**DRAFT WITHOUT PREJUDICE CONDITIONS FOR PPSSWC-58 – 167 NORTHUMBERLAND STREET LIVERPOOL**

**ATTACHMENT 1 – CONDITIONS OF APPROVAL**

Council has imposed the following conditions under the relevant planning instruments and policies.

1. **GENERAL CONDITIONS**

**Approved Plans/Documents**

1. Development the subject of this determination notice must be carried out in accordance with the following approved plans/reports marked as follows, except where modified by the undermentioned conditions.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Plan Name** | **Drawing No.** | **Job No.** | **Date** | **Issue** | **Prepared By** |
| Envelope Plan – GF-L01 | S1DA-08-0100 | PA018110 | 03-03-2021 | C | PTW |
| Envelope Plan – L02-03 | S1DA-08-0200 | PA018110 | 03-03-2021 | C | PTW |
| Envelope Plan – L04-31 | S1DA-08-0400 | PA018110 | 03-03-2021 | C | PTW |
| Elevations – North and East | S1DA-20-0200 | PA018110 | 2021-02-02 | D | PTW |
| Elevations – South and West | S1DA-20-0400 | PA018110 | 2021-02-02 | D | PTW |
| Section | S1DA-30-0100 | PA018110 | 21-05-05 | E | PTW |

|  |  |  |  |
| --- | --- | --- | --- |
| **Report name** | **Dated** | **Reference** | **Prepared by** |
| Master Plan Report | 12.10.2020 | Revision B | PTW |

**Environmental Planning and Assessment Act 1979**

1. In accordance with section 4.22(4) of the EP&A Act all development under the Concept Proposal must be subject of future application(s). This consent does not permit the carrying out of any works.

**PART C - CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS**

**Maximum GFA**

1. Any future applications submitted is not exceed a maximum Gross Floor Area (GFA) of 15,650m².
2. A minimum 20% of the GFA for any applications submitted is to be designated for the purpose of and use as a Business Premises, Retail Premises or Centre Based Child Care Facility.

**Building Envelopes**

1. Any future application is not permitted to extend beyond the approved building envelopes approved under DA-82/2020.

**Right of Way**

1. Any future application lodged for the built form is to provide a right of way for vehicular access through the basement to the adjoining site at 179 Northumberland Street Liverpool

**Acoustic Report**

1. Any future development application is to be accompanied by an acoustic report prepared by a suitably qualified acoustic consultant.

**Wind Study**

1. Any future development application is to be accompanied by a wind report prepared by a suitably qualified consultant.