

## APPENDIX A - CONDITIONS OF CONSENT

### 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 - A001	J	EJE Architecture	22/11/2016
BASEMENT LEVEL 2 FLOOR PLAN - A100	J	EJE Architecture	22/11/2016
BASEMENT LEVEL 1 FLOOR PLAN - A101	K	EJE Architecture	22/11/2016
GROUND LEVEL FLOOR PLAN - A102	Q	EJE Architecture	22/11/2016
LEVEL 1 FLOOR PLAN - A103	M	EJE Architecture	22/11/2016
LEVEL 2 FLOOR PLAN - A104	H	EJE Architecture	22/11/2016
LEVEL 3 FLOOR PLAN - A105	H	EJE Architecture	22/11/2016
LEVEL 4 FLOOR PLAN - A106	M	EJE Architecture	22/11/2016
LEVEL 5 FLOOR PLAN - A107	G	EJE Architecture	22/11/2016
LEVEL 6 FLOOR PLAN - A108	G	EJE Architecture	22/11/2016
LEVEL 7 FLOOR PLAN - A109	G	EJE Architecture	22/11/2016
LEVEL 8 FLOOR PLAN - A110	L	EJE Architecture	22/11/2016
PLANT LEVEL FLOOR PLAN - A111	K	EJE Architecture	22/11/2016
ROOF LEVEL FLOOR PLAN - A112	H	EJE Architecture	22/11/2016
SOUTH ELEVATION - A501	E	EJE Architecture	22/11/2016
EAST ELEVATION - WEST TOWER - A502	E	EJE Architecture	22/11/2016
EAST ELEVATION - EAST TOWER - A503	E	EJE Architecture	22/11/2016
NORTH ELEVATION - A504	E	EJE Architecture	22/11/2016
WEST ELEVATION - EAST TOWER - A505	E	EJE Architecture	22/11/2016
WEST ELEVATION - WEST TOWER - A506	E	EJE Architecture	22/11/2016
SECTION A-A & SECTION D-D - A507	E	EJE Architecture	22/11/2016
SECTION B-B - A508	E	EJE Architecture	22/11/2016
SECTION C-C - A509	E	EJE Architecture	22/11/2016
COVER SHEET & DRAWING SCHED - C00 DA	B	Northrop	07/10/2016
EROSION & SEDIMENT CONTROL - C01 DA	B	Northrop	07/10/2016
STORMWATER MANAGEMENT PLAN BASEMENT 2 - C02 DA	B	Northrop	07/10/2016
STORMWATER MANAGEMENT GROUND FLOOR - C03 DA	B	Northrop	07/10/2016

CIVIL DETAILS - C06 DA	B	Northrop	07/10/2016
LANDSCAPE DESIGN REPORT - L01	B	Terras Landscape Architects	06/09/2016
SITE CONTEXT PLAN - L02	B	Terras Landscape Architects	06/09/2016
GROUND FLOOR PLAN - L03	B	Terras Landscape Architects	06/06/2016
GROUND LEVEL COURTYARD - L04	B	Terras Landscape Architects	06/09/2016
GROUND FLOOR COURTYARD - L05	B	Terras Landscape Architects	06/09/2016
LEVEL FOUR FLOOR PLAN - L06	B	Terras Landscape Architects	06/09/2016
LEVEL EIGHT FLOOR PLAN - L07	B	Terras Landscape Architects	06/09/2016
ROOF TERRACE PLAN - L08	B	Terras Landscape Architects	06/09/2016
PLANTING PALETTE - L09	B	Terras Landscape Architects	06/9/2016
RAIL TRAFFIC NOISE ASSESSMENT Ref 120101-402/1		RCA Australia	April 2016
STATEMENT OF ENVIRONMENTAL EFFECTS		ADW Johnson Pty Ltd	April 2016
SEPP 65 DESIGN VERIFICATION REPORT	DVS -02	EJE Architecture	August 2016
SITE WASTE MINIMISATION AND MANAGEMENT PLAN		EJE Architecture	30/03/2016
REMEDIAL ACTION PLAN - Ref 12101b-301/1	N/A	RCA AUSTRALIA	November 2016
RAIL TRAFFIC NOISE ASSESSMENT	12101-402/1	RCA AUSTRALIA	April 2016
SCHEDULE OF EXTERNAL FINISHES	B	EJE Architecture	April 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.

### INTEGRATED DEVELOPMENT CONDITIONS

- The development shall be undertaken in accordance with General Terms of Approval granted by the Mine Subsidence Board. 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.
- The development shall be undertaken in accordance with the General Terms of Approval (GTA's) dated 10 May 2016 and issued by the Department of Primary Industries Water.

### REMEDIATION WORKS

- Remediation is to be carried out in accordance with the submitted Remedial Action Plan (RAP) prepared by RCA Australia dated 18 November 2016.
- Following implementation of the RAP, a validation report being prepared by a suitably qualified consultant in accordance with the relevant Environment Protection Authority Guidelines and submitted to Council.

7. Any soils found during the validation of the remediation works (as specified by the RAP prepared by RCA Australia dated 18 November 2016) that do not meet the validation criteria are to be removed offsite. Under no circumstances is onsite management of contamination to be used as a remediation measure.

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

8. A total monetary contribution of \$1,053,800.00 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:

<b>Indexation quarters</b>	<b>Approx release date</b>
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.

9. On-site parking accommodation is to be provided for a minimum of 204 car spaces (156 for residents, 30 for resident visitors, 16 for commercial and commercial visitors), 8 disabled car spaces, 14 motorbikes and 100 secured bicycle spaces (Class 2) within the basement parking and 15 bicycle spaces on the ground floor area and such be 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 DCP 2012. Full details are to be included in documentation for a Construction Certificate application.
10. 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.

11. 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.
12. Traffic management devices in the form of a safety mirrors, Stop and Give Way to pedestrian signs and line marking is to be installed at the entry of the proposed basement driveway within the property, such devices is to be constructed 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.
13. Kerbing is to be constructed along the edge of all garden or lawn areas and adjacent to driveways and parking bays sufficient to discourage the encroachment of vehicles thereon. The kerb is not to restrict the overland flow path. Full details are to be included in documentation for a Construction Certificate application.
14. Roof water from the proposed new work is to be directed to the proposed underground water tank (minimum size 30,000L) and being reticulated there from to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing is to be installed in accordance with Australian Standard AS 3500, the relevant plumbing regulations and the requirements of the Hunter Water Corporation. Full details are to be provided with the Construction Certificate application.
15. Overflows from the roof water tank and any additional discharge controls (if required) are to be directed to Council's drainage system by means of an interallotment drainage line or underground pipe directly to the street gutter. Full details are to be included in documentation for a Construction Certificate application.
16. All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan 2012, as indicated on the stormwater management concept plans and stormwater management report prepared by Northrop Consulting Engineers Job No. NL161497, Drawings numbers as listed in the approved drawing list. Full details are to be included in documentation for any Construction Certificate application.
17. All new impervious surfaces, including driveways and paved areas are to be drained to the nominated discharge controls, full details are to be included in documentation for a Construction Certificate application.
18. The ground floor finished level of the proposed building is to be as indicated on the architectural plan prepared by EJE Architecture Project No. 10670 Dwg No. A102 Rev Q dated 22/11/2016 and being indicated on the plans for any Construction Certificate application. The ground floor levels are to be certified by a registered Surveyor prior to the placement of the floor slab and a copy of the Surveyor's Certificate is to be forwarded to the Principal Certifying Authority.
19. The whole of the proposed structure below 2.70m AHD is to be constructed in materials and finishes that are resistant to damage from floodwaters/tidal waters. Any new machinery or equipment, electrical fixtures (such as power points, light fittings and switches), storage units 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.

20. 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.

21. All retaining walls to be designed by a suitably qualified professional engineer with suitable provision made for drainage. Full details of the retaining wall design are to be included in documentation for a Construction Certificate.

22. 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.

23. 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.

24. 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.

25. 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 an Erosion and Sediment Control Plan that is to be submitted for approval with the Construction Certificate application. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
26. The proposed lighting including car park lighting 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 AS 4282: 1997 Control of the obtrusive effects of outdoor lighting. Full details are to be included in the documentation for a Construction Certificate application.
27. A dilapidation report prepared by a suitability qualified person shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate. The dilapidation report shall document and photograph the current structural condition of the adjoining buildings, infrastructure and roads.
28. 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*.

29. A structural engineer is to determine the location and depth of the proposed underground tank and the On Site Detention tank (70 KL) and certify that it will not adversely affect any building foundation footings or slabs when the tank is empty. Stormwater Management Plan is to be designed in accordance with current NDCP Section 7.06 Stormwater Management and The City of Newcastle's Stormwater and Water Efficiency Technical Manual. Full details are to be included with documentation for a Construction Certificate.
30. All onsite stormwater retention/detention and 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.
31. Any verandahs and awnings located in the road reserve are 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.
32. Adequate facilities are to be provided in a screened location within the premises for the storage of garbage, discarded or returnable packaging or other forms of trade wastes and arrangements being made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of wheel type bins or bulk waste containers. Full details are to be included in documentation for a Construction Certificate application.

33. 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.
34. All balconies with glass balustrades shall be constructed with obscured glazing. Full details are to be included in documentation for a Construction Certificate application.
35. 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.

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

36. The applicant will need to apply with Department of Primary Industries under the Water Management Act 2000 for a Groundwater Licence prior to the commencement of any extraction of groundwater. A copy of the Groundwater Licence will need to be provided to Council.
37. All downpipes discharging to the rainwater tanks are to have pre-storage insect, debris and vermin control (e.g. a rainwater head being leaf screened and vermin and insect proof) to minimise the contamination of captured roof water. A first flush device is to be provided for the inlet to the tank and a backflow prevention device is to be installed in the tank overflow outlet before connecting to the stormwater drainage system. If the roof downpipes are charged to the rainwater tank, all pipes are to be chemically welded and the stormwater system is to be designed such that the system is capable of being flushed in the event of pipe blockage (e.g. capped relief access points at the lowest level of stormwater drainage).
38. Temporary ground anchors are to be designed and installed along the road reserve and adjoining properties to protect the existing properties. The design of the temporary ground anchors is to be carried out by qualified and practicing structural and geotechnical engineers. Approval is to be attained from the road authority for installation of the temporary ground anchors prior to the start of any bulk excavation works. The temporary ground anchors are to be destressed and any timber is to be removed to the satisfaction and requirements of the road authority.
39. Groundwater shall not be allowed to be discharged into adjoining roads stormwater system, sewerage system etc. without the controlling authority's approval and/or owner's consent/s. Approval from the controlling authority and any requirements of the approving authority is to be complied with prior to the commencement of any extraction of groundwater.
40. 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).
41. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
42. 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.
43. 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.
44. 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.
45. 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.
46. The demolisher is to ensure that all demolition material is kept clear of the public footway and carriageway as well as adjoining premises.



47. 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.
48. 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).

49. If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
50. An application is to be made to and approved by Council for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence shall comply with the Work Health and Safety Act 2011 (NSW), Work Health and Safety Regulation 2011 (NSW) and any relevant approved industry code of practice. Notice of intention of commencement must be given to WorkCover New South Wales.
51. 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.

52. All building work must be carried out in accordance with the provisions of the Building Code of Australia.
53. 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.
54. 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.
55. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
  - a) Protect and support the adjoining premises from possible damage from the excavation, and
  - b) Where necessary, underpin the adjoining premises to prevent any such damage.

The above requirements does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the requirements not applying.

56. 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.
57. A survey certificate prepared by a Registered Surveyor is to be submitted to the Principal Certifying Authority upon completion of the floor slab formwork, before concrete is poured, to ensure that the siting of the building in relation to adjacent boundaries is in accordance with the development consent.
58. 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.
59. A commercial/industrial type 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) 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.
  - c) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
  - d) 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.
  - e) Driveway cross-fall is to be maximum of 2.5%.

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.

Note: the driveway applicants can be done with the S138 Type 2 application for the public domain works (footpath works).

60. 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.
61. Any proposed paving works within the public footway are to be in accordance with the requirements of Council's specifications and City Centre Public Domain Manual.

Note: It will be necessary for the Developer to notify water, telecommunications, gas and electricity authorities of the proposed paving works in order to enable the various authorities to carry out and complete any necessary repairs and/or amplification to their respective services before such works are commenced.

62. Prior to commencement of site works the developer is to submit 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.
63. The Construction Traffic Management Plan is to be prepared by a Roads & Maritime Services accredited person with a Design and Audit Traffic Control Plans Certificate in accordance with Australian Standard 1742.3:2009 - Manual of uniform traffic devices - traffic control for works on roads. The plan is to ensure the provision for safe, continuous movement of traffic and pedestrians within the road reserve.
64. 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.
65. All roof and surface waters are to be conveyed to the street gutter by way of a sealed pipe system, extending through the footway to Council requirements, in accordance with Element 7.06 'Stormwater' of Newcastle Development Control Plan 2012.
66. On-site car parking accommodation is to be provided for a minimum of 204 car spaces (156 for residents, 30 for resident visitors, 16 for commercial and commercial visitors), 8 disabled car spaces, 14 motorbikes and 100 secured bicycle spaces (Class 2) within the basement parking and 15 bicycle spaces on the ground floor area and such being set out generally in accordance with the details indicated on the submitted plans except as otherwise provided by the conditions of consent.
67. The proposed visitor parking bays for the residential and commercial visitors are to be clearly indicated by means of signs and/or pavement markings.
68. 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.
69. 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.

70. 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.

71. 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'.
72. 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*.
73. Documentation demonstrating the compliance with the conditions of the appropriate Resource Recovery Order and Resource Recovery Exemption must be maintained for any material received at the site and subsequently applied to land under the conditions of the Resource Recovery Order and Exemption. This documentation must be provided to Council officers or the Principal Certifying Authority on request.
74. Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4<sup>th</sup> Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.
75. 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.
76. 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.
77. Any structure on or over the public road reserve, including balconies and awnings, is to be the subject of a separate consent from Council, under Section 138 of the Roads Act 1993, prior to commencement of work.

Note: A separate approval from Council must be obtained for all structures within the public road reserve pursuant to Section 138 of the Roads Act 1993. For further information contact Council's Strategic Property and Fleet Management Services on 4974 2000 to request a Road Consent. A fee will be payable in this regard.

78. All public trees that are required to be retained must be physically protected in accordance with the City of Newcastle Urban Forest Technical Manual 'Section 8.0 Protection Measures'.

The tree protection fencing must remain in place and maintained until all works have been completed, with no waste materials, washouts, equipment or machinery to be stored within the fenced area.

79. 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 *Surveyors Act*.

80. 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 site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
  - 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.
  - A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions.
  - A waste minimisation strategy that aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
  - 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.
  - 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.
81. The development shall be undertaken in accordance with the requirements of Ausgrid as detailed in the letter dated 6 May 2016.

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

82. A Maintenance Manual for all water quality devices is to be prepared in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual (Updated 2013). The Maintenance Manual is to address maintenance issues concerning the water quality devices including routine monitoring and regular maintenance and be kept on site at all times. Establishment and maintenance of the water quality devices in accordance with the Maintenance Manual prepared by the applicant is to be completed prior to occupation of this site for the intended use.
83. 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.
84. 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.

85. The developer is to design and construct the following Public Domain Plan Works within Railway Lane to the intersection of Railway Street and Station Street at no cost to Council and in accordance with Council's City Centre Public Domain Manual, guidelines and design specifications. Detailed civil and landscape design is to be prepared to address the initial concept architectural plans prepared by EJE Architecture Project No. 10670 Dwg No. A102 Rev Q dated 22/11/2016.

a) Road Design and Public Domain Plan Works (Railway Lane)

- i. New road pavement (design for life of minimum 50years), new kerb and gutter on both sides of the laneway and associated streetscape. Ensure that adjoining property driveways and proposed new driveway design is included.
- ii. Design of new drainage, connection to existing drainage and private property drainage connections.
- iii. Driveways, turning areas and loading zones design (note: garbage will need to be collected from loading bays only and not from kerbside).
- iv. Design of ramps and pedestrian crossings at the intersection of Railway St, Railway Lane and Station St.
- v. End treatment including turning area at the end of the Railway laneway.
- vi. Install new street trees in accordance with Council requirements (as necessary) and adjust service pit levels to match new footpath levels/roadway.
- vii. Upgrade/install street lighting within 20m of the vicinity of the development to Ausgrid requirements and P2 lighting category as per City Centre Public Domain Technical Manual.
- viii. Remove all redundant driveways, install new kerb and gutter and repair any road works.
- ix. Install any required parking and mandatory signage.
- x. Repair any damages caused during construction and ensure the survey mark is protected at all times.
- xi. Street lighting upgrade within the vicinity of the development to Ausgrid Standards including any lighting required at the intersection of Railway St and Station St for new ramps and pedestrian crossings.
- xii. Dedication the land along Railway Lane between existing Council and State Road reserve and proposed new property boundary in front of the property as road reserve as per the architectural plans. Dedication to be done prior to issue of any occupation certificate.
- xiii. Creation of a right of footway within the property, 2m in width and extend 2m beyond both ends of the indented loading zone along Railway Lane. The right of footway is to be created prior to issue of any occupation certificate.

Detailed public domain plan including civil, structural and hydraulic design & details, survey, cross sections (footpath path being designed with 2.5% cross fall) and longitudinal are to be submitted to Council for review and approval as part of the S138 Road Act Type 2 application, prior to the pouring of the ground floor slab for the ground floor commercial area.

Universal Design principles are to be applied to the development to allow for entries to be designed for universal access and levels to be adjusted within the site.

The Public Domain works are to be implemented and construction works are to be completed to Council satisfaction prior to the issue of any Occupation Certificate. Land dedication as road reserve

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 any construction certificate for the ground floor slab. 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, hydraulic, geotechnical engineers with experience and competence in the related field and submitted to Council for approval with the Section 138 application.

Note: An additional fee will be required by Council for the assessment of engineering plans submitted for the public road works. In this regard the developer is advised to confer with Council's Development & Building Services Section in order to confirm this.

Note: proposed driveway works can be submitted with this application.

86. 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.
87. 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.
88. A clear warning notice is to be erected and maintained at all points of entry to the site advising that the premises is subject to flooding and that caution should be observed at times of heavy or prolonged rainfall, being installed prior to issue of any Occupation Certificate. Such notice is to also provide advice regarding the availability of further detail in respect of possible flooding, refuge areas and include an appropriate telephone number.
89. A suitably qualified professional engineer is to inspect and certify that the retaining walls have been constructed in accordance with the retaining wall design with written confirmation to be submitted to the certifying authority prior to the issue of an occupation certificate for the proposed development.
90. 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.
91. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the report prepared by RCA Acoustics dated 4 April 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.

92. The portion of the land required for road widening along Railway Lane between the existing Council road reserve and the proposed new property boundary as indicated in the architectural plan prepared by EJE Architecture Project No. 10670 Dwg No. A102 Rev Q dated 22/11/2016 is to be transferred to Council for dedication as road reserve. A detailed survey plan is to be submitted with an accompanying Subdivision Certificate Application for Council certification and such plan is to be registered with the NSW

Government Land & Property Information prior to issue of any Occupation Certificate.

Note: All associated survey and legal work is to be undertaken by the Developer at the Developers expense. The land is to be dedicated to Council as a Road Reserve at no cost to Council.

93. An application is to be made for a Subdivision Certificate. The application is to be supported by a survey plan of subdivision, five copies thereof and a Section 50 Certificate from the Hunter Water Corporation.
94. Rights of footway and easement for services (easements in gross) are to be created within the property being 2m in width and extend 2m beyond both ends of the indented loading zone along Railway Lane in favour of Council. The right of footway and easement for services are to be created prior to issue of any Occupation Certificate.
95. An appropriate notation is to be placed on the plan of subdivision and an instrument under Section 88B of the *Conveyancing Act 1919* (NSW) being submitted to Council setting out the terms of easements as required by this consent. Council in addition to the owner of the land benefited by the easement is to be a party whose consent is needed to release or vary easements.
96. The whole of the land 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.
97. All works within the road reserve required by this consent are to be completed prior to the issue of any Occupation Certificate.
98. The Developer preparing a Green Travel Plan (GTP) to encourage the use of alternate transport to the private vehicle in accordance with Section 7.03.03 Travel Demand Management of Council's adopted Newcastle Development Control Plan 2012 and incorporating end of trip facilities, such being implemented in association with the occupation of the premises and a copy of the GTP being provided to the Principal Certifying Authority.
99. A post construction dilapidation report prepared by a suitability qualified person shall be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate, to ascertain if any structural damage has occurred to the adjoining buildings, infrastructure and roads. The reports shall be forwarded to Council and will be made available in any private dispute between neighbours regarding damage arising from construction works.

#### **CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT**

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

<b>DAY</b>	<b>START</b>	<b>FINISH</b>
Monday	9am	5pm
Tuesday	9am	5pm
Wednesday	9am	5pm
Thursday	9am	5pm
Friday	9am	5pm
Saturday	9am	5pm
Sunday	10am	4pm



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

101. 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.

102. 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.

103. The landscaped areas are to be kept free of parked vehicles, stored goods, garbage or waste material and being permanently maintained.
104. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development.
105. Vehicles and garbage collections are to be loaded or unloaded standing wholly within the premises and within loading bays designated on the submitted plans or as otherwise provided in accordance with the conditions of this consent and under no circumstances are vehicles to be loaded or unloaded at the kerbside, across the public footpath or in a manner which obstructs vehicular access to the site.
106. Waste collection from the proposed development being restricted to 7:00am and 6:00pm daily.
107. All vehicular movement to and from the site for the basement carpark is to be in a forward direction.
108. Any liquid wastes from the premises, other than stormwater are to be either discharged to the sewers of the Hunter Water Corporation in accordance with an approved Trade Waste Agreement or collected and disposed of by a licensed waste transport contractor in accordance with the Department of Environment and Climate Change 'Waste Classification Guidelines Part 1: Classifying Waste'.
109. 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.

110. 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

## ADVISORY MATTERS

- A. A separate development application is to be submitted to and approved by Council in respect of any specific proposed use of the premises or portion of the premises prior to occupation.
- B. 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.
- C. 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.
- D. 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.
- E. 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).
- F. Development applications are not assessed against the provisions of the Building Code of Australia. A Section 96 modification under the Environmental Planning and Assessment Act 1979 (NSW) will be required if design amendments that cause the proposal to be inconsistent with the development consent are necessary to comply with the provisions of the Building Code of Australia.
- G. 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.
- H. 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.

- I. The premises are allocated the following street addresses in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation*.

**NOTE:** Site address has now been changed to be **12 Railway Lane, Wickham**.

Unit Number on plan	Council Allocated Street Address(es)			
	House Number	Street Name	Street Type	Suburb
Ground Floor Commercial 1	6/12	Railway	Lane	Wickham
Ground Floor Commercial 2	1/12	Railway	Lane	Wickham
G.01	5/12	Railway	Lane	Wickham
G.02	4/12	Railway	Lane	Wickham
G.03	3/12	Railway	Lane	Wickham
G.04	2/12	Railway	Lane	Wickham
1.01	104/12	Railway	Lane	Wickham
1.02	103/12	Railway	Lane	Wickham
1.03	102/12	Railway	Lane	Wickham
1.04	101/12	Railway	Lane	Wickham
1.05	105/12	Railway	Lane	Wickham
1.06	106/12	Railway	Lane	Wickham
1.07	107/12	Railway	Lane	Wickham
1.08	108/12	Railway	Lane	Wickham
1.09	109/12	Railway	Lane	Wickham
1.10	110/12	Railway	Lane	Wickham
1.11	111/12	Railway	Lane	Wickham
1.12	112/12	Railway	Lane	Wickham
1.13	113/12	Railway	Lane	Wickham
1.14	114/12	Railway	Lane	Wickham
1.15	115/12	Railway	Lane	Wickham
1.16	116/12	Railway	Lane	Wickham
1.17	117/12	Railway	Lane	Wickham
1.18	118/12	Railway	Lane	Wickham
1.19	119/12	Railway	Lane	Wickham
1.20	120/12	Railway	Lane	Wickham
1.21	121/12	Railway	Lane	Wickham
2.01	204/12	Railway	Lane	Wickham
2.02	203/12	Railway	Lane	Wickham
2.03	202/12	Railway	Lane	Wickham
2.04	201/12	Railway	Lane	Wickham
2.05	205/12	Railway	Lane	Wickham
2.06	206/12	Railway	Lane	Wickham
2.07	207/12	Railway	Lane	Wickham
2.08	208/12	Railway	Lane	Wickham
2.09	209/12	Railway	Lane	Wickham
2.10	210/12	Railway	Lane	Wickham
2.11	211/12	Railway	Lane	Wickham
2.12	212/12	Railway	Lane	Wickham
2.13	213/12	Railway	Lane	Wickham
2.14	214/12	Railway	Lane	Wickham

2.15	215/12	Railway	Lane	Wickham
2.16	216/12	Railway	Lane	Wickham
2.17	217/12	Railway	Lane	Wickham
2.18	218/12	Railway	Lane	Wickham
2.19	219/12	Railway	Lane	Wickham
2.20	220/12	Railway	Lane	Wickham
2.21	221/12	Railway	Lane	Wickham
3.01	304/12	Railway	Lane	Wickham
3.02	303/12	Railway	Lane	Wickham
3.03	302/12	Railway	Lane	Wickham
3.04	301/12	Railway	Lane	Wickham
3.05	305/12	Railway	Lane	Wickham
3.06	306/12	Railway	Lane	Wickham
3.07	307/12	Railway	Lane	Wickham
3.08	308/12	Railway	Lane	Wickham
3.09	309/12	Railway	Lane	Wickham
3.10	310/12	Railway	Lane	Wickham
3.11	311/12	Railway	Lane	Wickham
3.12	312/12	Railway	Lane	Wickham
3.13	313/12	Railway	Lane	Wickham
3.14	314/12	Railway	Lane	Wickham
3.15	315/12	Railway	Lane	Wickham
3.16	316/12	Railway	Lane	Wickham
3.17	317/12	Railway	Lane	Wickham
3.18	318/12	Railway	Lane	Wickham
3.19	319/12	Railway	Lane	Wickham
3.20	320/12	Railway	Lane	Wickham
3.21	321/12	Railway	Lane	Wickham
4.01	404/12	Railway	Lane	Wickham
4.02	403/12	Railway	Lane	Wickham
4.03	402/12	Railway	Lane	Wickham
4.04	401/12	Railway	Lane	Wickham
4.05	405/12	Railway	Lane	Wickham
4.06	406/12	Railway	Lane	Wickham
4.07	407/12	Railway	Lane	Wickham
4.08	408/12	Railway	Lane	Wickham
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4.14	414/12	Railway	Lane	Wickham
4.15	415/12	Railway	Lane	Wickham
4.16	416/12	Railway	Lane	Wickham
4.17	417/12	Railway	Lane	Wickham
4.18	418/12	Railway	Lane	Wickham
5.01	504/12	Railway	Lane	Wickham
5.02	503/12	Railway	Lane	Wickham
5.03	502/12	Railway	Lane	Wickham
5.04	501/12	Railway	Lane	Wickham
5.05	505/12	Railway	Lane	Wickham
5.06	506/12	Railway	Lane	Wickham
5.07	507/12	Railway	Lane	Wickham
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5.15	515/12	Railway	Lane	Wickham
5.16	516/12	Railway	Lane	Wickham
5.17	517/12	Railway	Lane	Wickham
5.18	518/12	Railway	Lane	Wickham
5.19	519/12	Railway	Lane	Wickham
6.01	604/12	Railway	Lane	Wickham
6.02	603/12	Railway	Lane	Wickham
6.03	602/12	Railway	Lane	Wickham
6.04	601/12	Railway	Lane	Wickham
6.05	605/12	Railway	Lane	Wickham
6.06	606/12	Railway	Lane	Wickham
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6.13	613/12	Railway	Lane	Wickham
6.14	614/12	Railway	Lane	Wickham
6.15	615/12	Railway	Lane	Wickham
6.16	616/12	Railway	Lane	Wickham
6.17	617/12	Railway	Lane	Wickham
6.18	618/12	Railway	Lane	Wickham
6.19	619/12	Railway	Lane	Wickham
7.01	704/12	Railway	Lane	Wickham
7.02	703/12	Railway	Lane	Wickham
7.03	702/12	Railway	Lane	Wickham
7.04	701/12	Railway	Lane	Wickham
7.05	705/12	Railway	Lane	Wickham
7.06	706/12	Railway	Lane	Wickham
7.07	707/12	Railway	Lane	Wickham
7.08	708/12	Railway	Lane	Wickham
7.09	709/12	Railway	Lane	Wickham
7.10	710/12	Railway	Lane	Wickham
7.11	711/12	Railway	Lane	Wickham
7.12	712/12	Railway	Lane	Wickham
7.13	713/12	Railway	Lane	Wickham
7.14	714/12	Railway	Lane	Wickham
7.15	715/12	Railway	Lane	Wickham
7.16	716/12	Railway	Lane	Wickham
7.17	717/12	Railway	Lane	Wickham
7.18	718/12	Railway	Lane	Wickham
7.19	719/12	Railway	Lane	Wickham
8.01	803/12	Railway	Lane	Wickham
8.02	802/12	Railway	Lane	Wickham
8.03	801/12	Railway	Lane	Wickham
8.04	804/12	Railway	Lane	Wickham
8.05	805/12	Railway	Lane	Wickham

8.06	806/12	Railway	Lane	Wickham
8.07	807/12	Railway	Lane	Wickham
8.08	808/12	Railway	Lane	Wickham
8.09	809/12	Railway	Lane	Wickham
8.10	810/12	Railway	Lane	Wickham
8.11	811/12	Railway	Lane	Wickham
8.12	812/12	Railway	Lane	Wickham
8.13	813/12	Railway	Lane	Wickham
8.14	814/12	Railway	Lane	Wickham
8.15	815/12	Railway	Lane	Wickham

**END OF CONDITIONS**