

3-11 WARD STREET, NORTH SYDNEY**PART 3A DEVELOPMENT – DEPARTMENT OF PLANNING MP 10_0092 PAGE 5**

Note: This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

(Reason: To ensure the protection of existing built public infrastructure)

Temporary Disposal of Stormwater Runoff

During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to manage and control runoff as far as the approved point of stormwater discharge.

(Reason: Erosion and Sediment Control)

Sediment Control

Techniques used for erosion and sediment control on development sites are to be adequately maintained at all times and must be installed in accordance with the "North Sydney Council Guidelines on Sediment and Erosion Control". All techniques shall remain in proper operation until all demolition and development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Sediment Control Sign

A durable sign, which is available from Council, shall be erected during construction works in a prominent location on site, warning on penalties should appropriate erosion and sedimentation control devices not be maintained.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Asbestos & Hazardous Material Survey

In relation to the demolition of the existing building (or part of a building) on the site:

- (a) A report prepared by an appropriately qualified person (such as an Occupational Hygienist or Environmental Consultant) shall be, detailing whether any asbestos or hazardous materials exist on the site that are affected by the proposed building works (e.g. lead in paints and ceiling dust or asbestos based products).

Note: If no hazardous materials are identified, the demolition may proceed in accordance with AS2601 and the following conditions, including dust control and WorkCover requirements.

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- (b) Should any hazardous materials be identified as per item (a), a Work Plan shall be submitted to Council (at least five (5) working days prior to work commencing) in accordance with AS2601 – Demolition of Buildings. The report shall contain details regarding:
- (i) The type of hazardous material;
 - (ii) The level or measurement of the hazardous material in comparison to National Guidelines;
 - (iii) Proposed methods of containment; and
 - (iv) Proposed methods of disposal.
 - (v) Details of signage to be provided on the site to comply with the provisions of the Occupational Health and Safety Regulation 2001, to ensure persons are warned, by the use of signs, labels or other similar measures, of the presence of asbestos or asbestos-containing material in a place at which construction work is being carried out.
- (c) Where unacceptably high levels of lead are found in a premises to be demolished, item (b) is to be followed, and if directed by the appropriately qualified person, the soil sample from site is to be tested by a NATA Registered laboratory before and after demolition and submitted to Council. This will determine whether remediation of the site is necessary.
- (d) The demolition must be undertaken in accordance with AS2601.
- (e) Any works involving asbestos based products must be undertaken in accordance with the requirements of the WorkCover Authority in relation to removal, handling and disposing of material, and the Work Safe Australia Asbestos Code of Practice. (Refer to the information publications provided in your approval's package for more specific information.)
- (f) All work involving lead removal must not cause lead contamination of air or ground, and the Work Plan submitted to comply with item (b) must comply with the requirements of *AS4361.2-1998: Guide to lead paint management – Residential and commercial buildings*. Particular attention must be given to the control of dust levels on the site.

Notes:

1. Further details regarding requirements for removal of hazardous materials can be obtained from the WorkCover website or at www.lead.org.au.
2. Failure to comply with legislative requirements relating to the removal or handling of hazardous materials is likely to result in enforcement action, including fines or prosecution without prior warnings.

(Reason: To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily)

3-11 WARD STREET, NORTH SYDNEY**PART 3A DEVELOPMENT – DEPARTMENT OF PLANNING MP 10_0092 PAGE 7****Security Bond Schedule**

All security bonds in accordance with the schedule below must be paid or in place prior to construction:

SECURITY BONDS	AMOUNT (\$)
Infrastructure Damage Bond	\$20,000.00
TOTAL BONDS	\$20,000.00

(Reason: Compliance with the development consent)

Bonds

Council will accept a bank guarantee for the purpose of any security bond imposed by these conditions of consent. Such bank guarantee shall be in a form acceptable to the Council and shall be in place prior to demolition and shall remain in place until the works are completed.

(Reason: Information, Protection of infrastructure and the environment)

Public Liability Insurance – Works on Public Land

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$10 million in relation to the occupation of, and works within Council's road reserve. The Policy is to note Council as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works.

(Reason: Safety and statutory)

Noise

Noise emissions and vibration must be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the Protection of the Environment Operations Act 1997.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Dust Emission and Air Quality

Materials must not be burnt on the site.

Vehicles entering and leaving the site with soil or fill material must be covered.

Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines – Managing Urban Stormwater: Soils and Construction. Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

3-11 WARD STREET, NORTH SYDNEY**PART 3A DEVELOPMENT – DEPARTMENT OF PLANNING MP 10_0092 PAGE 8****Vibration from Works**

Vibration from works is to be undertaken in accordance with industry best practice, to ensure excessive levels of vibration do not occur to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Applicant's Cost of Work on Council Property

The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(Reason: To ensure the proper management of public land and funds)

Special Permits

Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely on the property. The applicant, owner or builder must apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property pursuant to S138 of the Roads Act. A minimum of forty-eight (48) hours notice is required for any permit:-

(1) On-street mobile plant

Eg. cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

(2) Hoardings

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

3-11 WARD STREET, NORTH SYDNEY**PART 3A DEVELOPMENT – DEPARTMENT OF PLANNING MP 10_0092 PAGE 9****(3) Storage of building materials and building waste containers (skips) on Council's property**

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

(4) Kerbside restrictions, construction zones

The applicant's attention is drawn to the existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a construction zone, the appropriate application must be made and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Construction and Demolition Hours

Demolition and construction shall be restricted to within the hours of 8.00am to 5.00pm Monday to Friday and 8.00am to 2.00pm Saturday only.

Notes:

For the purposes of this condition:

"Demolition works" means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.

"Excavation work" means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

The builder and excavator shall display, on site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

3-11 WARD STREET, NORTH SYDNEY**PART 3A DEVELOPMENT – DEPARTMENT OF PLANNING MP 10_0092 PAGE 10****Applicant not to alter existing public parking restrictions**

Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking restrictions are only to be approved via the North Sydney Local Traffic Committee. The applicant will be held responsible for any breaches of this condition, and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials and plant must not be stored in the road reserve without approval. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted onto the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "*Traffic Control Devices for Work on Roads*". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: To ensure public amenity and safety)

Applicant responsible for all Services in, on or over Site

Council accepts no responsibility whatsoever for any matter arising from its approval of this application involving any influence upon service infrastructure not previously identified on the site (including but not limited to stormwater pipes, phone lines, water mains, sewer, gas, electricity and the like). It is the applicant's full responsibility to ensure the approved development does not create undue impacts on the same, and to ascertain the impacts of the proposal upon such services. Where required, the adjustment or inclusion of any new service infrastructure must be carried out by the applicant and in accordance with the requirements of the relevant authority. These works shall be at no cost to Council. It is the applicant's full responsibility to make contact with the relevant utility authorities.

(Reason: The applicant is responsible for ensuring the development is compatible with the services on the land)

3-11 WARD STREET, NORTH SYDNEY**PART 3A DEVELOPMENT – DEPARTMENT OF PLANNING MP 10_0092 PAGE 11****Prohibition on Use of Pavements**

Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand) and a suitable sign to this effect shall be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

Plant & Equipment Kept Within Site

All plant and equipment used in the erection of the building, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, shall be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries.

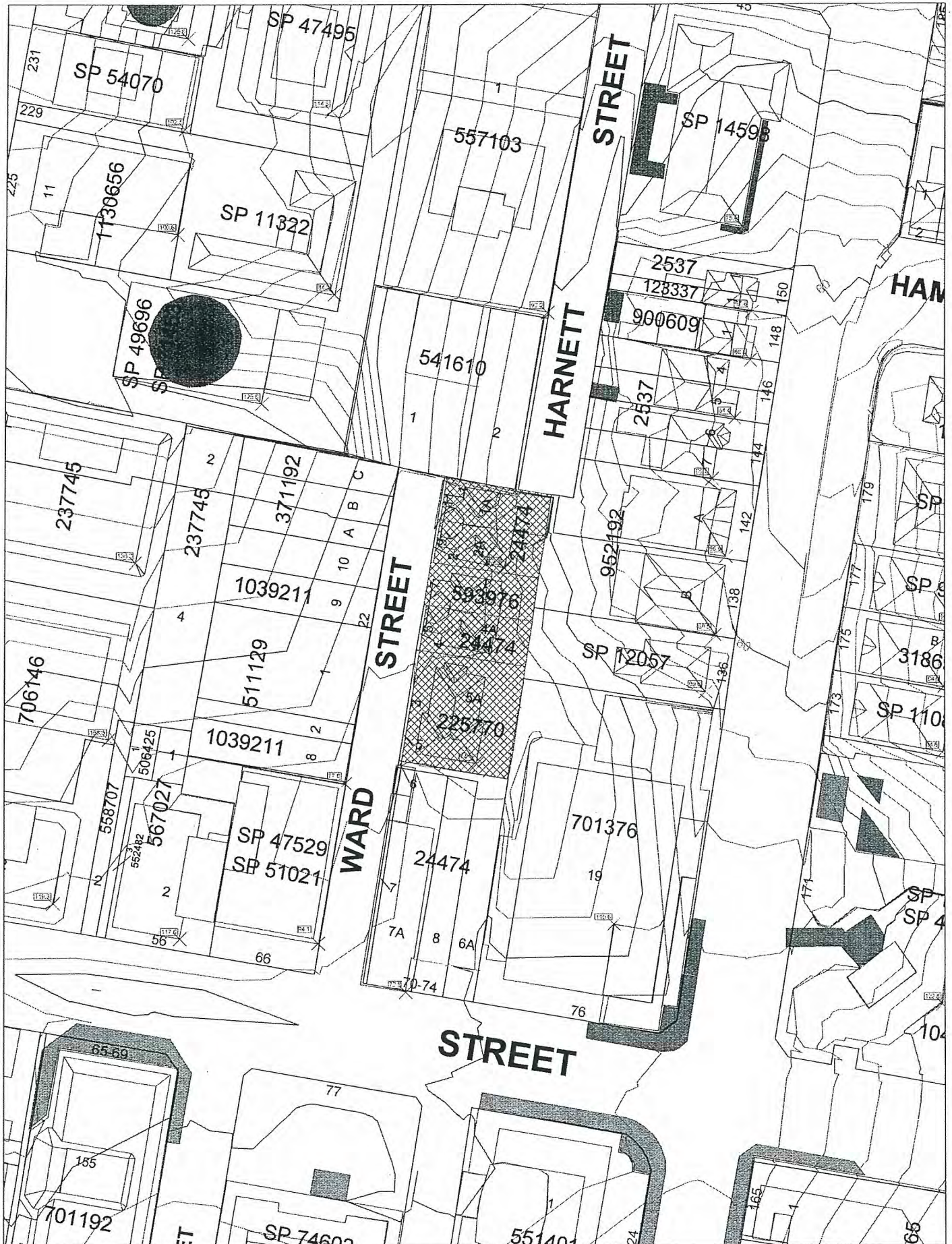
Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at www.northsydney.nsw.gov.au.

(Reason: To ensure public safety and amenity on public land)

Security and Safety

At the completion of demolition of buildings, the site shall be secured and made safe with appropriate security fencing, lighting and stabilisation of the surface through the laying of grass and continued maintenance of the grass to ensure that there is no dust nuisance and the site is kept in a tidy and visually attractive state.

(Reason: To protect amenity of neighbourhood)



North Sydney Council

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Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.



LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	LEVEL 15	LEVEL 16	LEVEL 17	LEVEL 18	LEVEL 19	LEVEL 20	LEVEL 21	LEVEL 22	LEVEL 23	LEVEL 24	LEVEL 25	LEVEL 26	LEVEL 27	LEVEL 28	LEVEL 29	LEVEL 30	LEVEL 31	LEVEL 32	LEVEL 33	LEVEL 34	LEVEL 35	LEVEL 36	LEVEL 37	LEVEL 38	LEVEL 39	LEVEL 40	LEVEL 41	LEVEL 42	LEVEL 43	LEVEL 44	LEVEL 45	LEVEL 46	LEVEL 47	LEVEL 48	LEVEL 49	LEVEL 50	LEVEL 51	LEVEL 52	LEVEL 53	LEVEL 54	LEVEL 55	LEVEL 56	LEVEL 57	LEVEL 58	LEVEL 59	LEVEL 60	LEVEL 61	LEVEL 62	LEVEL 63	LEVEL 64	LEVEL 65	LEVEL 66	LEVEL 67	LEVEL 68	LEVEL 69	LEVEL 70	LEVEL 71	LEVEL 72	LEVEL 73	LEVEL 74	LEVEL 75	LEVEL 76	LEVEL 77	LEVEL 78	LEVEL 79	LEVEL 80	LEVEL 81	LEVEL 82	LEVEL 83	LEVEL 84	LEVEL 85	LEVEL 86	LEVEL 87	LEVEL 88	LEVEL 89	LEVEL 90	LEVEL 91	LEVEL 92	LEVEL 93	LEVEL 94	LEVEL 95	LEVEL 96	LEVEL 97	LEVEL 98	LEVEL 99	LEVEL 100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

GENERAL NOTES:

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- [illegible]

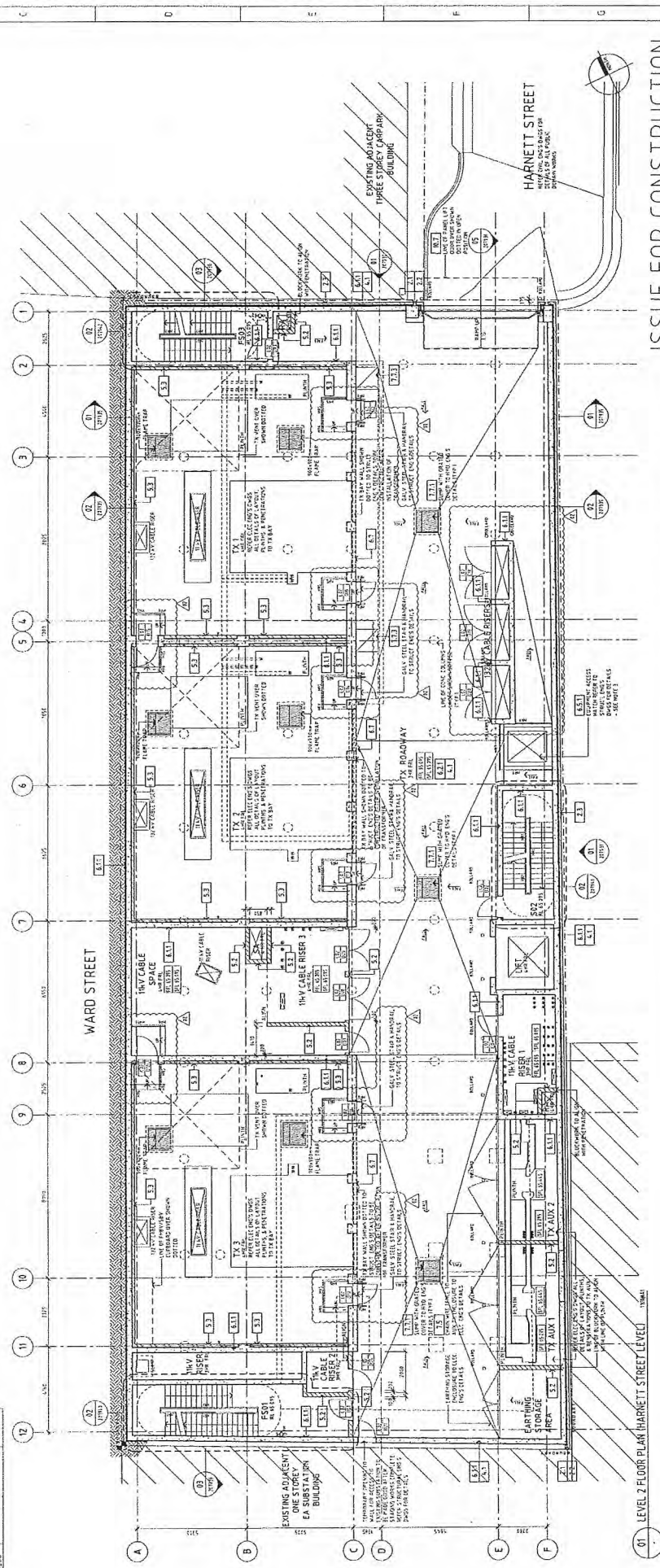
17. FOR METALWORK, SEE HANDSALLS, BUILT-UPS, BALUSTERS, HANDRAILS, RAILINGS, STAIRCASES, AND STAIRWALKS. REFER TO DRAWING 20THA, STRUCTURAL DETAILS.
18. FOR DOOR SCHEDULE, REFER TO DRAWING 20THA.
19. FOR FLOOR SCHEDULE, REFER TO DRAWING 20THA.
20. FOR SIGNAGE SCHEDULE, REFER TO DRAWING 20THA.
21. FOR FINISHES & COLOR SCHEDULE, REFER TO DRAWING 20TH59.
22. ALL BACKGROUND SETTING TO ALIGN WITH CONCRETE COLUMNS, WALLS, SLAB EDGE & FINITE-CASE UNLESS OTHERWISE DIMENSIONED.

DOOR/ WINDOW/ LOUVRE LEGEND:

- [illegible]

LEGEND:

- [illegible]



ISSUE FOR CONSTRUCTION

[illegible]

