

DA-2017/700 Stage 1: Current/Final Submitted Plans and Documentation

Architectural Plans:

Architectural Drawing Package for <u>Precinct (Block 1)</u> Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
P-A-0001	14	Cover	19.05.2017
P-A-0101	14	Context Plan	19.05.2017
P-A-0102	14	Site Plan	19.05.2017
P-A-0103	14	Site Analysis	19.05.2017
P-A-0201	16	Level 01	09.11.2017
P-A-0202	16	Level 02	09.11.2017
P-A-0203	16	Level 03	09.11.2017
P-A-0204	16	Level 04	09.11.2017
P-A-0205	16	Level 05	09.11.2017
P-A-0206	16	Level 06	09.11.2017
P-A-0207	16	Level 07	09.11.2017
P-A-0208	16	Level 08	09.11.2017
P-A-0209	16	Level 09	09.11.2017
P-A-0210	16	Level 10	09.11.2017
P-A-0211	16	Level 11	09.11.2017
P-A-0212	16	Roof	09.11.2017
P-A-0213	14	Basement 01	19.05.2017
P-A-0214	14	Basement 02	19.05.2017
P-A-0501	14	Precinct Elevation North	19.05.2017
P-A-0502	14	Precinct Elevation East	19.05.2017
P-A-0503	14	Precinct Elevation South	19.05.2017
P-A-0504	14	Precinct elevation West	19.05.2017
P-A-0601	14	Precinct Section 01	19.05.2017
P-A-602	14	Precinct Section 02	19.05.2017
P-A-0901	16	Carpark Ramp Details	09.11.2017
P-A-2801	14	View from the Sun- Sheet 1	19.05.2017
P-A-2802	14	View from the Sun- Sheet 2	19.05.2017
P-A-2811	16	Shadow Diagrams-9AM	09.11.2017
P-A-2812	16	Shadow Diagrams-10AM	09.11.2017
P-A-2813	16	Shadow Diagrams-11AM	09.11.2017
P-A-2814	16	Shadow Diagrams-12PM	09.11.2017
P-A-2815	16	Shadow Diagrams-1PM	09.11.2017
P-A-2816	16	Shadow Diagrams-2PM	09.11.2017
P-A-2817	16	Shadow Diagrams-3PM	09.11.2017
P-A-3201	14	Demolition Plan	19.05.2017
P-A-3301	14	Signage Strategy- Level 01	19.05.2017
P-A-3302	14	Signage Strategy- Elevations	19.05.2017
P-A-3303	14	Signage Strategy- Details	19.05.2017
P-A-4001	14	Photomontage 01	19.05.2017
P-A-4002	14	Photomontage 02	19.05.2017
P-A-4003	14	Photomontage 03	19.05.2017
P-A-4004	14	Photomontage 04	19.05.2017
P-A-4005	14	Photomontage 05	19.05.2017
P-A-4006	14	Photomontage 06	19.05.2017
P-A-4007	14	Photomontage 07	19.05.2017

Architectural Drawing Package for <u>Building A</u>, Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
A-A-0001	14	Cover	19.05.2017
A-A-0201	14	Building A- Level 01	19.05.2017
A-A-0202	14	Building A- Level 02	19.05.2017
A-A-0203	14	Building A- Level 03	19.05.2017
A-A-0204	14	Building A- Level 04	19.05.2017
A-A-0205	14	Building A- Level 05	19.05.2017
A-A-0206	14	Building A- Level 06	19.05.2017
A-A-0207	14	Building A- Level 07	19.05.2017
A-A-0208	14	Building A- Level 08	19.05.2017
A-A-0209	14	Building A- Level 09	19.05.2017
A-A-0210	14	Building A- Level 10	19.05.2017
A-A-0211	14	Building A- Level 11	19.05.2017
A-A-0212	14	Building A- Roof	19.05.2017
A-A-0501	14	Building A Elevation- North	19.05.2017
A-A-0502	14	Building A Elevation- East	19.05.2017
A-A-0503	14	Building A Elevation- South	19.05.2017
A-A-0504	14	Building A Elevation- West	19.05.2017
A-A-0601	14	Building A-Section 01	19.05.2017
A-A-0602	14	Building A-Section 02	19.05.2017
A-A-1420	14	Adaptable Apartments-Sheet 1	19.05.2017
A-A-2900	14	Schedules	19.05.2017
A-A-2901	14	Building A- GFA	19.05.2017
A-A-3001	14	SEPP 65 Analysis- Solar	19.05.2017
A-A-3002	14	SEPP 65 Analysis- Cross Ventilation	19.05.2017
A-A-3201	14	Demolition Plan	19.05.2017

Architectural Drawing Package for <u>Building B</u>, Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
B-A-0001	14	Cover	19.05.2017
B-A-201	14	Building B- Level 01	19.05.2017
B-A-202	14	Building B- Level 02	19.05.2017
B-A-203	14	Building B- Level 03	19.05.2017
B-A-204	14	Building B- Level 04	19.05.2017
B-A-205	14	Building B- Level 05	19.05.2017
B-A-206	14	Building B- Level 06	19.05.2017
B-A-0251	14	Building B- Level 01 (Heritage)	19.05.2017
B-A-0252	14	Building B- Level 02 (Heritage)	19.05.2017
B-A-0253	14	Building B- Level 03 (Heritage)	19.05.2017
B-A-0254	14	Building B- Level 04 (Heritage)	19.05.2017
B-A-0255	14	Building B- Level 05 (Heritage)	19.05.2017
B-A-0256	14	Building B- Roof (Heritage)	19.05.2017
B-A-0501	14	Building B Elevation- North	19.05.2017
B-A-0502	14	Building B Elevation- West	19.05.2017
B-A-0503	14	Building B Elevation- South	19.05.2017
B-A-0521	14	Building B Elevation- North Existing	19.05.2017
B-A-0522	14	Building B Elevation- West Existing	19.05.2017
B-A-0523	14	Building B Elevation- South Existing	19.05.2017
B-A-0551	14	Building B Elevation- North (Heritage)	19.05.2017
B-A-0552	14	Building B Elevation- West (Heritage)	19.05.2017
B-A-0553	14	Building B Elevation- South (Heritage)	19.05.2017

Architectural Drawing Package for <u>Building B</u>, Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
B-A-0601	14	Building B- Section 01	19.05.2017
B-A-0602	14	Building B- Section 02	19.05.2017
B-A-0603	14	Building B- Section 03	19.05.2017
B-A-0651	14	Building B- Section 01 (Heritage)	19.05.2017
B-A-0652	14	Building B- Section 02 (Heritage)	19.05.2017
B-A-0653	14	Building B- Section 03 (Heritage)	19.05.2017
B-A-2901	14	Building B- GFA	19.05.2017
B-A-3001	14	SEPP 65 Analysis- Solar + Cross Ventilation	19.05.2017
B-A-3201	14	Demolition - Level 01	19.05.2017
B-A-3202	14	Demolition – Level 02	19.05.2017
B-A-3203	14	Demolition – Level 03	19.05.2017
B-A-3204	14	Demolition – Level 04	19.05.2017
B-A-3205	14	Demolition – Level 05	19.05.2017
B-A-3206	14	Demolition – Roof	19.05.2017

Architectural Drawing Package for <u>Building C</u>, Prepared By TZG Architects Ref 17002			
Drawing No.	Rev.	Name of Plan	Date
C-A-0001	14	Cover	19.05.2017
C-A-0201	15	Building C Plan - Level 01	06.11.2017
C-A-0202	15	Building C Plan - Level 02	07.11.2017
C-A-0203	15	Building C Plan - Level 03	06.11.2017
C-A-0204	14	Building C Plan - Level 04	19.05.2017
C-A-0205	14	Building C Plan - Level 05	19.05.2017
C-A-0206	14	Building C Plan - Level 06	19.05.2017
C-A-0207	14	Building C Plan - Level 07	19.05.2017
C-A-0208	14	Building C Plan - Level 08	19.05.2017
C-A-0209	15	Building C Plan - Level 09	10.11.2017
C-A-0210	15	Building C Plan - Level 10	10.11.2017
C-A-0211	14	Building C Plan- Roof	19.05.2017
C-A-0212	14	Building C Plan- Adaptable Apartments	19.05.2017
C-A-0501	14	Building C Elevation- North	19.05.2017
C-A-0502	14	Building C Elevation- East	19.05.2017
C-A-0503	14	Building C Elevation-South	19.05.2017
C-A-0504	14	Building C Elevation-West	19.05.2017
C-A-0601	14	Building C-Section 01	19.05.2017
C-A-0602	14	Building C-Section 02	19.05.2017
C-A-603	14	Building C-Section 03	19.05.2017
C-A-2901	14	Building C- GFA	19.05.2017
C-A-3001	14	SEPP 65 Analysis- Solar	19.05.2017
C-A-3011	14	SEPP 65 Analysis- Cross Ventilation	19.05.2017
C-A-3201	14	Demolition Plan Ground	19.05.2017
C-A-3202	14	Demolition Elevation- North	19.05.2017

Architectural Drawing Package for <u>Building D</u>, Prepared By DBJ Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
D-A-0001	14	Cover	19.05.2017
D-A-0201	14	Building D Plan - Level 01	19.05.2017
D-A-0202	14	Building D Plan - Level 02	19.05.2017
D-A-0203	14	Building D Plan - Level 03	19.05.2017

Architectural Drawing Package for <u>Building D</u>, Prepared By DBJ Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
D-A-0204	14	Building D Plan - Level 04	19.05.2017
D-A-0205	14	Building D Plan - Level 05	19.05.2017
D-A-0206	14	Building D Plan - Level 06	19.05.2017
D-A-0207	14	Building D Plan - Level 07 and 09	19.05.2017
D-A-0208	14	Building D Plan - Level 08 and 10	19.05.2017
D-A-0211	14	Building D Plan - Level 11	19.05.2017
D-A-0212	14	Building D Plan- Roof	19.05.2017
D-A-0501	14	Building D Elevation- North	19.05.2017
D-A-0502	14	Building D Elevation- East	19.05.2017
D-A-0503	14	Building D Elevation-South	19.05.2017
D-A-0504	14	Building D Elevation-West	19.05.2017
D-A-0601	14	Building D-Section 01	19.05.2017
D-A-0602	14	Building D-Section 02	19.05.2017
D-A-1420	14	Building D – Adaptable Apartments Sheet 1	19.05.2017
D-A-2901	14	Building D – GFA Plans	19.05.2017
D-A-3001	14	SEPP 65 Analysis- Cross Solar	19.05.2017
D-A-3011	14	SEPP 65 Analysis- Cross Ventilation	19.05.2017
D-A-3201	14	Demolition Plan	19.05.2017

Additional Plans:

Architectural Drawing Maximum Building Height Diagrams, Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
P-A-5511	16	Precinct Elevation North- Street Wall Height	09.11.2017
P-A-5512	16	Precinct Elevation East- Street Wall Height	09.11.2017
P-A-5513	16	Precinct Elevation South- Street Wall Height	09.11.2017
P-A-5514	16	Precinct Elevation West- Street Wall Height	09.11.2017

Architectural Drawing, Maximum Building Height Diagrams, Concept and Stage 1, Prepared By SJB Architects Ref 5614			
Drawing No.	Rev.	Name of Plan	Date
DA-050	00	Building Envelope Elevation North and East	10.11.2017
DA-0506	00	Building Envelope Elevation South and West	10.11.2017
DA-0507	00	Building Envelope Elevation Wolf St East + West	10.11.2017
DA-0508	00	Building Envelope Elevation South and West	10.11.2017
P-A-5501	16	Precinct Elevation North-Height Comparison	09.11.2017
P-A-5502	16	Precinct Elevation East-Height Comparison	09.11.2017
P-A-5503	16	Precinct Elevation South-Height Comparison	09.11.2017
P-A-5501	16	Precinct Elevation West-Height Comparison	09.11.2017

Architectural Drawing, Shadow Diagrams Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
P-A-2851	16	123 King St Elevation Shadow Study Sheet 02	09.11.2017
P-A-2850	16	123 King St Elevation Shadow Study Sheet 01	09.11.2017
DA03		Solar Compliance Comparison Ground Floor Plan	7.11.2017
DA04		Level 1 Floor Plan	7.11.2017
DA05		Level 2 Floor Plan	7.11.2017

Architectural Drawing, Shadow Diagrams Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
DA06		Level 3 Floor Plan	7.11.2017
DA07		Level 4 Floor Plan	7.11.2017
DA08		Level 5 Floor Plan	7.11.2017

Responses to UDCG Comments Prepared By SJB Architects Ref 5589 & DBJ Ref 1680			
Drawing No.	Rev.	Name of Plan	Date
		Images of Building C & Cladding Material	
D-A-3011	2	SEPP 65 Analysis- Cross Ventilation	27.10.2017
D-A-3012	2	SEPP 65 Analysis- Cross Ventilation Level 2	27.10.2017
D-A-3013	2	SEPP 65 Analysis- Cross Ventilation Level 3	27.10.2017
D-A-3014	2	SEPP 65 Analysis- Cross Ventilation Level 4	27.10.2017
D-A-3015	2	SEPP 65 Analysis- Cross Ventilation Level 5, 7, 9	27.10.2017
D-A-3016	2	SEPP 65 Analysis- Cross Ventilation Level 6, 8, 10	27.10.2017
D-A-3017	2	SEPP 65 Analysis- Cross Ventilation Level 11	27.10.2017

Comparative Solar Study Building C Prepared By SJB Architects Ref 5589			
Drawing No.	Rev.	Name of Plan	Date
SK-01	1	Solar Study-9AM	6.12.2017
SK-02	1	Solar Study-10AM	6.12.2017
SK-03	1	Solar Study-11AM	6.12.2017
SK-04	1	Solar Study-12PM	6.12.2017
SK-05	1	Solar Study-1PM	6.12.2017
SK-06	1	Solar Study-2PM	6.12.2017
SK-07	1	Solar Study-3PM	6.12.2017

Landscape and Public Domain Plans and Documents

Landscape Concept and Landscape Statement, Prepared By Aspect Studios Ref S17008			
Drawing No.	Rev.	Name of Plan	Date
	D	Stage 1 DA Landscape Statement	14.06.2017
	E	Cover	14.06.2017
DA-01	E	Site Context & Indicative Perspective	14.06.2017
DA-02	E	Victoria Way public Domain Concept Plan	14.06.2017
DA-03	E	Victoria Way public Domain Section A-A	14.06.2017
DA-04	E	Victoria Way public Domain Section B-B & C-C	14.06.2017
DA-05	F	Building A Private Communal Concept Plan Level 02 Terrace	26.10.2017
DA-06	G	Building C Private Communal Concept Plan Level 02 & 03 Terrace	30.10.2017
DA-07	E	Building A Private Communal Concept Plan Level 07 Terrace	14.06.2017
DA-08	F	Indicative Planting Palette	26.10.2017

Public Domain Commitments, Aspect Studios (undated)

Planning Documents

Statement of Environmental Effects prepared by SJB Planning dated June 2017

Clause 4.6 Variation to Height of Buildings, prepared by SJB Planning, dated 15.06.2017;

SEPP 65 Design Statement, prepared by SJB, TZG, and DBJ, ref 5589, dated 16.06.2017;

Newcastle Concept DA View analysis, prepared by SJB, ref 5614, dated 04.05.2017;

Amended Development Application Report, prepared by SJB Planning, dated November 2017;

Street Wall Comparison Plan, prepared by SJB Architects (undated, submitted November 2017);

Shadow Analysis, prepared by SJB Architects, version 1, dated 13.11.2017;

View Analysis Explanatory Note & Addendum View Analysis, prepared by SJB Urban

Correspondence prepared by SJB Planning dated 5.12.2017 and following attachments:

1. Shadow Analysis Building C (annotated)
2. Updated SEPP 65 Apartment Design Guide Matrix, SJB Architecture, Rev 9, dated 4/12/2017
3. Alternative Apartment Sketch (Bedroom Sizes) for Building A (Levels 7-11), SJB Architects.

Correspondence: Overshadowing Impacts of Building C, SJB Planning, 6.12.2017

Heritage and Archaeology

Heritage Impact Assessment Former David Jones Site (Stage 1 DA), prepared by City Plan, rev 02, dated 13.06.2017 (including Appendix B_Aboriginal and Historical Archaeology Report, Ref: 3303/R01/V6 prepared by Umwelt, dated October 2015)

Conservation Management Plan, prepared by City Plan, rev 03, dated 15.06.2017;

Historical Archaeological Assessment, prepared by Umwelt, ref 3971/R01, dated June 2017;

Correspondence: Aboriginal Cultural Heritage and Archaeological Assessment Process, prepared by Umwelt, ref 3971/NR/14062017, dated 14.06.2017;

Traffic and Transport

Transport Impact Assessment, prepared by GTA Consultants, ref N119480, dated 13.06.2017;

Construction Traffic Management Plan, prepared by GTA Consultants, ref N119480, dated 29.05.2017;

Memorandum regarding vehicular access, parking, CTMP and green travel plan, prepared by GTA Consultants, ref N140420, dated 15.11.17;

Correspondence: Stage 1 Overview Construction Traffic Management Plan prepared by GTA Consultants, ref N140420, dated 15.11.17;

Ground Issues:

Potential Ground Issues Report prepared by Douglas Partners, Project 39826.09 ref 007.Rev 1, dated 8.6.2017;

Preliminary Mine Subsidence Assessment, prepared by Douglas Partners, Project 39826.09 Ref 006. rev 2, dated 29.05.2017;

Additional Contamination Assessment, prepared by Douglas Partners, Project 39826.09 ref 002. Rev 2, dated 29.05.2017;

Remediation Action Plan, prepared by Douglas Partners, Project 39826.09 Ref 005. rev 2, dated 29.05.2017;

Acid Sulfate Soil Management Statement, prepared by Douglas Partners, Project 39826.09 Ref 004. rev 2, dated 29.05.2017;

Correspondence: Geotechnical Assessment prepared by Douglas Partners, Project 39826.09, dated 5.12.2017;

Grouting and Verification Plan, prepared by Douglas Partners, ref 39826.09, dated 25.09.2017;

Flooding and Stormwater

Flooding Assessment, prepared by Northrop, ref NL167241_B01, dated 13.03.2017;

Concept Stormwater Management Plan, prepared by Northrop, ref NL167241, dated 14.06.17

Concept Stormwater Management Plan Report, prepared by Northrop, ref NL167241, rev C, dated 07.11.17

MUSIC Model (by Northrop, ref NL167241, electronic only) saved 21/11/2017

Correspondence: Flood Management prepared by Northrop, ref NL167241, dated 04.12.17

Internal Civil Works, Prepared By Northrop, Ref NL167241			
Drawing No.	Rev.	Name of Plan	Date
P-C-01.01	C	Cover Sheet & Drawing Index	07.08.17
P-C-02.01	C	Concept Soil & Water Management Plan Basement 02	07.08.17
P-C-02.02	B	Concept Soil & Water Management Details	07.08.2017
P-C-03.01	F	Concept Stormwater Management Plan Roof/Podium	30.10.2017
P-C-03.02	C	Concept Stormwater Management Plan Level 01	10.08.2017
P-C-03.03	B	Concept Stormwater Management Plan Basement 02	07.08.2017
P-C-50.01	5	Concept External Stormwater Upgrades	20.11.2017

Other Documents

Indicative Cost Report, prepared by Altus Group, ref 71130.102037.000, dated 14.06.2017;

Accessibility Assessment Report, prepared by City Plan, ref 173307.03, dated 09.06.2017;

Building Code of Australia Assessment Report, prepared by City Plan, ref 173307, dated 13.06.2017;

Infrastructure Services Report, prepared by ADP Consulting Pty Ltd, ref SYD0296, dated 08.06.2017

Waste Management Plan, prepared by Jacobs, ref IA148600.2/1.0, dated 7.06.2017;

Construction Management Plan, prepared by Parkview, rev A, dated 08.06.2017;

Sustainability Report, prepared by ADP Consulting Pty Ltd, ref SYD0296, dated 14.06.2017;

Strategic Social Plan, prepared by GHD, ref 2126423, dated June 2017;

Crime Risk Assessment, prepared by GHD, ref 2126423, dated June 2017;

Acoustic Assessment, prepared by Acoustic Logic, ref 20170518.1/0905A/R2/BQ, dated 27.05.2017;

Basix Certificate, prepared by ADP Consulting Pty Ltd, ref 818302M_02, dated 20.06.2017.