

5) Hotel, Shop and Administration area

— i. — The combined size of the Hotel and Shop component is not to exceed 250m² in Gross Floor Area (GFA), comprising a maximum 5m² GFA for Shop and maximum 245m² GFA for Hotel; and

ii. The ancillary administration and storage area of the High impact industry use on the mezzanine is to be a maximum of 234m² and is not associated with either the Hotel or Shop use of the site.

6) Outdoor Dining

The proposed development is to be conducted entirely inside the building with no outdoor dining associated with the Hotel use along the eastern boundary as shown on Approved Site Plan AB1.2 Rev 1, received 20 JUL 2022, amended in red 31 AUG 2022, with the exception of the staff recreation area.

8) Mezzanine Stairs

Access to the mezzanine is to be via stairs from the High impact industry use area and is not to rely on access through the hotel use area, as shown on Ground Floor Plan AB1.3 Rev 1, received 20 JUL 2022, Amended in Red 31 AUG 2022 and Mezzanine Floor Plan AB1.4 Rev 1, received 20 JUL 2022, Amended in Red 31 AUG 2022.

The construction of the stairs is not required when the use of the site for the hotel and shop uses is abandoned.

14) Hours of Operation

Hours of operation for the service of the Hotel and Shop is limited to 07:00 to 00:00 (midnight), daily.

High Impact Industry operations are able to operate 24 hours, daily.

Drawing or Document	Number	Plan Date
Site Plan	AB1.2 Rev 1 (Amended In Red 31-AUG-2022)	20-JUL-2022 (Received)
Ground Floor Plan	AB1.3 Rev 1 (Amended In Red 31-AUG-2022)	20-JUL-2022 (Received)
Mezzanine Floor Plan	AB1.4 Rev 1 (Amended In Red 31-AUG-2022)	20-JUL-2022 (Received)
Elevations	AB1.5 Rev 1	20-JUL-2022 (Received)
Hydraulic Services Stormwater Services Site & Ground Floor Plan	18188-H1SW Issue P1 (Amended In Red 31-AUG-2022)	13-DEC-2018 (Received)
Site Plan	AB1.2 Rev 2 (19.03.2026)	UPDATE
Ground Floor Plan	AB1.3 Rev 2 (19.03.2026)	UPDATE
Mezzanine Floor Plan	AB1.4 Rev 2 (19.03.2026)	UPDATE
Elevations	AB1.5 Rev 2 (19.03.2026)	UPDATE