

DA/1629/2014 – Changes to Conditions (Changes in RED)

Condition No. 1 (change to only the date of Plan No. 1.06)

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Architectural Plans prepared by APlus Design Group

Plan No.	Issue No.	Plan Title	Dated
A0.01	A	Development Summary	14.10.2015
A1.01	C	Basement 2 Plan	11.11.2015
A1.02	C	Basement 1 Plan	11.11.2015
A1.03	C	Lower Ground Floor Plan	11.11.2015
A1.04	C	Ground Floor Plan	11.11.2015
A1.05	B	Level 1	14.10.2015
A1.06	B	Level 2-3 (Typical)	27.10.2015
A1.07	B	Level 4	27.10.2015
A1.08	B	Level 5	27.10.2015
A1.09	A	Roof Plan	14.10.2015
B1.01	A	Basement 2 Plan	14.10.2015
B1.02	B	Basement Plan 1	27.10.2015
B1.03	A	Lower Ground Plan	14.10.2015
B1.04	B	Upper Ground Plan	27.10.2015
B1.05	A	Level 1-3 Typical Plan	14.10.2015
A3.01	A	Elevations – 44-52 Kent Street	14.10.2015
A3.02	A	Elevations – 44-52 Kent Street	14.10.2015
B3.01	A	Elevations – 10-14 Hazlewood	14.10.2015
B3.02	A	Elevations – 10-14 Hazlewood	14.10.2015
A2.01	A	Sections	14.10.2015
B2.01	D	Sections	19.11.2015

Landscape Plans prepared by Site Image

Plan No.	Issue No.	Plan Title	Dated
000	D	Cover Sheet	28/10/2015
001	C	Landscape Masterplan	28/10/2015
101	C	Landscape Plan	28/10/2015
102	D	Landscape Plan	28/10/2015
103	D	Landscape Plan	28/10/2015
501	B	Landscape Details	28/10/2015
501	B	Plant Schedule	28/10/2015

Stormwater Management Plans prepared by Martens Pty Ltd

Plan No.	Revision No.	Plan Title	Dated
DA210	A	Concept Stormwater System – Site Plan	19.12.2014
DA211	A	Concept Stormwater System – Basement Level 1	19.12.2014
DA212	A	Concept Stormwater System – Basement Level 2	19.12.2014
DA213	A	Concept Stormwater System – Basement Level 3	19.12.2014
DA220	A	Concept Stormwater System – Pit Schedule	19.12.2014
DA230	A	Concept Stormwater System – MUSIC Catchment Plan	
DA240	A	Concept Stormwater System - Drains Modelling	19.12.2014
DA250	A	Concept Stormwater System - MUSIC Modelling	19.12.2014
DA260	A	Concept Stormwater System – Typical Drainage System Details	19.12.2014
DA110	A	Concept Stormwater System – Site Plan	19.12.2014
DA111	A	Concept Stormwater System – Basement Level 1	19.12.2014
DA112	A	Concept Stormwater System – Basement Level 2	19.12.2014

<i>Plan No.</i>	<i>Revision No.</i>	<i>Plan Title</i>	<i>Dated</i>
DA113	A	Concept Stormwater System – Basement Level 3	19.12.2014
DA120	A	Concept Stormwater System – Pit Schedule	19.12.2014
DA130	A	Concept Stormwater System – MUSIC Catchment Plan	19.12.2014
DA140	A	Concept Stormwater System - Drains Modelling	19.12.2014
DA150	A	Concept Stormwater System - MUSIC Modelling	19.12.2014
DA160	A	Concept Stormwater System – Typical Drainage System Details	19.12.2014
DA310	A	Concept Stormwater System – Site Plan	19.12.2014
DA311	A	Concept Stormwater System – Basement Level 1	19.12.2014
DA312	A	Concept Stormwater System – Basement Level 2	19.12.2014
DA313	A	Concept Stormwater System – Basement Level 3	19.12.2014
DA320	A	Concept Stormwater System – Pit Schedule	19.12.2014
DA330	A	Concept Stormwater System – MUSIC Catchment Plan	19.12.2014
DA340	A	Concept Stormwater System - Drains Modelling	19.12.2014
DA350	A	Concept Stormwater System - MUSIC Modelling	19.12.2014
DA360	A	Concept Stormwater System – Typical Drainage System Details	19.12.2014

<i>Document title</i>	<i>Prepared by</i>	<i>Dated</i>
Amended Statement of Environmental Effects	Urbis	23 October 2015
BASIX Certificates Nos.	Efficient Living	2 November 2015

<i>Document title</i>	<i>Prepared by</i>	<i>Dated</i>
678783M and 678827M		
Design Verification Statement	APlus Design Group	5 November 2015
Urban Design Strategy	APlus Design Group	October 2015
Materials and Finishes (Reference No. 15126)	APlus Design Group	October 2015
Perspectives 1 and 2 (Reference No. 15126)	APlus Design Group	October 2015
Flow Path Analysis	Martens Pty Ltd	20 October 2015
Solar Access and Cross Ventilation (Reference Drawing Nos. A5.01 and B5.01 Issue A)	APlus Design Group	14.10.2015
Shadow Diagrams (Reference No. 15126)	APlus Design Group	October 2015

Change to only Condition No. 4(b)(iii)(c)

4. Amendment of Plans

b) The approved architectural plans are to be amended as follows:

- i) The development is required to provide 50 accessible units designed as adaptable housing pursuant to the requirements of 1C.2.2 of the Hornsby Development Control Plan. In this regard, 16 car parking spaces are to be designed for people with a disability and allocated to 16 adaptable units.
- ii) The bin holding area/bin collection area for Stage 2 (buildings D and E) must be increased by no less than 5 m².
- iii) For every Stage, the pathway along which bins are carted between each bin collection area/bin holding area/ waste management centre and the waste collection vehicle parking location must be:
 - a. Less than 10 m long;
 - b. No less than 1.8 m wide;
 - c. **Have a gradient no greater than 1:8, subject to motorised bin carting equipment being used for bins that are 660 L and over;**
 - d. Smooth hard surface; and
 - e. Must not include any steps.