

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

	Condition	Approval 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. 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
LANDSCAPE				
Pt1	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.
SIGNAGE				
Pt1	Façade signage zones	SCC	Separate Signage DA	Arch/Client To suit base building construction provisions.
Pt2	Childcare Location and Details	SCC		This is responded to in the body of the PPR.

	STORMWATER DETENTION			
Pt1	DSD 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 - RECOMMENDED CONDITIONS OF APPROVAL			
A	<u>GENERAL</u>			
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			Noted
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			<p>Noted – all aspect advised have been covered within the PPR.</p> <p>Part 4A requirements noted</p> <p>s73 – Noted</p> <p>Easements – noted</p> <p>Rights of Way – noted</p> <p>Publicly Accessible Land – noted</p> <p>Restriction on Use of Car & Storage – noted</p> <p>Restriction on Residential Development - noted</p> <p>BMS – noted</p> <p>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</p> <p>Strata Sub-division – separate DA is noted</p>
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7	Public Domain Plan			<p>Council's comments are noted and their requirements have been addressed in the Stage 1 Infrastructure Approval</p> <p>The required security amounts are already covered by the VPA.</p> <p>Frasers do not object to a condition on the OC that the associated public domain works have been completed to Council's satisfaction.</p> <p>Alignment Levels – noted but the approval should be based upon the CC for above ground works.</p> <p>Footpath levels etc should be able to be signed off by a qualified engineer other than a surveyor.</p> <p>Footpath Damage Bank Guarantee – noted for above ground works as below ground works within previous approval.</p> <p>Paving Materials – acknowledged that this is an extension of the Stage 1 Infrastructure / Main Park</p>
8	Stormwater & Drainage			<p>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.</p>
9	Landscaping of the Site (Both Public and Private)			<p>Frasers do not accept the full context of Council's 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)</p> <p>Note there is no (c) listed</p> <p>With respect to (b) above and where applicable item (g) will be addressed.</p>
10	Modular Planting Systems			<p>Frasers will design , document and have such 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.</p>

11	Access for Persons with Disabilities			Noted
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			<p>This proposed consent condition is contrary to the original advice issued by Council and approved in the original stormwater report.</p> <p>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.</p> <p>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.</p> <p>The introduction of this proposed condition will have impacts upon all building designs submitted to date on the site.</p> <p>This matter is to be resolved with the approval of the stormwater within the Stage 1 Infrastructure PA.</p> <p>Frasers would argue that the 300mm should not be adopted as a consent condition.</p>
22	CC for Civil Works / Private Services in Public Way / Sub-division Application / Stormwater Drainage / Street Lighting / Traffic Control Plan/ Road Damage / Surveys Certificates / Maintenance Bond / Survey Marks			Noted but it should have no reference to this PA.
23	Resident Parking Permit Scheme and Signage of Such			Noted and agreed
24	Loading Within Site			Noted
25	Traffic Works / Roadway Costs / Traffic Management			Noted
26	Loading & Unloading during Construction / Public Way/ Driveways/ Use of Mobile Cranes			Noted

