

Deferred Commencement Conditions:

1. The four dwellings proposed on Lots 21-24 inclusive are to be reconfigured and relocated to Lot 25. The area of the site shown as Lots 21-24 shall be provided and redesigned as public open space. The total number of dwellings across the total development site shall not exceed 89. The open space shall be dedicated to Council at no cost. Trees 18, 19, 20, 21, 22, 23, 24, 25 and 27 as numbered on the Tree Protection Plan (Issue D dated 20-2-15) prepared by Mansfield Urban (DA-SP-04) shall be retained.
2. The Arboricultural Impact Assessment and Tree Protection Plan prepared by Treeology Pty Ltd, reference number C134, dated 11 December 2014, shall be updated in accordance with the proposed retention of trees and the revised design required by the deferred commencement conditions. Specifically this revised report should assess and make recommendations in relation to the proposed open space design within the land occupied by Lots 21-24.
3. A new landscape plan, compliant with RFS requirements and general terms of approval, shall be prepared in consultation with Council staff and submitted to Council for approval in respect of the public open space. The Landscape Plan shall be prepared in accordance with Council's guidelines and requirements and shall include a children's playground to Council's specifications and relevant Australian Standards. A five year maintenance strategy shall accompany the Landscape Plan.
4. A minimum landscaped setback of 3 metres shall be provided between the outface of any building or structure inclusive of stairwells on Lot 4 and the North West boundary. A revised Landscape Plan of Lot 4 shall be prepared and submitted.
5. A detailed plan of the proposed public domain works fronting Dudley Road shall be provided and approved by Council and shall include:
 - 18 car parking spaces
 - Kerb & gutter
 - Landscaping
 - Drainage
 - Shared path
 - Whitebridge Square Public Open Space

This area shall be designed in accordance with relevant Australian Standards, DCP 1, Engineering Guidelines and in consultation with Council. Council prior to issue of the first construction certificate for Stage 1 shall approve the construction certificate documentation for this area.

Amendment to Conditions:

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.

DELETE Condition 90 – Management of the Open Space Lot 25

The person entitled to the benefit of this consent shall incorporate proposed Lot 25, which contains the "Open Space", into the Strata Plan for Lot 3. An easement for access shall be created over the "Open Space" in favour of all proposed lots in the development. The Strata Plan documents will specify the maintenance requirements for Lot 25 and identify, which lots are responsible for the maintenance of the land and facilities. The maintenance requirements shall be approved by Council prior to the issue of the Subdivision Certificate for Lot 3.

Alternatively, the person entitled to the benefit of this consent shall make alternate arrangements for the ownership and on-going maintenance of proposed Lot 25 to the

satisfaction of Council. These arrangements shall be approved by Council prior to the issue of a Subdivision Certificate for Lot 3 and 25. The arrangements shall then be registered on the title of the relevant lots by an 88B Instrument.

DELETE Condition 91 – Driveway Access to Proposed Lot 23

The person entitled to the benefit of this consent shall arrange for the construction of a concrete driveway 3.0 metres wide to provide vehicular access to proposed Lot 23. The driveway shall be constructed within the Kopa Street road reserve. A Public Positive Covenant shall be placed on the title of proposed Lot 23 at the time of registration of the subdivision. The covenant shall require the owner of Lot 23 to maintain the driveway in a good and safe condition at no cost to Council.