

## **Amended Conditions to be included:**

### **Condition 1: Staging of Works**

Each condition of this consent applies to each stage of the development except where otherwise specified in the condition.

The development shall be constructed in the following numerical stage order commencing with Stage 1:

#### **Stage 1:**

- Demolition of existing structures on site, being existing dwellings and associated buildings on Kopa Street;
- construction of erosion and sediment controls;
- establishment of site services;
- construction of road network;
- construction of stormwater infrastructure;
- replacement of fencing on common boundary with properties fronting Lonus Avenue;
- construction of residential flat building on proposed Lot 4 fronting Kopa Street and internal road, including 36 basement parking spaces for residents;
- subdivision of the lots; and
- construction and establishment of all landscaping on the lot and public domain works along the road frontages of this stage of development.

Stage 1 shall commence first.

#### **Stage 2:**

- Construction of 13 small lot housing dwellings on proposed Lots 5 – 17;
- subdivision of the lots; and
- construction and establishment of all landscaping on the lot and public domain works along the road frontages of this stage of development.

Stage 2 shall commence after completion of Stage 1 or at the same time as Stage 1.

#### **Stage 3:**

- Construction of mixed use building on proposed Lot 1;
- construction of residential flat building on proposed Lot 1, including 37 basement parking spaces for residents and car wash bay;
- construction of 11 parking spaces on site at Dudley Road frontage as an extension to the existing Whitebridge Shopping strip parking area;
- construction of 18 parking spaces at the eastern end of Dudley Road within the road reserve;

- construction of Whitebridge Square;
- embellishment of the Dudley Road parking area;
- subdivision of this lot; and
- construction and establishment of all landscaping on the lot and public domain works along the road frontages of this stage of development.

Stage 3 shall commence after completion of Stage 2 or at the same time as Stage 2.

Stage 4:

- Construction of residential flat building on proposed Lot 2, including 15 basement parking spaces for residents;
- construction of three small lot housing dwellings on proposed Lots 18 – 20;
- subdivision of the lots; and
- construction and establishment of all landscaping on the lot and public domain works along the road frontages of this stage of development.

Stage 4 shall commence after completion of Stage 3 or at the same time as Stage 3.

Stage 5:

- Construction of residential flat building on proposed Lot 3, including 19 basement parking spaces for residents;
- construction of reconfigured and relocated dwellings from Lots 21 to 24;
- retention of trees numbered 18, 19, 20, 21, 22, 23, 24, 24 and 27 as numbered on the Tree Protection Plan. All final plans shall identify the location and retention of these trees;
- subdivision of this lot;
- finalisation of stormwater devices;
- construction and embellishment of public open space on land shown as Lots 21-24;
- embellishment of drainage reserve;
- construction of shared path through proposed Lot 26;
- dedication to Council of the land shown on plan as Lots 21-24 and 26 at no cost to Council as drainage reserve; and
- construction and establishment of all landscaping on the lot and public domain works along the road frontages of this stage of development.

Stage 5 shall commence after completion of Stage 4 or at the same time as Stage 4.

**Condition 6: Occupation Certificate**

The development shall not be occupied or used prior to the issuing of a Final Occupation Certificate or Interim Occupation Certificate by the Principal Certifying

Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used. The public park and drainage reserves works are to be completed and dedicated to Council prior to the issue of any occupation certificate for dwellings contained within Stage 5 of the development outlined in Condition 1.

#### **Condition 54 – Car Parking and Allocation of Spaces**

Car parking spaces shall be constructed in accordance with the minimum requirements of the Australian Standard AS/NZS 2890 as current at the time of construction, and maintained on the land in accordance with the approved plans.

The spaces shall be allocated in the following proportions:

Lot 1:

Allocated Resident	37 spaces located within the basement, including nine disabled spaces
Commercial / Retail	11 spaces, including two disabled spaces
Car Wash Bay	1 space located within the basement

Lot 2:

Allocated Residential	15 spaces located within the basement
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Lot 3:

Allocated Residential	19 spaces located within the basement
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Lot 4:

Allocated Residential	36 spaces located within the basement
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The car parking spaces are to be identified on-site by line marking and must be numbered.

The required disabled car parking spaces within the road reserve shall be clearly marked and signposted for the sole use by disabled persons.

Any strata subdivision plan relating to the development shall be consistent with the allocation of car parking in this condition.

All car parking spaces, line marking and signage shall be completed prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first for the stage of the development the carparking relates to.

**Condition 90 – delete**

**Condition 91 - delete**