

## Appendix A Proposed amendments to conditions

The following amendments are proposed to the conditions of consent (shown by bold strikethrough / underlined text)

### SCHEDULE 2 PART A ADMINISTRATIVE CONDITIONS

#### Terms of Consent

A1. The development may only be carried out:

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the Planning Secretary;
- c) in accordance with the EIS, Response to Submissions (RtS) and Further RtS;
- d) in accordance with the approved plans in the table below (except where modified by a condition):

*(The following table outlines the plan references to be updated)*

Plan No.	Plan Name / Title	Revision	Date
<b>Architectural plans prepared by BVN</b>			
AR-DA-A-00-07	PROPOSED SITE PLAN	<del>8</del> <u>10</u>	<del>18.09.20</del> <u>05.08.21</u>
AR-DA-C-10-00	EAST & WEST ELEVATIONS - STREETSCAPE	<del>9</del> <u>11</u>	<del>23.10.20</del> <u>05.08.21</u>
<b>Landscape plans prepared by 360°</b>			
L-DA-08	Landscape Plan - BASEMENT B4-B3	<del>↓</del> <u>O</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-09	Landscape Plan - BASEMENT B2-B1	<del>↓</del> <u>N</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-010	Landscape Plan – LEVEL 01-03	<del>↓</del> <u>N</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-011	Landscape Plan – LEVEL 03-05	<del>↓</del> <u>N</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-012	Consolidated Groundfloor / Public Domain Plan	<del>↓</del> <u>N</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-026	Planting Palette – TREES	<del>↓</del> <u>O</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-029	BOUNDARY WALL / FENCE PLAN	<del>↓</del> <u>N</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-033	PROPOSED SITE CANOPY COVERAGE PLAN	<del>↓</del> <u>H</u>	<del>19.05.21</del> <u>29.10.21</u>
L-DA-034	PROPOSED STREET TREE PLAN	<del>C</del> <u>H</u>	<del>19.05.21</del> <u>29.10.21</u>
<b><u>L-DA-035</u></b>	<b><u>SITE PUBLIC DOMAIN TREE CANOPY PLANS</u></b>	<u>C</u>	<u>29.10.21</u>

## PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

### PUBLIC DOMAIN PLAN

B5. Prior to the issue of Construction Certificate 4, a detailed Public Domain Plan prepared by a suitably qualified architect, urban designer or landscape architect must be developed in consultation with PMNSW and Council and approved by PMNSW.

The Public Domain Plan must document all works relating to the public domain at Cumberland Street, Gloucester Walk and the northern pocket park (identified as Lots 1 – 6, DP 776315 & Lot 7, DP 264080). This is to include, but not limited, to:

- a) seating plan, including additional public seating on Gloucester Walk and Bunker Hill viewing area, and how it addresses heritage, retail frontages and pedestrian circulation
- b) landscaping plan, including plant selection and how it will contribute to enhancing the natural heritage of The Rocks
- c) 10 street trees (minimum size 200 L) in Cumberland Street (planted in accordance with Council's Street Tree Masterplan technical specifications)
- d) **four black tupelo trees on Gloucester Walk of a super advanced size (min 200L) and planted in accordance with relevant Australian landscaping and horticultural standards**
- e) **tree maintenance arrangements over a 12 month establishment period**
- f) details of paving treatment
- g) location of bins, bollards, lighting, digital infrastructure and the like
- h) signage and wayfinding
- i) bicycle parking facilities
- j) upgrade of the northern pocket park.

The public domain plan is to include all relevant recommendations of the Crime Prevention Through Environmental Design Report prepared by Architectus, dated 21 October 2020.

The final approved Public Domain Plan must be submitted to the Planning Secretary and the Certifier, for information.

### TREE MANAGEMENT

~~B10. A pruning specification for trees 50 and 51 (and any other relevant trees), prepared by an AQF5 Arborist is to be submitted to PMNSW for approval prior to the issue of Construction Certificate 1 or, any tree pruning works, whichever comes first. These documents must:~~

- ~~a) be prepared by a qualified Level 5 Arborist recognised within the Australian Qualification Framework with a minimum five years of continual experience within the industry of operational amenity arboriculture and covered by appropriate and current types of insurance (the Project Arborist)~~
- ~~b) confirm the Project Arborist will supervise all construction works, including demolition and site management, within five metres of any existing tree to be retained.~~

### TREE REMOVAL

D30. Tree removal works must be undertaken in accordance with the Arboricultural Impact Report and Tree Retention Plan prepared by Landscape Matric Pty Ltd dated ~~28 October 2020~~ **16 August 2021**.

**D30A. A community notice shall be placed on the hoarding along Gloucester Walk prior to the removal of trees along Gloucester Walk advising passers-by of the planned tree removal and proposed replacement trees to be removed when the replacement trees have been planted.**