

Project Approval

Section 75J of the Environmental Planning & Assessment Act 1979

As delegate for the Minister for Planning and Infrastructure under delegation executed on 18 April 2012, I approve the Project Application referred to in Schedule 1, subject to the conditions in Schedule 2.

This approval applies to the plans, drawings and documents cited by the proponent in their Environmental Assessment, Preferred Project Report and the proponent's revised Statement of Commitments (Schedule 3), subject to the conditions of approval in the attached Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.


Director-General

Sydney 24th April 2012

SCHEDULE 1

Application No.: 10_0227

Proponent: Lend Lease (Millers Point) Pty Limited

Approval Authority: Minister for Planning

Land: Lot 5 in DP 876514

Project: Construction of commercial building C5, allocation of car parking spaces, temporary public domain works, remediation and associated works.

DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
BCA	Building Code of Australia
Certifying Authority	Has the same meaning as in section 4 and Part 4A of the EP&A Act.
Construction Council	Any works, including earth and building works.
CPI	City of Sydney Council
Day	Consumer Price Index
Department	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Director-General	Department of Planning and Infrastructure, or its successors. Director-General of the Department of Planning and Infrastructure, or nominee.
EA	Environmental Assessment Report titled <i>Commercial Building C5 (MP10_0227) Barangaroo South</i> prepared by JBA Planning Pty Ltd, dated November 2011.
EPA	Environment Protection Authority or its successors.
EP&A Act	<i>Environmental Planning and Assessment Act 1979.</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000.</i>
Evening Incident	The period from 6pm to 10pm. A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval.
Minister	Minister for Planning and Infrastructure, or nominee.
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays.
OEH	Office of Environment and Heritage, or its successors (formerly referred to as DECCW, Department of Environment, Climate Change and Water).
PPR	Preferred Project Report titled <i>Commercial Building C5 (MP10_0227) Barangaroo South</i> , prepared by JBA Planning Pty Ltd, dated February 2012.
PCA	Principal Certifying Authority has the same meaning as in section 4 and Part 4A of the EP&A Act.
Project	The project described in Schedule 2, Part A, Condition A1 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2.
Proponent	Lend Lease (Millers Point) Pty Limited, or anyone else entitled to act on this Approval.
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
Statement of Commitments	The proponent's Statement of Commitments in Schedule 3.
Subject Site	Lot 5 in DP 876514

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

A1 DEVELOPMENT DESCRIPTION

Except as amended by this approval, project approval is granted for the following:

- piling and associated earthworks and remediation
- construction and use of a new commercial building (C5) with a maximum GFA of 90,539m² comprised of:
 - 5,315m² of retail floor space
 - 83,760m² of commercial floor space
 - 1,370m² office lobby
- allocation of 94m² of floor space within basement.
- operation and use of 153 car parking spaces (139 commercial, 7 for all other uses) allocated to C5 within part of the basement car park
- 326 bicycle spaces (65 temporarily located in the landscaped forecourt adjacent to Hickson Road, and 261 located in the basement car park (the construction of which is subject of the Basement Car Park Approval)
- pedestrian and cycle access and circulation arrangements
- signage zones on the building façade to accommodate building and business identification signage
- temporary works and uses including:
 - creation of a temporary forecourt and landscaping along Hickson Road
 - surfacing of the surrounding streets and laneways including part of Globe Street, part of Shelley Lane and part of Margaret Street West
 - hoardings
- installation of utility services.

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be undertaken in accordance the following documents and plans:

Environmental Assessment Report titled <i>Commercial Building C5 (MP10_0227) Barangaroo South and Appendices</i>, prepared by JBA Planning Consultants on behalf of Lend Lease (Millers Point) Pty Ltd, dated November 2011			
Preferred Project Report titled <i>Commercial Building C5 (MP10_0227) Barangaroo and Appendices</i>, prepared by JBA Urban Planning Consultants on behalf of Lend Lease (Millers Point) Pty Ltd, dated February 2012			
Architectural Plans prepared by Rogers Stirk Harbour + Partners, Lend Lease design, Landscaping Plans prepared by Aspect/Oculus			
Drawing No.	Issue	Name of Plan	Date
ARCHITECTURAL PLANS – PODIUM AND TOWER			
RSHP-A-C5-0001	B	Project Cover Sheet	24/02/2012
RSHP-A-C5-2100-P-00	B	Context Plan	24/02/2012
RSHP-A-C5-2200-P-00	B	Site Plan	24/02/2012
RSHP-A-C5 2300-P-00	B	Site Analysis	24/02/2012
RSHP-A-C5-2400-P-00	B	Site Plan – Setting Out	24/02/2012
RSHP-A-C5-3100-P-00	B	Plan – Ground Floor Level 00	24/02/2012
RSHP-A-C5-3102-P-01	B	Plan – First Floor Level 1	24/02/2012

RSHP-A-C5-3102-P-02	B	Plan – Second Floor Level 2	24/02/2012
RSHP-A-C5-3103-P-03	C	Plan – Setback Floor Level 03	24/02/2012
RSHP-A-C5-3104-P-04	B	Plan - Low Rise Office Floor Level 04	24/02/2012
RSHP-A-C5-3105-P-05	B	Plan – Low Rise Office Floor Level 05	24/02/2012
RSHP-A-C5-3106-P-06	B	Plan – Low Rise Office Floor Level 06	24/02/2012
RSHP-A-C5-3107-P-07	B	Plan – Low Rise Office Floor Level 07	24/02/2012
RSHP-A-C5-3108-P-08	B	Plan- Low Rise Office Floor Level 08	24/02/2012
RSHP-A-C5-3109-P-09	B	Plan – Low Rise Office Floor Level 09	24/02/2012
RSHP-A-C5-3110-P-10	B	Plan – Low Rise Office Floor Level 10	24/02/2012
RSHP-A-C5-3111-P-11	B	Plan – Low Rise Office Floor Level 11	24/02/2012
RSHP-A-C5-3112-P-12	B	Plan- Low Rise Office Floor Level 12	24/02/2012
RSHP-A-C5-3113-P-13	B	Plan – Low Rise Office Floor Level 13	24/02/2012
RSHP-A-C5-3114-P-14	B	Plan – Low Rise Client/Transfer FI Level 14	24/02/2012
RSHP-A-C5-3115-P-15	B	Plan – Low Rise Plant Floor Level 15	24/02/2012
RSHP-A-C5-3116-P-16	B	Plan – Mid Rise Office Floor Level 16	24/02/2012
RSHP-A-C5-3117-P-17	B	Plan – Mid Rise Office Floor Level 17	24/02/2012
RSHP-A-C5-3118-P-18	B	Plan – Mid Rise Office Floor Level 18	24/02/2012
RSHP-A-C5-3119-P-19	B	Plan- Mid Rise Office Floor Level 19	24/02/2012
RSHP-A-C5-3120-P-20	B	Plan – Mid Rise Office Floor Level 20	24/02/2012
RSHP-A-C5-3121-P-21	B	Plan – Mid Rise Office Floor Level 21	24/02/2012
RSHP-A-C5-3122-P-22	B	Plan – Mid Rise Office Floor Level 22	24/02/2012
RSHP-A-C5-3123-P-23	B	Plan – Mid Rise Office Floor Level 23	24/02/2012
RSHP-A-C5-3124-P-24	B	Plan - Mid Rise Office Floor Level 24	24/02/2012
RSHP-A-C5-3125-P-25	B	Plan – Mid Rise Office Floor Level 25	24/02/2012
RSHP-A-C5-3126-P-26	B	Plan – Mid Rise Client/Transfer FI Level 26	24/02/2012
RSHP-A-C5-3127-P-27	B	Plan – Mid Rise Plant Floor Level 27	24/02/2012
RSHP-A-C5-3128-P-28	B	Plan – High Rise Office Floor Level 28	24/02/2012
RSHP-A-C5-	B	Plan – High Rise Office Floor Level 29	24/02/2012

3129-P-29			
RSHP-A-C5-3130-P-30	B	Plan – High Rise Office Floor Level 30	24/02/2012
RSHP-A-C5-3131-P-31	B	Plan – High Rise Office Floor Level 31	24/02/2012
RSHP-A-C5-3132-P-32	B	Plan - High Rise Office Floor Level 32	24/02/2012
RSHP-A-C5-3133-P-33	B	Plan – High Rise Office Floor Level 33	24/02/2012
RSHP-A-C5-3134-P-34	B	Plan – High Rise Office Floor Level 34	24/02/2012
RSHP-A-C5-3135-P-35	B	Plan – High Rise Office Floor Level 35	24/02/2012
RSHP-A-C5-3136-P-36	B	Plan – High Rise Office Floor Level 36	24/02/2012
RSHP-A-C5-3137-P-37	B	Plan – High Rise Office Floor Level 37	24/02/2012
RSHP-A-C5-3138-P-38	B	Plan – High Rise Office Floor Level 38	24/02/2012
RSHP-A-C5-3139-P-39	B	Plan – High Rise Plant Floor Level 39	24/02/2012
RSHP-A-C5-3140-P-40	B	Plan – High Rise Upper Plan FI Level 40	24/02/2012
RSHP-A-C5-3141-P-41	B	Plan – Roof Level 41	24/02/2012
RSHP-A-C5-3300-P-A	B	GFA – Plans Atypical Floors	24/02/2012
RSHP-A-C5-3310-P-L	B	GFA – Plans Low Rise Office Floors Levels 04-14	24/02/2012
RSHP-A-C5-3320-P-M	B	GFA – Plans Mid Rise Office Floors Levels 16-26	24/02/2012
RSHP-A-C5-3330-P-H	B	GFA – Plans High Rise Office Floors Levels 28-38	24/02/2012
RSHP-A-C5-4100-S-AA	B	Section AA	24/02/2012
RSHP-A-C5-4110-S-CC	B	Section CC	24/02/2012
RSHP-A-C5-4120-S-BB	B	Section BB	24/02/2012
RSHP-A-C5-5100-E-N	B	Elevation North	24/02/2012
RSHP-A-C5-5110-E-S	B	Elevation South	24/02/2012
RSHP-A-C5-5120-E-E	B	Elevation East	24/02/2012
RSHP-A-C5-5130-E-W	B	Elevation West	24/02/2012
RSHP-A-C5-5200-E-N	B	Signage Zone – North Elevation	24/02/2012
RSHP-A-C5-5210-E-S	B	Signage Zone – South Elevations	24/02/2012
RSHP-A-C5-5220-E-E	B	Signage Zone – East Elevations	24/02/2012
RSHP-A-C5-5230-E-W	B	Signage Zone – West Elevations	24/02/2012

RSH-P-A-C5-6100-D-W	B	Detailed Bay Glazed Lift Façade	24/02/2012
RSH-P-A-C5-6110-W	B	Detailed Bay Structural Brace Plant Level	24/02/2012
RSH-P-A-C5-6120-S	B	Detailed Bay Typical South Façade Office South Cut + Pop-Out Box	24/02/2012
RSH-P-A-C5-6130-E	B	Detailed Bay Typical East \ West Façade Office Floor	24/02/2012
RSH-P-A-C5-6140-N	B	Detailed Bay Typical North Façade Office Floor	24/02/2012
RSH-P-A-C5-6150-D-N	B	Detailed Bay Vertical Village	24/02/2012
H-A-C5-7100-P-00	-	Detailed Bay Podium East Hassell Limited	24/02/2012
TA-A-C5-7200-P-00	-	Detailed Bay Podium West Tzannes Associates	24/02/2012
ARCHITECTURAL PLANS - BASEMENT			
Lld_A_C5_3090	02	C5 Commercial Building Project Application MP10_0227 PPR Basement Level 1	
Lld_A_C5_3091	02	C5 Commercial Building Project Application MP10_0227 PPR Basement Level 2	
Lld_A_C5_3092	02	C5 Commercial Building Project Application MP10_0227 PPR Basement Level 3	
Lld_C5_3098	02	C5 Commercial Building Project Application MP10_0227 PPR Cross Section 1-1	
LANDSCAPE PLANS			
BC5-LD2-00-00-00	C	C5 Planning Application – Ground Floor Plan	20/02/2012
BC5-LD2-03-00-00	B	C5 Planning Application – Level 3 Podium Plan	20/02/2012
BC5-LD2-00-00-01	A	C5 Planning Application – Ground Floor Plan – Temporary Bike Parking Detail	20/02/2012
BC5-LD3-07-00-00	A	C5 Planning Application – Typical External Planter	03/11/2011
BC5-LD3-16-00-00	A	C5 Planning Application – Terrace Plan	03/11/2011
BC5-LD3-29-00-00	A	C5 Planning Application – Terrace Plan	03/11/2011
BC5-LSK-PA1-00-00	B	C5 Planning Application – Ground Floor Plan	20/02/2012
BC5-LSK-PA1-00-03	B	C5 Planning Application – Level 3 Podium Plan	20/02/2012
BC5-LSK-PA1-00-800	-	C5 Planning Application – Landscape Sections/Elevations	09/11/2011

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA.
- (2) otherwise provided by the conditions of this approval.

A3 INCONSISTENCY BETWEEN DOCUMENTS

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, including the proponent's Statement of Commitments, the conditions of this approval prevail.

A4 PRESCRIBED CONDITIONS

The proponent shall comply with the prescribed conditions of approval under clause 98 of the *Environmental Planning and Assessment Regulation 2000* in relation to the requirements of the *Building Code of Australia* (BCA).

A5 LAPSING OF APPROVAL

Approval of the Project Application shall lapse 5 years after the determination date in Part A of Schedule 1, unless the construction works authorised by this Project Approval have been physically commenced.

A6 OTHER APPROVALS

- (1) The approval of the C5 commercial building in no way implies automatic approval for the following:
 - (a) the internal fit-out of the commercial office spaces and retail units
 - (b) the use of signage zones on the podium as identified in Statement of Commitment 5
 - (c) the use of the basement car park as a public car park.
- (2) Separate approval(s) must be obtained from the relevant approval/consent authority for the above works and uses (where required).
- (3) In addition, the following approvals must be obtained separately:
 - (a) the detailed design of the temporary wind structures and temporary structures shall be developed in consultation with the Council and Transport for New South Wales, and submitted to the Director-General for approval prior to the installation of the temporary public domain works. In addition, the proponent shall submit a revised wind report, to the satisfaction of the Director-General, demonstrating that the installation of the temporary wind structures will ensure compliance with the 'comfort' criteria and and the 15m/s 'safety criterion' outlined in the *Environmental Wind Report – Project Application*, prepared by ARUP and dated 31 October 2011, at all test locations
 - (b) a separate approval must be obtained from the relevant authorities for:
 - (i) the reconfiguration of the intersection of Hickson Road and Napoleon Street, including the installation of traffic signals
 - (ii) if required, installation of any pedestrian management measures at the intersection of Hickson Road and Napoleon Street while construction works are being undertaken, should there be a need to redirect all pedestrian movements from western side of Hickson Road.
 - (c) the detailed design of the building identification signage and business identification signage is to be submitted for the approval of the Director-General prior to the issue of the relevant Construction Certificate.
 - (d) Drawings of the final layout for Building C5 car parking and bicycle spaces are to be submitted to the Director-General for approval prior to the issue of the relevant construction certificate.

Note: The Urban Design Controls adopted by the Barangaroo Concept Plan, as modified, require that signage is not to exceed 60m² per sign.

A7 REMEDIATION ACTION PLAN (RAP) AND HUMAN HEALTH ECOLOGICAL RISK ASSESSMENT (HHERA)

- (1) All remediation works are to be undertaken in accordance with the following Remedial Action Plan (RAP) and Human Health Ecological Risk Assessments (HHERA):

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- (a) 'Human Health and Ecological Risk Assessment, Declaration Site (Development Works) Remediation Works Area – Barangaroo', prepared by AECOM Australia Pty Limited, dated 9 June 2011
 - (b) 'Human Health and Ecological Risk Assessment Addendum, Other Remediation Works (South) Barangaroo', prepared by AECOM Australia Pty Limited, dated 4 July 2011
 - (c) 'Amended Remedial Action Plan, Barangaroo – ORWS Area', prepared by AECOM Australia Pty Limited, dated 7 July 2011, and as approved by the Minister for Planning and Infrastructure on 17 August 2011.
- (2) Within 6 months of the completion of the remediation works on site, and prior to the commencement of construction/site works at and above ground level, the proponent shall submit a detailed Site Audit Summary report and Site Audit Statement and Validation Report to the EPA (OEH), the Director-General, the Certifying Authority, and the Council.
 - (3) The site audit must be prepared in accordance with the *Contaminated Land Management Act 1997* and completed by a site auditor accredited by the EPA to issue site audit statements. The site audit must verify that the land is suitable for the proposed uses.
 - (4) The site auditor must also verify that any excavated material for use or disposal offsite, including but not limited to the Headland Park at Barangaroo, is managed appropriately and in compliance with the relevant legislation and any relevant approved materials management plans.
 - (5) On completion of remediation works, the relevant requirements of clauses 17 and 18 of SEPP 55 - *Remediation of Land*, being notification to the Council, shall be complied with.

A8 REVISION TO STATEMENT OF COMMITMENTS

The proponent shall amend the Statement of Commitments referenced in Schedule 3 of this approval to include a requirement that it undertake consultation with the Council prior to the lodgement of a future application for the final public domain works. In the event that the Council does not support the final public domain works, the proponent shall provide the department with information detailing the aspects of the proposal that the Council does not support prior to the lodgement of the application.

A9 MEDIATION

Where this approval requires further consent/approval from Council or another authority, the parties shall not act unreasonably preventing an agreement from being reached. In the event that an agreement is unable to be reached within 3 months or a timeframe otherwise agreed to by the Director-General, the matter is to be referred to the Director-General for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution.

A10 INTERIM METRO CORRIDOR AGREEMENT

The owners of the site of the approved development must enter into an agreement acceptable to Transport for NSW that addresses the potential impacts of the development on the metro corridor, prior to the issue of a Construction Certificate for the relevant works and the commencement of any relevant excavation below the existing ground level.

End of Section

PART B - PRIOR TO ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE

B1 COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

Details shall be provided to the satisfaction of the Certifying Authority, with each application for a Construction Certificate, which demonstrate that the proposal complies with the prescribed conditions of approval under clause 98 of the *Environmental Planning and Assessment Regulation* in relation to the requirements of the Building Code of Australia.

B2 STRUCTURAL DETAILS

- (1) Prior to the issue of each Construction Certificate, the proponent shall submit to the satisfaction of the Certifying Authority, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that complies with:
 - (a) the relevant clauses of the BCA
 - (b) the relevant development approval
 - (c) drawings and specifications comprising the Construction Certificate
 - (d) the relevant Australian Standards listed in the BCA (Specification A1.3).

B3 DETAILS OF COLOURS, MATERIALS AND FINISHES

- (1) External building materials and finishes shall be generally in accordance with details submitted with the project application EA and PPR and generally as depicted in the sample boards of materials and colours, prepared by Rogers Stirk Harbour & Partners (November 2011), Hassell Architects (Podium Finishes - North, South and East Elevations - February 2012) and Tzannes Architects (Podium Finishes - North, South and West Elevations - February 2012).

- (2) Final design details of the awnings, construction banners, and roof feature/s including, where relevant, their proposed external materials and finishes, schedules and a sample board of materials and colours, shall be submitted to and approved by the Director-General prior to the issue of the relevant Construction Certificate for the relevant works.

B4 TEMPORARY GROUND ANCHORS, SHORING AND PERMANENT BASEMENT RETAINING WALLS AFFECTING THE ROAD RESERVE

- (1) For temporary shoring including ground anchors affecting the road reserve, a separate application under Section 138 of the *Roads Act 1993* must be lodged with the relevant road authority.
- (2) For new permanent basement walls or other ground retaining elements (not being anchors projecting under the road reserve):
 - (a) Prior to the relevant Construction Certificate being issued, the following documents must be submitted to the Certifying Authority and a copy to the relevant road authority:
 - (i) dilapidation Report of adjoining buildings/structures
 - (ii) evidence that public utility services have been investigated.
 - (b) If adjoining a public way:
 - (i) evidence of a \$10 million dollar public liability insurance policy specifically indemnifying the relevant road authority, valid for at least the duration of the project. The original document must be submitted to the relevant road authority
 - (ii) a bank guarantee in accordance with the relevant road authorities fees and charges. The original document must be submitted to relevant road authority.
 - (c) Prior to commencement of work:
 - (i) the location of utility services must be fully surveyed and the requirements of the relevant public utility authority complied with
 - (ii) the following documents must be submitted to and approved by the Certifying Authority and a copy to the relevant road authority:
 - structural drawings and certification as prescribed elsewhere in this approval

- geotechnical report and certification as prescribed elsewhere in this approval
- (d) Prior to issue of the final **Occupation Certificate**, the Certifying Authority must receive written and photographic confirmation that the restoration of the public way has been completed in accordance with the following:
- (i) all ground anchors must be de-stressed and isolated from the building prior to completion of the project
 - (ii) the temporary structure, including foundation blocks, anchors and piers must be removed above and below the public way, prior to completion of project, down to a depth of 2m
 - (iii) all timber must be removed
 - (iv) all voids must be backfilled with stabilised sand (14 parts sand to 1 part cement)
 - (v) all costs for any reinstatement of the public way made necessary because of an unstable, damaged or uneven surface to the public way must be borne by the owner of the land approved for works under this approval.
 - (e) The Bank Guarantee may be released after the Civil Engineer submits certification to the PCA and the relevant road authority that all the works described in (4) above have been completed and that there is no remaining instability, damage or unevenness to the public domain as a result of the development. This certification is to include relevant photographs and must be to the satisfaction of the relevant road authority.

B5 ROAD AND FOOTWAY WIDTH

The road widths and footways for Globe Street, Margaret Street West and Shelley Lane are to be designed to integrate with the configuration of the existing sections of road. Details must be submitted to the relevant road authority prior to the relevant Construction Certificate being issued.

B6 ROAD DESIGN

- (1) Detailed design and construction documentation of the relevant roads and footways must be prepared by a suitably qualified practising professional Civil Engineer, and where Council is the relevant road authority, the documentation is to be in accordance with the Council's 'Development Specification for Civil Works'.

- (2) The documentation is to be submitted to and approved by the relevant road authority prior to the relevant Construction Certificate being issued. Documentation shall include but not be limited to the following:
- (a) general plan and typical cross sections showing road, and footway widths and levels, pavement configuration, batter slopes, retaining walls, kerb and gutter details
 - (b) design of pavement structure, including types of materials and layer thickness, kerb and gutter details
 - (c) detailed design documentation of how the road pavement and footways match into the existing public domain
 - (d) stormwater drainage works plan, schedule of drainage elements including pipes and pits, drainage profiles and longitudinal sections.

- (3) The works are to be completed in accordance with the approved plan.

B7 ALIGNMENT LEVELS, GLOBE STREET, MARGARET STREET WEST, SHELLEY LANE

- (1) Prior to the relevant Construction Certificate being issued, footpath alignment levels for the development must be submitted to the Certifying Authority for approval. This submission must be accompanied by a plan prepared by a Registered Surveyor showing the existing location, size and levels (AHD) of all service covers, trees, poles and street furniture, kerb, gutter and alignment levels of 10m cross sections, alignment levels at proposed and existing vehicular and/or pedestrian entrances within the footway adjacent to and extending 20m past either side of the site.