



To: Hunter and Central Coast JRPP

From: Alison McCabe and Joanne McGuinness – SJB Planning

Date: 20 December 2017

Subject: 2017HCC017- Stage 1 DA - 163 and 169-185 Hunter Street Newcastle (DA2017/00700)

To the Panel Coordinator,

We act on behalf of our clients, Iris Land Pty Ltd in relation to the Stage 1 Development Application for 163 and 169-185 Hunter Street Newcastle (DA2017/00700).

We have had the opportunity to review the report prepared by the City of Newcastle Council and are supportive of the recommendation.

We have also reviewed the draft conditions recommended by Council and wish to raise some amendments for clarity. The amendments and justification are outlined below. For ease of reference the amendments are highlighted in red.

Additional Condition – Surrender of Development Consent DA No. 2015/10182

The Staged Concept Development Application No. 2015/10182 was approved by the JRPP on 28 April 2016. As you are aware the applicant lodged a new Concept Staged Development Application (DA2017/00701) to replace the current approved Staged Concept DA.

As outlined in the Statement of Environmental Effects (SEE) submitted with the Staged DA 2017/00700 and the SEE submitted with the subject Stage 1 DA 2017/00701, it has always been the intention to surrender the consent for Staged DA 2015/10182. This has also been identified in Council's assessment report, however a condition has not been included in the draft conditions to reflect this.

Accordingly, it is recommended that the following additional condition be included in the final conditions:

Development consent for Staged Concept Development Application No.2015/10182 is to be surrendered. A Notice of Surrender of Development is to be submitted within 28 days of the date of this consent or prior to the commencement of any works, whichever is the earliest.

Condition: Plans and Documentation

The current draft condition approves documents that were provided to Council to assist in the assessment of the development application and preparation of the report. Examples of these documents include the building height and street wall height diagrams and solar analysis that was provided to illustrate the differences between the previously approved Concept DA 2015/10182 and the proposal. We do not consider these documents should form part of the stamped approval documentation.

The full list of the documents including in the draft condition are reproduced in **Attachment 1**. The documents that are not considered to form part of the stamped approval documentation have been crossed out.

Condition A2 Excavation

Amend condition as highlighted in red to clarify that this relates to ground works anchors.

A2 Excavation

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 by method used wholly within the development site only, and*
- (b) where necessary, underpin the adjoining premises to prevent any such damage.*

The above requirements do 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. If the written consent of the owner is required, this must be provided to the Principal Certifying Authority prior to the commencement of any ~~works~~ ground works anchors.

Condition A4 Community Liaison

It is considered that the requirements of this condition can be fulfilled by a Community Liaison Officer and that the establishment of a committee is unnecessary. Amend condition as highlighted in red to replace references to committee with officer.

A4 Community Liaison

The applicant shall establish a Community Liaison ~~Officer Committee~~ as an ongoing means of addressing community concerns during the excavation and construction phase of the development. The applicant is to advise adjoining businesses, residents and Council of the name and telephone number of the ~~contact person for this Committee~~ Community Liaison Officer/s. The ~~contact person~~ Community Liaison Officer shall be available during nominated working hours. A register of community concerns/complaints relating to the on-site operations and the action taken in response is to be kept and made available to Council officers upon request.

Condition B2 Remediation

Amend condition as highlighted in red to clarify on site soil remediation is not permitted on-site.

B2 Remediation

The site is to be investigated and remediated as required in accordance with Section 7 of Douglas Partners Remediation Action Plan dated 29 May 2017.

Under no circumstances is on-site ~~soil~~ remediation treatment to be carried out.

~~Soil~~ remediation shall be carried out in accordance with Option 4 as set out in the submitted Remediation Action Plan prepared by Douglas Partners dated 29 May 2017.

Any soils identified as exceeding the validation criteria during the remediation works (as specified

by the Remediation Action Plan prepared by Douglas Partners dated 29 May 2017) are to be removed offsite.

Condition C1 Section 94A Contributions

Amend condition as highlighted in red to enable commencement of demolition, ground works and mine subsidence works prior to payment of the Section 94A Contributions. It is intended that the payment of the contributions would occur prior to the issue of the Construction Certificate for the works for the structure.

C1 Section 94A Contributions

A total monetary contribution of \$1,659,152.00 (being 2% of the cost of development of \$82,957,600) estimated 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 for works, other than for demolition, ground works and mine subsidence, in respect of the proposed development.

Condition C2 Contribution Toward Public Art

Amend condition as highlighted in red to enable the provision of the final public art details and associated costings to Council, to occur after demolition, ground works and mine subsidence works. This will enable the applicant to get demolition and ground works underway, while at the same time ensuring adequate time to resolve the details of the public art and associated costing.

C2 Contribution Toward Public Art

1% of the capital cost of development is to be allocated towards a public artwork feature(s) to be installed on the site in accordance with. Newcastle Development Control Plan 2012, Section 6.01.03 - General Controls, Part B5- Public Artwork. The final details of all proposed public artworks within the site and associated costings are to be submitted to the Council for written approval prior to the issue of the Construction Certificate, for works, other than for demolition, ground works and mine subsidence. The artwork 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.

Condition C4 Requirements for Final Building Design: Plans and Documentation

Condition C4(a) requires that the provision of communal open space areas within Buildings A and C must be made accessible for residents of the entire development (i.e. Building B and D).

This was not the intent of the communal open space provision for the proposal. The proposed communal open space provision is summarised below:

- Building A is provided with 965m² communal open space at levels 2 and 7;
- Building B, which is the adaptive reuse of the former David Jones Building is not provided with communal open space.
- Building C and D have access to 310m² of open space on Level 3 of Building C. The proposal previously provided 185m² of communal open space on level 2 of Building C, which could also be accessed by Building D. This was converted to a passive landscape space in response to the comments from the Urban Design Consultative Group (UDCG) regarding potential privacy impacts on the adjacent apartments.

The communal open space is also supplemented by the laneway at ground level which incorporates landscaping and water features.

The only building that does not have direct access to communal open space, is Building B. Given, this is the adaptive reuse of an existing heritage building there is limited scope to accommodate communal open space. The provision of roof-top communal open space to Building B would require additional intervention into the heritage building, including the provision of an increased lift core to provide access to this space. This is considered undesirable and unnecessary given the high-level of amenity afforded to the apartments within Building B. All apartments achieve a minimum of two (2) hours sunlight, substantially exceed the minimum ADG sizes and are located within an iconic heritage building. Furthermore, the communal open space provision has been accepted by the UDCG.

The residential components of each building are designed to function under separate strata and body corporate regimes, and this arrangement is not practicable.

Having regard to the above it is requested that condition C4(a) be deleted as highlighted in red below.

C4 Requirements for Final Building Design: Plans and Documentation

The Construction Certificate plans and documents are to detail the following:

~~***a) Communal Open Space: The communal open space areas on Buildings A and C must be accessible to residents of the entire development (i.e. including Buildings B and D). Details of access arrangements to be provided in writing and/or noted on the plans.***~~

b) Floor to ceiling heights: The following minimum floor to ceiling heights: 2.7m for habitable rooms; and 2.4m for second floor of two storey apartments.

c) Block A: Fixed louvres on the northern wall of Building A.

Condition C7 Confirmation of Requirements for Development:

Condition C7 requires that the author (or alternative appropriately qualified person) of various supporting documents, provide confirmation to the Principal Certifying Authority (PCA) that CC accords with the specified report recommendations.

This condition is a double-up of conditions that list the approved plans and document as well as other conditions. It is considered that this condition is unnecessary and should be deleted as highlighted in red below.

Furthermore, the recommendations of several of these reports, including the Strategic Social Plan, have already been considered and do not require reconsideration for the issue of the CC.

~~*C7 Confirmation of Requirements for Development:*~~

~~***Written confirmation from the author (or alternative appropriately qualified person) to the Principal Certifying Authority that the submitted Construction Certificate Plans accord with the recommendations and/or sections of the following reports:***~~

~~***Crime Risk Assessment, prepared by GHD, ref 2126423, dated June 2017 (in particular Lighting and Access Control)***~~

~~***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; (Section 4.2 'Implementation of the Strategic Social Plan)***~~

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

~~***Construction Noise and Vibration Management Plan prepared by Acoustic Logic, ref 20170518.1/2404A/RO/BW, dated 24.04.2017***~~

~~***Conservation Management Plan, prepared by City Plan, rev 03, dated 15.06.2017 (Section 10.4***~~

General Policies)

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*

Condition 17 Security Gate

Condition 17 requires that the design of the entry to the King Street loading dock be amended to ensure a minimum 12m distance is maintained between the security gate and the kerb line.

This issue was previously responded to with the submission of amended DA documentation and supporting information from GTA Consultants. The security gates to the loading dock is proposed to be setback 7m from the kerb line. A loading dock management plan will be implemented such that only one (1) service vehicle will access the dock at any given time and during times when the security gate is open.

For activity outside normal operating hours, such as waste collection, the security gate is setback such that an 8.8 metre medium rigid design vehicle can access the driveway without obstructing the traffic lane, however would overhang the footpath, while waiting for the gate to open. This is considered reasonable, given it will only occur for a short period, while the gate is opening and will only occur outside core business hours when the gate is closed.

This issue could be resolved by imposing hours of operation on the loading bay thereby ensuring that the use of the loading bay only occurs when the gate is open. This would require Council to confirm the residential waste/recycling collection hours to ensure the loading bay operating hours does not preclude waste collection.

It is recommended condition 17 be deleted as highlighted below and Condition *F5 Loading Bay Management* be amended to require the implementation of a loading dock management plan which specifies that only one (1) service/delivery vehicle will attempt to access the loading dock at any time. Subject to the confirmation of residential waste collection times, the condition could be further amended by imposing operating hours on the loading bay.

~~C17 Security Gate and Management of the Loading Bay~~

~~The design shall be amended to relocate the security gate at the entry to the proposed King Street loading dock to ensure a minimum distance of 12m is maintained between the gate and the back of the existing King Street 1.2m wide concrete pedestrian pathway. A Loading Bay Management is to be prepared requiring that Full details are to be approved by Council and included in documentation for a Construction Certificate application~~

F5 Loading Bay management

The loading bay area is to be managed such that all heavy vehicle movements to and from the site are in a forward direction. In this regard the loading bay area turntable being regularly serviced and maintained to the requirements set out by the manufacturer of the system. In this regard the owner or the occupier of the building is to enter into an annual service and maintenance contract with the manufacturer's service agent for the life of the system. A copy of the initial service and maintenance contract is to be provided to Council prior to any occupation of the building. In the event of permanent failure of the system (which is unable to be remedied by servicing), the owner of the building is to immediately replace the turntable system at no cost to the occupier(s) of the building.

A loading bay management is to be implemented requiring that only one (1) service/delivery vehicle access the loading bay at given time.

Condition C120

This condition has been incorrectly numbered and needs to be renumbered to **C20**.

Condition D2 Construction Noise

Given the sites location within the City centre, it is requested that the Saturday hours of construction be extended from 1pm to 3pm as highlighted in red below.

D2 Construction Noise

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~~ 3.00pm.***

Conditions D9, D10 D11, and D12

Conditions ***D9 On-site parking, D10 Parking Bays, D11 Visitor Parking, and D12 Driveway***, do not appear to relate to the site works and construction phase. These conditions should be relocated to *Part E Conditions to be Satisfied Prior to the Issue of an Occupation Certificate*.

Condition F3 On-site Parking

Amend condition has highlighted in red below to clarify that 'residential visitor' spaces are not be subdivided, leased or controlled by or on behalf of unit owners or residents.

F3 On-site Parking

On-site parking accommodation is to be provided for a minimum of 273 vehicles as per the approved basement plans. In accordance with Condition 19 of Concept Development Consent DA-2017/00701, this must comprise a minimum of 198 spaces allocated to residents (23 of these to be accessible spaces); a minimum of 11 spaces to be allocated for visitors to the residential apartments; and a minimum of 31 spaces to be allocated to retail staff. Residential visitor ~~These~~ spaces are not to be subdivided, leased or controlled by or on behalf of particular unit owners or residents.

Condition F6 Hours of operation of commercial premises

The proposed base hours of operation are considered onerous for commercial premises given the sites location within the city centre and Hunter Street Mall precinct. It is recommended that the base hours be amended to 7am to 10pm, as highlighted in red below.

F6 Hours of operation of commercial premises

The hours of operation or trading of the ground floor 'Retail Premises' or 'Business Premises' are to be not more than from 7am to ~~7pm~~ 10pm Monday to Sunday unless a separate application to vary the hours of operation or trading has been submitted to and approved by Council.

Attachment 1 – Plans and Documentation for Approval

Architectural Drawing Package for Precinct (Block 1) prepared by SJB - Architects Ref 5589

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>P-A-0001</i>	<i>14</i>	<i>Cover</i>	<i>19.05.2017</i>
<i>P-A-0101</i>	<i>14</i>	<i>Context Plan</i>	<i>19.05.2017</i>
<i>P-A-0102</i>	<i>14</i>	<i>Site Plan</i>	<i>19.05.2017</i>
<i>P-A-0103</i>	<i>14</i>	<i>Site Analysis</i>	<i>09.11.2017</i>
<i>P-A-0201</i>	<i>16</i>	<i>Level 01</i>	<i>09.11.2017</i>
<i>P-A-0202</i>	<i>16</i>	<i>Level 02</i>	<i>09.11.2017</i>
<i>P-A-0203</i>	<i>16</i>	<i>Level 03</i>	<i>09.11.2017</i>
<i>P-A-0204</i>	<i>16</i>	<i>Level 04</i>	<i>09.11.2017</i>
<i>P-A-0205</i>	<i>16</i>	<i>Level 05</i>	<i>09.11.2017</i>
<i>P-A-0206</i>	<i>16</i>	<i>Level 06</i>	<i>09.11.2017</i>
<i>P-A-0207</i>	<i>16</i>	<i>Level 07</i>	<i>09.11.2017</i>
<i>P-A-0208</i>	<i>16</i>	<i>Level 08</i>	<i>09.11.2017</i>
<i>P-A-0209</i>	<i>16</i>	<i>Level 09</i>	<i>09.11.2017</i>
<i>P-A-0210</i>	<i>16</i>	<i>Level 10</i>	<i>09.11.2017</i>
<i>P-A-0211</i>	<i>16</i>	<i>Level 11</i>	<i>09.11.2017</i>
<i>P-A-0212</i>	<i>16</i>	<i>Roof</i>	<i>09.11.2017</i>
<i>P-A-0213</i>	<i>14</i>	<i>Basement 01</i>	<i>19.05.2017</i>
<i>P-A-0214</i>	<i>14</i>	<i>Basement 02</i>	<i>19.05.2017</i>
<i>P-A-0501</i>	<i>14</i>	<i>Precinct Elevation North</i>	<i>19.05.2017</i>
<i>P-A-0502</i>	<i>14</i>	<i>Precinct Elevation East</i>	<i>19.05.2017</i>
<i>P-A-0503</i>	<i>14</i>	<i>Precinct Elevation South</i>	<i>19.05.2017</i>
<i>P-A-0504</i>	<i>14</i>	<i>Precinct Elevation West</i>	<i>19.05.2017</i>
<i>P-A-0601</i>	<i>14</i>	<i>Precinct Section 01</i>	<i>19.05.2017</i>
<i>P-A-0602</i>	<i>14</i>	<i>Precinct Section 02</i>	<i>19.05.2017</i>
<i>P-A-0901</i>	<i>16</i>	<i>Carpark Ramp Details</i>	<i>09.11.2017</i>
<i>P-A-2801</i>	<i>14</i>	<i>View from the Sun - Sheet 1</i>	<i>19.05.2017</i>
<i>P-A-2802</i>	<i>14</i>	<i>View from the Sun - Sheet 2</i>	<i>19.05.2017</i>
<i>P-A-2811</i>	<i>16</i>	<i>Shadow Diagrams - 9AM</i>	<i>09.11.2017</i>

Architectural Drawing Package for Precinct (Block 1) prepared by SJB - Architects Ref 5589

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 Building A, 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

Architectural Drawing Package for Building A, prepared by SJB Architects - Ref 5589

<i>A-A-0503</i>	<i>14</i>	<i>Building A Elevation- South</i>	<i>19.05.2017</i>
<i>A-A-0504</i>	<i>14</i>	<i>Building A Elevation- West</i>	<i>19.05.2017</i>
<i>A-A-0601</i>	<i>14</i>	<i>Building A-Section 01</i>	<i>19.05.2017</i>
<i>A-A-0602</i>	<i>14</i>	<i>Building A-Section 02</i>	<i>19.05.2017</i>
<i>A-A-1420</i>	<i>14</i>	<i>Adaptable Apartments-Sheet 1</i>	<i>19.05.2017</i>
<i>A-A-2900</i>	<i>14</i>	<i>Schedules</i>	<i>19.05.2017</i>
<i>A-A-2901</i>	<i>14</i>	<i>Building A- GFA</i>	<i>19.05.2017</i>
<i>A-A-3001</i>	<i>14</i>	<i>SEPP 65 Analysis- Solar</i>	<i>19.05.2017</i>
<i>A-A-3002</i>	<i>14</i>	<i>SEPP 65 Analysis- Cross Ventilation</i>	<i>19.05.2017</i>
<i>A-A-3201</i>	<i>14</i>	<i>Demolition Plan</i>	<i>19.05.2017</i>

Architectural Drawing Package for Building B, prepared by SJB Architects – Ref 5589

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>B-A-0001</i>	<i>14</i>	<i>Cover</i>	<i>19.05.2017</i>
<i>B-A-0201</i>	<i>14</i>	<i>Building B- Level 01</i>	<i>19.05.2017</i>
<i>B-A-0202</i>	<i>14</i>	<i>Building B- Level 02</i>	<i>19.05.2017</i>
<i>B-A-0203</i>	<i>14</i>	<i>Building B- Level 03</i>	<i>19.05.2017</i>
<i>B-A-0204</i>	<i>14</i>	<i>Building B- Level 04</i>	<i>19.05.2017</i>
<i>B-A-0205</i>	<i>14</i>	<i>Building B- Level 05</i>	<i>19.05.2017</i>
<i>B-A-0206</i>	<i>14</i>	<i>Roof</i>	<i>19.05.2017</i>
<i>B-A-0251</i>	<i>14</i>	<i>Building B- Level 01 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0252</i>	<i>14</i>	<i>Building B- Level 02 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0253</i>	<i>14</i>	<i>Building B- Level 03 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0254</i>	<i>14</i>	<i>Building B- Level 04 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0255</i>	<i>14</i>	<i>Building B- Level 05 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0256</i>	<i>14</i>	<i>Building B- Roof (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0501</i>	<i>14</i>	<i>Building B- Elevation- North</i>	<i>19.05.2017</i>
<i>B-A-0502</i>	<i>14</i>	<i>Building B- Elevation- West</i>	<i>19.05.2017</i>
<i>B-A-0503</i>	<i>14</i>	<i>Building B- Elevation- South</i>	<i>19.05.2017</i>
<i>B-A-0521</i>	<i>14</i>	<i>Building B- Elevation- North Existing</i>	<i>19.05.2017</i>
<i>B-A-0522</i>	<i>14</i>	<i>Building B- Elevation- West Existing</i>	<i>19.05.2017</i>
<i>B-A-0523</i>	<i>14</i>	<i>Building B- Elevation- South Existing</i>	<i>19.05.2017</i>

Architectural Drawing Package for Building B, prepared by SJB Architects – Ref 5589

<i>B-A-0551</i>	<i>14</i>	<i>Building B- Elevation-North (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0552</i>	<i>14</i>	<i>Building B- Elevation-West (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0553</i>	<i>14</i>	<i>Building B- Elevation-South (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0601</i>	<i>14</i>	<i>Building B- Section 01</i>	<i>19.05.2017</i>
<i>B-A-0602</i>	<i>14</i>	<i>Building B- Section 02</i>	<i>19.05.2017</i>
<i>B-A-0603</i>	<i>14</i>	<i>Building B- Section 03</i>	<i>19.05.2017</i>
<i>B-A-0651</i>	<i>14</i>	<i>Building B- Section 01 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0652</i>	<i>14</i>	<i>Building B- Section 02 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-0653</i>	<i>14</i>	<i>Building B- Section 03 (Heritage)</i>	<i>19.05.2017</i>
<i>B-A-2901</i>	<i>14</i>	<i>Building B- GFA</i>	<i>19.05.2017</i>
<i>B-A-3001</i>	<i>14</i>	<i>SEPP 65 Analysis- Solar + Cross Ventilation</i>	<i>19.05.2017</i>
<i>B-A-3201</i>	<i>14</i>	<i>Demolition- Level 01</i>	<i>19.05.2017</i>
<i>B-A-3202</i>	<i>14</i>	<i>Demolition- Level 02</i>	<i>19.05.2017</i>
<i>B-A-3203</i>	<i>14</i>	<i>Demolition- Level 03</i>	<i>19.05.2017</i>
<i>B-A-3204</i>	<i>14</i>	<i>Demolition- Level 04</i>	<i>19.05.2017</i>
<i>B-A-3205</i>	<i>14</i>	<i>Demolition- Level 04</i>	<i>19.05.2017</i>
<i>B-A-3206</i>	<i>14</i>	<i>Demolition- Level 05</i>	<i>19.05.2017</i>

Architectural Drawing Package for Building C, prepared by TZG Architects - Ref 1700

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>C-A-0001</i>	<i>14</i>	<i>Cover</i>	<i>19.05.2017</i>
<i>C-A-0201</i>	15 4	<i>Building C Plan – Level 01</i>	<i>06.11.2017</i>
<i>C-A-0202</i>	15 4	<i>Building C Plan – Level 02</i>	<i>07.11.2017</i>
<i>C-A-0203</i>	15 4	<i>Building C Plan – Level 03</i>	<i>06.11.2017</i>
<i>C-A-0204</i>	<i>14</i>	<i>Building C Plan – Level 04</i>	19.05.2017 15.06.17
<i>C-A-0205</i>	<i>14</i>	<i>Building C Plan – Level 05</i>	19.05.2017 15.06.17
<i>C-A-0206</i>	<i>14</i>	<i>Building C Plan – Level 06</i>	19.05.2017 15.06.17
<i>C-A-0207</i>	<i>14</i>	<i>Building C Plan – Level 07</i>	19.05.2017 15.06.17
<i>C-A-0208</i>	<i>14</i>	<i>Building C Plan – Level 08</i>	19.05.2017 15.06.17
<i>C-A-0209</i>	<i>15</i>	<i>Building C Plan – Level 09</i>	19.05.2017 15.06.17
<i>C-A-0210</i>	<i>15</i>	<i>Building C Plan – Level 10</i>	19.05.2017 15.06.17

Architectural Drawing Package for Building C, prepared by TZG Architects - Ref 1700

<i>C-A-0211</i>	<i>14</i>	<i>Building C Plan – Roof</i>	19.05.2017 15.06.17
<i>C-A-0212</i>	<i>14</i>	<i>Building C Plan – Adaptable Apartments</i>	19.05.2017 15.06.17
<i>C-A-0501</i>	<i>14</i>	<i>Building C Elevation- North</i>	19.05.2017 15.06.17
<i>C-A-0502</i>	<i>14</i>	<i>Building C Elevation- East</i>	19.05.2017 15.06.17
<i>C-A-0503</i>	<i>14</i>	<i>Building C Elevation- South</i>	19.05.2017 15.06.17
<i>C-A-0504</i>	<i>14</i>	<i>Building C Elevation- West</i>	19.05.2017 15.06.17
<i>C-A-0601</i>	<i>14</i>	<i>Building C Section 01</i>	19.05.2017 15.06.17
<i>C-A-0602</i>	<i>14</i>	<i>Building C Section 02</i>	19.05.2017 15.06.17
<i>C-A-0603</i>	<i>14</i>	<i>Building C Section 03</i>	19.05.2017 15.06.17
<i>C-A-2901</i>	<i>14</i>	<i>Building C- GFA</i>	19.05.2017 15.06.17
<i>C-A-3001</i>	<i>14</i>	<i>SEPP 65 Analysis- Solar</i>	19.05.2017 15.06.17
<i>C-A-3011</i>	<i>14</i>	<i>SEPP 65 Analysis- Cross Ventilation</i>	19.05.2017 15.06.17
<i>C-A-3201</i>	<i>14</i>	<i>Demolition Plan Ground</i>	19.05.2017 15.06.17
<i>C-A-3202</i>	<i>14</i>	<i>Demolition Elevation- North</i>	19.05.2017 15.06.17

Architectural Drawing Package for Building D, prepared by DBJ Architects - Ref 5589

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>D-A-0001</i>	<i>14</i>	<i>Cover</i>	<i>19.05.2017</i>
<i>D-A-0201</i>	<i>14</i>	<i>Building D Plan – Level 01</i>	<i>19.05.2017</i>
<i>D-A-0202</i>	<i>14</i>	<i>Building D Plan – Level 02</i>	<i>19.05.2017</i>
<i>D-A-0203</i>	<i>14</i>	<i>Building D Plan – Level 03</i>	<i>19.05.2017</i>
<i>D-A-0204</i>	<i>14</i>	<i>Building D Plan – Level 04</i>	<i>19.05.2017</i>
<i>D-A-0205</i>	<i>14</i>	<i>Building D Plan – Level 05</i>	<i>19.05.2017</i>
<i>D-A-0206</i>	<i>14</i>	<i>Building D Plan – Level 06</i>	<i>19.05.2017</i>
<i>D-A-0207</i>	<i>14</i>	<i>Building D Plan – Level 07 and 09</i>	<i>19.05.2017</i>
<i>D-A-0208</i>	<i>14</i>	<i>Building D Plan – Level 08 and 10</i>	<i>19.05.2017</i>
<i>D-A-0211</i>	<i>14</i>	<i>Building D Plan – Level 11</i>	<i>19.05.2017</i>
<i>D-A-0212</i>	<i>14</i>	<i>Building D Plan – Roof</i>	<i>19.05.2017</i>
<i>D-A-0501</i>	<i>14</i>	<i>Building D Elevation- North</i>	<i>19.05.2017</i>
<i>D-A-0502</i>	<i>14</i>	<i>Building D Elevation– East</i>	<i>19.05.2017</i>
<i>D-A-0503</i>	<i>14</i>	<i>Building D Elevation– South</i>	<i>19.05.2017</i>
<i>D-A-0504</i>	<i>14</i>	<i>Building D Elevation– West</i>	<i>19.05.2017</i>
<i>D-A-0601</i>	<i>14</i>	<i>Building D- Section 01</i>	<i>19.05.2017</i>

Architectural Drawing Package for Building D, prepared by DBJ Architects - Ref 5589

<i>D-A-0602</i>	<i>14</i>	<i>Building D- Section 02</i>	<i>19.05.2017</i>
<i>D-A-1420</i>	<i>14</i>	<i>Building D- Adaptable Apartments Sheet 1</i>	<i>19.05.2017</i>
<i>D-A-2901</i>	<i>14</i>	<i>Building D- GFA Plans</i>	<i>19.05.2017</i>
<i>D-A-3001</i>	<i>14</i>	<i>SEPP 65 Analysis- Cross Solar</i>	<i>19.05.2017</i>
<i>D-A-3011</i>	<i>14</i>	<i>SEPP 65 Analysis- Cross Ventilation</i>	<i>19.05.2017</i>
<i>D-A-3201</i>	<i>14</i>	<i>Demolition Plan</i>	<i>19.05.2017</i>

Additional Plans

~~Architectural Drawing Maximum Building Height Diagrams, Prepared by SJB Architects Ref 5589~~

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>P-A-5511</i>	<i>16</i>	<i>Precinct Elevation North-Street Wall Height</i>	<i>09.11.2017</i>
<i>P-A-5512</i>	<i>16</i>	<i>Precinct Elevation East-Street Wall Height</i>	<i>09.11.2017</i>
<i>P-A-5513</i>	<i>16</i>	<i>Precinct Elevation South-Street Wall Height</i>	<i>09.11.2017</i>
<i>P-A-5514</i>	<i>16</i>	<i>Precinct Elevation West-Street Wall Height</i>	<i>09.11.2017</i>

~~Architectural Drawing, Maximum Building Height Diagrams, Concept and Stage 1, Prepared by SJB Architects Ref 5614~~

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>DA-0505-00</i>	<i>00</i>	<i>Building Envelope Elevation North and East</i>	<i>10.11.2017</i>
<i>DA-0506-00</i>	<i>00</i>	<i>Building Envelope Elevation South and West</i>	<i>10.11.2017</i>
<i>DA-0507-00</i>	<i>00</i>	<i>Building Envelope Elevation Wolf St East + West</i>	<i>10.11.2017</i>
<i>DA-0508-00</i>	<i>00</i>	<i>Building Envelope Elevation South and West</i>	<i>10.11.2017</i>
<i>P-A-5501</i>	<i>16</i>	<i>Precinct Elevation North-Height Comparison</i>	<i>09.11.2017</i>
<i>P-A-5502</i>	<i>16</i>	<i>Precinct Elevation East-Height Comparison</i>	<i>09.11.2017</i>
<i>P-A-5503</i>	<i>16</i>	<i>Precinct Elevation South-Height Comparison</i>	<i>09.11.2017</i>
<i>P-A-5504</i>	<i>16</i>	<i>Precinct Elevation West-Height Comparison</i>	<i>09.11.2017</i>

Architectural Drawing, Shadow Diagrams Prepared by SJB Architects Ref 5589

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>P-A-2851</i>	<i>16</i>	<i>123 King St Elevation Shadow Study Sheet 02</i>	<i>09.11.2017</i>
<i>P-A-2850</i>	<i>16</i>	<i>123 King St Elevation Shadow Study Sheet 01</i>	<i>09.11.2017</i>

Architectural Drawing, Shadow Diagrams Prepared by SJB Architects - Ref 5589

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>DA03</i>		<i>Solar Compliance Comparison Ground Floor Plan</i>	<i>07.11.2017</i>
<i>DA04</i>		<i>Level 1 Floor Plan</i>	<i>07.11.2017</i>
<i>DA05</i>		<i>Level 2 Floor Plan</i>	<i>07.11.2017</i>
<i>DA06</i>		<i>Level 3 Floor Plan</i>	<i>07.11.2017</i>
<i>DA07</i>		<i>Level 4 Floor Plan</i>	<i>07.11.2017</i>
<i>DA08</i>		<i>Level 5 Floor Plan</i>	<i>07.11.2017</i>

Responses to UDCG Comments prepared by SJB Architects Ref 5589 & DBJ - Ref 1680

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
		<i>Images of Building C & Cladding Material</i>	
<i>D-A-3011</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation</i>	<i>27.10.2017</i>
<i>D-A-3012</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation Level 2</i>	<i>27.10.2017</i>
<i>D-A-3013</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation Level 3</i>	<i>27.10.2017</i>
<i>D-A-3014</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation Level 4</i>	<i>27.10.2017</i>
<i>D-A-3015</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation Level 5, 7, 9</i>	<i>27.10.2017</i>
<i>D-A-3016</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation Level 6, 8, 10</i>	<i>27.10.2017</i>
<i>D-A-3017</i>	<i>2</i>	<i>SEPP 65 Analysis - Cross Ventilation Level 11</i>	<i>27.10.2017</i>

Comparative Solar Study Building C Prepared by SJB Architects Ref 5589

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>SK-01</i>	<i>1</i>	<i>Solar Study 9AM</i>	<i>6.12.2017</i>

Comparative Solar Study-Building C Prepared by SJB Architects Ref 5589

<i>SK-02</i>	<i>1</i>	<i>Solar Study-10AM</i>	<i>6.12.2017</i>
<i>SK-03</i>	<i>1</i>	<i>Solar Study-11AM</i>	<i>6.12.2017</i>
<i>SK-04</i>	<i>1</i>	<i>Solar Study-12PM</i>	<i>6.12.2017</i>
<i>SK-05</i>	<i>1</i>	<i>Solar Study-1PM</i>	<i>6.12.2017</i>
<i>SK-06</i>	<i>1</i>	<i>Solar Study-2PM</i>	<i>6.12.2017</i>
<i>SK-07</i>	<i>1</i>	<i>Solar Study-3PM</i>	<i>6.12.2017</i>

Landscape Concept and Landscape Statement, Prepared by Aspect Studios Ref S17008

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
	<i>D</i>	<i>Stage 1 DA Landscape Statement</i>	<i>14.06.2017</i>
	<i>E</i>	<i>Cover</i>	<i>14.06.2017</i>
<i>DA- 01</i>	<i>E</i>	<i>Site Context and Indicative Perspective</i>	<i>14.06.2017</i>
<i>DA- 02</i>	<i>E</i>	<i>Victoria Way Public Domain Concept Plan</i>	<i>14.06.2017</i>
<i>DA- 03</i>	<i>E</i>	<i>Victoria Way Public Domain Section A-A</i>	<i>14.06.2017</i>
<i>DA- 04</i>	<i>E</i>	<i>Victoria Way Public Domain Section B-B and C-C</i>	<i>14.06.2017</i>
<i>DA- 05</i>	<i>F</i>	<i>Building A Private Communal Concept Plan Level 02 Terrace</i>	<i>26.10.2017</i>
<i>DA- 06</i>	<i>G</i>	<i>Building A Private Communal Concept Plan Level 02 & 03 Terrace</i>	<i>30.10.2017</i>
<i>DA- 07</i>	<i>E</i>	<i>Building A Private Communal Concept Plan Level 07 Terrace</i>	<i>14.06.2017</i>
<i>DA- 08</i>	<i>F</i>	<i>Indicative Planting Palette</i>	<i>26.10.2017</i>

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; and*
- *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; and*
- *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; and*
- *Correspondence: Stage 1 Overview Construction Traffic Management Plan prepared by GTA Consultants, ~~ref N140420~~ N11940, dated 15.11.17.*

Construction Management

- *Construction Management Plan, prepared by Parkview, rev A, dated 08.06.2017; and*
- *Construction Noise and Vibration Management Plan, prepared by Acoustic Logic, ref 20170518.1/2404A/R/BW, dated 24.4.2017.*

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; and*
- *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; and*
- *Correspondence: Flood Management prepared by Northrop, ref NL167241, dated 04.12.17.*

Internal Civil Works, Prepared By Northrop, Ref NL167241

<i>Drawing No.</i>	<i>Rev.</i>	<i>Name of Plan</i>	<i>Date</i>
<i>P-C-01.01</i>	<i>C</i>	<i>Cover Sheet & Drawing Index</i>	<i>07.08.17</i>
<i>P-C-02.01</i>	<i>C</i>	<i>Concept Soil & Water Management Plan Basement</i>	<i>07.08.17</i>
<i>P-C-02.02</i>	<i>B</i>	<i>Concept Soil & Water Management Details</i>	<i>07.08.17</i>
<i>P-C-03.01</i>	<i>F</i>	<i>Concept Stormwater Management Plan Roof/Podium</i>	<i>30.10.2017</i>
<i>P-C-03.02</i>	<i>C</i>	<i>Concept Stormwater Management Plan Level 01</i>	<i>10.08.17</i>
<i>P-C-03.03</i>	<i>B</i>	<i>Concept Stormwater Management Plan Basement</i>	<i>07.08.17</i>
<i>P-C-50.01</i>	<i>5</i>	<i>Concept External Stormwater Upgrades</i>	<i>20.11.2017</i>

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;*
- *Acoustic Assessment, prepared by Acoustic Logic, ref 20170518.1/0905A/R2/BQW, dated 27.05.2017;*
- *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; and*
- *Basix Certificate, prepared by ADP Consulting Pty Ltd, ref 818302M_02, dated 20.06.2017.*