

Attachment A

Recommended Conditions of Consent
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CONDITIONS OF CONSENT

SCHEDULE 1A

APPROVED DEVELOPMENT/DESIGN MODIFICATIONS/COVENANTS AND CONTRIBUTIONS/USE AND OPERATION

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2018/325 dated 4 April 2018 and the following drawings:

Drawing Number	Revision	Drawing Name	Date
OT_QVB_003	B	Demolition G.A	17.01.2018
OT_QVB_005	E	Existing and Proposed Demise	17.01.2018
OT_QVB_100	G	Proposed G.A	17.01.2018
OT_QVB_101	E	Proposed RCP	17.01.2018
OT_QVB_102	C	Proposed Contractor's Scope	17.01.2018
OT_QVB_103	C	Proposed Finishes GA	17.01.2018
OT_QVB_104	D	Proposed Electrical Services G.A	17.01.2018
OT_QVB_105	A	Proposed Phase 02 G.A	17.01.2018
OT_QVB_200.01	G	Proposed Internal Elevations	17.01.2018
OT_QVB_200.02	E	Proposed Shopfront Elevation	17.01.2018
OT_QVB_500.01	E	Proposed A.T Wall Details	9.01.2018
OT_QVB_500.02	A	Proposed A.T Wall Details / Graphic Panel 250mm	9.01.2018
OT_QVB_500.03		Proposed A.T Wall Details / Graphic Panel 500mm	9.01.2018
OT_QVB_500.04	A	Proposed A.T Wall Details / Glass display shelf 1200mm	9.01.2018
OT_QVB_500.05	A	Proposed A.T Wall Details / Glass display shelf 600mm	9.01.2018
OT_QVB_500.06	D	Proposed A.T Wall Indicative VM arrangement	9.01.2018
OT_QVB_501.01	C	Proposed Nippon Made Wall Details	25.01.2018
OT_QVB_501.02	C	Proposed Nippon Made Wall Details	25.01.2018
OT_QVB_501.03	B	Proposed Nippon Made Wall Details	25.01.2018
OT_QVB_502.01	A	Proposed O.T Wall Details	29.01.2018
OT_QVB_502.02		Proposed O.T Panel Details	29.01.2018
OT_QVB_502.03		Proposed O.T Wall Details	20.01.2018
OT_QVB_503.01	A	Proposed O.T Wall Lining Details	29.01.2018
OT_QVB_503.02	A	Proposed O.T Wall Lining Details	29.01.2018
OT_QVB_504.01	B	Proposed Display Case Details	29.01.2018
OT_QVB_504.02	B	Proposed Display Case Details	29.01.2018
OT_QVB_505.01	B	Proposed Display Table Details	29.01.2018

Drawing Number	Revision	Drawing Name	Date
OT_QVB_505.02	A	Proposed Display Table Details Unit A	29.01.2018
OT_QVB_505.03	B	Proposed Display Table Details Unit B	29.01.2018
OT_QVB_505.04	A	Proposed Display Table Details Unit C	29.01.2018
OT_QVB_505.05	A	Proposed Display Table Details Drawer Unit	29.01.2018
OT_QVB_505.06	A	Proposed Display Table Details Cladding Setting Out GA	29.01.2018
OT_QVB_506.01	A	Proposed Seating Details	29.01.2018
OT.QVB_600	C	Proposed Finishes Samples	-

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

(2) MULLION DESIGN AND CONSTRUCTION

The design and construction of the proposed mullion must meet the following requirements:

- (a) the construction detail of the new mullion must match the existing mullions in the QVB arcade in material, size and finish;
- (b) the partition wall behind the new million is not to be wider than the new mullion; and
- (c) a vertical shadow line should be created between the mullion and the partition wall at the junction.

(3) ILLUMINATED LED TV SCREENS FACING ARCADE INTERIOR

The illuminated LED TV screens setback 440mm from the glazing and facing the arcade is approved for the use of static signage only. Moving, animated, flashing and flickering content is not permitted.

(4) CONTINUED PERFORMANCE OF MECHANICAL VENTILATION

The required operation and performance of any mechanical ventilation, air pressurisation or other smoke control system must not be impaired by the proposed partitioning layout.

(5) OCCUPATION CERTIFICATE TO BE SUBMITTED

An Occupation Certificate must be obtained from the Principal Certifier and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.

(6) HOURS OF WORK AND NOISE – CBD

The hours of construction and work on the development must be as follows:

- (a) All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.
- (b) All work, including demolition, excavation and building work must comply with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.
- (c) Notwithstanding the above, the use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on-street use of mobile cranes outside of above hours can occur, subject to a permit being issued by Council under Section 68 of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993.

Note: Works may be undertaken outside of hours, where it is required to avoid the loss of life, damage to property, to prevent environmental harm and/or to avoid structural damage to the building. Written approval must be given by the Construction Regulation Unit, prior to works proceeding.

The *City of Sydney Code of Practice for Construction Hours/Noise 1992* allows extended working hours subject to the approval of an application in accordance with the Code and under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

SCHEDULE 2

PRESCRIBED CONDITIONS

The prescribed conditions in accordance with Division 8A of the *Environmental Planning and Assessment Regulation 2000* apply:

- Clause 98 Compliance with *Building Code of Australia* and insurance requirements under the *Home Building Act 1989*
- Clause 98A Erection of signs
- Clause 98B Notification of *Home Building Act 1989* requirements
- Clause 98C Conditions relating to entertainment venues
- Clause 98D Conditions relating to maximum capacity signage
- Clause 98E Conditions relating to shoring and adequacy of adjoining property

Refer to the NSW State legislation for full text of the clauses under Division 8A of the *Environmental Planning and Assessment Regulation 2000*. This can be accessed at: <http://www.legislation.nsw.gov.au>