***(REVISED)* DRAFT WITHOUT PREJUDICE CONDITIONS FOR PPSSWC-58 – 167 NORTHUMBERLAND STREET LIVERPOOL *(9/8/21)***

**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.

***Recreation Facility (Indoor)***

1. *Any future development application is to include a Recreation Facility (Indoor), in accordance with the stamped plans in condition 1. The recreation facility (indoor) is to operate in accordance with the definition of that use as stipulated in the Liverpool Local Environmental Plan 2001.*

**Building Envelopes**

1. Any future application is not permitted to extend beyond the approved building envelopes approved under DA-82/2020.
2. *Any future development application is to maintain a minimum 6m setback from the western boundary to the nearest building wall on level 4.*

***Signage***

1. *No signage is to be located above RL.127.7*

**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.