commence on the southern side of the proposed new driveway to No.77-81 Berry Street.</p> <p>b) The existing angle parking on the northern side of Mount Street between Walker Street and Denison Street should be banned during peak hours (i.e. weekdays 7am-10am and 3pm-7pm). The proposed parking bans will require approval from the North Sydney Traffic Committee, prior to the issue of the relevant Construction Certificate.</p> <p>c) Future Shared Zones must satisfy RTA requirements. All future Shared Zones shall be endorsed by Council and submitted to the RTA for approval</p> <p>d) A taxi pick-up/drop-off facility shall be provided to the satisfaction of Council. e) All costs associated with relocating parking meters and parking signs including all sign changes, parking bay line markings must be paid in full to North Sydney Council prior to acceptance by Council of any changes</p> <p>(iv) Street Lighting</p> <p>Street lighting on Little Spring Street, Spring Street, Denison Street, and the Walker Street frontage of NO.88 Walker Street is to be upgraded to meet the North Sydney CBD Lighting Upgrade Specification and to the satisfaction of the Director of Engineering & Property Services.</p>	<p>The works to Mount Street are required as a result of the development at 100 Mount Street. As the proposed development alone does not generate any traffic issues in Mount Street it is requested that this condition be deleted. We note that the works are covered by a condition applying to the Mount Street PA.</p> <p>Provision of a street light on Walker Street is considered onerous and unreasonable given that only one light would be required. Upgrading one light would be inconsistent with the remaining lights in the street.</p>
<p>B8 Required Public Domain Works - Submission and Approval of Plans under Roads Act 1993</p> <p>Prior to the issue of any the relevant Construction Certificate referencing building works at or above ground floor level, the Proponent must have construction issue engineering design plans and specifications prepared by a qualified civil design engineer. The plans and specifications must be to a detail suitable for construction issue purposes and must provide technical engineering detail and specification for the following road reserve infrastructure works that must be completed as part of the development consent:</p> <ul style="list-style-type: none"> • All public domain works as specified in Environmental Assessment, Preferred Project Report, and as agreed with North Sydney Council's Director of Engineering and Property Services. Cross sections at a scale of 1:50 along the centre-line of each ground level access point to the site the must be provided. All the entry points are to comply with the Building Code of Australia (BCA), particularly disability requirements. The Council approved footpath levels must be accommodated at the building entry points. <p>As levels set by Council may impact on ground floor levels within the site, the Certifying Authority must not issue any the relevant</p>	

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<p>Construction Certificate referencing building works at or above ground floor level without the formal approved plans and written approval of Council (as Roads Authority) under the Roads Act 1993.</p> <p>The required plans and specifications are to be designed in accordance with North Sydney Council's current documents Infrastructure Specification for Road Works, Drainage and Miscellaneous Works and Performance Guide for Engineering Design and Construction. The drawings must detail existing utility services and trees affected/proposed by the works, erosion control requirements and traffic management requirements during the course of works. Detailed survey must be undertaken as required. Traffic management is to be certified on the drawings as being in accordance with the documents SM HB81.1 - 1996 - Field Guide for Traffic Control at Works on Roads - Part 1 and RTA Traffic Control at Work Sites (1998). Construction of the works must proceed only in accordance with any conditions attached to the Council Roads Act 1993 approval.</p> <p>A minimum of 21 days will be required for Council to assess Roads Act submissions. Early submission is recommended to avoid any delays in obtaining a Construction Certificate. A fee to cover cost of assessment (set out in Council's adopted fees and charges) is payable and Council will withhold any consent and approved plans until full payment of the correct fees. Plans and specifications must be marked to the attention of Council's Development Engineers. In addition, a copy of this condition must be provided, together with a covering letter stating the full address of the property and the accompanying MP number."</p>	
<p>"B12 Additional Details - Stone Plinth to Hotel (88 Walker Street)</p> <p>The stone plinth at the entry level is to be sandstone. Compliance with this condition is to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate for 88 Walker Street."</p>	<p>Allows for works to proceed at 1 Denison Street without unnecessary delay.</p>
<p>"B14 Construction Management Program - Local Traffic Committee</p> <p>A Construction Management Program prepared in accordance with Section 23.2 of the North Sydney OCP 2002 shall be submitted and approved in writing by North Sydney Traffic Committee prior to the issue of any Construction Certificate, with the exception of enabling works. Any use of Council property for construction purposes shall require appropriate approvals prior to such work commencing.</p> <p>The program shall specifically address the following matters:</p> <p>a) A plan view (min 1:100 scale) of the entire site and surrounding roadways indicating:</p> <ol style="list-style-type: none"> i. Dedicated temporary construction site driveway entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways and footways, ii. The proposed signage for pedestrian management to comply with AS1742.3 and AS1742.10, including pram ramps; iii. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site, iv. The locations of any proposed Work Zones in the frontage roadways (to be approved by Council's Traffic Committee), v. Locations of hoardings proposed, vi. Location of any proposed crane standing areas, vii. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries viii. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected. ix. The provision of an on-site parking area for employees, tradesperson and construction vehicles as far as possible. <p>b) A detailed heavy vehicle access route map through the Council area to Arterial Roads. Provision is to be made to ensure through traffic is maintained at all times.</p> <p>c) The proposed phases of works on the site, and the expected duration of each phase;</p> <p>d) How access to neighbouring properties will be maintained at all times and the proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of process;</p> <p>e) The road is not to be used as a waiting area for trucks delivering to or awaiting pick up of materials;</p> <p>f) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified engineer and practising structural and shall not involve any permanent or temporary encroachment onto Councils property;</p>	

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<p>g) Proposed protection for Council and adjoining properties. Details are to include site fencing and the provision of "8" class hoardings over footpaths and laneways; and All traffic control work and excavation, demolition or construction activities shall be undertaken in accordance with the approved Construction Management Plan and any conditions attached to the approved plan. A copy of the approved Construction Management Plan, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request.</p> <p>Notes:</p> <p>2) North Sydney Council's adopted fee for certification of compliance with this condition shall be payable on lodgement, or in any event, prior to the issue of the relevant approval.</p> <p>3) Any use of Council property shall require appropriate approvals and demonstration of liability insurances prior to such work commencing.</p> <p>4) Failure to provide complete and detailed information may result in delays. It is recommended that your Construction Management Plan be lodged with Council as early as possible, as a minimum six (6) weeks notice is required to refer items to the Traffic Committee.</p> <p>5) Dependent on the circumstances of the site, Council may request additional information to that detailed above."</p>	
<p>B15 Transport Management Plan</p> <p>A Transport Management Plan for service, delivery and garbage vehicles to the site shall be submitted and approved in writing by North Sydney Traffic Committee prior to the issue of any the relevant Construction Certificate with the exception of enabling works.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>"B21 Obtain Driveway Crossing Permit from Council</p> <p>Prior to issue of any Construction Certificate, referencing building works at or above ground floor level with the exception of enabling works, a driveway crossing and road infrastructure works permit to suit the approved off street parking and loading facilities shall be obtained from North Sydney Council. In order to obtain the permit, an application must be made to Council on a 'Vehicular Access Application' form with payment of the adopted assessment/inspection fees. Council will require civil design construction drawings and certification from the applicant's Civil Engineer to verify design details and enable permit issue. The permit application should be accompanied the engineering plans required for all infrastructure works surrounding the development site, as outlined in the 'Required infrastructure works' condition. The civil design drawings with respect to the driveway crossing and layback shall detail all requirements of Council's Infrastructure specifications.</p> <p>All driveway and infrastructure works on the road reserve must proceed in accordance with the terms of the permit issued by Council. Inspections by Council will be required as specified. The Certifying Authority issuing the Construction Certificate must ensure that the permit issued by Council is obtained and referenced on and accompanies the Construction Certificate issued."</p>	
<p>B24 Stormwater Management and Control Plan Required</p> <p>Prior to issue of any the relevant Construction Certificate for building works with the exception of enabling works, the applicant shall have a site drainage management and control plan prepared by a qualified drainage design engineer. The site drainage management plan must detail the following requirements of North Sydney Council:</p> <p>a) Show all drainage components in compliance with BeA drainage requirements, Council's Development Control Plan and current Australian Standards and guidelines,</p> <p>b) Stormwater runoff and subsoil drainage generated by the approved development must be conveyed in a controlled manner by gravity directly into the (relocated) inground system Via construction of suitable drainage inlet infrastructure as approved by Council. The connection point shall ensure no backflow to the site no damage to the public system. The pit shall be modified as required. c) New pipelines within Council land shall be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 millimetres and a section height of 100 millimetres.</p> <p>d) The design and installation of the Rainwater Tanks shall comply with Basix and Sydney Water requirements. Overflow from tank shall be connected by gravity to the stormwater disposal system.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>

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<p>e) Prevent any stormwater egress into adjacent properties by creating physical barriers and surface drainage interception.</p> <p>f) Provide subsoil drainage to all necessary areas with pump out facilities as required.</p> <p>The Certifying Authority issuing the Construction Certificate must ensure that the approved drainage plan and specifications, satisfying the requirements of this condition, is referenced on and accompanies the Construction Certificate.</p>	
<p>B26 Work Method Statement</p> <p>A Work Method Statement is to be prepared by the Contractor for the works in close proximity of the Firehouse Hotel (86 Walker Street) and is to be reviewed and approved a by a suitably qualified and experienced heritage architect. Compliance with this condition is to be submitted to the Certifying Authority prior to the issue of any the relevant Construction Certificate as it relates to the Hotel site.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B28 Services to be Underground</p> <p>All services associated with the development are to be located underground and works associated with this are to be fully born by the Proponent, within the development and along all street frontages for the length of the development. Any redundant power poles shall be removed. All energy related works shall be completed to Energy Australia's requirements and details to be provided with any the relevant Construction Certificate.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B29 Sydney Water</p> <p>Prior to the issue of a the relevant Construction Certificate, a Notice of Requirements under Part 6, Division 9 of the Sydney Water Act 1994 shall be obtained and a copy must be submitted to the Certifying Authority (Councilor a private accredited certifier).</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B30 Dilapidation Report Damage to Public Infrastructure</p> <p>The applicant must have a dilapidation survey and report (including photographic record) prepared which details the pre-developed condition of the existing public infrastructure in the vicinity of the development site. Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development. The developer may be held liable to all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.</p> <p>The applicant shall bear the cost of restoration of all infrastructure damaged as a result of the development, and no occupation of the development shall occur until damage is rectified. A copy of the dilapidation report must be lodged with North Sydney Council by the Certifying Authority with submission of any Construction Certificate documentation making reference to demolition works. prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site as applicable to each site.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B31 Dilapidation Report Private Property (Excavation)</p> <p>Prior to issue of any Construction Certificate making reference to demolition works Prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site and as applicable to each site, the applicant must submit, for verification by the Certifying Authority, a full dilapidation report on the visible and structural condition of all neighboring structures within the 'zone of influence' of the required excavations. This zone is to be defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.</p> <p>This report is to be prepared by a consulting structural/geotechnical engineer agreed to by both the applicant and the owner of any affected adjoining property. The report shall have regard to protecting the Applicant from possible spurious claims for structural damage and must be verified by all stakeholders as far as practicable. All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent. In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant MUST DEMONSTRATE, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>

Comments / proposed changes	Reasoning
<p>such circumstances.</p> <p>Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible.</p>	
<p>B32 Dilapidation Survey Private Property (Neighbouring Buildings)</p> <p>A photographic survey of adjoining properties No's. 86 Walker Street (The Firehouse Hotel), 100 Walker Street and the Beau Monde Building located on the northern portion of No. 77-81 Berry Street detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, SHALL BE submitted to Council and the Certifying Authority (where Council does not issue the Construction Certificate) prior to the issue of any Construction Certificate making reference to demolition works prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site and as applicable to each site. This survey is to be prepared by an appropriately qualified person agreed to by both the applicant and the owner of the adjoining property.</p> <p>All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent. In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant MUST DEMONSTRATE, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.</p> <p>Note: This documentation is for record keeping purposes only, and may be used by an applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the applicant's and adjoining owner's interest for it to be as full and detailed as possible.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B34 Structural Adequacy of Adjoining Properties - Excavation Works</p> <p>A certificate prepared by an appropriately qualified and practising structural engineer, at no cost to the Council, detailing the structural adequacy of adjoining properties No's. 86 Walker Street (The Firehouse Hotel), 100 Walker Street and the Beau Monde located on the northern portion of No. 77-81 Berry Street and certifying their ability to withstand the proposed excavation and any measures required to be incorporated into the work to ensure that no damage will occur to adjoining properties during the course of the works, shall be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate making reference to excavation prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site and as applicable to each site</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B40 Work Zone</p> <p>If a Works Zone is proposed, an application must be made to the North Sydney Local Traffic Committee to install the 'Work Zone'. Works Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Works Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Works Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the North Sydney Local Traffic Committee and submit a copy of this to the Certifying Authority to enable issue of any Construction Certificate prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site and as applicable to each site.</p> <p>Where approval of the 'Work Zone' is resolved by the Committee, the necessary 'Work Zone' signage shall be installed (at the cost of the Applicant) and the adopted fee paid prior to commencement of any works on the site. Further, at the expiration of the Works Zone approval, the Applicant is required to remove the Works Zone signs and reinstate any previous signs, all at the Applicant's cost.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>

Comments / proposed changes	Reasoning
<p>B45 Footpath, Entries and Fire Exit Details</p> <p>The following details must be designed by an appropriately qualified and practising Civil Engineer and submitted to the Certifying Authority for approval with the application for the relevant Construction Certificate: -</p> <p>a) Cross section along the centre-line of each access point to the building including fire exits at a scale of 1:50 to be taken from the centre of the road and shall include all changes of grade both existing and proposed.</p> <p>b) The sections shall show all relevant levels and grades (both existing and proposed) including those levels stipulated as boundary levels.</p> <p>c) The sections shall show the calculated clearance to the underside of any overhead structure.</p> <p>d) A longitudinal section along the boundary line showing how it is intended to match the internal levels of the building with the boundary footpath levels. The footpath shall be designed (at a single straight grade of 3% falling to top of kerb) so that it is smooth without showing signs of dipping or rising particularly at entrances.</p> <p>e) A longitudinal section along the gutter and kerb line extending 5 metres past property lines showing transitions.</p> <p>All details are to be certified as complying with the Building Code of Australia (BCA) and Council's standard footpath specifications. Written concurrence confirming there will be no change to existing boundary and footpath levels is to be provided to North Sydney Council, prior to issue of a the relevant Construction Certificate.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B52 Traffic & Pedestrian Management Plan</p> <p>Prior to the issue of a Construction Certificate Prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site and as applicable to each site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:</p> <p>(1) ingress and egress of vehicles to the site,</p> <p>(2) loading and unloading, including construction zones,</p> <p>(3) predicted traffic volumes, types and routes,</p> <p>(4) pedestrian and traffic management methods, and</p> <p>The Proponent shall submit a copy of the approved plan to the Department and Council.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>

Comments / proposed changes	Reasoning
<p>B53 Noise and Vibration Management Plan</p> <p>Prior to the issue of a Construction Certificate and prior to the commencement of work on the Commercial Tower site and prior to the commencement of work on the Hotel Tower site and as applicable to each site, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:</p> <ol style="list-style-type: none"> (1) Identification of the specific activities that will be carried out and associated noise sources, (2) Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment, (3) The construction noise objective specified in the conditions of this approval, (4) The construction vibration criteria specified in the conditions of this approval, (5) Determination of appropriate noise and vibration objectives for each identified sensitive receiver, (6) Noise and vibration monitoring, reporting and response procedures, (7) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions, (8) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction (9) Justification of any proposed activities outside the construction hours specified in the conditions of this approval. (10) Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency, (11) Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration, (12) Contingency plans to be implemented in the event of non-compliances and/or noise complaints, <p>The Proponent shall submit a copy of the approved plan to the Department and Council.</p>	<p>Allows for staging of works, better resolution of design and issue of staged approvals</p>
<p>B56 Enabling Works</p> <p>The construction of the development is to be staged. The Stage 1 Construction Certificate will encompass the enabling works as shown on the Rice Daubney plans at Attachment C of the Section 75w application.</p> <p>Notwithstanding the requirements of any other condition of this consent, a Construction Certificate can be issued for the enabling works following satisfaction of the following conditions:</p> <p>B9 Long Service Levy</p> <p>B10 Security Bond Schedule</p> <p>B28 Services to be underground</p> <p>B29 Sydney Water</p> <p>B40 Works Zone (IS THIS REQUIRED FOR ENABLING WORKS? If not I will delete this condition from the list)</p> <p>B51 Construction Management Plan</p> <p>C3 Statement of Compliance with Australian Standards</p> <p>C5 24 Hour Contact Telephone Number</p> <p>C9 Removal of Hazardous Materials</p> <p>D36 Protection of Public Places</p>	

Changes proposed to the Approval conditions relating to the Occupation Certificate

Comments / proposed changes	Reasoning
<p>E2 Certification and Works as Executed - Drainage Works Prior to issue of any Occupation Certificate Prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first the Applicant shall obtain a certification from a qualified and experienced engineer that the site drainage system is installed and operating as designed in the plans and specifications referenced by the Construction Certificate. In addition, a registered surveyor must provide a works-as executed drawing showing the as built levels at all pit inlet and outlet inverts, as well as the connection point to the inground pit in Willoughby Street.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>E5 Public Infrastructure Repair and Completion of Works Prior to issue of any Occupation Certificate Prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first all required works in the road reserve must be completed in full and any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council's engineers at no cost to Council.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>E6 Public Carparking Signage Appropriate signage, clearly legible from the street, shall be permanently displayed to indicate that public car parking is available on the site. Details of the proposed signage and location are to be submitted to and approved by Council and the signage erected prior to the release of the Occupation Certificate prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>E7 Covenant for Windows on Southern Elevation of No.88 Walker Street A covenant pursuant to the provisions of Part 6, Division 4 of the Conveyancing Act shall be placed on title indicating that the windows on or near the southern boundary of No. 88 Walker Street are not protected from any redevelopment of the adjoining property at No. 66 Walker Street that may be allowed to build to the boundary and these windows could be blocked off. North Sydney Council shall be nominated in the instrument as the only party authorised to release, vary or modify the instrument. Evidence of the lodgement of the instrument referred to in this condition is to be provided to Council with a copy of the Occupation Certificate for the hotel site.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>E8 Green Travel Plan A workplace green travel plan is to be developed to highlight to staff the available public and alternative transport options for travelling to the site. This is to be submitted to Council for approval by the Director of Engineering and Property Services prior to the issue of the Occupation Certificate prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>E10 Infrastructure Repair and Completion of Works Prior to issue of any Occupation Certificate Prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first, all required works in the road reserve as applicable to that site must be completed in full and any damaged public infrastructure caused as a result of construction works on the subject site (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired to the satisfaction of Council Engineers at no cost to Council.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>E12 Access for People with Disabilities Prior to issue of any Occupation Certificate Prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first, provision shall be made for access and</p>	<p>Allows for staging of Occupation Certificate between the two</p>

Comments / proposed changes	Reasoning																						
facilities for persons with a disability in accordance with the Building Code of Australia.	sites.																						
<p>E14 Certification for Mechanical Exhaust Ventilation</p> <p>Certification, from an appropriately qualified and practising Mechanical Engineer, is to be submitted to the Principal Certifying Authority, detailing that the exhaust ventilation system has been installed in accordance with the applicable Australian Standard, prior to completion and the issue of any Occupation Certificate prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first.</p>	Allows for staging of Occupation Certificate between the two sites.																						
<p>E19 Notification of New Address Developments</p> <p>Prior to any Occupation Certificate Prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first being issued for the building works, the person acting upon this consent must notify Australia Post of the address(es) as issued by Council and the location in plan form of any secondary, internal addresses, in relation to built public roads. To find your nearest Australia Post Delivery Facility contact 13 13 18.</p>	Allows for staging of Occupation Certificate between the two sites.																						
<p>E25 Section 94 Contributions</p> <p>The Proponent shall pay the following monetary contributions in accordance with the North Sydney Section 94 Contributions Plan:</p> <p>(1) Amount of Contribution</p> <table border="1" data-bbox="114 671 898 1018"> <thead> <tr> <th>Contribution Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Administration</td> <td>\$111,772.92</td> </tr> <tr> <td>Child Care Facility</td> <td>\$473,245.59</td> </tr> <tr> <td>Community Centres</td> <td>\$272,505.18</td> </tr> <tr> <td>Library Acquisition</td> <td>\$55,566.57</td> </tr> <tr> <td>Library Premises and Equipment</td> <td>\$168,935.98</td> </tr> <tr> <td>Multi Purpose Indoor Sports Facility</td> <td>\$63,937.73</td> </tr> <tr> <td>Olympic Pool</td> <td>\$208,316.31</td> </tr> <tr> <td>Open Space Acquisition</td> <td>\$203,736.09</td> </tr> <tr> <td>Open Space Increased Capacity</td> <td>\$403,842.69</td> </tr> <tr> <td>Total</td> <td>\$1,961,859.06</td> </tr> </tbody> </table> <p>(2) Adjustments The final contribution payable may be required to be adjusted to reflect the GFA approved as part of this approval</p> <p>(3) Timing and Method of Payment The contribution shall be paid in the form of cash or bank cheque, made out to North Sydney Council. For accounting purposes, the contribution may require separate payment for each of the categories above and you are advised to check with Council. Evidence of the payment to Council shall be submitted to the Certifying Authority prior to the issue of an Occupancy Certificate.</p> <p>(4) Indexing Contributions will be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney).</p> <p>(5) Works-in-kind In accordance with Section 2.4 of the North Sydney Contributions Plan, the Proponent may apply to Council, in writing, with an offer that a monetary Section 94 contribution be met by way of a material public benefit (for an item not included on the works</p>	Contribution Category	Amount	Administration	\$111,772.92	Child Care Facility	\$473,245.59	Community Centres	\$272,505.18	Library Acquisition	\$55,566.57	Library Premises and Equipment	\$168,935.98	Multi Purpose Indoor Sports Facility	\$63,937.73	Olympic Pool	\$208,316.31	Open Space Acquisition	\$203,736.09	Open Space Increased Capacity	\$403,842.69	Total	\$1,961,859.06	
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Comments / proposed changes	Reasoning
<p>schedule of the North Sydney S94 Contributions Plan) and may include the dedication of land to Council, or as works - in - kind (for an item included on the works schedule of the North Sydney S94 Contributions Plan).</p>	
<p>G2 Fire Safety Certificate A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of any Occupation Certificate prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first. A copy of the Fire Safety certificate must be submitted to the approval authority and Council by the PCA.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>G4 Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council after: (1) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and, (2) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>
<p>G5 Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is be met in full by the Proponent/developer prior to the issue of any Occupation Certificate prior to the issue of the relevant Occupation Certificate for either of the Hotel Tower, or the Commercial Tower, whichever building is to be issued an Occupation Certificate first and as applicable to that site. Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.</p>	<p>Allows for staging of Occupation Certificate between the two sites.</p>