

DRAFT SCHEDULE OF CONDITIONS

SCHEDULE 1

REASONS FOR CONDITIONS

1. The conditions of this consent have been imposed in accordance with Section 80A of the *Environmental Planning and Assessment Act 1979* (NSW). The conditions relate to any matter referred to in Section 79C(1) of relevance to the development the subject of the consent and are imposed to ensure that the development is undertaken in an orderly manner, with acceptable impacts on the natural and built environment.

APPROVED DOCUMENTATION

2. The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

Plan No / Supporting Document	Reference / Version	Prepared by	Dated
Site Plan	DA -050 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Lower Ground Level Plan	DA -101 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Modified Ground Level Plan	DA -102 Rev: D Project No 1518	Hill Thalys and CKDS Architects	25/05/16
Level 1 Plan	DA -103 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Level 2 Plan	DA -104 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Podium Level 3 Plan	DA -105 Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Podium Level 4 Plan	DA -106 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Podium Level 5 Plan	DA -107 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Podium Level 6 Plan	DA -108 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Tower Levels 7 - 10 Plan	DA -109 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Tower Levels 11- 12 Plan	DA -110 Project No 1518	Hill Thalys and CKDS Architects	22/03/16

Tower Levels 13 -16 Plan	DA -111 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Tower Levels 17 - 19 Plan	DA -112 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Tower Roof Plan	DA -113 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Podium Unit Plan	DA -201 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Podium Unit Plan	DA -202 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
King Street Tower Units Plans	DA -203 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
North Tower Lower Unit Plans	DA -204 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
North Tower Upper Unit Plans	DA -205 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
South Elevations (King Street)	DA -301 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
East Elevation (Cottage Creek)	DA - 302 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
North Elevation	DA -303 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
West Elevation (Podium)	DA -304 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
West Elevation (Towers)	DA -305 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Partial North and South Elevation	DA -306 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Section A	DA - 401 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Section B	DA - 402 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Site Section	DA - 403 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16

Lobby Details Sections	DA - 501 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Façade Details Section	DA - 502 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
East Balcony Details	DA - 503 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Details North/South Façade Details	DA - 504 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Western Façade Details	DA - 505 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
King Street Podium Details	DA - 506 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
External Materials and Colours	DA - 507 Rev: AA Project No 1518	Hill Thalys and CKDS Architects	22/03/16
Statement of Environmental Effects	Rev: B	ADW Johnson	April 2016
SEPP 65 Architectural Design Quality Statement		CKDS Architecture and Hill Thalys	24 March 2016
Draft Strata Plan	Ref: 239320-DP-001-C	ADW Johnson	
Landscape Plans and Report	Rev: C Project No 150904 Dwgs: L101, L102, L200, L201	Jane Irwin Landscape Architect	08/03/16
Engineering Plans including Sediment and Erosion Control and concept Stormwater Management Plan Preliminary Contamination Report	Rev: B Dwgs C01 DA - C04 Job No NL 150141 Rev: 2	Northrop Consulting Engineers	21/03/16
		Coffey Environments Australia	16/03/16
Remediation Action Plan		Coffey Environments Australia	12/08/16
Asbestos Removal Plan		Coffey Environments Australia	16/03/16
Mine Subsidence letter of approval	Ref: FN92-03600NO	Mine Subsidence Board	24/06/15
Mine Subsidence Assessment	Rev: 2	Coffey Environments Australia	16/03/16
Traffic and Parking Assessment	Rev: D	Intersect Traffic Consultant	16/03/16
Heritage Impact Statement	Rev: B	Heritas Heritage and Conservation Consultant	18/03/16
Acoustic Consultant	Rev: 2	Renzo Tonin and	17/03/16

	Ref:TH682-01F02	Associates	
Access Review	Rev: 2 106397- Access- r2	BCA Logic	23/03/16
Building Code of Australia Report	Rev: 2 106397- BCA- r2	BCA Logic	23/03/16
Social and Economic Impact Assessment		ADW Johnson	
Verve Green Travel Plan		Intersect Traffic Consultant	May 2016

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

3. A total monetary contribution of \$1,472,537.00 is to be paid to Council, pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979*, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

- a) This condition is imposed in accordance with the provisions of *The City of Newcastle S94A Development Contributions Plan 2009* (updated version operational from 15 March 2011). A copy of the plan may be inspected at Council's Customer Enquiry Centre, ground floor of the City Administration Centre, 282 King Street Newcastle 8.30 am to 5.00 pm, excluding public holidays.
- b) The City of Newcastle S94A Development Contributions Plan 2009 permits deferred or periodic payment of levies in certain circumstances. A formal modification of this condition will be required to enter into a deferred or periodic payment arrangement. Refer to the s94A Development Contributions Plan 2009.
- c) The amount of contribution payable under this condition has been calculated on the basis of the current rate as at the date of consent and is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

CPI quarterly figures are released by the ABS on a date after the indexation quarter and as a guide, these approximate dates are provided below. Indexation quarters from the ABS are as follows:

Indexation quarters	Approx release date
September	Late October
December	Late January
March	Late April
June	Late July

Any party intending to act on this consent should contact Council's Customer Enquiry Centre for determination of the indexed amount of contribution on the date of payment.

4. The proposed awning is to be designed in a manner that is consistent with Element 7.10 'Street Awnings and Balconies' of the Newcastle Development Control Plan 2012. Full details are to be included in documentation for a Construction Certificate application.
5. On-site parking accommodation is to be provided for a minimum of 166 resident vehicles and 11 motorbikes, 18 commercial /retail vehicles, 10 resident visitor vehicles, an additional 29 visitor vehicles after hours (5.00pm to 9.00am) and 2 service / maintenance vehicles, being set out generally in accordance with the minimum parking layout standards indicated in Element 7.03 'Traffic, Parking and Access' of Council's adopted Newcastle Development Control Plan 2012. Full details are to be included in documentation for a Construction Certificate application.
6. The car park is to be designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and AS/NZS 2890.6:2009 - Parking facilities - Off- street parking for people with disabilities. Full details are to be included in documentation for a Construction Certificate application.
7. All proposed driveways, parking bays, loading bays and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers and being properly maintained. Full details are to be included in documentation for a Construction Certificate application.
8. An assessment of the likelihood of the presence of any Aboriginal sites in relation to the proposed development area is to be undertaken to comply with the requirements of the *National Parks and Wildlife Act 1974* (NSW) and the significance and requirements for the protection of any sites being incorporated into the documentation for a Construction Certificate application. Written confirmation that the National Parks and Wildlife Service's requirements have been met shall be submitted to Council prior to engineering works commencing. Any submitted archaeological study shall be accompanied by a letter from the appropriate Local Aboriginal Land Council stating that they are satisfied with the study process and that appropriate arrangements are in place for continued consultation during development of the site.

Note: It is illegal to knowingly damage, deface or destroy a 'relic' or Aboriginal Place without the Director's prior written consent.

9. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays sufficient to discourage the encroachment of vehicles thereon. Full details are to be included in documentation for a Construction Certificate application.
10. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance in accordance with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Full details are to be included in documentation for a Construction Certificate application.
11. All stormwater runoff from the proposed development being managed in accordance with the requirements of Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the Stormwater Plans prepared by Northrop Consulting Engineers Pty. Ltd., Drg. Nos. C01 DA to C04 DA inclusive, Revision B, dated 21 March 2016. Full details are to be included in documentation for a Construction Certificate application.

12. The floor level of all occupiable rooms in the proposed buildings is to be not below RL 2.82m Australian Height Datum and being indicated on plans for a Construction Certificate application. The finished floor levels are to be certified by a registered Surveyor prior to the placement of the floor material and a copy of the Surveyor's Certificate is to be forwarded to the Principal Certifying Authority.
13. The whole of the proposed structure below known the Flood Hazard Level (i.e. reduced level 2.82m Australian Height Datum) is to be constructed in materials and finishes that are resistant to damage from floodwaters/tidal waters. Any new machinery or equipment, electrical circuitry or fitting, storage unit or similar items likely to be damaged by floodwaters/tidal waters being installed above the said height or alternatively being of materials and functional capability resistant to the effects of floodwaters/tidal waters. Full details are to be included in documentation for a Construction Certificate application.
14. An appropriate flood emergency response plan is to be prepared by independent consulting engineers, experienced in flood management and put in place by the applicant prior to occupation of this site for the intended use. Such plan is to be effectively updated and maintained by the occupiers; to include an education and awareness component for the workforce and detailed evacuation procedures to interface with the Bureau of Meteorology's flood warning system and the local State Emergency Services plan (where appropriate) and to include provisions for any third parties likely to be involved.

A flood emergency response plan is to describe the following components:

- a) Likely flood behaviour
- b) Flood warning systems
- c) Education awareness program
- d) Evacuation and evasion procedures
- e) Evacuation routes and flood refuges and
- f) Flood preparedness and awareness procedures for residents and visitors

Considerations should include the full range of flood risks, the proposed use of the site, site access constraints and local area evacuation routes to high ground. As much as possible, the plan is to be aimed at self-directed evacuation or evasion to minimise the draw on limited State Emergency Services resources. Full details are to be included in documentation for a Construction Certificate application.

15. All proposed planting and landscape elements indicated on the submitted landscape concept plan or otherwise required under the conditions of this consent are required to be detailed on a comprehensive landscape design plan and specification. The required comprehensive landscape design plan and specifications is to be in accordance with the provisions of Newcastle Development Control Plan 2012 and is to include details of the following:
 - a) cross sections through the site where appropriate
 - b) proposed contours or spot levels
 - c) botanical names
 - d) quantities and container size of all proposed trees
 - e) shrubs and ground cover
 - f) details of proposed soil preparation
 - g) mulching and staking
 - h) treatment of external surfaces and retaining walls where proposed
 - i) drainage, location of taps and

j) appropriate maintenance periods.

The plan is to be prepared by a qualified landscape designer and be included in documentation for a Construction Certificate application.

16. The applicant is to comply with all requirements of the Hunter Water Corporation regarding the connection of water supply and sewerage services, including the payment of any required cash contribution towards necessary amplification of service mains in the locality as a result of the increased intensity of land use proposed. A copy of the Corporation's compliance certificate (refer s50 Hunter Water Act 1991) is to be included in documentation for a Construction Certificate application.
17. A group type mailbox is to be provided at the street frontage in accordance with the requirements of Australia Post, clearly displaying individual unit numbers and the required house number. Full details are to be included in the documentation for a Construction Certificate application.
18. The proposed floodlighting of the premises is to be designed, positioned, and installed, including appropriate shielding and orientation of the lighting fixture, as to not give rise to obtrusive light, interfere with traffic safety or detract from the amenity of surrounding properties in accordance with Australian Standard 4282:1997 - Control of the obtrusive effects of outdoor lighting. Full details are to be included in the documentation for a Construction Certificate application.
19. Working drawings and specifications of the proposed building are to be submitted to the NSW Mine Subsidence Board for approval prior to an application for a Construction Certificate and any requirements of the Board are to be included in the documentation for a Construction Certificate application.
20. A commercial vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with Council's A374 - Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, shall be a maximum of 6.0 metres wide.
 - c) Provision of a 6.0m ramp at a maximum grade of 5.0% immediately inside the property for vehicle access in accordance with AS 2890.1 - Parking Facilities.
 - d) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance.
 - e) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
 - f) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993 (NSW)* has been granted by Council. An application under Section 138 must be applied for and approved before the issue of a Construction Certificate.

21. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993 (NSW)*, before the issue of a Construction Certificate.

22. A design verification statement from a qualified designer shall be submitted to the Certifying Authority. The statement shall confirm the Construction Certificate plans and specifications achieve or improve the design quality of the development for which consent is granted, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development*.

Full details are to be included in the documentation for the first Construction Certificate for the residential flat development.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*. This condition is imposed in accordance with Clauses 143A of the *Environmental Planning and Assessment Regulation 2000*.

23. Additional flood modelling to be undertaken of the proposed external terracing and landscaped areas to demonstrate that the flood levels do not exceed the predicted post development flood levels in BMT WBM flood assessment (dated 23 May 2016). Full details are to be included in documentation for a Construction Certificate application.
24. Safety fencing adjacent to the Cottage Creek channel being designed to restrict access to the channel while allowing the free flow of floodwaters into and out of the development site and minimising local flood impacts. Full details are to be included in documentation for a Construction Certificate application.
25. All onsite stormwater detention or water quality treatment systems are to be individually identified and sign posted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). Full details are to be included in documentation for a Construction Certificate application.
26. The acoustic performance of all mechanical plant and equipment associated with the building being assessed by an appropriately qualified acoustic consultant prior to the issue of any required Construction Certificate. Appropriate acoustic treatment as recommended by the acoustic consultant being designed prior to the issue of a Construction Certificate.
27. In accordance with the terms and conditions of the Competition Waiver Agreement (dated 12 August 2015) the applicant shall obtain written approval from the Design Excellence Panel prior to the release of any Construction Certificates or tender documentation for the project.
28. Prior to the release of the Construction Certificate the applicant shall submit a comprehensive waste management report in accordance with the better practice guide for Waste Management in Multi-unit Dwellings by the Department of Environment and Climate Change June 2008. The report shall address the storage and disposal of commercial and residential waste. The report shall include a list of recommendations, including but not limited to: sound insulated chute and/or additional garbage storage areas that are located in close proximity to the residential units. The recommendations of the report shall be included on the construction certificate drawings.
29. A public art feature shall be designed for the site in consultation with Newcastle City Council and the Design Excellence Panel. The public artwork is to have a minimum value of 1% (\$736,269.00) of the capital cost of the development.

This feature shall provide visual interest for pedestrians and interpret or reflect the local setting, landscape setting and/or cultural setting of the Newcastle area. The feature shall be designed to ensure long-term durability and be resistant to vandalism. Details shall be approved by Council prior to issue of the Construction Certificate, including details of the costs of such works. The applicant is advised to liaise with Council during the design stages.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

30. Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet is to:

- a) Be a standard flushing toilet connected to a public sewer, or
 - b) Have an on-site effluent disposal system approved under the *Local Government Act 1993* (NSW), or
 - c) Be a temporary chemical closet approved under the *Local Government Act 1993* (NSW).
31. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
32. A Hazardous Substances Management Plan is to be prepared by a competent person for the building(s) or parts of the building(s) proposed to be demolished in accordance with Australian Standard 2601:2001 - The Demolition of Structures. A copy of the Hazardous Substances Management Plan is to be provided to Council (marked to Attention: Compliance Services) and the demolisher prior to commencement of work.
33. The demolition works are to be undertaken in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the following requirements:
- a) Demolition works shall be conducted in accordance with the submitted Hazardous Substances Management Plan and a copy of the Hazardous Substances Management Plan shall be kept on-site for the duration of the proposed development
 - b) The removal, handling and disposal of any asbestos material is to be undertaken only by an asbestos removal contractor who holds the appropriate class of Asbestos Licence, issued by the WorkCover Authority of NSW
 - c) A copy of all waste disposal receipts are to be kept on-site for the duration of the proposed development and made available to authorised Council Officers upon request
 - d) Seven working days' notice in writing is to be given to Council and the owners/occupiers of neighbouring premises prior to the commencement of any demolition works. Such written notice is to include the date demolition will commence and details of the name, address, contact telephone number(s) and licence details (type of licences held and licence numbers) of any asbestos removal contractor and demolition contractor. Notification to owners/occupiers of neighbouring premises shall also include Council's contact telephone number (49742000) and the Workcover Authority of NSW telephone number (49212900) and
 - e) On sites where asbestos materials are to be removed, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent position during asbestos removal works.
34. The demolisher is to ensure that all services (ie water, telecommunications, gas, electricity, sewerage etc), are disconnected in accordance with the relevant authority's requirements prior to demolition.

35. Any waste containers used in association with the proposed demolition are to be located on the site where possible.

Note: Where this is not feasible, application must be made for Council's approval to position the container on the adjacent public road in accordance with Council's adopted Building Waste Container Policy.

36. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.
37. Any demolition/waste building materials that are not suitable for recycling are to be disposed of at Council's Summerhill Waste Management Facility or other approved site.
38. Waste management shall be implemented in accordance with the approved Waste Management Plan. At a minimum, the following measures shall be implemented during the construction phase:
- a) A waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste
 - b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets
 - c) Appropriate provision is to be made to prevent windblown rubbish leaving the site and
 - d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the Environment Operations Act 1997* (NSW).

39. A rigid and durable sign is to be erected on any site on which building work, subdivision work or demolition work is being carried out, before the commencement of the work:
- a) showing the name, address and telephone number of the Principal Certifying Authority for building work and subdivision work, and
 - b) showing the name, address and telephone number of the Principal Contractor for any building work and also including a telephone number on which the Principal Contractor may be contacted at any time for business purposes, and
 - c) stating that unauthorised entry to the work site is prohibited, and
 - d) being erected in a prominent position that can be read easily by anyone in any public road or other public place adjacent to the site.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

40. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
41. In the case of residential building work for which the *Home Building Act 1989* (NSW) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by this consent commences.

42. All excavations and backfilling are to be executed safely in accordance with appropriate professional standards and excavations are to be properly guarded and protected to prevent them from being dangerous to life and property.
43. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided and adequate provision must be made for drainage.
44. All building materials, plant and equipment is to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and to prevent damage to the road reserve. The storage of building materials on Council reserves including the road reserve is not permitted.
45. A residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:
 - a) Constructed in accordance with Council's A1300 - Driveway Crossings Standard Design Details
 - b) In the case of a single car garage/parking space, the driveway crossing, within the road reserve, shall be a maximum of 3 metres wide
 - c) In the case of a double car garage/parking space, the driveway crossing, within the road reserve, shall be a maximum of 4.5 metres wide
 - d) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance
 - e) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve
 - f) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.

These works are not approved until consent under Section 138 of the *Roads Act 1993* (NSW) has been granted by Council. An application under Section 138 must be applied for and approved before the commencement of works.

46. A separate application must be lodged and consent obtained from Council for all works within the road reserve pursuant to Section 138 Roads Act 1993 (NSW), before the commencement of works.
47. Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties, as a result of the development.
48. Provision is to be made on the site for the installation of a 'kiosk' type electricity substation should such be required by the electricity authority and any such 'kiosk' being located in accordance with that authority's requirements.
49. All parking bays are to be permanently marked out on the pavement surface.
51. The proposed visitor parking bays are to be clearly indicated by means of signs and/or pavement markings and shall remain as common property under any future strata scheme.
52. The vehicular entrance and exit driveways and the direction of traffic movement within the site are to be clearly indicated by means of reflectorised signs and pavement markings.

53. Construction/demolition work that generates noise that is audible at residential premises is to be restricted to the following times:
- Monday to Friday, 7:00 am to 6:00 pm and
 - Saturday, 8:00 am to 1:00 pm.

No noise from construction/demolition work is to be generated on Sundays or public holidays.

54. Council's 'PREVENT POLLUTION' sign is to be erected and maintained in a conspicuous location on or adjacent to the property boundary so it is clearly visible to the public or at other locations on the site as otherwise directed by Council for the duration of demolition and construction work.

Note: Council's 'PREVENT POLLUTION' sign can be obtained by presenting your development application receipt at Council's Customer Enquiry Counter at 282 King Street Newcastle.

55. Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.

56. Any fill material imported into the site is to be Virgin Excavated Natural Material or material subject to a Resource Recovery Order that is permitted to be used as a fill material under the conditions of the associated Resource Recovery Exemption, in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment (Waste) Regulation 2014*.

57. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:

Note: Control over discharge of stormwater and containment of run-off and pollutants leaving the site must be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover. Erosion and sediment control measures are to be designed in accordance with the requirements of the *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the 'Blue Book') published by Landcom, 2004.

58. Prior to the commencement of work, a 3m wide all weather vehicle access is to be provided from the kerb and gutter to the building under construction, to reduce the potential for soil erosion. Sand shall not be stockpiled on the all weather vehicle access.

59. All necessary measures are to be undertaken to control dust pollution from the site. These measures must include, but not are limited to:

- a) Restricting topsoil removal
- b) Regularly and lightly watering dust prone areas (note: prevent excess watering as it can cause damage and erosion)
- c) Alter or cease construction work during periods of high wind and
- d) Erect green or black shade cloth mesh or similar products 1.8m high around the perimeter of the site and around every level of the building under construction.

60. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).
61. Prior to any site works commencing, the Developer preparing a Construction Management Plan (CMP) such to be designed and implemented to manage all environmental aspects associated with the construction works, including off site impacts such as transport to and from the site. Two copies of the CMP are to be provided to the Principal Certifying Authority and the CMP is to be maintained on site during all site works and be made available to Authorised Officers upon request. The CMP is to include but not be limited to:
- a) A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
 - b) A soil and water management strategy, detailing erosion and sediment control, management of soil stockpiles, control and management of surface water and groundwater. Procedures should be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.
 - c) A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions.
 - d) A waste minimisation strategy that aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
 - e) A community relations plan that aims to inform local residents and other local stakeholders of the proposed nature and timeframes for construction activities together with contact details for site management.
 - f) A noise management strategy detailing measures to minimise the impact of the construction phase on the amenity of the locality, in accordance with Australian Standard AS 2436, 1981 'Guide to Noise control on Construction, Maintenance and Demolition Sites'. Noise monitoring during the construction phase should be incorporated into the program.
 - g) A site management strategy for dealing with any identifying potential for Acid Sulphate Soils (ASS) to be encountered and measures and techniques to be followed in the event that ASS are encountered.
62. Prior to commencement of site works the developer submitting to Council for approval a Construction Traffic Management Plan addressing traffic control measures to be utilised in the public road reserve during the construction phase.
- Note:
- 1. The plan will be required to be referred to the Roads & Traffic Authority for separate approval.
 - 2. The required plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve. The plan is to be prepared in accordance with Australian Standard 1742.3 - 2002.
63. Prior to commencement of site works for each respective stage of development the developer is to submit to Council for approval a Construction Parking Management Plan (CPMP) addressing the parking of construction vehicles and the transportation of construction personnel to the site. The CPMP is to detail a common location for the parking of construction vehicles outside of the Newcastle CBD area and utilise shuttle buses and for the transportation of construction personnel and their equipment to the site.

64. The Contractor making provision for safe, continuous movement of traffic and pedestrians in public roads and erecting traffic warning signs conforming to the Roads and Traffic Authority's General Specifications (RTA Spec. Part G10 "*Control of Traffic*" and RTA Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 - 2002.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE, A SUBDIVISION CERTIFICATE OR A STRATA CERTIFICATE

65. All commitments listed in the relevant BASIX certificate for the development are to be satisfactorily completed prior to the issue of an Occupation Certificate. Should there be any changes to the specifications of the dwelling that have implications for compliance with the approved certificate, except where restricted or excluded by any other condition of consent, an amended BASIX Certificate can be relied upon as having complied with this condition. A copy of any amended BASIX Certificate is to be provided to Council within fourteen days of receipt.
66. All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to Council's satisfaction prior to the completion of demolition work or prior to the issue of any occupation certificate in respect of development involving building work.
67. All works within the road reserve required by this consent are to be completed prior to the issue of a Final Occupation Certificate.
68. Any redundant existing vehicular crossing is to be removed at no cost to Council. The road reserve and kerb being restored to, Council's satisfaction, to match the existing infrastructure. Works are to be completed prior to the issuing of a Final Occupation Certificate for the proposed development.
69. The whole of the land Lot 3 DP 593753 and Lot 2 DP 81601 (470 King Street and No 12 Steel Street) is to be consolidated into a single title and documentary evidence of the lodgement for registration of a survey plan of consolidation with NSW Government Land & Property Information being submitted to Council prior to the issuing of an Occupation Certificate for the proposed development.
70. A copy of the stormwater drainage design plans approved with the Construction Certificate with 'work as executed' levels indicated, shall be submitted to the Principal Certifying Authority and to The City of Newcastle prior to the issue of an Occupation Certificate. The plans shall be prepared by a Practising Professional Engineer or Registered Surveyor experienced in the design of stormwater drainage systems.
71. A Landscape Practical Completion Report is to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate. The report is to verify that all landscape works have been carried out in accordance with the comprehensive landscape design plan and specifications that were required to be included in documentation for a Construction Certificate application and is to verify that an effective maintenance program has been commenced.
72. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the report prepared by Renzo Tonin & Associates, dated 17 March 2016. Written final certification confirming the recommended acoustic treatment has been implemented in accordance with the requirements of the above report is to be submitted to the Principal Certifying Authority and Council prior to the issue of an Occupation Certificate.

Note: The acoustic consultant may need to be involved during the construction process in order to ensure final certification is achieved.

73. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights shall be:

- a) Exterior of the building = 75mm and
- b) Group mailbox - street number = 150mm
- house number = 50mm

74. A design verification statement from a qualified designer shall be submitted to the Principal Certifying Authority prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first. The statement shall confirm the development has been constructed in accordance with the quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development*.

Note: 'Qualified Designer' means a person registered as an architect in accordance with the *Architects Act 2003*. This condition is imposed in accordance with Clauses 154A of the *Environmental Planning and Assessment Regulation 2000*.

75. The developer is to design and construct the following works within the King Street frontage adjacent to the site at no cost to Council and in accordance with Council's guidelines and design specification:

- a) Removal of existing footway paving and provision of full width Type 3 pavement (honed concrete finish) in accordance with Council's '*City Centre Public Domain Technical Manual*'.
- b) Provision of 4 street trees in the kerbside parking area (road carriageway) within gap-graded structural soil vaults with kerb island blisters and Council's standard tree guard.
- c) Reconstruction of kerb and gutter

76. Detailed public domain plans including longitudinal and cross sections are to be provided to Council for review and approval as part of the S138 Road Act Type 2 application.

Such works are to be implemented prior to the issuing of any Occupation Certificate for the proposed development.

77. The public art feature is to be installed on site prior to the issue of the Final Occupation Certificate.

78. Following completion of the remediation works, a validation report being prepared by a suitably qualified consultant in accordance with the relevant Environment Protection Authority Guidelines and submitted to the Principle Certifying Authority and Council prior to the issuing of Occupation Certificate.

79. Prior to the issuing of an Occupation Certificate the following documentation is to be submitted to Principle Certifying Authority and Council;

Site Audit Statement in accordance with the NSW Site Auditor Scheme (site audit form) in relation to determine land use suitability (commercial and residential use)

80. A long term Site Management Plan is to be prepared and approved by the Site Auditor to address remaining site contamination risks and to be provided to the Principle Certifying Authority and Council prior to the issuing of Occupation Certificate

81. The four (4) tree plantings within King Street fronting the site being species *Nyssa sylvatica*, with the selected trees being advanced specimens in a minimum 300 litre pot size. The required plantings are to be undertaken in consultation with Council, with the trees certified by the supplier to comply with the current NATSPEC guideline with respect to root development, height, trunk diameter, branch structure and balance (refer to *Specifying Trees*, Construction Information Systems Australia PL, Clark, R 2003). All associated costs are to be borne by the developer. To be completed prior to issue of any Occupation Certificate.
82. The planting vaults proposed within the footway of King Street being linearly connected by tree pits to maximise soil volume (structural soil) and allow for drainage, soil moisture and root control barriers. The design and construction of the planting vaults are to be undertaken at no cost to Council and under Council's direction, such being completed prior to issue of any occupation certificate.
83. The existing trees within the public footway along the King Street frontages of the site being removed and the stumps ground out by the developer at no cost to Council and under Council's supervision such being completed prior to issue of any Occupation Certificate.
84. The Developer designing and constructing the following works within King Street adjacent to the site at no cost to Council and in accordance with Council's guidelines and design specification, such works to be implemented prior to any occupation of the premises:
 - a) Road pavement
 - b) Kerb and gutter reconstruction
 - c) Footpaving
 - d) Street tree planting in gap-graded structural soil vaults with kerb island blisters and Council's standard tree guard.
 - e) Associated drainage works

In this regard the separate approval from Council must be obtained for all works within the public road reserve, pursuant to *Section 138 of the Roads Act 1993*, prior to commencement. Engineering design plans and specifications for the works being undertaken in the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council for approval with the Section 138 application.

85. Appropriate arrangements being made for the collection of garbage (recyclable and non-recyclable) from within the development and such arrangements being in place prior to the occupation of the premise the subject of this development application. Under no circumstances are garbage bins to be presented to King Street for kerbside collection.
86. The developer being responsible for the provision of additional regulatory signage in King Street adjacent to the site frontage and all adjustments to and/or relocation of existing regulatory signage necessary as part of this development, at no cost to Council and in accordance with Council requirements, such works being implemented prior to any occupation of the premises.

Note: The provision of additional regulatory signage and alterations to existing regulatory signage will need to be referred to the Newcastle City Traffic Committee for approval prior to installation.

87. An application is to be made for a Strata Certificate in accordance with the requirements of Division 4 of the *Strata Scheme (Freehold Development) Act 1973* (NSW).

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

88. The use and occupation of the premises, including all plant and equipment installed thereon, is not to give rise to any offensive noise, as defined under the *Protection of the Environment Operations Act 1997* (NSW).

Should Council consider offensive noise has emanated from the premises, the owner/occupier of the premises will be required to submit an acoustic assessment prepared by a suitably qualified acoustical consultant recommending appropriate acoustic measures necessary to ensure future compliance with this condition and will be required to implement such measures within a nominated period. Furthermore, written certification from the said consultant confirming the recommended acoustic measures have been satisfactorily implemented will be required to be submitted to Council prior to the expiration of the nominated period.

89. The use and occupation of the premises is not to give rise to the emission of any 'air impurity' as defined under the *Protection of the Environment Operations Act 1997* (NSW), that interferes unreasonably with the amenity of neighbouring premises and/or other sensitive receivers.

Should Council consider that unreasonable levels of air impurities have been emitted from the premises, the owner/occupier will be required to engage a suitably qualified consultant to recommend measures to control emissions of air impurities to an acceptable level and such measures being implemented within a nominated time period. Furthermore, written certification from the suitably qualified consultant will be required to be submitted to Council confirming that air impurity emissions from the premises do not interfere unreasonably with the amenity of neighbouring premises and/or other sensitive receptors before the expiration of the nominated period.

90. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
91. All garbage and recycling waste is to be collected by a private waste contractor. Final details from the private contractor, indicating vehicle movement to and from the site and hours/days of collection are to be submitted to Council prior to the issue of an Occupation Certificate.

Note: Section 496 (1) of the Local Government Act 1993 (NSW) states "a council must make and levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available". Council will charge the domestic waste management service levy, notwithstanding that the waste is collected by a private contractor.

92. A minimum of 10 of the proposed on-site parking bays are to be made available for the use of casual visitors to the premises and such spaces under no circumstances being subdivided, leased or controlled by or on behalf of particular unit owners or residents.
93. All vehicular movement to and from the site is to be in a forward direction.
94. Proposed parking areas, vehicle bays, driveways and turning areas are to be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access, respectively. Under no circumstances are such areas to be used for the storage of goods or waste materials.

95. The premises are to be identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights shall be:

- a) exterior of the building = 75mm and
 - b) group mailbox - street number = 150mm
- house number = 50mm
96. The premises are allocated the following street addresses in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation (refer to Attachment A)*.
97. The site is to be investigated in accordance with Section 5 of Coffey Environments Remediation Action Plan dated 12 August 2016.
98. Remediation being carried out in accordance with Section 6.5 as set out in the submitted Remedial Action Plan (RAP) prepared by Coffey Environments dated 12 August 2016, and any requirements of the appointed NSW accredited Site Auditor and the conditions of this consent.

Note: Under no circumstances is onsite remediation treatment to be carried out.

99. Any soils identified as exceeding the validation criteria during the remediation works (as specified by the RAP prepared by Coffey Environments dated 12 August 2016) are to be removed offsite.
100. The hours of operation or trading of the commercial premises are to be not more than from:

DAY	START	FINISH
Monday	8.00 am	6.00 pm
Tuesday	8.00 am	6.00 pm
Wednesday	8.00 am	6.00 pm
Thursday	8.00 am	6.00 pm
Friday	8.00 am	6.00 pm

unless a separate application to vary the hours of operation or trading has been submitted to and approved by Council.

101. The hours of operation or trading of the retail premises are to be not more than from:

DAY	START	FINISH
Monday	8.00 am	12.00am (midnight)
Tuesday	8.00 am	12.00am (midnight)
Wednesday	8.00 am	12.00am (midnight)
Thursday	8.00 am	12.00am (midnight)
Friday	8.00 am	12.00am (midnight)
Saturday	8.00 am	12.00am (midnight)
Sunday	8.00 am	10.00pm

unless a separate application to vary the hours of operation or trading has been submitted to and approved by Council.

ADVISORY MATTERS

102. Retaining walls not clearly noted on the approved plans or outside of the parameters of 'exempt development' as specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (NSW) are to be subject to a separate development application. An application in this regard is to be approved prior to any works relating to the retaining wall taking place.
103. An application is to be submitted to Council for the removal or pruning of any trees located more than three metres from the dwelling, wall measured from the centre of the trunk to the footings of the dwelling, excluding carports and pergolas.
104. It is recommended that, prior to commencement of work, the free national community service 'Dial before you Dig' be contacted on 1100 or by fax on 1200 652 077 regarding the location of underground services in order to prevent injury, personal liability and even death. Inquiries should provide the property details and the nearest cross street/road.
105. Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both Council and any other relevant authorities. Council and other service authorities should be contacted for specific requirements prior to the commencement of any works.
106. Any approval for fences on side boundaries, common to other private properties, is independent of any consent or agreement which may be required of any adjoining owner under the provisions of the *Dividing Fences Act 1991* (NSW).
107. Prior to commencing any construction works, the following provisions of the *Environmental Planning and Assessment Act 1979* (NSW) (the 'Act') are to be complied with:
 - a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act and
 - c) Council is to be given at least two days' notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act.
108. Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulation 2000* (NSW).
109. It is an offence under the provisions of the *Protection of the Environment Operations Act 1997* (NSW) to act in a manner causing, or likely to cause, harm to the environment. Anyone allowing material to enter a waterway or leaving material where it can be washed off-site may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.
110. Failure to comply with the conditions of consent constitutes a breach of the *Environmental Planning and Assessment Act 1979* (NSW), which may be subject to a penalty infringement notice ('on-the-spot fine') or prosecution.

111. For the purpose of applying the provisions of the Building Code of Australia for class 1, 2, 3, 4, 9a (health care) and 9c (aged care) buildings, it is advised that the proposed building is located in a Flood Hazard Area and the:
- a) Defined Flood Level (DFL) is 2.32m Australian Height Datum (AHD)
 - b) Flood Hazard Level is 2.82m AHD (Freeboard is 500mm above DFL)
- Maximum Flow Velocity of floodwaters for the Defined Flood Event is 0.9m/s.

END OF CONDITIONS

Attachment A - House and Commercial Unit Allocation Numbers

Entry Point for Towers:

- 464 King Street, Newcastle
- King Street Tower - 464A King Street, Newcastle
- North Tower - 464B King Street, Newcastle
- King Street & West Podium - 470 King Street

Strata Plan	Lot Number on plan	Council Allocated Street Address(es)			
		House Number	Street Name	Street Type	Suburb
Strata Plan 1 (Commercial/ Retail Units)	1	468	King	Street	Newcastle West
	2	1/464A	King	Street	Newcastle West
	3	1/464B	King	Street	Newcastle West
	4	102/470	King	Street	Newcastle West
	5	101/470	King	Street	Newcastle West
Strata Plan 2 (Residential Units)	1	104/464A	King	Street	Newcastle West
	2	103/464A	King	Street	Newcastle West
	3	102/464A	King	Street	Newcastle West
	4	101/464A	King	Street	Newcastle West
	5	204/464A	King	Street	Newcastle West
	6	203/464A	King	Street	Newcastle West
	7	202/464A	King	Street	Newcastle West
	8	201/464A	King	Street	Newcastle West
	9	304/464A	King	Street	Newcastle West
	10	303/464A	King	Street	Newcastle West
	11	302/464A	King	Street	Newcastle West
	12	301/464A	King	Street	Newcastle West
	13	404/464A	King	Street	Newcastle West
	14	403/464A	King	Street	Newcastle West
	15	402/464A	King	Street	Newcastle West
	16	401/464A	King	Street	Newcastle West
	17	504/464A	King	Street	Newcastle West
	18	503/464A	King	Street	Newcastle West
	19	502/464A	King	Street	Newcastle West
	20	501/464A	King	Street	Newcastle West
	21	505/464A	King	Street	Newcastle West
	22	604/464A	King	Street	Newcastle West
	23	603/464A	King	Street	Newcastle West
	24	602/464A	King	Street	Newcastle West
	25	601/464A	King	Street	Newcastle West
	26	606/464A	King	Street	Newcastle West
	27	605/464A	King	Street	Newcastle West
	28	704/464A	King	Street	Newcastle West
	29	703/464A	King	Street	Newcastle West
	30	702/464A	King	Street	Newcastle West
	31	701/464A	King	Street	Newcastle West
	32	706/464A	King	Street	Newcastle West
	33	705/464A	King	Street	Newcastle West
	34	804/464A	King	Street	Newcastle West
	35	803/464A	King	Street	Newcastle West
	36	802/464A	King	Street	Newcastle West
	37	801/464A	King	Street	Newcastle West
	38	806/464A	King	Street	Newcastle West
	39	805/464A	King	Street	Newcastle West
	40	904/464A	King	Street	Newcastle West

	41	903/464A	King	Street	Newcastle West
	42	902/464A	King	Street	Newcastle West
	43	901/464A	King	Street	Newcastle West
	44	906/464A	King	Street	Newcastle West
	45	905/464A	King	Street	Newcastle West
	46	1004/464A	King	Street	Newcastle West
	47	1003/464A	King	Street	Newcastle West
	48	1002/464A	King	Street	Newcastle West
	49	1001/464A	King	Street	Newcastle West
	50	1006/464A	King	Street	Newcastle West
	51	1005/464A	King	Street	Newcastle West
	52	1104/464A	King	Street	Newcastle West
	53	1103/464A	King	Street	Newcastle West
	54	1102/464A	King	Street	Newcastle West
	55	1101/464A	King	Street	Newcastle West
	56	1105/464A	King	Street	Newcastle West
	57	1204/464A	King	Street	Newcastle West
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	60	1201/464A	King	Street	Newcastle West
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	86	1801/464A	King	Street	Newcastle West
	87	1803/464A	King	Street	Newcastle West
	88	1902/464A	King	Street	Newcastle West
	89	1901/464A	King	Street	Newcastle West
	90	1903/464A	King	Street	Newcastle West
	91	104/464B	King	Street	Newcastle West
	92	103/464B	King	Street	Newcastle West
	93	102/464B	King	Street	Newcastle West
	94	101/464B	King	Street	Newcastle West
	95	204/464B	King	Street	Newcastle West
	96	203/464B	King	Street	Newcastle West
	97	202/464B	King	Street	Newcastle West

	98	201/464B	King	Street	Newcastle West
	99	304/464B	King	Street	Newcastle West
	100	303/464B	King	Street	Newcastle West
	101	302/464B	King	Street	Newcastle West
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	185	408/470	King	Street	Newcastle West
	186	410/470	King	Street	Newcastle West
	187	412/470	King	Street	Newcastle West
	188	301/470	King	Street	Newcastle West
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	190	202/470	King	Street	Newcastle West
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	192	204/470	King	Street	Newcastle West
	193	205/470	King	Street	Newcastle West
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	196	208/470	King	Street	Newcastle West
	197	209/470	King	Street	Newcastle West