

SSD 8993 - SCEGGS Darlinghurst Limited

Applicant comments to City of Sydney Draft Conditions of Consent

28-Apr-20

SCHEDULE	PART	SECTION	DPIE DRAFT CONDITION	City of Sydney REF.	CoS DRAFT CONDITION	COMMENT	PROPOSED CONDITION/AMENDMENT
1 - DESCRIPTION							
		SCHEDULE 1	Development Description	Development Description	City of Sydney comments are based upon a superseded set of draft conditions.	Incorrect Lot , DP and GFA figures used. Concept DAs in the City of Sydney typically do not grant consent for a specific GFA number. The Concept DA condition would simply state that at the future DA the GFA must comply with the FSR controls prescribed by the SLEP 2012.	Development description to be retained as per the DPIE Draft Conditions.
			A4 A8-A9-A10	A4 A8 - A9	Drawing revision amendments as follows; (TBA) City of Sydney draft does not include the current DPIE endorsed condition A9 .	TBC DPIE Condition A9 allows for 20 additional students to accommodate unanticipated fluctuations on a temporary basis. This is a typical condition for SSDAs for schools which have a cap imposed by DPIE and is accordance with Planning Circular PS -17 -004 - Development Assessment of Schools, which provides guidance to consent authorities and applicants on the application of certain conditions of consent that regulate the expansion of schools. The Circular states that should a consent authority determine that a cap is required, then it should also consider how the cap may be reasonably implemented with sufficient flexibility to allow the school to meet unanticipated fluctuations in student enrolment demands.	SCHEDULE 3 table TFK Architects replace with TTW Conditions A1 - A13 to remain as per DPIE Draft.
2 - CONCEPT PROPOSAL							
	PART A	ADMINISTRATIVE				NIL	
	PART B	TO BE SATISFIED IN FUTURE D.A. APPLICATIONS					
		HERITAGE	N/A	Proposed new condition - B4	A Conservation Management Plan is to be prepared for the site by a suitably qualified heritage consultant in consultation with the Council prior to the submission of any subsequent development application	SCEGGS accepts the additional suggested requirement to prepare a CMP for the site. However, this Condition is ambiguous and could be interpreted that a CMP is required for every future DA. Suggest that it is re-worded to require a CMP after completion of the Stage 1 works.	A Conservation Management Plan is to be prepared for the site by a suitably qualified heritage consultant in consultation with the Council and submitted to Council prior to the submission of any subsequent development application prior to the lodgement of any future development application. The CMP should acknowledge the approved Master-Concept Plan Approval.
		LANDSCAPING	B4			Condition B4 deleted and replaced with proposed new conditions B6 - B8 (Inclusive).	Accept this subject to suggested amendments below.

		EXISTING TREES & LANDSCAPING		B6	Prior to the commencement of any Construction Certificate, an Arboricultural Impact Assessment prepared by a qualified Arborist shall be submitted to the Planning Secretary for approval. The AIA is to include: (a) An Arboricultural Impact Assessment, including detailed tree survey and root mapping of existing trees and an assessment of the proposed development against relevant standards.	Requirement should relate to the stage which is the subject of the future development applications. Requirement should be satisfied prior to the issue of a construction certificate for that stage of works.	Prior to the issue of a Construction Certificate for any future stage an Arboricultural Impact Assessment prepared by a qualified Arborist shall be submitted for that Stage to the Planning Secretary for approval. The AIA is to include:- (a) An Arboricultural Impact Assessment, including detailed tree survey and root mapping of existing trees and an assessment of the proposed development against relevant standards. Prior to the issue of a Construction Certificate for any future Development Applications an Arboricultural Impact Assessment prepared by a qualified Arborist for trees in the immediate vicinity of the development and with the potential to be affected by the development, shall be submitted to the Planning Secretary for approval. The AIA is to include: (a) An Arboricultural Impact Assessment, including detailed tree survey and root mapping of existing trees and an assessment of the proposed development against relevant standards.
				B7	(b) Demonstrate that the proposed works would not be detrimental to the long term health of the existing trees retained on-site and along Bourke, Thompson, Forbes and St Peters Streets and Thompson Lane.	Numbering requires amendment. Reference to B7 should be deleted.	B7(b) should become... B6 (b) Demonstrate that the proposed works would not be detrimental to the long term health of the existing trees retained on-site and along Bourke, Thompson, Forbes and St Peters Streets and Thompson Lane.
				B8	All future development applications for new built form and associated grounds must include: (a) Prior to the commencement of any Construction Certificate, detailed landscape package with amended plans and details drawn to scale, and technical specification, by a registered landscape architect, shall be submitted to the Planning Secretary for approval. The documents must include:	This section 'Schedule 2 Part B' relates to conditions to be satisfied in Future Development Applications and does not deal with Construction Certificates. It is inconsistent to include Construction Certificate requirements for future buildings at this stage of the process and request that these Conditions be deleted. Future development consents will include the relevant conditions that must be satisfied prior to the issue of any construction certificate for future buildings. Should the IPC choose to retain such conditions, we suggest they be restructured as new Conditions B8(b) and B8(c) so that the consent is very clear about: - Requirements to be provided as part of future development applications - Requirements to be provided as conditions within future development applications that are to be satisfied before CC and; - Requirements to be provided as conditions within future development applications that are to be satisfied before Occupation of the development.	B8 (a) All future development applications for new built form and associated grounds must shall include (a) Prior to the commencement of any Construction Certificate, detailed landscape package with amended plans and details drawn to scale, and technical specification, by a registered landscape architect, shall be submitted to the Planning Secretary for approval. The documents must include:
				i	The details are to be generally in accordance with the Landscape Masterplan Rev D prepared by Context and dated September 2019 that demonstrate excellence in integrated landscape design.	Minor amendment to drafting proposed, No change to obligation.	Plans and details which are generally in accordance with the Landscape Masterplan Rev D prepared by Context and dated September 2019 and demonstrate excellence in integrated landscape design.
				ii	Location of existing and proposed planting on the site including existing trees to be retained and protected, removed or relocated, and proposed replacement trees, and planting in natural ground, on structure and in pots	Minor amendment to drafting proposed, No change to obligation.	The proposed location of existing and proposed planting on the site including existing trees to be retained and protected, removed or relocated, and proposed replacement trees, and shall specify planting in natural ground, on structure and in pots
				iii	Demonstrate the proposal is capable of providing a minimum 15% canopy cover across the site, within 10 years of completion of the development, provided by trees that will reach a minimum height of eight metres	No change proposed	
				iv	All New trees to be minimum 200L pot size at installation	No change proposed	

				v	Consider opportunities for the inclusion of integrated PV cell and green roofs above new buildings.	Minor amendment to drafting proposed, No change to obligation.	Consider An analysis of appropriate opportunities for the inclusion of PV cell and green roofs above new buildings.
				vi	Location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, walls, raised planters, balustrade, infill pit lids, furniture, removable bollards, bike racks, light poles, signage, drainage, services, pergola, shade structures, other features, and all associated footings.	Minor amendment to drafting proposed, No change to obligation.	The location and details of existing and proposed surface materials and structures on the site including, but not limited to, paved areas, walls, raised planters, balustrade ,infill pit lids, furniture, removable bollards, bike racks, light poles, signage, drainage, services, pergola, shade structures, other features, and all associated footings.
				vii	Coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed plaza drainage, lights and GPO if applicable, fence footings, sign posts etc.	The details of existing services are usually not completed at DA stage and are usually signed off by PCA. (E.g. Dial before you dig, existing services surveys etc). It is typical that these task will be carried out for Construction Certificate. This requirement should be incorporated as a condition of Development Consent required as part of the Construction Certificate.	Relocate to B8 (b) i, (refer below)
				viii	Detailed grading plan with existing and proposed levels, falls, and pits	No change proposed	
				ix	Details of vertical green walls features, including detailed drawings demonstrating how the green wall is constructed, including proposed materials, climbing frames, planter dimensions, fixings, structure and any additional lighting (where applicable);	This detail should appear as a condition of consent as opposed to a requirement of the Development Application.	Relocate to B8 (b) ii, (refer below)
				x	Details of earthworks and soil depths including finished levels and any mounding. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.	No change proposed	
				xi	Planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity	No change proposed	
				xii	Details of drainage, waterproofing and watering systems	No change proposed	
				xiii	Landscape maintenance plan. This plan is to be complied with during occupation of the property	This detail should appear as a condition of consent as opposed to a requirement of the Development Application.	Relocate to B8 (c) i, (refer below)
				xiv	Details of ongoing maintenance, including methodology for safe working at height, access requirements, location of any anchor points, gates, and transport of materials such as green waste removal, and a detailed planting maintenance schedule.	This detail should appear as a condition of consent as opposed to a requirement of the Development Application.	Relocate to B8 (c) ii, (refer below)
				B8 (b)		Add text	B8 (b) The following documents shall be required prior to the issue of the relevant Construction Certificate;
				(b) i		RELOCATED from B8 (a) vii	B8 (b) i - Coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed plaza drainage, lights and GPO if applicable, fence footings, sign posts etc.
				(b) ii		RELOCATED from B8 (a) ix	B8 (b) ii - Details of vertical green walls features, including detailed drawings demonstrating how the green wall is constructed, including proposed materials, climbing frames, planter dimensions, fixings, structure and any additional lighting (where applicable);
				B8 (c)		Add text	B8 (c) The following documents shall be required prior to Occupation of the relevant stage;
				(c) i		RELOCATED from B8 (a) xiii	B8 (c) i - A Landscape maintenance plan to be complied with during occupation of the property
				(c) ii		RELOCATED from B8 (a) xiv	B8 (c) ii-Details of ongoing maintenance, including methodology for safe working at height, access requirements, location of any anchor points, gates, and transport of materials such as green waste removal, and a detailed planting maintenance schedule.

		TRAFFIC, ACCESS, CAR & BICYCLE PARKING	B15 - B16	Proposed new condition B20	The future development applications relating to the child care centre must limit the use of child care drop off and pick up spaces to no more than 30 minutes duration by any one visitor.	The future development application relating to the child care centre is the appropriate time to assess and determine any time limits imposed on the use of child care drop off and pick up vehicle spaces.	Delete Condition
		WASTE	B16	B21	All future development applications for the new built form must	Incorporate Condition B16 as drafted by DPIE	All future development applications for the new built form must include a Waste Management Plan to address storage, collection, vermin-control, hygiene and management of waste and recycling within the development.
				(a)	Include a Waste and Recycling Management Plan to be approved by the Principal Certifier prior to a Construction Certificate being issued. The plan must comply with the City of Sydney Guidelines for Waste Management in New Developments 2018. All requirements of the approved Building Waste and Recycling Management Plan must be implemented during construction of the development.	This section 'Schedule 2 Part B' relates to conditions to be satisfied in Future Development Applications and does not deal with Construction Certificates therefore this detail should appear as a condition of consent as opposed to a requirement of the Development Application.	Delete Condition
				(b)	Use EPA Better Practice Guide For Resource Recovery In Residential Developments 2019 and refer to appropriate premises type for waste generation, see Appendix F Waste and recycling generation rates	This section 'Schedule 2 Part B' relates to conditions to be satisfied in Future Development Applications and does not deal with Construction Certificates therefore this detail should appear as a condition of consent as opposed to a requirement of the Development Application.	Delete Condition
		CONSTRUCTION	B19	B24	All future development applications for new built form must provide an analysis and assessment of the impacts of construction and include:	No change proposed	
				Proposed new condition B24(d)	Construction Waste Management Plan (Waste management plans for demolition and construction including material storage areas for reusable materials and recyclables during demolition and construction; vehicle access to material storage areas; estimation of quantities and types of materials to be reused, recycled or left over for removal from the site are required. A template is available at Appendix A and B of the City of Sydney Guidelines for Waste Management in New Developments 2018)	Should be added to DPI&E Condition B19 (d) Minor amended drafting proposed, no change to obligations.	B19 (d) A Waste Management Plan. The Waste Management Plan shall consider demolition and construction including material storage areas for reusable materials and recyclables during demolition and construction; vehicle access to material storage areas; estimates of quantities and types of materials to be reused, recycled or removed from site. (Note - A template is available at Appendix A and B of the City of Sydney Guidelines for Waste Management in New Developments 2018)
3 - STAGE 1 - DETAIL	PART A		ADMINISTRATIVE			NIL	
	PART B		PRIOR TO CC				
		DEVELOPMENT CONTRIBUTIONS	B2		Prior to the issue of a construction certificate, a contribution under section 7.11 of the EP&A Act of [xx]\$38,773,37 (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW)), must be paid to Council for school. Prior to payment Council can provide the value of the indexed levy.	No change proposed	
		CAR PARKING DESIGN		Proposed new condition B7	The design, layout, signage, line marking, lighting and physical controls of all off-street car parking facilities is to satisfy the Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Australian Standard AS/NZS 2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities and Australian Standard AS/NZS 2890.6 - 2009 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the Certifying Authority prior to a Construction Certificate being issued.	There are no car parking facilities proposed in the Stage 1. Future DAs will include relevant conditions that must be satisfied prior to issue of a Construction Certificate.G65	Delete Draft condition B7.

		BICYCLE PARKING AND END OF TRIP FACILITIES		Proposed new condition B8	The minimum number of bicycle parking spaces required under Schedule 2 Condition B14, are to be provided end of trip facilities in accordance with Section 3.11.3 Bike parking and associated facilities of the Sydney DCP2012. The layout, design and security of bicycle facilities must comply with Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities and Section 3.11.3 of Sydney Commented [DZ1]; I have provided a copy of the City's contributions calculator. Please confirm that the additional gross floor area calculation under the first stage is correct. Draft Conditions sent to CoS 2 March 2020 DCP2012. The details must be submitted to and approved by the Certifying Authority confirming prior to the Construction Certificate being issued.	There are no EOT facilities proposed in the Stage 1 works.	Delete Draft condition B8.
		WASTE		Proposed new condition B9	A Waste and Recycling Management Plan is to be approved by the Principal Certifier prior to a Construction Certificate being issued. The plan must comply with the City of Sydney Guidelines for Waste Management in New Developments 2018. All requirements of the approved Building Waste and Recycling Management Plan must be implemented during construction of the development.	The PCA is not likely to be able to approve a Waste Management Plan. Revised drafting proposed. Intent of Condition does not change.	B9 - A Waste Management Plan is to be prepared by a suitable qualified consultant in accordance with City of Sydney Guidelines for Waste Management in New Developments 2018 and provided to the Principal Certifier prior to a Construction Certificate being issued.
				B10	A physical material sample board which specifies all proposed materials, finishes and colours, (including visible rainwater goods and services) keyed to each building elevation must be submitted to and approved by Council's Director City Planning, Development and Transport prior to any Construction Certificate for above ground works being issued. The materials and samples board must not include generic material or colour descriptions, or use terminology such as 'or similar'.	Details relating to materials should be consistent with the approved drawings and approved by the Secretary as the consent authority.	A finishes schedule physical material sample board which specifies all proposed materials, finishes and colours, (including visible rainwater goods and services) keyed to each building elevation must be submitted to and approved by the Secretary Council's Director City Planning, Development and Transport prior to the issue of a any Construction Certificate for above ground works. being issued. The finishes schedule materials and samples board must not include generic material or colour descriptions, or use terminology such as 'or similar'.
				B11	The design details of the proposed building facade including all external finishes, colours and glazing must be in accordance with the materials schedule and sample board, and specifications approved under condition B10.	Covered by amended condition B10 (as above).	Delete Clause
	PART C		PRIOR TO COMMENCEMENT OF CONSTRUCTION				
		CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	C16	C16	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:		
				Proposed new condition C16(a)	Waste management plans for demolition and construction including material storage areas for reusable materials and recyclables during demolition and construction; vehicle access to material storage areas; estimation of quantities and types of materials to be reused, recycled or left over for removal from the site are required. A template is available at Appendix A and B of the City of Sydney Guidelines for Waste Management in New Developments 2018	Should be consistent with Schedule 2 - Part B - Condition B19(d).	C.16 (a) A Waste Management Plan shall be prepared. The Waste Management Plan shall consider demolition and construction including material storage areas for reusable materials and recyclables during demolition and construction; vehicle access to material storage areas; estimates of quantities and types of materials to be reused, recycled or removed from site. (Note - A template is available at Appendix A and B of the City of Sydney Guidelines for Waste Management in New Developments 2018)
				Proposed new condition C16(b)	The development needs to accurately reflect a minimum of 80% diversion on each type of waste material that will be generated during construction and demolition	The 80% arbitrary target may not be realistic for some materials. (Eg Contaminated or dilapidated materials) Amended drafting proposed.	C.16(b) The Waste Management Plan shall target an 80% diversion on each type of waste material that will be generated during construction and demolition
				C16(b) becomes new C.16 (c)	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	No change proposed	

		SALVAGE, REUSE AND RECYCLING OF TRADITIONAL BUILDING MATERIALS	C20 - C21	Proposed new condition C21	Stone, bricks, roof tiles, joinery and decorative architectural elements to be demolished, which include stairs, windows and doors, chimney pieces and ceiling roses must be salvaged and where possible reused on the project.	Cannot guarantee salvage attempts will not damage individual items. Amended drafting proposed.	Combine Condition C20-21 to state: Where feasible stone, bricks, roof tiles, joinery and decorative architectural elements to be demolished, which include stairs, windows and doors, chimney pieces and ceiling roses must be salvaged where practical to do so and returned to the City's store or transferred to an established second building material dealer for recycling.
		UPDATE TO HERITAGE INVENTORY		Proposed new condition C23	The Heritage Inventory for the site and Conservation Management Plan for Wilkinson House are to be amended in consultation with the City following demolition and prior to occupation.	No change proposed	
		PUBLIC DOMAIN DAMAGE DEPOSIT		Proposed new condition C25(a)	A Public Domain Damage Deposit calculated on the basis of [insert length] lineal metres of [insert type of materials e.g. concrete] site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site.	Minor amendment to drafting proposed, No change to obligation.	A Public Domain Damage Deposit must be calculated and lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage specifically caused by the development to the public domain across the street frontages to the site.
				Proposed new condition C25(b)	The guarantee must be lodged with Council prior to an approval for demolition being granted or a Construction Certificate being issued, whichever is earlier.	Minor amendment to drafting proposed, No change to obligation.	The guarantee must be lodged with Council prior to the issue of a Construction Certificate for demolition.
				Proposed new condition C25(c)	The Bank Guarantee will be retained in full until an Occupation Certificate for the fully completed development has been issued and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the total securities will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period.	Minor amended drafting proposed to be consistent with contract terminology.	90% of the Bank Guarantee will be returned upon practical completion of the development and completion of any required rectification works to the footway and Public Domain to Council's satisfaction. The remaining 10% will be released at the expiry of the Defect Liability Period.
	PART D		DURING CONSTRUCTION				
		CONSTRUCTION ACCESS DRIVEWAYS TO BE CONSTRUCTED		Proposed new condition D13	Approved driveways are to be constructed for all vehicular access to the construction site in accordance with the requirements of Council's "Driveway Specifications" to the satisfaction of Council.	No change proposed	
		LOADING AND UNLOADING DURING CONSTRUCTION		Proposed new condition D14	The following requirements apply:		
				(a)	All loading and unloading associated with construction activity must be accommodated on site	Cannot be accommodated at all times due to the grade of the street, small building footprint and proposed floor levels.	D14 (a) All loading and unloading associated with demolition and construction activity must be accommodated on site or in approved construction work zones and loading zones wherever practically possible.
				(b)	If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.	The same site restrictions apply during demolition and construction as footprint is on both street boundaries. Delete clause and refer to reviewed new Condition D14(a)	Delete Clause - Refer D14(a).
				(c)	A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.	Minor amended drafting proposed.	D14 (b) Where a Works Zone is required an application must be made to Council and approved prior to operation of the Works Zone. An approval for a Works Zone may be given for a specific hours of the day. The approval may be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
				(d)	In addition to any approved Works Zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level.	The same site restrictions apply during demolition and construction as footprint is on both street boundaries. Delete clause and refer to reviewed new Condition D14(a)	Delete Clause - Refer D14(a).

				(e)	The structural design of the building must allow the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.	The same site restrictions apply during demolition and construction as footprint is on both street boundaries. Delete clause and refer to reviewed new Condition D14(a)	Delete Clause - Refer D14(a).
				(f)	Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval under Section 68 of the Local Government Act 1993 must be obtained	No change proposed	
		USE OF MOBILE CRANES	D13	Proposed new condition D16	The following requirements apply:		
				(a)	Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.	Minor amended drafting proposed.	16 (a) The permanent use of mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.
				(b)	For operations warranting the on-street use of mobile cranes (such as delivery of materials, hoisting of plant/equipment, erection and dismantling of onsite tower cranes, etc), permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.	No change proposed	
				(c)	Special operations and the use of mobile cranes must comply with the approved hours of construction. Mobile cranes must not be delivered to the site prior to 7.30am without the prior approval of Council	No change proposed	
		WASTE STORAGE AND PROCESSING	D33	Proposed new condition D37	Waste management plans for demolition and construction including material storage areas for reusable materials and recyclables during demolition and construction; vehicle access to material storage areas; estimation of quantities and types of materials to be reused, recycled or left over for removal from the site are required. A template is available at Appendix A and B of the City of Sydney Guidelines for Waste Management in New Developments 2018	Should be consistent with Condition C16(a) Amended drafting proposed	D37 - The Waste Management Plan prepared Prior to the Commencement of Construction (Refer Condition C16(a) shall be implemented during construction.
	PART E						
		BICYCLE DIRECTIONAL SIGNAGE AND WAYFINDING PLAN	E9	Proposed new condition E9	Directional signage to the bicycle parking facility is to be installed from the street level, between the vehicle entry point at the site boundary (if any) and the entry point to the End of Trip facilities. Signage is to be generally in accordance with image (a) (Direction sign) shown in Draft Conditions sent to CoS 2 March 2020 Figure 2.5 of Australian Standard AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities.	There are no bicycle parking facilities proposed in the Stage 1. Future DAs will include relevant conditions that must be satisfied prior to Commencement of Operation	Delete Draft condition E9.
					Signage is to be installed before the issue of any Occupation Certificate.	There are no vehicle or bicycle parking facilities proposed in the Stage 1. Future DAs will include relevant conditions that must be satisfied prior to Commencement of Operation	Delete Draft condition E9.
		SIGNS AT EGRESS		Proposed new condition E10	The following signs must be provided and maintained within the site at the point(s) of vehicle egress:	There are no vehicle egress points proposed in the Stage 1. Future DAs will include relevant conditions that must be satisfied prior to Commencement of Operation	Delete Draft condition E10
					Compelling "Give Way to Pedestrians and Bicycles" before crossing a footpath on an existing or identified shared path route.	There are no vehicle egress points proposed in the Stage 1. Future DAs will include relevant conditions that must be satisfied prior to Commencement of Operation	Delete Draft condition E10
					The signs/ are to be erected prior to issue of an Occupation Certificate and must be maintained in good order at all times by the owners of the building.	There are no vehicle egress points proposed in the Stage 1. Future DAs will include relevant conditions that must be satisfied prior to Commencement of Operation	Delete Draft condition E10
		GREEN TRAVEL PLAN AND TRANSPORT ACCESS GUIDE	E9	Proposed new condition E11			

				(f)	include strategies to reduce the proportion of single-occupant car travel and increase the use of public transport and active transport (walking and cycling) for residents, workers and visitors of the development	No change proposed.	
				(g)	Include clear and time bound targets, actions and measurements and monitoring framework	Covered by E11 (b)	Delete Draft condition E11 (g)
				(c)	Provide a Transport Access Guide (TAG) with its communication methods for the users of this building; and.	Covered by E11 (b) as the GTP will assess the entire campus	Delete Draft condition E11 (c)
				(h)	A mechanism for a minimum five yearly review in consultation with Council and TfNSW.	No change proposed	
		WASTE COLLECTION AND RECYCLING COLLECTION CONTRACT		Proposed new condition E24	Prior to any Occupation Certificate being issued and/or commencement of the use, whichever is earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.	No change proposed	
		PART F					
		WASTE RECYCLING AND COLLECTION		Proposed new condition F12	The collection of waste and recycling must only occur during the designated zone collection times as outlined in the City's Waste Policy – Local Approvals Policy for Managing Waste in Public Places 2017.	No change proposed	