

11597 Thomas Street Building

Response to Draft City of Sydney Conditions

May 2012

City of Sydney Draft Condition	Proponent Response
Encroachments – Public Way	No objection
Survey	No objection
Survey Certificate at Completion	No objection
Demolition, Excavation and Construction Management	Delete Condition. Proposed condition is not applicable to the Project Application. No demolition or excavation works are proposed as they were dealt with as part of Modification No 3 to the Concept Plan approval.
Erosion and Sediment Control	Delete Condition. Proposed condition is not applicable to the Project Application. Further, an Erosion and Sediment Control condition already applies to the development, by virtue of Condition D4 of the Concept Plan Approval. The Statement of Commitments for the Thomas Street Building also requires the preparation and implementation of a Construction Management Plan that addresses (amongst other things) Erosion and Sediment Control.
Road Opening Permit	Delete Condition. Not Applicable.
Temporary Ground Anchors, temporary shoring and permanent basement;/retaining walls affecting the road reserve	Delete Condition. Proposed condition is not applicable to the Project Application.
Lot Consolidation	Amend condition to reflect development is a Crown DA and accordingly an Occupation Certificate is not required. Suggested wording of condition: <i>‘A plan of consolidation must be registered..... prior to occupation of the building.’</i>

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Application for hoardings and scaffolding on a public place	No objection
Barricade permit	No objection
Waste and recycling management – commercial	Amend condition to reflect development is a Crown DA and accordingly a Construction Certificate is not required. Suggested wording of condition: <i>'A Waste Management Plan is to be preparedprior to the issue of a Section 109R Crown Certificate.'</i>
Upon completion of the development	Amend condition to reflect development is a Crown DA and accordingly an Occupation Certificate is not required. Suggested wording of condition: <i>'Prior to occupation, the PCA.....'</i>
Compliance with BCA	No objection
Associated road costs	No objection
Cost of signposting	No objection
Traffic works	No objection
Green Travel Plan	Delete Condition. Included within the Concept Plan Statement of Commitments is a requirement to prepare a Travel Access Guide. A further condition on the Thomas Street Building to prepare a Green Travel Plan is considered unnecessary and duplication.
Construction Traffic Management Plan	Amend condition to reflect development is a Crown DA and accordingly a Construction Certificate is not required. Suggested wording of condition: <i>'A Construction Traffic Management Plan to be prepared prior to the issue of a Section 109R Crown Certificate.'</i>
Loading and Unloading During Construction	No objection
No obstruction of public way	No objection
Use of mobile cranes	No objection
Trees to be retained	Delete setback requirement column from table. The inclusion of a setback requirement is considered unwarranted and to the detriment of the project.

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Arboricultural impact assessment report	Delete Condition Impacts from excavation works on existing street trees have been considered previously and not require the preparation of an Arboicultural Impact Assessment Report.
Advanced Tree Planting	No objection
Green Roofs	Delete Condition The Statement of Commitments includes a requirement for detailed landscaping plans (including covering the Green Roof) to be prepared and submitted to the Department of Planning and Infrastructure prior to the issue of a Section 109R Crown Certificate.
Public Domain Plan Incorporating Jones Street Closure	Delete Condition A Public Domain Plan has been prepared for the site and surrounding footpath network. The closure and upgrade of Jones Street is beyond the scope of this PA and is the subject of future negotiations with and development applications to Council.
Footpath Damage Bank Guarantee	Amend condition to reflect development is a Crown DA and accordingly a Construction Certificate is not required. Suggested wording of condition: <i>'the guarantee must be lodged with Council prior to issue of a Section 109R Crown Certificate.'</i>
Alignment levels to Jones & Thomas Streets	Amend condition to reflect development is a Crown DA and accordingly a Construction Certificate is not required. Substitute 'Section 109R Crown Certificate' for 'Construction Certificate'.
Landscaping of the site	Delete Condition. No landscaping is proposed at ground floor level. This condition is not relevant.
Stormwater and Drainage	Amend condition to reflect development is a Crown DA and accordingly a Construction Certificate is not required. Substitute 'Section 109R Crown Certificate' for 'Construction Certificate'.
Paving materials	No objection
Preservation of Survey Marks	No objection

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Public Domain Works – hold points and handover	Amend condition to reflect development is a Crown DA and accordingly a Construction Certificate is not required. Substitute 'Section 109R Crown Certificate' for 'Construction Certificate'.
Lighting – public domain and publicly accessible areas	Delete Condition. This condition is not relevant to the proposal and appears to be residue from the conditions imposed on the Broadway Building.