

ANNEXURE 3: CONDITIONS OF CONSENT

Panel Reference	PPSSNH-65
DA No:	6/2018
Property:	71-79 Lithgow Street, 82-90 Christie Street, 84A Christie Street, 546-564 Pacific Highway, Christie Lane, and Lithgow Street, St Leonards.
Proposal	Section 4.55(2) application to modify DA 6/2018 for demolition of existing structures and basements, excavation to accommodate ten (10) basement levels including the provision of 316 public car parking spaces, construction of a fourteen (14) storey commercial building and two (2) mixed-use towers of twenty-six (26) storeys and forty-seven (47) storeys providing a total of 654 units and including a public library and retail space (including a supermarket), creation of a new laneway and public domain works at Christie Lane and Lithgow Street and associated works including tree removal, signage, and stratum subdivision.

CONTENTS

A. SPECIAL CONDITIONS.....	2
4. Section 7.11 Contribution Payment – Amended.....	2
7. Maximum Building Height – Amended	3
19. Planter Boxes – Amended	3
20. Crime Prevention Through Environmental Design (CPTED) Requirements – Amended	4
18 Street Trees / Pacific Highway - Amended.....	5
25 Civic Plaza Design – Amended.....	5
27 Roof Top Signage to Commercial Building – Amended	6
29A Waste Operations.....	6
37. Accessibility – Amended.....	7
38. Public Art – Amended.....	10
AA. SPECIAL CONDITIONS – S4.55 APPLICATION – DA6/2018/2	11
1AA. Back Painted Glass Panels to Level 14 of T3.....	11
2AA. GFA Cap.....	11
3AA. Extent of Approved Section 4.55 Works.....	11
B. GENERAL CONDITIONS.....	12
49A Approved Amended (s4.55) Plans.....	12
C. CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE	14
107A Revised BASIX (S4.55 Application).....	14
D. CONDITIONS WHICH MUST BE SATISFIED PRIOR TO ANY OCCUPATION OR USE OF THE BUILDING	14
155 Fulfillment of BASIX Commitments – Amended	14

A. SPECIAL CONDITIONS

Condition 4 is to be amended as follows (\$4.55 application – DA6/2018/2):

4. Section 7.11 Contribution Payment – Amended

Payment of a contribution in accordance with Council's Section 94 Contributions Plan is required, prior to issue of the Construction Certificate for above ground works. Contributions shall be indexed at the time of payment in accordance with Council's Plan.

The total Section 7.11 contribution payable is **\$13,595,187.00** at the current rate of \$10,332 per person and \$130 per square metre for retail/commercial based on the 2018/2019 fees and charges.

Payment shall be in the form of a bank cheque. Personal cheques will not be accepted.

This contribution is for community facilities, open space/ recreation and roads under the Lane Cove Section 94 Contributions Plan, which is available for inspection at the Customer Service Counter, Lane Cove Council, 48 Longueville Road, Lane Cove.

The contribution payable is calculated in the following manner:

Residential Contributions		
Dwelling Type	Total number of persons per dwelling	Contribution payable @ \$10,332/person 2018/2019 fees and charges
0 x Studio	Nil	Nil
181 x 1 bedroom	181 x 1.2 = 217.2	\$2,244,110.40
381 x 2 bedroom	381 x 1.9 = 723.9	\$7,479,334.80
71 x 3 bedroom	A cap of \$20,000 per dwelling has been imposed under the <i>Reforms of Local Development Contribution</i> 71 x \$20,000 = \$1,420,000.00	\$1,420,000
4 x 4 bedroom	A cap of \$20,000 per dwelling has been imposed under the <i>Reforms of Local Development Contribution</i> 4 x \$20,000 = \$80,000.00	\$80,000
0 x 5 bedroom	A cap of \$20,000 per dwelling has been imposed under the <i>Reforms of Local Development Contribution</i> 0 x \$20,000 = \$0	Nil
Total: 637 units		\$11,223,445.20
Credit for existing residential		
Dwelling Type	Total number of persons per dwelling	Contribution payable @\$10,332/person 2018/2019 fees and charges
2 X 2 bedroom	2 x 1.9 = 3.8	\$39,261.60
5 X 3 bedroom	A cap of \$20,000 per dwelling has been imposed under the <i>Reforms of Local Development Contribution</i> 5 x \$20,000 = \$100,000.00	\$100,000.00
Total: 7 units		\$139,261.60

Commercial/retail contributions		
Proposed Use	Area	Contribution payable at \$130 per m² (2018/2019 fees and charges)
Retail	9,801.10m ²	\$1,274,143.00
Commercial	19,535.31m ²	\$2,539,590.30
Total	29,336.41m²	\$3,813,733.30
Credit for existing commercial buildings		
Use	Area	Contribution payable @ \$130 per m² 2018/2019 fees and charges
Site A Commercial	6,675m ²	\$867,750.0
Site B Retail	1,368m ²	\$177,840.0
Site C Commercial	1,978m ²	\$257,140.0
Total	10,021m²	\$1,302,730.0
Total Section 7.11 Contributions Payable		
Contribution Type		Amount 2019/2020 fees and charges
Residential:		\$11,223,445.20
Credit for existing residential buildings:		-\$139,261.60 (minus)
Commercial/Retail:		\$3,813,733.30
Credit for existing Commercial/Retail buildings:		-\$1,302,730.00 (minus)
Total Contribution:		\$13,595,187.00

The total Section 94 contribution for the proposal is **\$13,595,187.00**.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development.)

Condition 7 is to be amended as follows (\$4.55 application – DA6/2018/2):

7. Maximum Building Height – Amended

- (i) The height of Tower 1 shall not exceed RL 227.4 **with the exception of the lift overrun to RL 231.920.**
- (ii) The height of Tower 2 including any plant and lift overruns shall not exceed RL 166.8.
- (iii) The height of the lightening rod on Tower 1 shall not exceed RL 234.3.
- (iv) The height of the lightening rod on Tower 2 shall not exceed RL 173.815.
- (v) The height of the main roof (L15) to Tower 3 shall not exceed RL **140.050.**
- (vi) The maximum height of the roof-top plant enclosure on Tower 3 shall not exceed **RL 145.55.**

(Reason: To ensure that the development is in accordance with the approved plans).

Condition 19 is to be amended as follows (\$4.55 application – DA6/2018/2):

19. Planter Boxes – Amended

The planter boxes to T2 shall be constructed in accordance with the approved drawings including:

- ~~random planter boxes to the western elevation of T2;~~
- planter boxes to the roof terrace at Level 26 of T2;
- planter boxes to the east facing balconies at Level 07 of T2;
- ~~planter boxes to the Level 07 non-trafficable roof area of T3 along the western side of the front northern, western and rear southern elevations;~~
- and to the rear non-trafficable roof area of Level 03 of T3. These shall be contained wholly within the subject site (unlimited in depth and height).

Landscape plans shall be amended accordingly to include softworks plans for all planter boxes including details of soil depths, irrigation, plant species etc.

(Reason: To ensure that the development is constructed in accordance with the approved plans.)

Condition 9 is to be amended as follows (S4.55 application – DA6/2018/2):

20. Crime Prevention Through Environmental Design (CPTED) Requirements – Amended

The following CPTED design measures shall be incorporated into the development:

- (i) Internal walls between the internal corridor and gym are to be transparent to enable sightlines to and improve natural surveillance.
- (ii) Access control is required to outdoor decks, public car parking levels and lower ground level when retail tenancies are not operating.
- (iii) Access control is required between commercial and residential parking basement levels. An aluminium security mesh / heavy duty steel shutter door, or similar is recommended to control access to and between basement levels.
- (iv) Clear signage at all entry points to the building to ensure clear demarcation between different building functions.
- (v) CCTV cameras are to be installed in the parking area, basement entry point, pedestrian entry points, and communal open space areas.
- (vi) Ceilings and walls in **all public areas** of the basement parking area are to be painted a light colour.
- (vii) Lighting is to be provided at entry points (vehicular and pedestrian) and to all communal open space and public areas. This lighting should be automatically controlled by time clocks and/or sensors where appropriate, and provide an energy efficient and controlled lighting environment, in accordance with the relevant Australian Standards.

Details demonstrating compliance with the above requirements, shall be submitted to the Principal Certifying Authority, prior to any occupation of the premises.

(Reason: Recommendations by Architectus to prevent crime and ensure that the development provides safety and security to users and the community).

Condition 18 is to be amended as follows – (S4.55(2) Application - DA6/2018/2):

18 Street Trees / Pacific Highway - Amended

Street trees are to be provided to the Pacific Highway frontage in accordance with *Section CC – Pacific Highway*, *Section DD – Pacific Highway*, and *Softworks Plan – Ground Floor* submitted as part of the revised Landscape Plans prepared by Arcadia, all Issue 16, dated March 2020.

The plant schedule shall be updated to reflect a minimum height of 4m at the time of planting.

Certification from a level 5 AQF Arborist is to be obtained that the proposed rootball and Stratacell system is capable of supporting the proposed tree species and mature height of 10m high x 5m wide as indicated in the plant schedule.

If certification cannot be obtained, an alternative species/design is to be submitted to Council for approval.

~~Street trees shall be provided along the Pacific Highway frontage in accordance with RMS requirements for landscaping in *Clear Zones* and *Austroads Guide to Road Design – Part 6: Roadside Design, Safety and Barriers – Section 5.4.1*, and shall be approved by Council.~~

~~The approved Landscape Plans are to be amended accordingly, prior to the issue of the relevant Construction Certificate.~~

~~Note: A structural root cell system is encouraged to work in conjunction with existing underground services. Raised planter boxes will not provide trees with enough growing media to reach a size and shape that will benefit the streetscape.~~

(Reason: To enhance streetscape amenity and be consistent with recently approved developments.)

Condition 25 is to be amended as follows (S4.55 application – DA6/2018/2):

25 Civic Plaza Design – Amended

- (i) The ground level of the development will serve as a public open space which requires a broader scale approach to the design than if it were for exclusive use of the residents. Therefore, the elements of both communal open space and public domain design shall be incorporated.
- (ii) Due to its juxtaposition with the railway interchange, a larger than normal number of expected pedestrians must be catered for in the design and the spaces need to reflect the larger scale gatherings of crowds especially at lunch time and on Saturdays.
- (iii) Ample seating in a variety of arrangements catering for varying numbers of diners along with well-located and easily recognisable amenity blocks shall be key elements of the design.
- (iv) A flexible design that allows for multiple configurations to accommodate a variety of events such as open-air markets, live performances and larger group gatherings should be considered.

- (v) Materials, plants, park furniture and other elements of the civic plaza design shall be in accordance with Council's selected palette in order to integrate with the future extension of the plaza the existing streetscape language of Lane Cove. This information is available from Council's Landscape Division.

Detailed plans and specifications for the design of the civic plaza, incorporating the requirements above, shall be submitted to **Council's Landscape Division** for approval, prior to the issue of the relevant Construction Certificate.

(Reason: To ensure that the design of the civic plaza integrates with any future expansion of the plaza, and is consistent with Council's requirements.)

Condition 27 is to be amended as follows (S4.55 application – DA6/2018/2):

27 Roof Top Signage to Commercial Building – Amended

In accordance with 'East Elevation 1' (Drawing No. DA-20-0300 Rev G, dated 04/05/2020) and 'West Elevation 1' (Drawing No. DA-20-0400 Rev F, dated 04/05/2020), the 2 x JQZ business identification signs to the commercial building (T3):

- a) shall be limited to the eastern and western elevations only;
- b) shall not exceed 4.5m wide x 2.3m high and shall not project beyond the top of the roof (RL145.550); and
- c) are to be non-illuminated.

~~The 2 x roof top signs (Type 1) to the commercial building (T3) shall not be illuminated. Drawing No. DA-40-0010, Rev C, dated 15.10.2018 shall be amended accordingly.~~

The approved roof top signage is approved only for the purposes of business identification signage. No advertising signage is permitted without obtaining approval from Council.

(Reason: To mitigate glare nuisance to surrounding residents and to minimise adverse visual impacts of the development when viewed from the surrounding public domain.)

Condition 29A is to be added as follows – (S4.55 Application – DA6/2018/2):

29A Waste Operations

The *Operational Waste Management Plan*, prepared by Elephants Foot Recycling Solutions, Rev G dated 26/11/2019 is to be amended to comply with the following:

- the dual chute system is to be used for general waste and mixed containers only;
- paper recycling is to be separate from mixed-use containers via the provision of a 240L MGB located on each residential level or alternative solution to separate paper from the recycling waste stream; and
- the presentation of all MGBs for all waste and recycling streams to the loading dock is the responsibility of the body corporate / owner's corporation.

The revised *Operational Waste Management Plan* is to be submitted to Council's *Manager Environmental Health* for Approval, prior to any occupation of the premises.

Note: Monetary penalties are imposed in the event mixed-use waste is contaminated.

(Reason: To ensure efficient and safe waste management and operations).

Condition 37 is to be amended as follows (S4.55 application – DA6/2018/2):

37. Accessibility – Amended

The proposed development shall comply with the following:

- The Disability (Access to Premises – Building) Standards 2010 (Premises Standards);
- Building Code of Australia 2016, Volume One, Amendment 1 (BCA2016) – Part D3 and Clauses E3.6 and F2.4;
- *Part F – Access and Mobility* - Lane Cove Council DCP 2010.
- Adaptable Housing Code AS4299:1995 (AS4299) – As required by the DCP; and
- Applicable Australian Standards including AS1428.1:2009; AS1428.4.0:2009 and AS2890.6:2009 as called up in the BCA.

The recommendations contained within the *Accessibility Assessment Report* prepared by BCA Logic dated 5 March 2020 shall be fully complied with, as follows:

Adaptability (AS4299):

Adaptable unit entries

- The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2009
- It must be ensured that the entry door is not recessed more than 300 mm, so as not to obstruct access to the door handle. Minor amendment is required to the design.

Arrangement of fixtures in adaptable bathrooms

- Extra capped-off plumbing services are to be provided at pre-adaption stage as relocation of fixtures will be required for post-adaptation. It is recommended to arrange fixtures in post-adaptation location from the beginning where possible.
- Note: No waterproofing works are allowed at post adaptation stage due to high cost of works involved, therefore waterproofing and tiling works are to be provided from the outset.

Adaptable bathrooms

- The bathroom + shower area in the post-adaption stage is to comply with Clause 15 of AS1428.1- 2009.
- The following compliance issues are noted:
 - Unit 2XX01 - ensure the 390-400 mm shower seat is clear of the 1900 mm wide pan circulation. The bathroom must be no less than 2290 mm wide to achieve compliance.
 - Unit 2XX11 – shower is shown in area of doorway.

Accessibility (BCA):

Turning spaces within internal corridors

- Ensure turning spaces are provided within 2m of the end of the residential and commercial corridors. Turning spaces are to be no less than 1540 mm x 2070 mm and must be provided clear of fixtures including skirtings.

Accessible Toilets

- Ensure the number of left and right hand unisex accessible toilets within Tower 3 are provided as evenly as possible. Currently all are right hand transfer facilities.

Access to Manager Office

- Door circulation space at the door to the Manager's office at Ground Level must comply with Figure 31 of AS 1428.1-2009. A column currently encroaches on the clear space required to the latch side of the doorway.

Access to G04 tenancy

- The double doors on the western side of the G04 restaurant tenancy at Ground Level do not provide at least one leaf with 850 mm unobstructed width.

Passenger lifts

- In accordance with BCA Clause E3.6, all lifts that travel more than 12m must have lift floor dimensions not less than 1400 mm wide by 1600 mm deep. Compliance to be detailed in the construction stage plans.

Ambulant toilets

- Male and female ambulant toilets are currently not indicated within the end of trip facilities on Basement level 05.

Design certification:

The following items are to form part of a design statement of specification, prior to the issue of the relevant Construction Certificate:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.

3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2016 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2016 Table E3.6b and AS1735.12.
20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and controls will be in accordance with Clause 13.5 of AS1428.1-2009.

Adaptable Housing Units

22. All ground surfaces will be slip resistant to comply with HB197/AS4856.
23. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
24. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
25. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
26. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
27. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
28. Cook tops to be provisioned with isolating switches or gas stop valves that can be

- easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
29. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
 30. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
 31. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
 32. The bathrooms will be waterproofed to comply with AS3740.
 33. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
 34. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
 35. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
 36. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
 37. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
 38. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
 39. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

SEPP 65 – Livable Housing Design Guidelines (LHDG)

40. Entrance door to have 820mm min. clear door width opening and a level transition (5mm max. vertical tolerance where rounded).
41. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
42. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
43. Walls to bathroom to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
44. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)
45. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
46. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)

Details demonstrating compliance shall be shown on the Construction Certificate drawings, prior to the issue of the relevant Construction Certificate.

(Reason: To achieve access for people for with a disability).

Condition 38 is to be amended as follows (S4.55 application – DA6/2018/2):

38. Public Art – Amended

The provision of if public art shall be proposed to Council for approval in accordance with Part L: Public Art of Lane Cove DCP 2010, prior to occupation of Tower 1 and Tower 2.

Public Art shall be proposed in at least two (2) ~~of the~~ locations ~~agreed upon in collaboration with Council. identified in the Public Art Framework Plan prepared by Vertebrae:~~

- ~~• Tower 2 western canopy and ground plane;~~
- ~~• Civic plaza walk;~~
- ~~• Central retail and sunken garden; and~~
- ~~• Christie Lane~~

Artwork shall have regard to wind impacts.

(Reason: To introduce more flexibility in the public art strategy without further modification of the consent.)

The following Special Conditions are to be added - (S4.55 application – DA6/2018/2):

AA. SPECIAL CONDITIONS – S4.55 APPLICATION – DA6/2018/2

Condition 1AA is to be added as follows (S4.55 application – DA6/2018/2):

1AA. Back Painted Glass Panels to Level 14 of T3

Back painted glass panels are to be installed to the southern elevation of the new level 14 to the commercial building (T3) to ensure privacy amenity is maintained to the residential component of the mixed-use towers (T1 & T2).

(Reason: To maintain privacy amenity to residents of T1 and T2).

Condition 2AA is to be added as follows (S4.55 application – DA6/2018/2):

2AA. GFA Cap

No additional gross floor area (GFA) is permitted on the site above 86,160.88m², without approval from Council.

Level 01 in T3 is not be re-instated. All levels are to be relative to the reduced levels shown on the approved s4.55 plans.

(Reason: To ensure the increased lobby volume to T3 is preserved in accordance with this consent).

The following Condition 3AA is to be added - (S4.55 application – DA6/2018/2):

3AA. Extent of Approved Section 4.55 Works

No additional gross floor area (GFA) is permitted on the site above 86,160.88m², without approval from Council.

Level 01 in T3 is not be re-instated. All levels are to be relative to the reduced levels shown on the approved s4.55 plans.

(Reason: To ensure that the consent only relates to those works considered in the assessment of this s4.55 application – DA6/20/18/2).

B. GENERAL CONDITIONS

The following Condition 49A is to be added - (S4.55 application – DA6/2018/2):

49A Approved Amended (s4.55) Plans

a) Approved Plans – S4.55 Application

That the development, except as amended by the following conditions, be carried out in accordance with the following drawings:

Architectural Drawings		
All prepared by: PTW Architects		
Drawing No.	Title/Description	Revision / Date
DA-10-0900	Basement 10 Plan	I / 04/05/2020
DA-10-1000	Basement 09 Plan	I / 04/05/2020
DA-10-1100	Basement 08 Plan	I / 04/05/2020
DA-10-1200	Basement 07 Plan	J / 04/05/2020
DA-10-1300	Basement 06 Plan	J / 04/05/2020
DA-10-1400	Basement 05 Plan	J / 04/05/2020
DA-10-1500	Basement 04 Plan	J / 04/05/2020
DA-10-1600	Basement 03 Plan	J / 04/05/2020
DA-10-1700	Basement 02 Plan	J / 04/05/2020
DA-10-1800	Basement 01 Plan	J / 04/05/2020
DA-10-1900	Lower Ground Plan	L / 04/05/2020
DA-10-2000	Ground Floor Plan	K / 04/05/2020
DA-10-2100	Level 01 Plan	H / 17/01/2020
DA-10-2200	Level 02 Plan	K / 04/05/2020
DA-10-2300	Level 03 Plan	K / 04/05/2020
DA-10-2400	Level 04 Plan	H / 17/01/2020
DA-10-2500	Level 05 Plan	I / 04/05/2020
DA-10-2600	Level 06 Plan	I / 04/05/2020
DA-10-2700	Level 07 Plan	I / 04/05/2020
DA-10-2800	Level 08 Plan	H / 04/05/2020
DA-10-2900	Level 09 Plan	H / 04/05/2020
DA-10-3000	Level 10 Plan	H / 04/05/2020
DA-10-3100	Level 11 Plan	I / 04/05/2020
DA-10-3200	Level 12 Plan	I / 04/05/2020
DA-10-3300	Level 13 Plan	H / 17/01/2020
DA-10-3400	Level 14 Plan	I / 04/05/2020
DA-10-3500	Level 15 Plan	I / 04/05/2020
DA-10-3600	Level 16 Plan	I / 04/05/2020
DA-10-3700	Level 17 Plan	I / 04/05/2020
DA-10-3800	Level 18 Plan	I / 04/05/2020
DA-10-3900	Level 19 Plan	I / 04/05/2020
DA-10-4000	Level 20 Plan	I / 04/05/2020
DA-10-4100	Level 21 Plan	I / 04/05/2020
DA-10-4200	Level 22 Plan	I / 04/05/2020
DA-10-4300	Level 23 Plan	H / 17/01/2020
DA-10-4400	Level 24 Plan	I / 04/05/2020
DA-10-4500	Level 25 Plan	H / 17/01/2020
DA-10-4600	Level 26 Plan	H / 17/01/2020

DA-10-4700	Level 27 Plan	H / 17/01/2020
DA-10-4800	Level 28 & 29 Plan	E / 17/01/2020
DA-10-5000	Level 30-32 & Level 38-42 Plan	A / 17/01/2020
DA-10-5300	Level 33 – Level 37 Plan	E / 17/01/2020
DA-10-6300	Level 43 – Level 45 Plan	E / 17/01/2020
DA-10-6600	Level 46 Plan	H / 04/05/2020
DA-10-6700	Level 47 Plan	H / 04/05/2020
DA-10-6800	Roof Top Plan	F / 17/01/2020
DA-20-0100	North Elevations	G / 04/05/2020
DA-20-0200	South Elevations	G / 04/05/2020
DA-20-0300	East Elevations	G / 04/05/2020
DA-20-0400	West Elevations	F / 04/05/2020
DA-30-0100	Sections	H / 17/01/2020
DA-30-0200	Sections	I / 17/01/2020
DA-40-001	Tower 01 Façade Concept	C/17/01/2020
DA-40-002	Tower 02 Façade Concept	C / 17/01/2020
DA-40-003	Tower 03 Façade Concept	C / 17/01/2020
DA-50-1100	Liveable Units	C / 17/01/2020
DA-50-1200	Adaptable Units	C / 17/01/2020
DA-50-1710	New Christie Lane Elevation	D / 17/01/2020
S4.55 Landscape Plans		
All prepared by Arcadia Landscape Architecture		
15	Concept Ground	Issue 17 / May 2020
16	Concept Ground	Issue 17 / May 2020
17	Ground Floor	Issue 17 / May 2020
18	Ground Floor Section	Issue 17 / May 2020
19	Pedestrian Connections	Issue 17 / May 2020
20	Landscape Sections	Issue 17 / May 2020
21	Landscape Sections	Issue 17 / May 2020
22	Concept Level 1	Issue 17 / May 2020
23	Concept Level 2	Issue 17 / May 2020
24	Concept Level 3	Issue 17 / April 2020
25	Concept T3 Level 7	Issue 17 / April 2020
26	Concept T2 Level 7	Issue 17 / May 2020
27	Rooftop Concept Analysis	Issue 17 / May 2020
28	Concept Level Twenty-Six	Issue 17 / May 2020
29	Concept Level Twenty-Six	Issue 17 / May 2020
300	Plant schedule	Issue 17 / May 2020
301	Ground Floor	Issue 17 / May 2020
302	Level 1	Issue 17 / May 2020
303	Level 2	Issue 17 / May 2020
304	Level 3	Issue 17 / May 2020
305	T3 Level 7	Issue 17 / May 2020
306	T2 Level 7	Issue 17 / May 2020
307	Level 26	Issue 17 / May 2020
500	Landscape Details	Issue 17 / May 2020
600	Landscape Specification	Issue 17 / May 2020

b) Supplementary documents:

Document	Prepared by	Date / Revision No.
Statement of Environmental Effects / S4.55 Report	Urbis	26/03/2020
SEPP 65 Design Verification Statement	PTW Architects	24/01/2020

Traffic and Parking Review	Michael Lee & Associates Transport Planning	24/01/2020
Lift Advice	Schindler Lifts Australia Pty Ltd	09/12/2019
Wind Assessment	Windtech	03/12/2019
Operational Waste Management Plan	Elephants Foot Recycling Solutions	Rev J / 22/05/2020
BCA Assessment	BCA Logic	Rev 10 / 25/11/2019
Accessibility Assessment	BCA Logic	Rev 11 / 05/03/2020
Civil Plans (revised)	AT&L Civil Engineers	
BASIX Statement of Compliance	Northrop Consulting Engineers	12/12/2019
Structural Advice	ABC Consultants Structural Engineers	13/09/2019
View Impact Analysis (Revised)	PTW Architects	Rev C / 12/12/2019

(Reason: To ensure that development is carried out in accordance with this consent.

C. CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE

Condition 107A is to be added as follows (s4.55(2) Application – DA6/2018/2):

107A Revised BASIX (S4.55 Application)

A revised BASIX Certificate is to be issued for the s4.55 application. BASIX commitments must be shown on the Construction Certificate plans and specifications, prior to the issue of the relevant Construction Certificate.

(Reason: Compliance with State Environmental Planning Policy: Building Sustainability Index 2004).

D. CONDITIONS WHICH MUST BE SATISFIED PRIOR TO ANY OCCUPATION OR USE OF THE BUILDING

Condition 155 is to be amended as follows (S4.55 application – DA6/2018/2):

155 Fulfillment of BASIX Commitments – Amended

All BASIX commitments must be satisfied in accordance with the revised BASIX Certificate (Condition 107A), prior to the issue of the Occupation Certificate for Tower 1 and Tower 2.

(Reason: Statutory compliance.)