

NORTH SYDNEY COUNCIL
MODIFIED CONDITIONS OF DEVELOPMENT APPROVAL
74-80 ALFRED STREET NORTH, MILSONS POINT
JRPP 2013SYE041

The following Conditions (A1, G2 and G10) are to be replaced as follows:

A. *Conditions that Identify Approved Plans*

Development in Accordance with Plans

A1. The development being carried out in accordance with the following drawings:

| Drawing | Date | Drawn By |
|--------------------|-------------|-----------------|
| A-0096 Revision 01 | 6/3/14 | SJB Architects |
| A-0097 Revision 01 | 6/3/14 | SJB Architects |
| A-0098 Revision 01 | 6/3/14 | SJB Architects |
| A-0099 Revision 01 | 6/3/14 | SJB Architects |
| A-0100 Revision 01 | 6/3/14 | SJB Architects |
| A-0101 Revision 01 | 6/3/14 | SJB Architects |
| A-0102 Revision 02 | 14/8/14 | SJB Architects |
| A-0103 Revision 02 | 14/8/14 | SJB Architects |
| A-0107 Revision 02 | 14/8/14 | SJB Architects |
| A-0110 Revision 02 | 14/8/14 | SJB Architects |
| A-0111 Revision 02 | 14/8/14 | SJB Architects |
| A-0113 Revision 02 | 14/8/14 | SJB Architects |
| A-0114 Revision 02 | 14/8/14 | SJB Architects |
| A-0115 Revision 02 | 14/8/14 | SJB Architects |
| A-0116 Revision 02 | 14/8/14 | SJB Architects |
| A-0117 Revision 02 | 14/8/14 | SJB Architects |
| A-0504 Revision 02 | 14/8/14 | SJB Architects |
| A-0505 Revision 02 | 14/8/14 | SJB Architects |
| A-0506 Revision 02 | 14/8/14 | SJB Architects |
| DA 801 Revision A | 24/4/13 | SJB Architects |

as endorsed with Council's approval stamp, except where amended by the following conditions.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

G. *Prior to the Issue of an Occupation Certificate*

Line Marking

- G2. Fifty-eight (58) off-street car-parking spaces, plus seven (7) tandem spaces, together with access driveways, shall be constructed, paved, line marked and signposted in accordance with the approved development plans, appropriate Australian Standards and industry best practice as appropriate. The plans shall also nominate the allocation of parking spaces for specific purposes as required by conditions of this consent. All tandem spaces (ie, each pair of spaces) shall be allocated to the same unit. A certificate prepared and certified by an appropriately qualified and practising Civil Engineer for the construction of these areas in accordance with this requirement shall be submitted to the Certifying Authority prior to issue of the final Occupation Certificate.

(Reason: To ensure ongoing compliance with this development consent and Australian Standards relating to manoeuvring and access of vehicles)

Height

- G10. The maximum RL of the proposed development shall be RL 91.46 AHD. The Certifying Authority must ensure, prior to the issue of the final Occupation Certificate required on the completion of works, that evidence is submitted by the Applicant, demonstrating compliance with this condition.

(Reason: To ensure compliance with the terms of this development consent)

The following new Conditions (C33, C34 & C35) to be inserted:

C. *Prior to the Issue of a Construction Certificate*

Amended Plans - Encroachment

- C33. The building design shall be modified to remove that part of the building structure located on the western elevation, in the north-western part of the building, which extends over the property boundary and encroaches on Council's land.

The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure that the development does not encroach on Council land.)

Amended Plans – Communications Equipment

- C34. The approved plans and elevations shall be modified to delete the Optus communications equipment shown on the lift shaft roof, above RL 91.46.

The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: No details of the telecommunications equipment have been provided with this application.)

Amended Plans – Rooftop Common Area

- C35. The approved plans and elevations shall be modified to include basic 'kitchenette' facilities in the enclosed space of the rooftop common area.

The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: Residential amenity.)

The following Conditions (C29 & C30) to be deleted:

C. Prior to the Issue of a Construction Certificate

~~Privacy screening~~

- ~~C29. The balustrade of the south eastern corner balcony on Level 15 shall not be clear glazed and is to be constructed of translucent (obscure) glazing. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.~~

~~(Reason: Privacy)~~

~~Privacy screening~~

- ~~C30. The proposed use of "privacy film" on the southern elevation is not approved and is to be substituted with "translucent glass" in order to provide a more durable and lower maintenance finish that cannot be readily removed. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.~~

(Reason: ~~Long term durability, maintenance and on-going provision of
privacy~~)