

## DETERMINATION AND STATEMENT OF REASONS

### HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	21 December 2017
<b>PANEL MEMBERS</b>	Michael Leavey (Chair), John Griffin, Susan Budd, John McKenzie, Jason Dunn
<b>APOLOGIES</b>	Kara Krason
<b>DECLARATIONS OF INTEREST</b>	Jason Perica

Public meeting held at Travelodge Newcastle, 12 Steel St, Newcastle on 21 December 2017, opened at 11:30 am and closed at 2:10 pm.

#### MATTER DETERMINED

**2017HCC017 – Newcastle – DA2017/00700**

169-185 Hunter St, Newcastle, STAGE ONE - (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1. The Panel also considered a late submission from SJB Planning concerning recommended conditions of consent.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*, with amendments to the conditions of consent as detailed below.

The Panel determined to uphold the Clause 4.6 request to vary the development standard.

The Panel adjourned at 1:00 pm to deliberate on the matter and formulate a resolution.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel generally agreed with the environmental assessment and balance of considerations within the Council staff assessment report, and noted the prior approval of Concept Plan DA 2017HCC2018 applying to the site, and the consistency of the Stage 1 development application with the approved concept plan.

The Panel considered the comprehensive documentation submitted in support of the application and had regard to the design excellence process that has been undertaken, including the involvement and comments of the Council's Urban Design Consultative Group in the design development and assessment, and detailed assessment against the requirements of State Environmental Planning Policy No.65 (Design Quality of Residential Flat Development) and the accompanying *Apartment Design Guide*. In particular the Panel noted the proposal is the outcome of a collaborative architectural approach that will lead to improved urban design outcomes for this significant site.

The Panel noted the proposal has appropriately considered heritage issues, both within and external to the site, and is satisfied with the proposed retention and re-use of heritage buildings and facades as proposed, and that the proposal has adequately considered and addressed the relationship between the proposal and surrounding heritage items.

The Panel was satisfied the minor modification to the height controls will not result in unreasonable amenity impacts, within and external to the site, and the Panel was satisfied that the applicant's written request to vary Clause 4.3 Height of Buildings pursuant to Clause 4.6 of Newcastle Local Environmental Plan 2012 (NLEP 2012) adequately addresses the requirements of Cl.4.6(3) NLEP 2012. The Panel was also satisfied that the proposed

development is consistent with the objectives of the development standard, the objectives of the B4 zone, and is in the public interest.

The Panel determined to uphold the Cl. 4.6 request to vary the development standard.

The Panel had regard to matters raised by the community and noted that there was general support for the wider concept proposal, and some concerns relating to building height, street wall heights and traffic/ car parking applicable to Stage 1 and during construction, along with other issues as raised by speakers and as documented in the assessment report. The Panel is satisfied that the concerns of the community have been addressed through conditions of consent, including management of the demolition and construction phases of the development, and that the assessment undertaken (and recommended conditions) has addressed the consistency of the proposal with the objectives of the planning controls applying to the site.

The Panel was satisfied that the proposed street wall heights were reasonable and particularly noted that the variation to the street wall heights for Building A, which departs from base DCP requirements, has been based on more fine-grained design development and meets the objectives of those requirements.

The Panel noted the proposed building heights in the application are similar to the previously approved building heights in the approved concept approval (2015HCC027), with some redistribution of heights, resulting in some minor increases in part, and reduction in other areas. The Panel noted the assessment that was undertaken for the additional building height, and was satisfied that the additional height is minor, and will not adversely impact on surrounding properties, the overall appearance of the development or views through the site.

The Panel was satisfied the minor modification to the height controls permitted by the approved Clause 4.6 variation will not result in unreasonable amenity impacts, within and external to the site.

The Panel noted the traffic assessment and modelling undertaken for the proposal, and the review of these by both the Council and RMS. The Panel is satisfied that consideration has been given to the potential impacts of construction car parking and that a future construction management plan will be required which will address the use of satellite parking locations and on-site storage facilities to limit the impacts of future construction traffic on surrounding areas. Stage 1 of the development also meets (and exceeds) car parking requirements having regard to existing agreed concessions and a condition is included that requires the minimum ratio/ allocation of parking spaces to be provided for each land use within Stage 1.

The Panel noted that the likely commencement of demolition/ grouting works could occur in 6 – 9 months, and that grouting works would require the early demolition of the existing David Jones car park on the corner of King Street and Perkins Street, which the Panel also noted was not available for general public use. The recommended Construction Management Plan will need to be in place prior to these demolition works and ongoing construction works occurring, and it is expected that by the time construction is completed and the site generates parking from residential and retail uses that the proposed light rail would either be completed or very close to completion.

The Panel also considered the requirements of Clause 7 of SEPP 55 – Remediation of Land and the various reports on the contamination issue provided as part of the assessment process for this and the previous application. The Panel is satisfied on the basis of reports provided to the Panel, and the conditions of this consent, that the land will be suitable after remediation for the purpose for which the development is proposed to be carried out, and that the land will be remediated before the land is used for that purpose. The Panel noted the previous decision of the Panel on the former scheme for the land and noted that the design has been refined since this time, including moving carparking to basement levels, increasing the internal open space area and through site pedestrian linkages, removing internal service traffic and changes to street wall heights. The Panel was satisfied that these changes provide improvements to the previous concept approval, and in the case of the street wall heights these have been refined following a more detailed design process that has considered and addressed the appropriateness of Building A's address to the adjoining streets and impacts on surrounding areas.

Overall, the Panel was of the view the Stage 1 proposal is a significant development that will facilitate the achievement of Council's vision for the precinct contained in the Newcastle Urban Renewal Strategy and the Newcastle Development Control Plan (DCP) 2012.

## **CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

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

‘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.’

*Reason: The application lodged seeks to replace the current approved Staged Concept DA 2015/10182 with the subject Staged Concept DA 2017/00700.*

### **Amend the reference to plans and documents**

As per Attachment 1 of SJB Planning memo dated 20 December 2017 (page 7-17), with the exception of the listed planning documents (pg. 15) which is to remain as per Council’s Assessment Report.

### **Replace Condition B2 – Remediation, as follows:**

‘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.’

*Reason: Clarify on site soil remediation is not permitted on-site.*

### **Replace C1 Section 94A Contributions, as follows:**

‘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.’

*Reason: Enables the commencement of demolition, ground works and mine subsidence works prior to payment of Section 94A Contributions.*

### **Replace C2 Contribution Toward Public Art, as follows:**

‘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.’

*Reason: 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, allowing the Applicant time to resolve the details of the public art and associated costing.*

### **Amend Condition C120**

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

### **Modify D2 Construction Noise, to read as follows:**

‘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, unless in exceptional circumstances and with the prior approval of Council.'

*Reason: To minimise impacts on surrounding properties during the construction phase, and to provide some flexibility for variation in exceptional circumstances but only with the prior approval of the Council.*

**Relocate 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 are to be relocated to Part E Conditions to be Satisfied Prior to the Issue of an Occupation Certificate.

**Replace F3 On-site Parking, as follows:**

'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 spaces are not to be subdivided, leased or controlled by or on behalf of particular unit owners or residents.'

*Reason: Clarify that 'residential visitor' spaces are not to be subdivided, leased or controlled by or on behalf of unit owners or residents.*

**Replace F6 Hours of operation of commercial premises, as follows:**

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

*Reason: Extended trading hours are considered acceptable due to the location of the development in Newcastle's city centre and the Hunter Street Mall precinct.*






**Additional Condition - House Numbering**

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 minimal numeral heights shall be:

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

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

This is detailed in Appendix 1, attached to the Panel's Determination and Statement of Reasons.

PANEL MEMBERS	
 Michael Leavey (Chair)	 John Griffin
 Susan Budd	 John McKenzie
 Jason Dunn	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017HCC017 – Newcastle – DA2017/00700
2	PROPOSED DEVELOPMENT	STAGE ONE - Development Application for a Mixed Use Development incorporating Retail Premises, Shop Top Housing, Car Parking and Associated Works
3	STREET ADDRESS	169-185 Hunter St, Newcastle
4	APPLICANT/OWNER	Iris Land Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No 55 – Remediation of Land</li> <li>State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development</li> <li>State Environmental Planning Policy No 64 – Advertising and Signage</li> <li>Newcastle Local Environment Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Draft NSW Coastal Management SEPP, Draft Planning Proposal - Amendment 26 to Newcastle LEP 2012 - Newcastle City Centre East End Building Heights</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Newcastle Development Control Plan 2012</li> <li>Section 94A Development Contributions Plan 2009</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>SJB Planning memo regarding Conditions of Consent: 20 December 2017</li> <li>Council assessment report: 7 December 2017</li> <li>Clause 4.6 Variation Request</li> <li>Written submissions during public exhibition: 11</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – raising concerns – Geoff Sharrock, Joe Clayton</li> <li>Object – Lyndall Ryan on behalf of the Newcastle Inner City Residents Alliance, Paul Scott</li> <li>On behalf of the applicant – Alison McCabe (SJB Planning), Emily Wombwell (SJB Planning)</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing Meeting 13 July 2017</li> <li>Site inspection and briefing meeting 16 November 2017</li> <li>Final briefing meeting to discuss council's recommendation, 21 December 2017 at 10:30 am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Michael Leavey (Chair), John Griffin, Susan Budd, John McKenzie, Jason Dunn</li> <li><u>Council assessment staff</u>: Priscilla Emmett, Murray Blackburn-Smith, Elaine Treglown</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

## Appendix 1

### Additional Condition – House Numbering

Council Allocated Street Address(es)				
Building Addresses				
Building Number on plan	House Number	Street Name	Street Type	Suburb
Building A (Perkins Street Lobby)	11	Perkins	Street	Newcastle
Building B (King Street (West) Lobby)	171	Hunter	Street	Newcastle
Building C (King Street (East) Lobby)	169	Hunter	Street	Newcastle
Building D (Wolfe Street Lobby)	18	Wolfe	Street	Newcastle
Ground Floor Retail Units				
Unit Number on plan	House Number	Street Name	Street Type	Suburb
R.B.01	173	Hunter	Street	Newcastle
R.02	167	Hunter	Street	Newcastle
R.03	165	Hunter	Street	Newcastle
R.04	163	Hunter	Street	Newcastle
R.05	TBD once lane named			Newcastle
R.10	TBD once lane named			Newcastle
R.11	TBD once lane named			Newcastle
R.12	TBD once lane named			Newcastle
R.13	TBD once lane named			Newcastle
R.14	TBD once lane named			Newcastle
R.15	5	Perkins	Street	Newcastle
R.16	7	Perkins	Street	Newcastle
Building A				
Unit Number on plan	House Number	Street Name	Street Type	Suburb
A2.01	101/11	Perkins	Street	Newcastle
A2.02	102/11	Perkins	Street	Newcastle
A2.03	103/11	Perkins	Street	Newcastle
A2.04	104/11	Perkins	Street	Newcastle
A2.05	105/11	Perkins	Street	Newcastle
A2.06	106/11	Perkins	Street	Newcastle
A2.07	107/11	Perkins	Street	Newcastle
A2.08	108/11	Perkins	Street	Newcastle
A2.09	109/11	Perkins	Street	Newcastle
A2.10	110/11	Perkins	Street	Newcastle
A2.11	111/11	Perkins	Street	Newcastle
A2.12	112/11	Perkins	Street	Newcastle
A3.01	201/11	Perkins	Street	Newcastle
A3.02	202/11	Perkins	Street	Newcastle
A3.03	203/11	Perkins	Street	Newcastle
A3.04	204/11	Perkins	Street	Newcastle
A3.05	205/11	Perkins	Street	Newcastle
A3.06	206/11	Perkins	Street	Newcastle
A3.07	207/11	Perkins	Street	Newcastle
A3.08	208/11	Perkins	Street	Newcastle
A3.09	209/11	Perkins	Street	Newcastle
A3.10	210/11	Perkins	Street	Newcastle
A3.11	211/11	Perkins	Street	Newcastle
A3.12	212/11	Perkins	Street	Newcastle
A3.13	213/11	Perkins	Street	Newcastle

A4.01	301/11	Perkins	Street	Newcastle
A4.02	302/11	Perkins	Street	Newcastle
A4.03	303/11	Perkins	Street	Newcastle
A4.04	304/11	Perkins	Street	Newcastle
A4.05	305/11	Perkins	Street	Newcastle
A4.06	306/11	Perkins	Street	Newcastle
A4.07	307/11	Perkins	Street	Newcastle
A4.08	308/11	Perkins	Street	Newcastle
A4.09	309/11	Perkins	Street	Newcastle
A4.10	310/11	Perkins	Street	Newcastle
A4.11	311/11	Perkins	Street	Newcastle
A4.12	312/11	Perkins	Street	Newcastle
A4.13	313/11	Perkins	Street	Newcastle
A4.14	314/11	Perkins	Street	Newcastle
A4.15	315/11	Perkins	Street	Newcastle
A4.16	316/11	Perkins	Street	Newcastle
A5.01	401/11	Perkins	Street	Newcastle
A5.02	402/11	Perkins	Street	Newcastle
A5.03	403/11	Perkins	Street	Newcastle
A5.04	404/11	Perkins	Street	Newcastle
A5.05	405/11	Perkins	Street	Newcastle
A5.06	406/11	Perkins	Street	Newcastle
A5.07	407/11	Perkins	Street	Newcastle
A5.08	408/11	Perkins	Street	Newcastle
A5.09	409/11	Perkins	Street	Newcastle
A5.10	410/11	Perkins	Street	Newcastle
A5.11	411/11	Perkins	Street	Newcastle
A5.12	412/11	Perkins	Street	Newcastle
A5.13	413/11	Perkins	Street	Newcastle
A5.14	414/11	Perkins	Street	Newcastle
A5.15	415/11	Perkins	Street	Newcastle
A5.16	416/11	Perkins	Street	Newcastle
A6.01	501/11	Perkins	Street	Newcastle
A6.02	502/11	Perkins	Street	Newcastle
A6.03	503/11	Perkins	Street	Newcastle
A6.04	504/11	Perkins	Street	Newcastle
A6.05	505/11	Perkins	Street	Newcastle
A6.06	506/11	Perkins	Street	Newcastle
A6.07	507/11	Perkins	Street	Newcastle
A6.08	508/11	Perkins	Street	Newcastle
A6.09	509/11	Perkins	Street	Newcastle
A6.10	510/11	Perkins	Street	Newcastle
A6.11	511/11	Perkins	Street	Newcastle
A6.12	512/11	Perkins	Street	Newcastle
A6.13	513/11	Perkins	Street	Newcastle
A6.14	514/11	Perkins	Street	Newcastle
A6.15	515/11	Perkins	Street	Newcastle
A6.16	516/11	Perkins	Street	Newcastle
A7.01	601/11	Perkins	Street	Newcastle
A7.02	602/11	Perkins	Street	Newcastle
A7.03	603/11	Perkins	Street	Newcastle
A7.04	604/11	Perkins	Street	Newcastle
A7.05	605/11	Perkins	Street	Newcastle
A7.06	606/11	Perkins	Street	Newcastle
A7.07	607/11	Perkins	Street	Newcastle
A8.01	701/11	Perkins	Street	Newcastle
A8.02	702/11	Perkins	Street	Newcastle

A8.03	703/11	Perkins	Street	Newcastle
A8.04	704/11	Perkins	Street	Newcastle
A8.05	705/11	Perkins	Street	Newcastle
A8.06	706/11	Perkins	Street	Newcastle
A8.07	707/11	Perkins	Street	Newcastle
A9.01	801/11	Perkins	Street	Newcastle
A9.02	802/11	Perkins	Street	Newcastle
A9.03	803/11	Perkins	Street	Newcastle
A9.04	804/11	Perkins	Street	Newcastle
A9.05	805/11	Perkins	Street	Newcastle
A9.06	806/11	Perkins	Street	Newcastle
A9.07	807/11	Perkins	Street	Newcastle
A10.01	901/11	Perkins	Street	Newcastle
A10.02	902/11	Perkins	Street	Newcastle
A10.03	903/11	Perkins	Street	Newcastle
A10.04	904/11	Perkins	Street	Newcastle
A10.05	905/11	Perkins	Street	Newcastle
A10.06	906/11	Perkins	Street	Newcastle
A10.07	907/11	Perkins	Street	Newcastle
A11.01	1001/11	Perkins	Street	Newcastle
A11.02	1002/11	Perkins	Street	Newcastle
A11.03	1003/11	Perkins	Street	Newcastle
A11.04	1004/11	Perkins	Street	Newcastle
A11.05	1005/11	Perkins	Street	Newcastle
A11.06	1006/11	Perkins	Street	Newcastle
A11.07	1007/11	Perkins	Street	Newcastle
<b>Building B</b>				
Unit Number on plan	House Number	Street Name	Street Type	Suburb
B2.01	101/171	Hunter	Street	Newcastle
B2.02	102/171	Hunter	Street	Newcastle
B2.03	103/171	Hunter	Street	Newcastle
B2.04	104/171	Hunter	Street	Newcastle
B3.01	201/171	Hunter	Street	Newcastle
B3.02	202/171	Hunter	Street	Newcastle
B3.03	203/171	Hunter	Street	Newcastle
B3.04	204/171	Hunter	Street	Newcastle
B4.01	301/171	Hunter	Street	Newcastle
B4.02	302/171	Hunter	Street	Newcastle
B4.03	303/171	Hunter	Street	Newcastle
B4.04	304/171	Hunter	Street	Newcastle
B5.01	401/171	Hunter	Street	Newcastle
B5.02	402/171	Hunter	Street	Newcastle
B5.03	403/171	Hunter	Street	Newcastle
B5.04	404/171	Hunter	Street	Newcastle
<b>Building C</b>				
Unit Number on plan	House Number	Street Name	Street Type	Suburb
C2.01	101/169	Hunter	Street	Newcastle
C2.02	102/169	Hunter	Street	Newcastle
C2.03	103/169	Hunter	Street	Newcastle
C2.04	104/169	Hunter	Street	Newcastle
C2.05	105/169	Hunter	Street	Newcastle
C2.06	106/169	Hunter	Street	Newcastle
C2.07	107/169	Hunter	Street	Newcastle
C3.01	201/169	Hunter	Street	Newcastle
C3.02	202/169	Hunter	Street	Newcastle
C3.03	203/169	Hunter	Street	Newcastle
C3.04	204/169	Hunter	Street	Newcastle

C3.05	205/169	Hunter	Street	Newcastle
C3.06	206/169	Hunter	Street	Newcastle
C4.01	301/169	Hunter	Street	Newcastle
C4.02	302/169	Hunter	Street	Newcastle
C4.03	303/169	Hunter	Street	Newcastle
C4.04	304/169	Hunter	Street	Newcastle
C4.05	305/169	Hunter	Street	Newcastle
C4.06	306/169	Hunter	Street	Newcastle
C5.01	401/169	Hunter	Street	Newcastle
C5.02	402/169	Hunter	Street	Newcastle
C5.03	403/169	Hunter	Street	Newcastle
C5.04	404/169	Hunter	Street	Newcastle
C5.05	405/169	Hunter	Street	Newcastle
C6.01	501/169	Hunter	Street	Newcastle
C6.02	502/169	Hunter	Street	Newcastle
C6.03	503/169	Hunter	Street	Newcastle
C6.04	504/169	Hunter	Street	Newcastle
C6.05	505/169	Hunter	Street	Newcastle
C7.01	601/169	Hunter	Street	Newcastle
C7.02	602/169	Hunter	Street	Newcastle
C7.03	603/169	Hunter	Street	Newcastle
C7.04	604/169	Hunter	Street	Newcastle
C7.05	605/169	Hunter	Street	Newcastle
C8.01	701/169	Hunter	Street	Newcastle
C8.02	702/169	Hunter	Street	Newcastle
C8.03	703/169	Hunter	Street	Newcastle
C8.04	704/169	Hunter	Street	Newcastle
C8.05	705/169	Hunter	Street	Newcastle
C9.01	801/169	Hunter	Street	Newcastle
C9.02	802/169	Hunter	Street	Newcastle
C9.03	803/169	Hunter	Street	Newcastle
C9.04	804/169	Hunter	Street	Newcastle
C10.01	901/169	Hunter	Street	Newcastle
<b>Building D</b>				
Unit Number on plan	House Number	Street Name	Street Type	Suburb
D2.01	101/18	Wolfe	Street	Newcastle
D2.02	102/18	Wolfe	Street	Newcastle
D2.03	103/18	Wolfe	Street	Newcastle
D2.04	104/18	Wolfe	Street	Newcastle
D2.05	105/18	Wolfe	Street	Newcastle
D2.06	106/18	Wolfe	Street	Newcastle
D2.07	107/18	Wolfe	Street	Newcastle
D2.08	108/18	Wolfe	Street	Newcastle
D3.01	201/18	Wolfe	Street	Newcastle
D3.02	202/18	Wolfe	Street	Newcastle
D3.03	203/18	Wolfe	Street	Newcastle
D4.01	301/18	Wolfe	Street	Newcastle
D4.02	302/18	Wolfe	Street	Newcastle
D4.03	303/18	Wolfe	Street	Newcastle
D4.04	304/18	Wolfe	Street	Newcastle
D4.05	305/18	Wolfe	Street	Newcastle
D4.06	306/18	Wolfe	Street	Newcastle
D5.01	401/18	Wolfe	Street	Newcastle
D5.02	402/18	Wolfe	Street	Newcastle
D5.03	403/18	Wolfe	Street	Newcastle
D5.04	404/18	Wolfe	Street	Newcastle
D5.05	405/18	Wolfe	Street	Newcastle

D5.06	406/18	Wolfe	Street	Newcastle
D6.01	501/18	Wolfe	Street	Newcastle
D6.02	502/18	Wolfe	Street	Newcastle
D6.03	503/18	Wolfe	Street	Newcastle
D6.04	504/18	Wolfe	Street	Newcastle
D6.05	505/18	Wolfe	Street	Newcastle
D6.06	506/18	Wolfe	Street	Newcastle
D7.01	601/18	Wolfe	Street	Newcastle
D7.02	602/18	Wolfe	Street	Newcastle
D7.03	603/18	Wolfe	Street	Newcastle
D7.04	604/18	Wolfe	Street	Newcastle
D7.05	605/18	Wolfe	Street	Newcastle
D7.06	606/18	Wolfe	Street	Newcastle
D8.01	701/18	Wolfe	Street	Newcastle
D8.02	702/18	Wolfe	Street	Newcastle
D8.03	703/18	Wolfe	Street	Newcastle
D8.04	704/18	Wolfe	Street	Newcastle
D8.05	705/18	Wolfe	Street	Newcastle
D8.06	706/18	Wolfe	Street	Newcastle
D9.01	801/18	Wolfe	Street	Newcastle
D9.02	802/18	Wolfe	Street	Newcastle
D9.03	803/18	Wolfe	Street	Newcastle
D9.04	804/18	Wolfe	Street	Newcastle
D9.05	805/18	Wolfe	Street	Newcastle
D9.06	806/18	Wolfe	Street	Newcastle
D10.01	901/18	Wolfe	Street	Newcastle
D10.02	902/18	Wolfe	Street	Newcastle
D10.03	903/18	Wolfe	Street	Newcastle
D10.04	904/18	Wolfe	Street	Newcastle
D10.05	905/18	Wolfe	Street	Newcastle
D10.06	906/18	Wolfe	Street	Newcastle
D11.01	1001/18	Wolfe	Street	Newcastle
D11.02	1002/18	Wolfe	Street	Newcastle
D11.03	1003/18	Wolfe	Street	Newcastle
D11.04	1004/18	Wolfe	Street	Newcastle