

APPENDIX B - Amendments to consent conditions

The conditions of this consent have been imposed in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979*. 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
B2 Basement Floor Plan	DA 101 Rev B Project No 793	Snell Architects	06/06/18
B1Basement Floor Level	DA 102 Rev B Project No 793	Snell Architects	06/06/18
LO Ground floor Plan	DA 103 Rev B Project No 793	Snell Architects	06/06/18
L1 Floor Plan	DA 104 Rev B Project No 793	Snell Architects	06/06/18
L2 Floor Plan	DA 105 Rev B Project No 793	Snell Architects	06/06/18
L3 Floor Plan	DA 106 Rev B Project No 793	Snell Architects	06/06/18
L4 Floor Plan	DA 107 Rev B Project No 793	Snell Architects	06/06/18
L5 Floor Plan	DA 108 Rev B Project No 793	Snell Architects	06/06/18
L6 Floor Plan	DA 109 Rev B	Snell Architects	06/06/18

	Project No 793		
L7 Floor Plan	DA 110 Rev B Project No 793	Snell Architects	06/06/18
L8 Floor Plan	DA 111 Rev B Project No 793	Snell Architects	06/06/18
L9 Floor Plan	DA 112 Rev B Project No 793	Snell Architects	06/06/18
L10 Floor Plan	DA 113 Rev B Project No 793	Snell Architects	06/06/18
L11 Floor Plan	DA 114 Rev B Project No 793	Snell Architects	06/06/18
L12 Floor Plan	DA 115 Rev B Project No 793	Snell Architects	06/06/18
L13 Floor Plan	DA 116 Rev B Project No 793	Snell Architects	06/06/18
L14 Floor Plan	DA 117 Rev B Project No 793	Snell Architects	06/06/18
L15 Floor Plan	DA 118 Rev B Project No 793	Snell Architects	06/06/18
L16 Floor Plan	DA 119 Rev B Project No 793	Snell Architects	06/06/18
L17 Floor Plan	DA 120 Rev B Project No 793	Snell Architects	06/06/18
L18 Floor Plan	DA 121 Rev B Project No 793	Snell Architects	06/06/18
L19 Roof Top Floor Plan	DA 122 Rev B Project No 793	Snell Architects	06/06/18
Northern Elevation	A601 Rev: A Project No 793	Snell Architects	18/04/18
Western Elevation	A602 Rev: A	Snell Architects	18/04/18

	Project No 793		
South Elevation	A603 Rev: A Project No 793	Snell Architects	18/04/18
East Elevation	A604 Rev: A Project No 793	Snell Architects	18/04/18
Section AA	A605 Rev: A Project No 793	Snell Architects	18/04/18
Section BB	A606 Rev: A Project No 793	Snell Architects	18/04/18
Section DD	A607 Rev: A Project No 793	Snell Architects	18/04/18
Section EE - FF	A608 Rev: A Project No 793	Snell Architects	18/04/18
Colour Image North Elevation	A609 Rev: A Project No A17025	Snell Architects	2018/04/17
Colour Image West Elevation	A610 Rev: A Project No A17025	Snell Architects	2018/04/17
Colour Image South Elevation	A611 Rev: A Project No A17025	Snell Architects	2018/04/17
Colour Image East Elevation	A612 Rev: A Project No A17025	Snell Architects	2018/04/17
Amened Statement of Environmental Effects		GWH	18/04/18
Updated landscape Plan	Pages No 1 -28	DBI Project:185000	04/062018
<u>Original Documentation</u>			
Acid Sulphate Soils Management Plan	31900.02 Rev 0	Douglas Partners	June 2011
Preliminary Flood Investigation & Stormwater Design	70323-PSW1– PSW8 Rev C	Barker Harle Consulting Engineers	6.2.12
Traffic Impact Assessment Report	110607	URaP – TTW	June 2011

Noise Impact Assessment Report	11-1578-R1	Reverb Acoustics	June 2011
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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.

Amendment to Condition 20

- 20a On-site parking accommodation being provided for a minimum of 236 cars, including 12 visitor spaces as well as 180 bicycle spaces (Class 2), 5 bicycle spaces (Class 3) and 12 motor cycle spaces. Such facilities being set out generally in accordance with the minimum parking layout standards indicated in Australian Standard AS 2890.1-2004 "Parking facilities – off street car parking and Section 7.03 of Newcastle Development Control Plan 2012. Full details are to be included in documentation for a Construction Certificate application.

Amendment to Condition 41

- 41a 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 A374 – Driveway Crossings Standard Design Details.
 - b) The driveway crossing, within the road reserve, shall be a maximum of 9 metres wide.
 - c) 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.
 - d) The proposed driveway shall be a minimum of 3 metres clear of the trunk of any tree within the public reserve.
 - e) 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 applied for and approved before the issue of a Construction Certificate.

Amendment to Condition 78

- 78a The proposed visitor parking bays are to be clearly indicated by means of signs and/or pavement markings. The 12 visitor parking spaces are to be allocated to common property under any future strata scheme.

Deleting Condition 17

A car wash bay being provided for the use of occupants of the building in one of the car park spaces on site and the floor of such bay being properly bunded, graded and drained to the sewers of the Hunter Water Corporation in accordance

with that authority's requirements. Full details to be included in the documentation for a Construction Certificate application.

New Condition

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

Proposed Lot on plan	Council Allocated Street Addresses			
	House No	Street Name	Street Type	Suburb
King Street Building	386	King	Street	Newcastle
Hunter Street Building	509	Hunter	Street	Newcastle
King Street Building				
Commercial 1 (152sq m)	1/386	King	Street	Newcastle
Commercial 2 (149.5 sq m)	2/386	King	Street	Newcastle
K201	209/386	King	Street	Newcastle
K202	201/386	King	Street	Newcastle
K203	202/386	King	Street	Newcastle
K204	203/386	King	Street	Newcastle
K205	204/386	King	Street	Newcastle
K206	205/386	King	Street	Newcastle
K207	206/386	King	Street	Newcastle
K208	207/386	King	Street	Newcastle
K209	208/386	King	Street	Newcastle
K301	309/386	King	Street	Newcastle
K302	301/386	King	Street	Newcastle
K303	302/386	King	Street	Newcastle
K304	303/386	King	Street	Newcastle
K305	304/386	King	Street	Newcastle
K306	305/386	King	Street	Newcastle
K307	306/386	King	Street	Newcastle
K308	307/386	King	Street	Newcastle
K309	308/386	King	Street	Newcastle
K401	410/386	King	Street	Newcastle
K402	401/386	King	Street	Newcastle
K403	402/386	King	Street	Newcastle
K404	403/386	King	Street	Newcastle
K405	404/386	King	Street	Newcastle
K406	405/386	King	Street	Newcastle
K407	406/386	King	Street	Newcastle
K408	407/386	King	Street	Newcastle
K409	408/386	King	Street	Newcastle
K410	409/386	King	Street	Newcastle

K501	510/386	King	Street	Newcastle
K502	501/386	King	Street	Newcastle
K503	502/386	King	Street	Newcastle
K504	503/386	King	Street	Newcastle
K505	504/386	King	Street	Newcastle
K506	505/386	King	Street	Newcastle
K507	506/386	King	Street	Newcastle
K508	507/386	King	Street	Newcastle
K509	508/386	King	Street	Newcastle
K510	509/386	King	Street	Newcastle
K601	610/386	King	Street	Newcastle
K602	601/386	King	Street	Newcastle
K603	602/386	King	Street	Newcastle
K604	603/386	King	Street	Newcastle
K605	604/386	King	Street	Newcastle
K606	605/386	King	Street	Newcastle
K607	606/386	King	Street	Newcastle
K608	607/386	King	Street	Newcastle
K609	608/386	King	Street	Newcastle
K610	609/386	King	Street	Newcastle
K701	710/386	King	Street	Newcastle
K702	701/386	King	Street	Newcastle
K703	702/386	King	Street	Newcastle
K704	703/386	King	Street	Newcastle
K705	704/386	King	Street	Newcastle
K706	705/386	King	Street	Newcastle
K707	706/386	King	Street	Newcastle
K708	707/386	King	Street	Newcastle
K709	708/386	King	Street	Newcastle
K710	709/386	King	Street	Newcastle
K801	810/386	King	Street	Newcastle
K802	801/386	King	Street	Newcastle
K803	802/386	King	Street	Newcastle
K804	803/386	King	Street	Newcastle
K805	804/386	King	Street	Newcastle
K806	805/386	King	Street	Newcastle
K807	806/386	King	Street	Newcastle
K808	807/386	King	Street	Newcastle
K809	808/386	King	Street	Newcastle
K810	809/386	King	Street	Newcastle
K901	905/386	King	Street	Newcastle
K902	901/386	King	Street	Newcastle

K903	902/386	King	Street	Newcastle
K904	903/386	King	Street	Newcastle
K905	904/386	King	Street	Newcastle
Hunter Street Building				
Commercial	1/509	Hunter	Street	Newcastle
H101	103/509	Hunter	Street	Newcastle
H102	104/509	Hunter	Street	Newcastle
H201	102/509	Hunter	Street	Newcastle
H202	101/509	Hunter	Street	Newcastle
H203	105/509	Hunter	Street	Newcastle
H301	301/509	Hunter	Street	Newcastle
S301	302/509	Hunter	Street	Newcastle
S302	303/509	Hunter	Street	Newcastle
S303	304/509	Hunter	Street	Newcastle
S304	305/509	Hunter	Street	Newcastle
S305	306/509	Hunter	Street	Newcastle
S401	404/509	Hunter	Street	Newcastle
S402	405/509	Hunter	Street	Newcastle
S403	406/509	Hunter	Street	Newcastle
S404	407/509	Hunter	Street	Newcastle
S405	408/509	Hunter	Street	Newcastle
S406	401/509	Hunter	Street	Newcastle
S407	402/509	Hunter	Street	Newcastle
S408	403/509	Hunter	Street	Newcastle
S501	504/509	Hunter	Street	Newcastle
S502	505/509	Hunter	Street	Newcastle
S503	506/509	Hunter	Street	Newcastle
S504	507/509	Hunter	Street	Newcastle
S505	508/509	Hunter	Street	Newcastle
S506	501/509	Hunter	Street	Newcastle
S507	502/509	Hunter	Street	Newcastle
S508	503/509	Hunter	Street	Newcastle
S601	604/509	Hunter	Street	Newcastle
S602	605/509	Hunter	Street	Newcastle
S603	606/509	Hunter	Street	Newcastle
S604	607/509	Hunter	Street	Newcastle
S605	608/509	Hunter	Street	Newcastle
S606	601/509	Hunter	Street	Newcastle
S607	602/509	Hunter	Street	Newcastle
S608	603/509	Hunter	Street	Newcastle
S701	704/509	Hunter	Street	Newcastle
S702	705/509	Hunter	Street	Newcastle

S703	706/509	Hunter	Street	Newcastle
S704	707/509	Hunter	Street	Newcastle
S705	708/509	Hunter	Street	Newcastle
S706	701/509	Hunter	Street	Newcastle
S707	702/509	Hunter	Street	Newcastle
S708	703/509	Hunter	Street	Newcastle
S801	804/509	Hunter	Street	Newcastle
S802	805/509	Hunter	Street	Newcastle
S803	806/509	Hunter	Street	Newcastle
S804	807/509	Hunter	Street	Newcastle
S805	808/509	Hunter	Street	Newcastle
S806	801/509	Hunter	Street	Newcastle
S807	802/509	Hunter	Street	Newcastle
S808	803/509	Hunter	Street	Newcastle
S901	904/509	Hunter	Street	Newcastle
S902	905/509	Hunter	Street	Newcastle
S903	906/509	Hunter	Street	Newcastle
S904	907/509	Hunter	Street	Newcastle
S905	908/509	Hunter	Street	Newcastle
S906	901/509	Hunter	Street	Newcastle
S907	902/509	Hunter	Street	Newcastle
S908	903/509	Hunter	Street	Newcastle
S1001	1003/509	Hunter	Street	Newcastle
S1002	1004/509	Hunter	Street	Newcastle
S1003	1005/509	Hunter	Street	Newcastle
S1004	1006/509	Hunter	Street	Newcastle
S1005	1001/509	Hunter	Street	Newcastle
S1006	1002/509	Hunter	Street	Newcastle
S1101	1103/509	Hunter	Street	Newcastle
S1102	1104/509	Hunter	Street	Newcastle
S1103	1105/509	Hunter	Street	Newcastle
S1104	1106/509	Hunter	Street	Newcastle
S1105	1101/509	Hunter	Street	Newcastle
S1106	1102/509	Hunter	Street	Newcastle
S1201	1203/509	Hunter	Street	Newcastle
S1202	1204/509	Hunter	Street	Newcastle
S1203	1205/509	Hunter	Street	Newcastle
S1204	1206/509	Hunter	Street	Newcastle
S1205	1201/509	Hunter	Street	Newcastle
S1206	1202/509	Hunter	Street	Newcastle
S1301	1303/509	Hunter	Street	Newcastle
S1302	1304/509	Hunter	Street	Newcastle

S1303	1305/509	Hunter	Street	Newcastle
S1304	1306/509	Hunter	Street	Newcastle
S1305	1301/509	Hunter	Street	Newcastle
S1306	1302/509	Hunter	Street	Newcastle
S1401	1403/509	Hunter	Street	Newcastle
S1402	1404/509	Hunter	Street	Newcastle
S1403	1405/509	Hunter	Street	Newcastle
S1404	1406/509	Hunter	Street	Newcastle
S1405	1401/509	Hunter	Street	Newcastle
S1406	1402/509	Hunter	Street	Newcastle
S1501	1503/509	Hunter	Street	Newcastle
S1502	1504/509	Hunter	Street	Newcastle
S1503	1505/509	Hunter	Street	Newcastle
S1504	1506/509	Hunter	Street	Newcastle
S1505	1501/509	Hunter	Street	Newcastle
S1506	1502/509	Hunter	Street	Newcastle
S1601	1602/509	Hunter	Street	Newcastle
S1602	1603/509	Hunter	Street	Newcastle
S1603	1604/509	Hunter	Street	Newcastle
S1604	1601/509	Hunter	Street	Newcastle
S1701	1702/509	Hunter	Street	Newcastle
S1702	1703/509	Hunter	Street	Newcastle
S1703	1704/509	Hunter	Street	Newcastle
S1704	1701/509	Hunter	Street	Newcastle
S1801	1802/509	Hunter	Street	Newcastle
S1802	1803/509	Hunter	Street	Newcastle
S1803	1804/509	Hunter	Street	Newcastle
S1804	1801/509	Hunter	Street	Newcastle

Assessment Logic

- The site has 2 separate street frontages - King and Hunter Streets. Both have pedestrian access points
- The king Street Building is accessed from King Street, whereas the Sky Tower Building is semi-attached to the Hunter St terraces with pedestrians entering from Hunter Street and accessing the Tower building via the 3rd floor corridor. The Tower and terraces have been addressed together as 509 Hunter Street.
- Hotel style numbering has been applied to each street address - with 2 storey apartments being address to where their entrance is, not the main living space.
- Hotel style numbering has been applied to each floor working from the left of the elevator exit in a sequential fashion.

- Numbering is consistent with other developments proposed for the area.