

|                      |                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------|
| <b>Subject</b>       | <b>Development Application: 10.2013.114.2<br/>260A, 244, 252, 254 &amp; 256 Liverpool Road ASHFIELD</b> |
| <b>File No</b>       | <b>10.2013.114.2</b>                                                                                    |
| <b>JRPP REF:</b>     | <b>2015SYE146</b>                                                                                       |
| <b>Prepared by</b>   | <b>Philip North, Specialist Planner</b>                                                                 |
| <b>Prepared for:</b> | <b>Sydney East Joint Regional Planning Panel</b>                                                        |
| <b>Date</b>          | <b>8 December 2015</b>                                                                                  |

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## **1.0 DESCRIPTION OF PROPOSAL**

An application pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979, as amended, seeks Council's approval to the modification of the development consent to:

- A. Modify the design of approved buildings C and D as follows:
- Amendments to the façade design of Buildings C and D and the provision of new high quality materials and finishes to the external facades, including a revised colour scheme.
  - New vegetative vertical screening between the car park and Building C and the replacement of the solid planter with a horizontal vegetative screen.
  - Alterations to the landscaped roof terrace on Buildings C and D to improve the functionality and amenity of these areas, including their partial enclosure with the provision of 1.8m high clear glass wind shield.
  - Refinements to the apartment layouts to improve the general amenity of the units and enhance their functionality.
  - Modifications to the roof design of Building D, including the addition of an architectural roof feature.
  - The relocation of the lift core in Building D which has resulted in modifications to the layout of the residential car park on Levels 3 and 3.5 and the communal open space area on Level 4.
  - Alterations to the residential entrance from Liverpool Road to facilitate improved access for residents and persons with a disability and enhance the street entrance from Liverpool Road.
  - Revision to the layout of the retail forecourt, including the reconfiguration of the kiosk building fronting Liverpool Road.
  - Revised plan labelling to reflect the relative location of each level.
- B. Modify Condition A(1) Approved Plans Stamped by Council:
- Amend condition A(1) to reflect the amended drawing numbers of the plans containing the above amendments.
- C. Modify Condition B(1) Section 94 Development Contributions:
- Clarify the s94 contribution figures and provide a numerical breakdown into four separate components to be paid in conjunction with the four separate stages of the project as already provided for in the consent.
- D. Modify Condition B(25) No External Service Ducts:

- Amend this condition to allow some carefully designed external stormwater pipes as architectural features where appropriate and aesthetically suitable.

E. Delete Condition B(29) Waste Compactor System:

- Delete the condition requiring a waste compaction system given that the applicant proposes to utilise a private waste contractor rather than Council for its waste collection and compaction is therefore unnecessary.

## 2.0 **SUMMARY RECOMMENDATION**

Amendments A, B, D and E above are considered to be satisfactory modifications and are recommended for approval. Amendment C relating to the clarification of s94 contributions is unnecessary as the contributions are always recalculated at the time of payment to reflect any variation due to the CPI.

Subject to the above, the proposed modification is recommended for approval.

## 3.0 **APPLICATION DETAILS**

|                          |   |                                                                                |
|--------------------------|---|--------------------------------------------------------------------------------|
| Applicant                | : | Abacus Group Holdings Limited C/-Urbis Pty Ltd                                 |
| Owner                    | : | Perpetual Trustee Company Ltd                                                  |
| Value of work            | : | \$71,390,000                                                                   |
| Lot/DP                   | : | Lot 1, DP 736779, Lot A, DP 405790, Lots A & B, DP 404055 & Lot 100, DP 734467 |
| Date lodged              | : | 14/09/2015                                                                     |
| Application Type         | : | Local                                                                          |
| Construction Certificate | : | No                                                                             |

## 4.0 **SITE AND SURROUNDING DEVELOPMENT**

The subject site is located on the southern side of Liverpool Road within the Ashfield Town Centre. It is approximately 150m from Ashfield railway station.

Ashfield Mall represents a major site within the town centre and has frontage to Liverpool Road, the main shopping street within Ashfield. The site primarily occupies the majority of the street block bound by Liverpool Road to the north, Knox Street to the west, Norton Street to the south and Holden Street to the east. The site also forms part of the Ashfield Civic Precinct, which includes the Council administration building, town hall and other facilities. The main pedestrian entrance to the mall is from Liverpool Road at the town square.

The subject site has a total site area of 23,430m<sup>2</sup> comprising:

- 260A Liverpool Road 21,887m<sup>2</sup>
- 244-256 Liverpool Road 1,543m<sup>2</sup>

Surrounding development comprises retail and commercial development along the Liverpool Road frontage with low and medium density residential development to the west, south and east. Refer to **Attachment 2** for a locality map.

## 5.0 **DEVELOPMENT HISTORY**

The following table summarises the development consents issued for the site under this development application:

| File No       | Date Approved | Details                                                                                                                            |
|---------------|---------------|------------------------------------------------------------------------------------------------------------------------------------|
| 10.2013.114.1 | 25.09.2014    | Alterations and additions to Ashfield Mall including retail area, serviced apartments, dwellings, childcare centre and car parking |

## 6.0 ZONING/PERMISSIBILITY/HERITAGE

Not altered by proposal.

## 7.0 SECTION 79C and 96(2) ASSESSMENT

The following is an assessment of the application with regard to the heads of consideration under the provisions of Section 79C and 96(2) of the Environmental Planning and Assessment Act.

### 7.1 The provisions of section 96(2)

#### 7.1.0 Section 96(2) Other Modifications

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

| S96(2) clause | Provision                                                                                                                                                                                                                                                                                                                                                                                                                                | Performance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Compliance |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| (a)           | it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all),                                                                                                                                                                                  | The proposed amendments would not alter the substance of the approved development in that: <ul style="list-style-type: none"><li>• The use would be unchanged.</li><li>• The intensity of use would be unchanged (i.e. the FSR, number of units, unit mix and car parking numbers remain unchanged);</li><li>• The building footprint would be unchanged;</li><li>• The height would remain unchanged;</li><li>• The general external massing would be unchanged; and</li><li>• No new elements would be added.</li></ul> | Yes        |
| (b)           | it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent | The concurrence of any other public authority is not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A        |
| (c)           | it has notified the application in accordance with: <ul style="list-style-type: none"><li>(i) the regulations, if the regulations so require, or</li><li>(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent</li></ul>                                               | The proposal has been notified as required between 6 October 2015 and 6 November 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes        |
| (d)           | it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.                                                                                                                                                                                                                                             | No submissions have been received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A        |

## **7.2 The provisions of any Environmental Planning Instrument**

### **7.2.1 Local Environmental Plans**

#### **Ashfield Local Environmental Plan 2013**

The proposal does not alter compliance with the LEP.

### **7.2.2 Regional Environmental Plans**

Not applicable.

### **7.2.3 State Environmental Planning Policies**

The proposal does not alter compliance with the relevant SEPPs.

## **7.3 The provisions of any Draft Environmental Planning Instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority.**

Not applicable.

## **7.4 The provisions of any Development Control Plan.**

The proposal does not alter compliance with relevant DCPs.

## **7.5 Any matters prescribed by the regulations that apply to the land to which the development application relates.**

Not applicable.

## **7.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality.**

The proposed modifications will have the following impacts:

#### **A. Modify the design of approved buildings C and D as follows:**

These modifications will result in a more refined architectural appearance and improved functionality and amenity.

#### **B. Modify Condition A(1) Approved Plans Stamped by Council:**

Amendment of this condition is required to accurately reflect the amended plans which document the modifications in A above.

#### **C. Modify Condition B(1) Section 94 Development Contributions:**

It is not considered necessary to clarify or further break down the s94 contribution figures as the contributions are always recalculated at the time of payment to reflect any variation due to the CPI. Given this, it is recommended that the condition remains unaltered.

#### **D. Modify Condition B(25) No External Service Ducts:**

This condition can be suitably amended to permit external downpipes where they are sympathetic to the architectural design but at the same time prohibit unsightly external service ducts and the like.

#### **E. Delete Condition B(29) Waste Compactor System:**

The final arrangements for waste management in the development are subject to the requirements of Condition B(27) – Plan of Management for Waste Storage and Collection, which requires the implementation of waste management systems to the satisfaction of Council. Given this, Condition B(29), requiring compaction of waste, is not necessary given that the overall management of waste must be adequately resolved as a requirement of Condition B(27). It is considered that the condition may be deleted without any adverse consequences.

#### **7.7 The suitability of the site for the development**

These matters have been considered as part of the assessment of the development application. There are no natural hazards or other site constraints that are likely to have a significant adverse impact upon the proposed development.

#### **7.8 Any submissions made in accordance with this Act or the regulations.**

The proposal was not notified in accordance with the relevant DCP.

The proposal was notified to all adjoining and nearby affected property owners and occupants, and Councillors from 6 October 2015 until 6 November 2015.

No submissions were received.

#### **7.9 The public interest**

The proposed modification is in the public interest for the following reasons:

- The modified façade results in a superior urban design outcome for the site and will enhance the architectural offer within the Ashfield Town Centre.
- The proposal maintains the general approved building envelope and profile and will not result in any additional built form impacts in terms of solar access, privacy or view sharing.
- The modified apartment configurations will improve their functionality and the amenity of the occupants.
- The modified ground floor retail forecourt will improve casual surveillance of this area and thus reduce the potential for anti-social behaviour.

#### **9.0 OTHER RELEVANT MATTERS**

Not applicable.

#### **10.0 BUILDING CODE OF AUSTRALIA (BCA)**

The proposed changes do not alter compliance with the Building Code of Australia.

#### **11.0 CONCLUSION**

The application has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 as amended with all matters specified under Section 79C (1) Clauses (a) to (e) and Section 96(2) have been taken into consideration.

- The proposal, as modified remains permissible with consent under the ALEP 2013 and satisfies the various zone objectives.
- The proposed modifications to the façades of Buildings C and D will enhance the design quality of the development and the internal changes will improve the functionality and amenity of the respective apartments.

- The relocated lift core will improve accessibility to residents and their guests, including those with a disability.
- The modified screening measures will effectively obscure views of the car park from the lower units and will significantly improve the security of these apartments.
- The reconfigured retail forecourt will result in an enhanced safety and security outcome, whilst continuing to address Liverpool Road.
- The proposal is consistent with the broader public interest.

The proposal is considered to be acceptable and is therefore recommended for approval.

## 12.0 ATTACHMENTS

1. Plans.

### RECOMMENDATION

Development application no. 10.2013.114.2 for demolition of existing structures on 244-256 Liverpool Road and a mixed use development comprising alterations and additions to the existing Ashfield Mall shopping centre, 101 residential apartments in 2 buildings, 67 serviced apartments in 1 building and associated site and landscape works on Lot 1 DP736779 (260A Liverpool Road), Lot A DP405790 (244 Liverpool Road), Lots A & B DP404055 (252-254 Liverpool Road) and Lot 100 DP734467 (256 Liverpool Road) be modified in accordance with section 96(2) of the Environmental Planning and Assessment Act 1979 as follows:

The following conditions be amended (alterations/additions highlighted in bold italics):

#### A General Conditions

##### (1) Approved plans stamped by Council

The development must be carried out only in accordance with the plans and specifications date stamped by Council as detailed in the following table and any supporting documentation received with the application, except as amended by the conditions specified hereunder or in red on the stamped plans.

| Job No                     | DWG No                    | Issue         | Title                                                               |
|----------------------------|---------------------------|---------------|---------------------------------------------------------------------|
| <b>Architectural Plans</b> |                           |               |                                                                     |
| 12059                      | DA1004<br><b>S96 1001</b> | B<br><b>A</b> | Site Plan<br><b>Site Plan</b>                                       |
| 12059                      | DA1101                    | B             | Access Diagrams                                                     |
| 12059                      | DA1102                    | B             | Through Site Link                                                   |
| 12059                      | DA1103                    | B             | Building C & D Pedestrian Access                                    |
| 12059                      | DA1301                    | A             | Demolition Plan – Level 1                                           |
| 12059                      | DA1302                    | A             | Demolition Plan – Level 2                                           |
| 12059                      | DA1303                    | A             | Demolition Plan – Level 3                                           |
| 12059                      | DA1304                    | A             | Demolition Plan – Level 4                                           |
| 12059                      | DA1305                    | A             | Demolition Plan – Level 5                                           |
| 12059                      | DA2001                    | D             | Level 1 Floor Plan                                                  |
| 12059                      | DA2002                    | C             | Level 2 Floor Plan                                                  |
| 12059                      | DA2003<br><b>S96 2001</b> | D<br><b>A</b> | Level 3 Floor Plan (as amended in red)<br><b>Level 3 Floor Plan</b> |
| <b>12059</b>               | <b>S96 2002</b>           | <b>A</b>      | <b>Level 3.5 Floor Plan</b>                                         |
| 12059                      | DA2004<br><b>S96 2003</b> | D<br><b>A</b> | Level 4 Floor Plan<br><b>Level 4 Floor Plan</b>                     |
| <b>12059</b>               | <b>S96 2004</b>           | <b>A</b>      | <b>Level 4.5 Floor Plan</b>                                         |
| 12059                      | DA2007                    | B             | Level 7 Floor Plan                                                  |

|       |                 |          |                                           |
|-------|-----------------|----------|-------------------------------------------|
|       | <b>S96 2007</b> | <b>A</b> | <b>Level 7 Floor Plan</b>                 |
| 12059 | DA2008          | B        | Level 8 Floor Plan                        |
|       | <b>S96 2008</b> | <b>A</b> | <b>Level 8 Floor Plan</b>                 |
| 12059 | DA2009          | B        | Level 9 Floor Plan                        |
|       | <b>S96 2009</b> | <b>A</b> | <b>Level 9 Floor Plan</b>                 |
| 12059 | DA2010          | B        | Level 10 Floor Plan                       |
|       | <b>S96 2010</b> | <b>A</b> | <b>Level 10 Floor Plan</b>                |
| 12059 | DA2011          | B        | Level 11 Floor Plan                       |
|       | <b>S96 2011</b> | <b>A</b> | <b>Level 11 Floor Plan</b>                |
| 12059 | DA2012          | B        | Level 12 Floor Plan                       |
|       | <b>S96 2012</b> | <b>A</b> | <b>Level 12 Floor Plan</b>                |
| 12059 | DA2013          | B        | Level 13 Roof Floor Plan                  |
|       | <b>S96 2013</b> | <b>A</b> | <b>Level 13 Roof Plan</b>                 |
| 12059 | DA2101          | B        | Sections 1                                |
| 12059 | DA2102          | B        | Sections 2 & 3                            |
|       | <b>S96 2201</b> | <b>A</b> | <b>Section 2</b>                          |
|       | <b>S96 2202</b> | <b>A</b> | <b>Section 3</b>                          |
| 12059 | DA2201          | B        | North and South Elevations                |
|       | <b>S96 2210</b> | <b>A</b> | <b>North and South Elevation</b>          |
| 12059 | DA2202          | B        | East and West Elevations                  |
|       | <b>S96 2211</b> | <b>A</b> | <b>East and West Elevations</b>           |
| 12059 | DA2300          | B        | Building A Child Care                     |
| 12059 | DA2301          | B        | Building A                                |
| 12059 | DA2302          | B        | Building A Elevations                     |
| 12059 | DA2303          | B        | Building C                                |
|       | <b>S96 2104</b> | <b>A</b> | <b>Level 4.5 Floor Plan</b>               |
|       | <b>S96 2105</b> | <b>A</b> | <b>Level 5 Floor Plan</b>                 |
|       | <b>S96 2106</b> | <b>A</b> | <b>Level 6 Floor Plan</b>                 |
|       | <b>S96 2107</b> | <b>A</b> | <b>Level 7 Floor Plan</b>                 |
|       | <b>S96 2108</b> | <b>A</b> | <b>Level 8 Floor Plan</b>                 |
|       | <b>S96 2109</b> | <b>A</b> | <b>Level 9 Floor Plan</b>                 |
|       | <b>S96 2110</b> | <b>A</b> | <b>Level 10 Floor Plan</b>                |
|       | <b>S96 2111</b> | <b>A</b> | <b>Level 11 Floor Plan</b>                |
|       | <b>S96 2112</b> | <b>A</b> | <b>Level 12 Floor Plan</b>                |
|       | <b>S96 2113</b> | <b>A</b> | <b>Level 13 Floor Plan</b>                |
| 12059 | DA2304          | B        | Building C (North & South Elevation)      |
|       | <b>S96 2220</b> | <b>A</b> | <b>Building C – North Elevation</b>       |
|       | <b>S96 2221</b> | <b>A</b> | <b>Building C – South Elevation</b>       |
| 12059 | DA2305          | B        | Building D                                |
|       | <b>S96 2101</b> | <b>A</b> | <b>Level 3 Floor Plan</b>                 |
|       | <b>S96 2102</b> | <b>A</b> | <b>Level 3.5 Floor Plan</b>               |
|       | <b>S96 2103</b> | <b>A</b> | <b>Level 4 Floor Plan</b>                 |
|       | <b>S96 2104</b> | <b>A</b> | <b>Level 4.5 Floor Plan</b>               |
|       | <b>S96 2105</b> | <b>A</b> | <b>Level 5 Floor Plan</b>                 |
|       | <b>S96 2106</b> | <b>A</b> | <b>Level 6 Floor Plan</b>                 |
|       | <b>S96 2107</b> | <b>A</b> | <b>Level 7 Floor Plan</b>                 |
|       | <b>S96 2108</b> | <b>A</b> | <b>Level 8 Floor Plan</b>                 |
|       | <b>S96 2109</b> | <b>A</b> | <b>Level 9 Floor Plan</b>                 |
| 12059 | DA2306          | B        | Building D (North Elevation – 1 & 2)      |
|       | <b>S96 2224</b> | <b>A</b> | <b>Building D - North Elevation</b>       |
|       | <b>S96 2225</b> | <b>A</b> | <b>Building D – North Elevation 2</b>     |
|       | <b>S96 2226</b> | <b>A</b> | <b>Building D – South Elevation</b>       |
| 12059 | DA2307          | B        | Forecourt (as amended in red)             |
| 12059 | DA2401          | B        | Building A Unit Plans                     |
| 12059 | DA2402          | B        | Building C Unit Plans (as amended in red) |
|       | <b>S96 2301</b> | <b>A</b> | <b>Apartment F, G Plan</b>                |
|       | <b>S96 2302</b> | <b>A</b> | <b>Apartment H, H1, H2, J Plan</b>        |
|       | <b>S96 2303</b> | <b>A</b> | <b>Apartment K, K1, K adapted Plan</b>    |
| 12059 | DA2403          | B        | Building D Unit Plans (as amended in red) |
|       | <b>S96 2401</b> | <b>A</b> | <b>Apartment A, A1 Plan</b>               |
|       | <b>S96 2402</b> | <b>A</b> | <b>Apartment A2, A3 Plan</b>              |
|       | <b>S96 2403</b> | <b>A</b> | <b>Apartment B1, B2, B3, B4 Plan</b>      |
|       | <b>S96 2404</b> | <b>A</b> | <b>Apartment C, C1 Plan</b>               |
|       | <b>S96 2405</b> | <b>A</b> | <b>Apartment D, D adapted, Q Plan</b>     |
|       | <b>S96 2406</b> | <b>A</b> | <b>Apartment E, E adapted, R Plan</b>     |
| 12059 | DA4002          | B        | Landscape and Communal Space Areas        |
|       | <b>S96 3002</b> | <b>A</b> | <b>Landscape and Communal Space Areas</b> |
| 12059 | DA4003          | D        | Car Park Drawings                         |
| 12059 | DA4401          | B        | External Finishes                         |
|       | <b>S96 3101</b> | <b>A</b> | <b>External Finishes</b>                  |
| 12059 | DA8102          | A        | Building A – Detailed South Elevation     |

|                                          |                     |              |                                                                      |
|------------------------------------------|---------------------|--------------|----------------------------------------------------------------------|
| 12059                                    | DA8103              | A            | Building A – Detailed North Elevation                                |
| 12059                                    | DA8104              | A            | Building C – Detailed South Elevation                                |
|                                          | <b>S96 2221</b>     | <b>A</b>     | <b>Building C – South Elevation</b>                                  |
| 12059                                    | DA8105              | A            | Building C – Detailed North Elevation                                |
|                                          | <b>S96 2220</b>     | <b>A</b>     | <b>Building C – North Elevation</b>                                  |
| <b>12059</b>                             | <b>S96 2222</b>     | <b>A</b>     | <b>Building C – West Elevation</b>                                   |
| <b>12059</b>                             | <b>S96 2223</b>     | <b>A</b>     | <b>Building C – East Elevation</b>                                   |
| 12059                                    | DA8106              | A            | Building D – Detailed South Elevation                                |
|                                          | <b>S96 2226</b>     | <b>A</b>     | <b>Building D – South Elevation</b>                                  |
| 12059                                    | DA8107              | A            | Building D – Detailed North Elevation                                |
|                                          | <b>S96 2224</b>     | <b>A</b>     | <b>Building D – North Elevation</b>                                  |
| <b>12059</b>                             | <b>S96 2225</b>     | <b>A</b>     | <b>Building D – North Elevation 2</b>                                |
| 12059                                    | DA8108              | A            | Building D – Detailed West Elevation                                 |
|                                          | <b>S96 2227</b>     | <b>A</b>     | <b>Building D – West Elevation</b>                                   |
| <b>12059</b>                             | <b>S96 2228</b>     | <b>A</b>     | <b>Building D – East Elevation</b>                                   |
| 12059                                    | DA8203              | A            | Apartment Type H1 Detail Plan                                        |
|                                          | <b>S96 2302</b>     | <b>A</b>     | <b>Apartment Type H, H1, H2, J Plan</b>                              |
| 12059                                    | DA8501              | B            | Level 5 Parking Plan (as amended in red)                             |
|                                          | <b>S96 2005</b>     | <b>A</b>     | <b>Level 5 Parking Plan</b>                                          |
| 12059                                    | DA8502              | B            | Level 6 Floor Plan                                                   |
|                                          | <b>S96 2206</b>     | <b>A</b>     | <b>Level 6 Floor Plan</b>                                            |
| <b>Landscape Plans</b>                   |                     |              |                                                                      |
| <b>SS15-3071</b>                         | <b>101</b>          | <b>C</b>     | <b>Landscape Plan Liverpool Street Civic Space</b>                   |
| <b>SS15-3071</b>                         | <b>102</b>          | <b>C</b>     | <b>Landscape Plan Holden Street</b>                                  |
| <b>SS15-3071</b>                         | <b>103</b>          | <b>C</b>     | <b>Building C &amp; D Landscape Plan Level 4 Communal Gardens</b>    |
| <b>SS15-3071</b>                         | <b>104</b>          | <b>C</b>     | <b>Building C Landscape Plan – Level 6 Private Gardens</b>           |
| <b>SS15-3071</b>                         | <b>105</b>          | <b>C</b>     | <b>Building C Landscape Plan – Level 9 Communal Gardens</b>          |
| <b>SS15-3071</b>                         | <b>106</b>          | <b>C</b>     | <b>Building C Landscape Plan – Level 13 Roof Top Communal Garden</b> |
| <b>SS15-3071</b>                         | <b>107</b>          | <b>C</b>     | <b>Landscape Plan – Carpark Level 5 &amp; 6</b>                      |
| SS13-2625                                | 108                 | B            | Landscape Plan Holden Street                                         |
| SS13-2625                                | 109                 | A            | Landscape Plan Knox Street                                           |
| SS13-2625                                | 110                 | B            | Landscape Plan Link Laneway to Knox Street                           |
| SS13-2625                                | 501                 | A            | Landscape Details Communal Garden                                    |
| <b>SS15-3071</b>                         | <b>501</b>          | <b>C</b>     | <b>Landscape Details Communal Garden</b>                             |
| SS13-2625                                | 502                 | A            | Landscape Details Communal Garden                                    |
| <b>SS15-3071</b>                         | <b>502</b>          | <b>C</b>     | <b>Landscape Details Communal Garden</b>                             |
| <b>Holden Street Access Arrangements</b> |                     |              |                                                                      |
|                                          | 13S1441200-06-01-P1 | Sheet 1 of 1 | Holden Street Access Concept Layout (as amended in red)              |

**B**      **Conditions that must be satisfied prior to issuing/releasing a Construction Certificate**

**(25)    No external service ducts**

All new service ducts shall be provided within the buildings to keep external walls free of plumbing or any other utility installations. Such service ducts are to be concealed from view from the public domain areas. Details demonstrating compliance are to be provided in the relevant Construction Certificate. Note that downpipes on the external walls are acceptable provided that they are integrated into the architectural design of the building.

**(29)    Deleted**