

MOD 6 – PROPOSED MODIFICATIONS TO CONDITIONS**A2 Development in Accordance with Plans and Documentation**

The development will be undertaken in accordance with MP No. 08_0238 and the Environmental Assessment dated May 2009 prepared by JBA Urban Planning, except where amended by the Preferred Project Report dated October 2009 and as amended by the S75W Environmental Assessment dated August 2010 and October 2010 and June 2014 and June 2014 and **November 2016** prepared by JBA Urban Planning and additional information, plans and reports provided with the Preferred Project Report and S75W, and the following drawings prepared by Rice Daubney *and Bates Smart*.

Drawing No.	Rev.	Name of Plan	Date
DA 01	G	Cover Page and Drawing Register	11.06.14
DA 03	I	Photomontage corner of Little Spring Street	11.06.14
DA 08	I	Existing Building Survey	11.06.14
DA 09	I	Location Plan and Survey Plan	11.06.14
DA 011	†	Basement 4 – Commercial Plan	11.06.14
DA02.0B4	02	Basement 04 – Parking	22.02.17
DA 12	†	Basement 3 – Commercial Plan	11.06.14
DA02.0B3	02	Basement 03 – Parking	22.02.17
DA 13	†	Basement 2 – Commercial and Hotel Plan	11.06.14
DA02.0B2	02	Basement 02 – Parking	22.02.17
DA 14	†	Basement Plan 1 – Commercial and Hotel Plan	11.06.14
DA02.0B1	02	Basement 01 – Parking	22.02.17
DA 15	†	Lobby and Ground Floor Introduction Page	11.06.14
DA 16	†	Commercial Lower Ground	13.08.14
DA02.0LG	03	Lower Ground Level – Loading	18.04.17
DA 17	J	Commercial Lobby	13.08.14
DA18	I	Commercial Food Court Retail	11.06.14
DA 18NT	A	Interim Works	24.07.14
DA 19	I	Commercial Conference/Meeting	11.06.14
DA 20	I	Commercial Plant	11.06.14
DA 21	I	Commercial	11.06.14
DA 22	I	Commercial Low Rise	11.06.14
DA 23	I	Commercial Low Rise Typical	11.06.14
DA 24	I	Commercial Mid Rise Typical	11.06.14
DA 25	I	Commercial High Rise Typical	11.06.14
DA 26	I	Commercial High Rise Typical (Small)	11.06.14
DA 27	I	Commercial Plant	11.06.14
DA 28	I	Commercial Roof	11.06.14
DA 29	J	Commercial North/South Section looking West	13.08.14
DA 30	I	Section through Commercial	11.06.14
DA 32	I	Commercial Ease Elevation	11.06.14
DA 33	I	Commercial North Elevation/Section	11.06.14
DA 34	I	Commercial West Elevation	11.06.14
DA 35	I	Commercial South Elevation	11.06.14
DA 38	I	Detailed Street Elevation – Little Spring Street West	11.06.14
DA 39	I	Detailed Street Elevation – Spring Street	11.06.14
DA 40	I	Detailed Street Elevation – Denison Street	11.06.14
DA 41	I	Detailed Street Elevation – New Cross Street	11.06.14
DA 43	I	Commercial Tower Setback Diagram	11.06.14
Landscape Plan & Public Domain Plan prepared by OCULUS at Appendix I of the Preferred Project Report			
	D	Indicative Public Domain Plan	10.06.14
	D	Landscape Roof Garden Plan	10.06.14
	D	Landscape Sections	10.06.14

	D	VPA Public Domain Plan	10.06.14
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B29A Stormwater Infrastructure

The detailed design of the stormwater infrastructure to provide unconstrained stormwater flows and must developed to the satisfaction of Sydney Water prior to the issue of the Construction Certificate for demolition and excavation and any works to decommission existing infrastructure.

E26 Easement for Stormwater Infrastructure

The revised easement / covenant requirements for the management of stormwater through the site are to developed and registered on the property certificate of title to the satisfaction of Sydney Water prior to the issue of any Occupation Certificate for the site.

~~AN1 Replacement Pipeline~~

~~Sydney Water believes that is may be feasible to abandon the existing pipeline and construct a replacement pipeline along Spring Street. The Proponent will need to undertake a detailed investigation of the stormwater and overland flow system upstream, downstream and in the immediate vicinity of the proposed development. These investigations need to be done before preliminary concept agreement to the proposed deviation could be given. The Proponent will be required to fund all costs associated with the deviation. Subject to the outcomes of this investigation, Sydney Water may require the development to have an on-site Stormwater Detention system.~~

B56 Final Basement Plans

Prior to the issue of the Construction Certificate enabling building works for the Commercial Tower, the detailed Basement Plans must be submitted to and approved by the Secretary.