
Application No:	DA2017/01399
Land:	Lot 1 DP 999530, Lot 1 DP 715924 Lot 1 DP 1224328 and land subject to Road Closure (Council Ref: TR2017/01524)
Property Address:	38 Hannell Street Wickham NSW 2293 2-4 Bishopsgate Street Wickham NSW 2293 13 Dangar Street Wickham NSW 2293
Proposed Development:	Demolition of the existing buildings and erection of a 14-storey shop top housing development, consisting of 149 residential units, three commercial units, four levels for parking for 165 cars and associated site works.

SCHEDULE 1

REASONS FOR CONDITIONS

1. The conditions of this consent have been imposed in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979* (NSW). The conditions relate to any matter referred to in Section 4.15 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 and Roof Plan	A100 Rev: E Project No 1708	LJM Architecture	July 2018
Level G	A101 Rev: E Project No 1708	LJM Architecture	July 2018
Mezzanine	A102 Rev: E Project No 1708	LJM Architecture	July 2018
Level 1	A103 Rev: E Project No 1708	LJM Architecture	July 2018
Level 2	A104 Rev: E Project No 1708	LJM Architecture	July 2018
Level 3	A105 Rev: E Project No 1708	LJM Architecture	July 2018
Levels 4 - 8	A106 Rev: E Project No 1708	LJM Architecture	July 2018
Levels 9 - 11	A107 Rev: E Project No 1708	LJM Architecture	July 2018

Level 12	A108 Rev: E Project No 1708	LJM Architecture	July 2018
Level 13	A109 Rev: E Project No 1708	LJM Architecture	July 2018
Level 14	A110 Rev: E Project No 1708	LJM Architecture	July 2018
Communal Roof	A111 Rev: E Project No 1708	LJM Architecture	July 2018
Roof Plan	A112 Rev: E Project No 1708	LJM Architecture	July 2018
North Elevation	A201 Rev: E Project No 1708	LJM Architecture	July 2018
East Elevation	A202 Rev: E Project No 1708	LJM Architecture	July 2018
South Elevation	A203 Rev: E Project No 1708	LJM Architecture	July 2018
West Elevation	A204 Rev: E Project No 1708	LJM Architecture	July 2018
Section AA	A301 Rev: E Project No 1708	LJM Architecture	July 2018
Section BB	A302 Rev: E Project No 1708	LJM Architecture	July 2018
Section CC	A303 Rev: E Project No 1708	LJM Architecture	July 2018
Section DD	A304 Rev: E Project No 1708	LJM Architecture	July 2018
Section EE	A305 Rev: E Project No 1708	LJM Architecture	July 2018
Hannell Street Perspective	A402 Rev: E Project No 1708	LJM Architecture	July 2018
Charles Street Perspective	A403 Rev: E Project No 1708	LJM Architecture	July 2018
Schedules	A404 Rev: E Project No 1708	LJM Architecture	July 2018
Detailed Schedules	A405 Rev: E	LJM Architecture	July 2018
Statement of Environmental Effects	Ref: 2017/0328	Monteath and Powys	8 Nov 2017
Contamination Report	Project No 81704.02	Douglas Partners	April 2018
Landscape Plan	US 71427 LP.01B and LP.02B	Forum Urban Sanctum Landscape Design	Nov 2017
Acid Sulfate Soil Management Plan	Project No: 81704.01	Douglas Partners	2 Nov 2017
CPTED Report	Ref: 2017/0328	Monteath and Powys	7 Nov 2017
Site Survey	Ref: 18007_DET_B	Positive Survey Solutions	31/07/17
SEPP 65 Design Verification Statement		LJM Architecture	Undated
Acoustic Report	Ref: 147-2114-R1	Reverb	Oct 2017
BCA Access Report	Project No: 1708	BCA Access	2 Nov 2017

		Solutions	
Erosion and Sediment Control Plan	Job No: 17-5265	Michael Fitzgerald Consulting Engineers	Nov 2017
Stormwater Management Plan	Job No: 17-5265	Michael Fitzgerald Consulting Engineers	Nov 2017
Waste Management Plan	Ref: 17/0328	Monteath and Powys	7 Nov 2017
Traffic Impact Assessment Report	Ref: P1018	SECA Solutions	3 Nov 2017

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

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

3. A total monetary contribution of \$1,162,989.39 is to be paid to Council, pursuant to Section 94A of the Environmental Planning and Assessment Act 1979, such contribution to be payable prior to the issue of a Construction Certificate in respect of the proposed development.

Note:

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

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

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

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

4. Prior to the release of the Construction Certificate the applicant is to provide Council with amended plans indicating a solid awning along Bishopsgate and Hannell Street,

Wickham. The awning shall be located along the full frontage of the site and extend to the edge of the footway along both Streets.

Note: The proposed verandah/awning is to be designed to meet the requirements of Element 7.10 'Street Awnings and Balconies' of the Newcastle Development Control Plan 2012. Details are to be included in documentation for a Construction Certificate application.

5. Moveable louvered privacy panels are to be installed to all apartment balconies on levels 7 and above. The panels should have a width of at least 1m and extend from balcony floor level to ceiling height. Full details are to be provided prior to the issue of a Construction Certificate.
6. A mixture of solid and glass balustrades are required to be installed for all units on level 7 and above. Details shall be provided with a Construction Certificate.
7. Prior to the release of the Construction Certificate additional modelling, textures, material, colours and planting details are to be provided to Council to demonstrate that the development is sympathetic to the scale and texture of the adjacent heritage listed school.
8. A public art feature shall be designed for the site or surrounding area in consultation with Newcastle City Council. The public artwork is to have a minimum value of 1% of the capital cost of the development. Full details are to be included in documentation for any Construction Certificate application.

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

9. 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.
10. Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the driveway entrance in accordance with AS/NZS 2890.1:2004: Parking facilities - Off-street car parking. The fencing at the north western boundary adjacent to the driveway entry is to be setback 2.5m to allow for sightlines for exiting vehicles. Full details are to be included in documentation for any Construction Certificate application.
11. 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.
12. Roof water from the proposed new work is to be directed to the proposed water tank 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 included in documentation for a Construction Certificate application.

13. The ground floor level of the proposed building is to be not below the levels as indicated on the approved architectural plan prepared by LJM Architecture Pty Ltd Project No. 1708 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.
14. The whole of the proposed structure below 2.55m 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.
15. 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.

16. 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 landscape plan and specification. The landscape plan shall include details of soil volumes/depth which are compliant with the controls specified within the Apartment Design Guidelines (4P Planting on Structures). The plan and specifications is to be prepared 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.

17. 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.
18. An electronic copy of 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.
19. 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*.

20. 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.
21. Prior to the issue of a Construction Certificate, the proponent is to prepare and submit to the Certifying Authority and Council a Construction Environmental Management Plan (CEMP) for construction/demolition works on the site, which is to be kept on site and made available to authorised Council officers upon request. The CEMP is to include but not be limited to:
 - a. A site management strategy, identifying and addressing issues such as environmental health and safety, site security, and traffic management.
 - b. A water management strategy, detailing erosion and sediment control,

management of soil stockpiles, control and management of surface water, groundwater and process water. Procedures should also be included to ensure that all roads adjacent to the site are kept free and clear from mud and sediment.

- c. A dust management strategy, detailing procedures to minimise dust generation, with particular reference to control techniques and operational limits under adverse meteorological conditions. This strategy should be cross-referenced with the water management strategy
- d. A soil management strategy, detailing measures to be implemented to manage the identification and control and disposal of any acid sulphate soils or soil contamination identified during site works.
- e. A noise and vibration management program detailing measures to minimise the impact of the construction phase on the amenity of the locality in accordance with Australian Standard AS 2436. 2010 (*Guide to Noise and Vibration control on Construction, Demolition and Maintenance Sites*).
- f. A waste minimisation strategy, which aims to avoid production of waste and maximise reuse, recycling or reprocessing of potential waste material.
- g. A community relations plan, which aims to inform local residents and other local stakeholders of the proposed nature and timeframes for demolition and construction activities together with contact details for site management.

22. 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 wind blown 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).

23. A structural engineer is to determine the location and depth of the proposed underground tank (60 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.

24. 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.

25. The Developer designing and constructing the following works in connection with the proposed development within the Hannell Street, Bishopsgate Street and Dangar Street public road reserve, adjacent to the site, at no cost to Council and in accordance with Council's City Centre Public Domain Manual (Wickham master plan streetscape design), Council's guidelines and design specifications:
- a) New driveway crossing and removal of redundant crossings
 - b) Full width foot paving (maximum 2.5% cross fall)
 - c) Pedestrian ramps at corners as required
 - d) Sandstone kerb to be retained and/or installed to match existing streetscape.
 - e) Adjust/relocate services and pits to match new footpath and roadway levels.
 - f) Associated drainage works, including connections to existing drainage
 - g) Install new street trees
 - h) Road shoulder pavement associated with any of the above works

Engineering design plans and specifications for the works being undertaken within the public road reserve are required to be prepared by a suitably qualified practising civil engineer with experience and competence in the related field and submitted to Council and Roads and Maritime Services for approval pursuant to Section 138 of the *Roads Act 1993 (NSW)*. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

The scope of the above works will require consultation with Roads and Maritime Services and Transport for NSW and may vary to account for works by Transport for NSW to install slip lane at the corner of Hannell Street and Bishopsgate Street.

26. Detailed information and survey plans of the portion of the land required for road widening purposes along Hannell Street and Bishopsgate Street frontages, to allow for a minimum 3.5m wide footpath as indicated in the architectural plans prepared by LJM Architecture Pty Ltd Project No. 1708 Rev: E, is to be prepared by a registered surveyor and submitted to Council and Roads and Maritime Services for review and approval prior to the issue of any Construction Certificate.

If Roads and Maritime Services provide written confirmation within 21 days not to accept the proposed road widening plan the developer is not required to dedicate the land but must undertake the construction of all the Public Domain Works (Footpath & associated civil works) as required by this consent. The land dedication area and the new property boundary are to be clearly indicated on documentation for the Construction Certificate and also documentation for works within the road reserve, pursuant to Section 138 of the *Roads Act 1993 (NSW)*.

Note: The survey plan will be required to be submitted with an accompanying Subdivision Certificate Application for Council certification and will need to be registered with the NSW Government Land & Property Information prior to issue of any Occupation Certificate.

Note: The public domain plan for works within the road reserve are to be submitted with the land dedication plan for Transport for NSW/Roads and Maritime Services consideration before making a determination whether to accept the road widening.

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

27. Kerbing or dwarf walls having a minimum height of 100mm are to be constructed along the edge of all garden or lawn areas adjacent to driveways and parking bays sufficient to discourage the encroachment of vehicles thereon. Full details are to be included in documentation for a Construction Certificate application.

28. The visitor parking bays are to be constructed in paving bricks or in a suitable alternative visually unobtrusive paving material which contrasts in colour and texture with that used in the construction of the driveway. Full details are to be included in documentation for a Construction Certificate application.
29. 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.
30. All stormwater runoff from the proposed development being managed in accordance with the requirements of Section 7.06 'Stormwater' of Newcastle Development Control Plan, as indicated on the stormwater management concept plans and stormwater management report prepared by Michael Fitzgerald Consulting Engineers Job No. 17-5265 Dwg No. C1 dated 01/11/2017. Full details are to be included in documentation for any Construction Certificate application.
31. On-site car parking accommodation is to be provided for a minimum of 165 car spaces out of which 19 is for visitors, 8 for commercial and 12 disabled car spaces, 9 motorbikes and 149 secured bicycle spaces (Class 2) bicycle spaces. Full details are to be included in documentation for a Construction Certificate application.
32. The car parking and vehicular access 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.
33. 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.
34. 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. The consent must be obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.
35. 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 Council approved wheel type bins or bulk waste containers. Full details are to be included in documentation for a Construction Certificate application.
36. A loading bay with capacity to accommodate the largest delivery vehicles likely to deliver goods to or from the premises, is to be provided in a position adjacent to the proposed roller shutter. The loading bay is not to cause obstruction to the vehicular access driveway or parking area. Details are to be included in documentation for a Construction Certificate application.
37. 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.
38. A commercial vehicular crossing is to be constructed across the road reserve, in

accordance with the following criteria:

- a) Constructed in accordance with Council's A1300 – 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.

These works are not approved until consent under Section 138 of the *Roads Act 1993* has been granted by Council. An application under Section 138 must be lodged and consent obtained, or other satisfactory arrangements confirmed in writing from Council, before the issue of a Construction Certificate.

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

39. 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.

40. 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 (Wickham masterplan streetscape design).

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.

41. 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.
42. 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.
43. All roof and surface waters are to be conveyed to the street drainage system 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.
44. 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.

45. 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'.
46. 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*.
47. 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.
48. A Community Liaison Officer is to be appointed prior to construction works commencing to act as a point of contact for adjacent occupiers throughout the construction phase of the development. The Community Liaison Officer is to be engaged until construction works are completed. Contact details of the Community Liaison Officer are to be provided to Council and adjoining occupiers via a letterbox drop/community newsletter and signage at the site.
49. 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 may be payable in this regards to processing the application, however the balconies encroaching over will not be subject to any fees due to proposed land dedication.

50. 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).
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 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.
- 56. 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.
- 57. The proposed visitor parking bays, loading bays and commercial visitors are to be clearly indicated by means of signs and/or pavement markings.
- 58. On-site car parking accommodation is to be provided for a minimum of 165 car spaces out of which 19 is for visitors, 8 for commercial & 12 disabled car spaces, 9 motorbikes and 149 secured bicycle spaces (Class 2) bicycle spaces 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.
- 59. 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.

- 60. 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.
- 61. Where the proposed development involves the destruction or disturbance of any existing survey monuments, those monuments affected are to be relocated at no cost to Council by a Surveyor registered under the *Surveying and Spatial Information Act 2002* (NSW).

62. 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.
63. Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures.
64. 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.
65. 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.

66. 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.
67. 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.
68. 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.

69. 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.
70. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
71. 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.

72. Erosion and sediment control measures are to be implemented prior to the commencement of works and be maintained during the period of construction in accordance with the details set out on the Erosion and Sediment Control Plan submitted with the application, and with the below requirements:
 - a) Control over discharge of stormwater and containment of run-off and pollutants leaving the site must be undertaken through the installation of erosion control devices such as catch drains, energy dissipaters, level spreaders and sediment control devices such as hay bale barriers, filter fences, filter dams and sediment basins and controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover. Erosion and sediment control measures are to be designed in accordance with the requirements of the *Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1* (the 'Blue Book') published by Landcom, 2004.
73. 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.
74. All external items of air conditioning plant are to be screened or positioned in such a manner as to not detract from the visual presentation of the building. The location of the privacy screens required in condition 4 shall take into account this issue.
75. 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

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

76. The whole of the land known as 38 Hannell Street, 2-4 Bishopsgate Street and 13 Dangar Street, Wickham and the land subject to the Council Road Reserve - Road Closure Application (Council Ref: TR2017/01524) is to be consolidated into a single title and documentary evidence of the lodgement for registration of a survey plan of consolidation with NSW Land Registry Services being submitted to Council prior to the issuing of an Occupation Certificate for the proposed development.

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.

77. 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.
78. The public art feature/s is to be installed on site or within the surrounding area prior to the issue of the Final Occupation Certificate.
79. 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.
80. Appropriate acoustic treatment is to be implemented in accordance with the recommendations set out in the report prepared by Muller Reverb Acoustics PTY Ltd, dated October 2017. 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.

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

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

82. The following documentation is to be submitted to Certifying Authority and Council;
- a. A validation report (prepared in accordance with the requirements of the RAP as approved by the site auditor) by a suitably qualified consultant in accordance with the relevant NSW Environment Protection Authority Guidelines.
 - b. An Environmental Management Plan for the long term management of contamination as approved by the NSW accredited Site Auditor.
 - c. A 'part A' Site Audit Statement with the purpose of reviewing the completed remedial works, validation report and Long Term Environmental Management Plan to determine the suitability of the land for the proposed landuse.

83. All garbage and recycling waste shall be collected by a private waste contractor or by written agreement with Newcastle City Council Waste Service Unit. Final details from the private contractor (if relevant) indicating vehicle movement to and from the site and hours/days of collection are to be submitted to Council prior to the issue of an Occupation Certificate.

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

84. The applicants are to ensure that the required Public Domain works along Hannell St, Bishopsgate St and Dangar St frontages to be constructed by RMS/TNSW and the developer are to be implemented and construction works are to be completed to Council satisfaction prior to the issue of any Occupation Certificate including any required land dedication as road reserve.

Note: If the construction works are delayed by RMS/TNSW, then the applicants are to ensure that safe 'interim' footpath access is provided (asphalt or similar) to the development prior to occupation of the building.

85. 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.

86. 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.

87. 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.

88. 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.

89. 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.

90. 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

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

The minimum numeral height shall be 75mm.

CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

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

DAY	START	FINISH
Monday	7:00 am	8.00 pm
Tuesday	7:00 am	8.00 pm
Wednesday	7:00 am	8.00 pm
Thursday	7:00 am	8.00 pm
Friday	7:00 am	8.00 pm
Saturday	7:00 am	8.00 pm
Sunday	7:00 am	8.00 pm

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

93. 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.

94. 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.

95. The landscaped areas are to be kept free of parked vehicles, stored goods, garbage or waste material and being permanently maintained.

96. The premises are allocated the following street addresses in accordance with *Council's House Numbering Policy* and the *Surveying and Spatial Regulation (refer to Attachment A)*.
97. The driveway crossing, parking areas and stormwater management system are to be properly maintained for the life of the development
98. The proposed contamination remedial work is to be carried out in accordance with the Remediation Action Plan prepared by Douglas Partners Pty Ltd (April 2018).
99. 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.

100. 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.

101. 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.
102. 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'.
103. A minimum of 19 of the proposed on-site parking bays are to be made available for the use of casual visitors to the premises and such spaces under no circumstances being subdivided, leased or controlled by or on behalf of particular unit owners or residents.
104. The commercial use of the ground floor tenancies being restricted to '*Retail Premises*' or '*Business Premises*' as defined by Newcastle Local Environmental Plan 2012, consistent with the categorisation of the approved building as '*shop top housing*'.

ADVISORY MATTERS

- The applicants may 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 is to be provided to Council. 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.

- 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.
- Prior to commencing any building works, the following provisions of Division 6.2 of the *Environmental Planning and Assessment Act 1979* are to be complied with:
 - a) A Construction Certificate is to be obtained; and
 - b) A Principal Certifier is to be appointed for the building works and Council is to be notified of the appointment; and
 - c) Council is to be given at least two days notice of the date intended for commencement of building works.
- 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.
- 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.
- Any proposed business identification sign or advertising sign should be designed in accordance with the provisions of Newcastle Development Control Plan 2012 and be the subject of a separate Development Application approved prior to erection or placement in position.
- A Construction Certificate application for this project is to include a list of fire safety measures proposed to be installed in the building and/or on the land and include a separate list of any fire safety measures that already exist at the premises. The lists must describe the extent, capability and basis of design of each of the measures.
- 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.

END OF CONDITIONS

Attachment A - House and Commercial Unit Allocation Numbers

Unit on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Commercial (Bishopsgate)	1/10	Bishopsgate	Street	Wickham
Commercial (South)	1/38	Hannell	Street	Wickham
Commercial (North)	2/38	Hannell	Street	Wickham
N1.01	101/10	Bishopsgate	Street	Wickham
N1.02	102/10	Bishopsgate	Street	Wickham
N1.03	103/10	Bishopsgate	Street	Wickham
N1.04	104/10	Bishopsgate	Street	Wickham
N1.05	105/10	Bishopsgate	Street	Wickham
S1.03	106/11	Dangar	Street	Wickham
S1.02	107/11	Dangar	Street	Wickham
S1.01	108/11	Dangar	Street	Wickham
N2.01	201/10	Bishopsgate	Street	Wickham
N2.02	202/10	Bishopsgate	Street	Wickham
N2.03	203/10	Bishopsgate	Street	Wickham
N2.04	204/10	Bishopsgate	Street	Wickham
N2.05	205/10	Bishopsgate	Street	Wickham
S2.03	206/11	Dangar	Street	Wickham
S2.02	207/11	Dangar	Street	Wickham
S2.01	208/11	Dangar	Street	Wickham
N3.01	301/10	Bishopsgate	Street	Wickham
N3.02	302/10	Bishopsgate	Street	Wickham
N3.03	303/10	Bishopsgate	Street	Wickham
N3.04	304/10	Bishopsgate	Street	Wickham
N3.05	305/10	Bishopsgate	Street	Wickham
N3.06	306/10	Bishopsgate	Street	Wickham
S3.01	307/11	Dangar	Street	Wickham
S3.02	308/11	Dangar	Street	Wickham
S3.04	309/11	Dangar	Street	Wickham
S3.05	310/11	Dangar	Street	Wickham
S3.06	311/11	Dangar	Street	Wickham
N4.01	401/10	Bishopsgate	Street	Wickham
N4.02	402/10	Bishopsgate	Street	Wickham
N4.03	403/10	Bishopsgate	Street	Wickham
N4.04	404/10	Bishopsgate	Street	Wickham
N4.05	405/10	Bishopsgate	Street	Wickham
N4.06	406/10	Bishopsgate	Street	Wickham
S4.01	407/11	Dangar	Street	Wickham
S4.02	408/11	Dangar	Street	Wickham

S4.03	409/11	Dangar	Street	Wickham
S4.04	410/11	Dangar	Street	Wickham
S4.05	411/11	Dangar	Street	Wickham
S4.06	412/11	Dangar	Street	Wickham
N5.01	501/10	Bishopsgate	Street	Wickham
N5.02	502/10	Bishopsgate	Street	Wickham
N5.03	503/10	Bishopsgate	Street	Wickham
N5.04	504/10	Bishopsgate	Street	Wickham
N5.05	505/10	Bishopsgate	Street	Wickham
N5.06	506/10	Bishopsgate	Street	Wickham
S5.01	507/11	Dangar	Street	Wickham
S5.02	508/11	Dangar	Street	Wickham
S5.03	509/11	Dangar	Street	Wickham
S5.04	510/11	Dangar	Street	Wickham
S5.05	511/11	Dangar	Street	Wickham
S5.06	512/11	Dangar	Street	Wickham
N6.01	601/10	Bishopsgate	Street	Wickham
N6.02	602/10	Bishopsgate	Street	Wickham
N6.03	603/10	Bishopsgate	Street	Wickham
N6.04	604/10	Bishopsgate	Street	Wickham
N6.05	605/10	Bishopsgate	Street	Wickham
N6.06	606/10	Bishopsgate	Street	Wickham
S6.01	607/11	Dangar	Street	Wickham
S6.02	608/11	Dangar	Street	Wickham
S6.03	609/11	Dangar	Street	Wickham
S6.04	610/11	Dangar	Street	Wickham
S6.05	611/11	Dangar	Street	Wickham
S6.06	612/11	Dangar	Street	Wickham
N7.01	701/10	Bishopsgate	Street	Wickham
N7.02	702/10	Bishopsgate	Street	Wickham
N7.03	703/10	Bishopsgate	Street	Wickham
N7.04	704/10	Bishopsgate	Street	Wickham
N7.05	705/10	Bishopsgate	Street	Wickham
N7.06	706/10	Bishopsgate	Street	Wickham
S7.01	707/11	Dangar	Street	Wickham
S7.02	708/11	Dangar	Street	Wickham
S7.03	709/11	Dangar	Street	Wickham
S7.04	710/11	Dangar	Street	Wickham
S7.05	711/11	Dangar	Street	Wickham
S7.06	712/11	Dangar	Street	Wickham
N8.01	801/10	Bishopsgate	Street	Wickham
N8.02	802/10	Bishopsgate	Street	Wickham

N8.03	803/10	Bishopsgate	Street	Wickham
N8.04	804/10	Bishopsgate	Street	Wickham
N8.05	805/10	Bishopsgate	Street	Wickham
N8.06	806/10	Bishopsgate	Street	Wickham
S8.01	807/11	Dangar	Street	Wickham
S8.02	808/11	Dangar	Street	Wickham
S8.03	809/11	Dangar	Street	Wickham
S8.04	810/11	Dangar	Street	Wickham
S8.05	811/11	Dangar	Street	Wickham
S8.06	812/11	Dangar	Street	Wickham
N9.01	901/10	Bishopsgate	Street	Wickham
N9.02	902/10	Bishopsgate	Street	Wickham
N9.03	903/10	Bishopsgate	Street	Wickham
N9.04	904/10	Bishopsgate	Street	Wickham
N9.05	905/10	Bishopsgate	Street	Wickham
N9.06	906/10	Bishopsgate	Street	Wickham
S9.01	907/11	Dangar	Street	Wickham
S9.02	908/11	Dangar	Street	Wickham
S9.03	909/11	Dangar	Street	Wickham
S9.04	910/11	Dangar	Street	Wickham
S9.05	911/11	Dangar	Street	Wickham
S9.06	912/11	Dangar	Street	Wickham
N10.01	1001/10	Bishopsgate	Street	Wickham
N10.02	1002/10	Bishopsgate	Street	Wickham
N10.03	1003/10	Bishopsgate	Street	Wickham
N10.04	1004/10	Bishopsgate	Street	Wickham
N10.05	1005/10	Bishopsgate	Street	Wickham
N10.06	1006/10	Bishopsgate	Street	Wickham
S10.01	1007/11	Dangar	Street	Wickham
S10.02	1008/11	Dangar	Street	Wickham
S10.03	1009/11	Dangar	Street	Wickham
S10.04	1010/11	Dangar	Street	Wickham
S10.05	1011/11	Dangar	Street	Wickham
S10.06	1012/11	Dangar	Street	Wickham
N11.01	1101/10	Bishopsgate	Street	Wickham
N11.02	1102/10	Bishopsgate	Street	Wickham
N11.03	1103/10	Bishopsgate	Street	Wickham
N11.04	1104/10	Bishopsgate	Street	Wickham
N11.05	1105/10	Bishopsgate	Street	Wickham
N11.06	1106/10	Bishopsgate	Street	Wickham
S11.01	1107/11	Dangar	Street	Wickham
S11.02	1108/11	Dangar	Street	Wickham

S11.03	1109/11	Dangar	Street	Wickham
S11.04	1110/11	Dangar	Street	Wickham
S11.05	1111/11	Dangar	Street	Wickham
S11.06	1112/11	Dangar	Street	Wickham
N12.01	1201/10	Bishopsgate	Street	Wickham
N12.02	1202/10	Bishopsgate	Street	Wickham
N12.03	1203/10	Bishopsgate	Street	Wickham
N12.04	1204/10	Bishopsgate	Street	Wickham
S12.01	1205/11	Dangar	Street	Wickham
S12.02	1206/11	Dangar	Street	Wickham
S12.03	1207/11	Dangar	Street	Wickham
S12.04	1208/11	Dangar	Street	Wickham
S12.05	1209/11	Dangar	Street	Wickham
S12.06	1210/11	Dangar	Street	Wickham
N13.01	1301/10	Bishopsgate	Street	Wickham
N13.02	1302/10	Bishopsgate	Street	Wickham
N13.03	1303/10	Bishopsgate	Street	Wickham
N13.04	1304/10	Bishopsgate	Street	Wickham
S13.01	1305/11	Dangar	Street	Wickham
S13.02	1306/11	Dangar	Street	Wickham
S13.03	1307/11	Dangar	Street	Wickham
S13.04	1308/11	Dangar	Street	Wickham
N14.01	1401/10	Bishopsgate	Street	Wickham
N14.02	1402/10	Bishopsgate	Street	Wickham
N14.03	1403/10	Bishopsgate	Street	Wickham
N14.04	1404/10	Bishopsgate	Street	Wickham
S14.01	1405/11	Dangar	Street	Wickham
S14.02	1406/11	Dangar	Street	Wickham
S14.03	1407/11	Dangar	Street	Wickham
S14.04	1408/11	Dangar	Street	Wickham

Assessment Logic

- 2 Street frontages - 10 Bishopsgate Street, 11 Dangar Street. This is reflected in the 2 towers. Hannell Street frontage for 2 commercial units- given Hannell Street addressing.
- Through access on the lower podium floors, hotel style unit numbering across the whole development.