

APPENDIX B: List of Current/Final Submitted Plans and Documentation - Concept

Architectural Plans:

Architectural Plans prepared by BatesSmart Architecture, Ref S12133, listed as follows:

Architectural Drawings	Rev.	Name of Plan	Date
A01.MP.000	A	Location Plan	18.9.18
A01.MP.001	A	Site Analysis	18.9.18
A01.MP.100	A	Concept Masterplan Site Strategy Building Envelopes Setbacks	18.9.18
A03.MP.201	A	L00 Plan Ground Concept	18.9.18
A03.MP.202	A	L02 Lower Levels Concept Plan	18.9.18
A03.MP.206	A	L06 Upper Levels Concept Plan	18.9.18
A03.MP.B01	A	LB1 Basement	18.9.18
A07.MP.300	A	Elevation North	18.9.18
A07.MP.301	A	Stewart Avenue Elevation East Elevation	18.9.18
A07.MP.302	A	Hunter South Elevation South Elevation	18.9.18
A07.MP.303	A	Elevation West	18.9.18
A02.MP.400		Section North/South Section through West Tower & Podium	18.9.18
A08.MP.401	A	East-West Indicative Section Hunter St	18.9.18

Landscape and Public Domain Plans:

Landscape plans prepared by Sydney Design Collective, listed as follows:

Drawing No.	Rev.	Name of Plan	Date
L001	E	Overall Site Strategy	18/9/18
L002	E	Landscape Plan: Ground Floor Design and REF Update	18/9/18
L003	E	Landscape Sections: Ground Floor Design and REF Update	18/9/18
L004	E	Brewery Lane	18/9/18
L005	E	Cooper Street	18/9/18
L006	E	Interchange Square-Temporary Park Light Rail East	18/9/18
L007	E	Temporary Park Light Rail West and Bus Stop Interchange	18/9/18

Solar Analysis

Shadow diagrams prepared by BatesSmart Architecture, listed as follows:

Drawing No.	Rev.	Name of Plan	Date
Shadow Diagrams		D1 Shadow Study Equinox	n.d.
Shadow Diagrams		D2 Shadow Study Winter Solstice	n.d.
Shadow Diagrams		D3 Shadow Study Summer Solstice	n.d.

Future Land Ownership

Future Land Ownership Plans prepared by BatesSmart Architecture, listed as follows:

Drawing No.	Rev.	Name of Plan	Date
A01.MP.002	A	L00 Final Land Use Plan	10/10/18
A01.MP.003	A	Upper Level Final Land Use Plan	10/10/18
A02.MP.005		North/South Subdivision Section Final Land Use Plan	10/10/18

Stormwater

Stormwater Drainage Concept Plans prepared by Services 4 Buildings Pty Ltd, listed as follows:

Drawing No.	Rev.	Name of Plan	Date
S4B17004101_SW-000	A	Cover Sheet, Legend and Drawing Schedule	15.01.19
S4B17004101_SW-101	A	Ground Level Stormwater Drainage Layout	15.01.19
S4B17004101_SW-102	A	Level 1 Stormwater Drainage Layout	15.01.19
S4B17004101_SW-103	A	Level 2-3 Stormwater Drainage Layout	15.01.19
S4B17004101_SW-104	A	Level 4 Stormwater Drainage Layout	15.01.19
S4B17004101_SW-105	A	Level 5-11 Stormwater Drainage Layout	15.01.19
S4B17004101_SW-106	A	Level 12 Stormwater Drainage Layout	15.01.19
S4B17004101_SW-107	A	Roof Stormwater Drainage Layout	15.01.19

Planning Documents

Concept Masterplan Architectural Design Report 'The Store', Ref. S12133, dated September 2018, prepared by BatesSmart Architecture;

Statement of Environmental Effects, dated 12 October 2018, prepared by KDC Pty Ltd;

Clause 4.6 Statement regarding Building Separation, Ref 18165_4.6, dated 20 September 2018, prepared by KDC Pty Ltd;

Clause 4.6 Statement regarding Building Height, Ref 18165_4.6, dated 20 September 2018, prepared by KDC Pty Ltd;

Site Survey Plan, dwg. 1800288DPA, Ref DP1245750, dated 20 July 2018, prepared by David Luke Sullivan;

Response to Additional Information Request, prepared by KDC Pty Ltd, Ref. 18165, dated 1 February 2019;

Response to Additional Information Request, prepared by KDC Pty Ltd, Ref. 18165, dated 22 February 2019;

Government Architects' Office Letter, dated 16 July 2018, prepared by Government Architect New South Wales;

Traffic and Transport

Email from John Benedetti, Transport for NSW, to Sean Kearney, DOMA Group, dated 14 February 2019, providing endorsement of 'Kiss N Ride' Layout;

'Kiss N Ride' Layout Plan, Ref. 22-19657, dwg. SK476, dated 31 January 2019, prepared by GHD;

Traffic Impact Assessment Ref: 2219657 dated September 2018, prepared by GHD;

Addendum to Traffic Report, Ref 2219657-13991, dated 22 February 2019, prepared by GHD;

Traffic Movement Diagram, dwg. A02.MP.103, 'Ground Traffic Movements', dated 12 July 2018, prepared by BatesSmart Architecture.

Conditions of Approval: Newcastle Bus Interchange, Ref:2TP-FT-398/1.0, prepared by Transport for NSW;

Newcastle Bus Interchange Review of Environmental Factors, dated July 2017, prepared by Transport for NSW.

Flooding and Stormwater

Flood Risk Assessment, Ref DXW: L.N21049.005.docx, dated 23 August 2018, prepared by BMT WBM Pty Ltd;

Civil Drainage Plan, dwg. 22-19657-C035, Rev A, prepared by GHD (undated)

Ground Issues

Report on Preliminary Geotechnical Investigation, Ref 81811.01, dated 26 May 2016, prepared by Douglas Partners;

Additional Geotechnical Advice, dated 20 February 2019, prepared by ADE Consulting Group.

Heritage and Archaeology

Statement of Heritage Impact, Ref 18216, dated 24 September 2018, prepared by Artefact Heritage;

Heritage Management Plan, dated August 2018, prepared by Artefact Heritage;

Documentation Lodged with Aboriginal Heritage Impact Permit (AHIP) Application with cover-letter from Transport for NSW, Ref. 5938374_1, dated 20 December 2017;

Aboriginal Heritage Impact Permit, AHIP number C0003418, AHIMS Permit ID 4328, commencing 22 March 2018, issued by the Office of Environmental and Heritage;

Other Planning Documents

Pedestrian Wind Environment Statement Ref WE353-01F02 (Rev2), dated 4 September 2018, prepared by Windtech;

Certificate of Title and Deposited Plan, Lot 100 DP 1245750, provided by NSW Land Registry Services, dated 27 August 2018;

CPTED Statement, Ref 18165_CPTED, dated September 2018, prepared by KDC Pty Ltd;

15B Certificate, Ref LE/18888, dated 28 April 2017, prepared by Subsidence Advisory NSW;

Site Management Plan, Ref. 2.1.200, dated 24 May 2018, prepared by Bloc Business Management System

Urban Design Consultative Group Meeting Minutes, dated 18 September 2018 and 11 December 2018, prepared by Newcastle City Council.

Excerpt from documents detailing 'Future Proof Zone';

Design Review Panel Presentations, dated 15 May 2018, 29 May 2018, 6 July 2018, and 7 August 2018, prepared by BatesSmart Architecture;