Re: Block 2 & 2A PA - Council Letter 17/11/09

	Condition	Approva I Authy	Timing	By and Comments
	CoS Letter			
	URBAN DESIGN			
Pt1	Height Scale and Massing	Note		This is responded to in the body of the PPR.
	Trongitt souls and Placeing	Note:		Frasers and AJN do not accept COS comments.
Pt2	Street Activation	SCC		This is responded to in the body of the PPR.
				Frasers and AJN do not accept COS comments.
Pt3	Podium Finishes	SCC		This is responded to in the body of the PPR.
				Frasers and AJN do not accept COS comments.
Pt4	Public Art	SCC	Public Art submission	Frasers have submitted and the City of Sydney has endorsed the Public Art Strategy. The public art proposed for Block 2 will be agreed in principle with the City of Sydney prior to the issue of the CC. Subsequent detailing, procurement and installation will be undertaken in conjunction with the Council who shall provide approval prior to the Occupation Certificate being issued.
Pt5	Portal Finishes	SCC		This is responded to in the body of the PPR. Frasers and AJN do not accept COS comments.
	Area 2a terraces / connection to the Main Park			These issues are dealt with in the PPR
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	LANDSCAPE			1
Ptl	Façade Planting	SCC		AJN have submitted images with the vines and planters stripped off. They have commented within the PPR regarding similar comments. Patrick Blanc's vegetal wall has been prototyped at Trio and the remaining work will be progressively prototyped with the display building. The PPR has commented on the maintenance costs.
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Ptl	SIGNAGE	SCC	Cananata Cianasa	Arch/Client
ги	Façade signage zones	մեն	Separate Signage DA	Arcn/ Cilent To suit base building construction provisions.
Pt2	Childcare Location and Details	SCC		This is responded to in the body of the PPR.

	STORMWATER DETENTION		
Ptl	OSD size reduction	SCC	Amended as per Infrastructure PA. Frasers will be requesting Council to sign-off the amended design so CC can be issued under that approval.
	ATTACHMENT A - RECOMMENDE	ED CONDITIONS OF APPROV	AL
A	GENERAL		
1	Design Quality Excellence	PCA/SC C	AJN are engaged to the completion of Design Development. Their representatives are working alongside the collaborating architects. AJN are also retained during the construction documentation and construction phase of the works to review the "For Construction" documents. There should not be a condition for such evidence prior to CC. These matters are already dealt with in previous approvals
2	Heliostat		Nated
3	Vertical Green Wall		Noted
4	Design Modifications		These matters (a) and (b) have been dealt with in the PPR. With respect to (c) this matter will be resolved during the Design Development phase. Frasers do not object to Council's approval of this design detailing prior to Construction Certificate for the above ground works.
5	Public Art		Refer above – Urban Design

6	Sub-division Plans		Noted – all aspect advised have been covered within the PPR.
			Part 4A requirements noted
			s73 – Noted
			Easements – noted
			Rights of Way – noted
			Publicly Accessible Land – noted
			Restriction on Use of Car & Storage – noted
			Restriction on Residential Development - noted
			BMS – noted
			OC – noted however, the dedication of the roads should not be a precedent for OC as Council may not want such dedication at that time. OC should be such that the works are complete to Council's satisfaction
			Strata Sub-division – separate DA is noted

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7	Public Domain Plan	Council's comments are noted and their
		requirements have been addressed in the Stage 1
		Infrastructure Approval
		The security of a country of a
		The required security amounts are already
		covered by the VPA.
		Frasers do not object to a condition on the OC that
		the associated public domain works have been
		completed to Council's satisfaction.
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		Alignment Levels – noted but the approval should
		be based upon the CC for above ground works.
		Footpath levels etc should be able to be signed off
		by a qualified engineer other than a surveyor.
		Footpath Damage Bank Guarantee – noted for
		above ground works as below ground works within
		previous approval.
		The Market of the Internation
		Paving Materials – acknowledged that this is an
8	Chamber C Darings	extension of the Stage Infrastructure / Main Park
٥	Stormwater & Drainage	The requirements have been agreed with Council and are subject to a separate approval. The final
		approval of Council should be a pre-requisite for
		OC only.
9	Landscaping of the Site (Both	Frasers do not accept the full context of Council's
_	Public and Private)	submission. Items (a) and (b) are acceptable in
		the traditional sense. All work to the vegetal walls
		by Patrick Blanc and within planters affixed to the
		building will be certified by a suitably qualified
		person. All landscaping for a particular component
		will be complete prior to Occupation Certificate
		being issued. (Note: it is intended to have a staged
		completion of this building – podium, west tower,
		and east tower)
		Note there is no (c) listed
		With respect to (b) above and where applicable
10	Modular Planting Systems	item (g) will be addressed. Frasers will design , document and have such
"	Maddia Figurity 2y 5 to 1115	works structurally certified for the installation of
		these works which will be submitted to Council
		prior to CC. Council should not have to approve
		prior to CC for the above ground works. It is
		agreed that such will incorporate a maintenance
		regime for the built items.

11	Access for Persons with	Noted
	Disabilities	
12	Publicly Accessible Open Space	Refer to 9 above
13	Water Feature	Item (a) will be complied with. This area remains privately owned and as such items (b) – (d) should not need Council's approval prior to CC.
14	Public Domain Landscaping / Street Trees	Refer to 9 above. Some of the items are relevant to this PA being items (b) (i), (ii), (iii) and (iv). Item (c) should relate to the Infrastructure PA. All planting will be to in accordance with (d) and Council's policy which have been requested by Frasers.
15	Dilapidation Report	Noted
16	Stormwater Quality	Noted – this forms part of a separate PA approval for Infrastructure.
17	Road Opening License	Noted
18	CCTV Records	Not required here as part of Infrastructure approval and condition prior to CC
19	Roads, pavement, sub-surface drainage design	All items here form part of the Infrastructure PA (Stage 1 and 2) and should not apply to the construction , and issue of CC, for these works under this approval.
20	Publicly Accessible Areas Management Plan	Noted

21	Flood Levels	This proposed consent condition is contrary to the
21	LINDO CEASI2	original advice issued by Council and approved in
		the original stormwater report.
		TI FOD
		The 500mm requirements at basement car park
		entries without the use of flood barriers is being
		reviewed and can be complied with without
		increasing heights of buildings.
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		The 300mm requirement for all buildings is also
		being reviewed as such a requirement is contrary
		to urban design in that it necessitates steps into
		retail and commercial or the introduction of
		internal ramps to such areas. Frasers intend
		discussing this with Council. Such also has
		implications for the existing heritage Brewery
		Yard buildings which currently govern the levels
		within the site together with existing public
		utilities.
		The introduction of this proposed condition will
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		have impacts upon all building designs submitted to date on the site.
		to date on the site.
		This matter is to be resolved with the approval of
		the stormwater within the Stage I Infrastructure
		PA.
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		Frasers would argue that the 300mm should not
		be adopted as a consent condition.
22	CC for Civil Works / Private	Noted but it should have no reference to this PA.
	Services in Public Way / Sub-	
	division Application /	
	Stormwater Drainage / Street	
	Lighting / Traffic Control Plan/	
	Road Damage / Surveys	
	Certificates / Maintenance Bond	
	/ Survey Marks	
23	Resident Parking Permit Scheme	Noted and agreed
	and Signage of Such	
24	Loading Within Site	Noted
25	Traffic Works / Roadway Costs /	Noted
	Traffic Management	
26	Loading & Unloading during	Noted
	Construction / Public Way/	
	Driveways/ Use of Mobile Cranes	
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27	Noise Mech. Plant / AC in			Noted
	Residential Buildings / Mech.			
	Ventilation			
28	Control of Legionnaires Disease/			Noted
	Microbial Control			
29	Contamination			Noted – an interim site audit statement will be
				provided to the authorities requirements for the
				building
30	Demolition and Construction			Noted
	Noise			
31	Demolition, Excavation and			Noted
	Construction Management			
32	Construction Noise Management			Noted
	Plan			
	1 idii			
70	Han of Analtanana of Latinostic	1	<u> </u>	M-t-J
33	Use of Appliances of Intrusive			Noted
	Nature			
34	Hours of Work			Noted
35	Retail			Noted
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36	Erosion and Sediment Control			Noted
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37	Dewatering			Noted
u,	DEWOLETING			Nutuu
38	Waste Water Recycling Plant			Noted – this should form part of the Infrastructure
00	Waste Water Nebybling Flam			PA as this PA does not contain the Blackwater
				Treatment Plant operations
				The desiration of the second
39	Hazardous Waste			Noted
40	Demolition, Excavation and			Refer Item 31 above
	Construction Management			
41	Road Opening Permit			Refer Item 17 above
		1	1	
42	Application for Hoardings and			Noted
-	Scaffold			
43	Barricade Permit			Noted
44	Electrical Substation			Noted
				HULGU

45	Utility Services	Noted
46	Waste and Recycling Management - Residential	Noted
47	Survey Certificates	Noted
48	Covering of Loads	Noted – will form part of Item 26
49	Erosion and Sediment Control	Refer Item 36
50	Protection of Street Trees	Noted
51	Vehicle Cleansing	Noted
52	Street Numbering	Noted
53	Sydney Water Certificate	Noted Noted
54	Loading and Unloading during construction / obstruction of Public Way	Noted – refer 26 above