

# MEMO

## *Environment & Planning*

**To** : Angela Kenna – Panel Secretariat  
Joint Regional Planning Panel

**From** : Sandra Bailey – Team Leader Major Developments

**Date** : 14 February 2014

**SUBJECT** : 2013SYE093 – LDA2013/0390

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The purpose of this memo is to notify the Panel that Council proposes to make a minor amendment to the wording of 3 conditions contained in attachment 1 of the assessment report. The conditions in question are condition number 1, 1a and 24. Each of these conditions is discussed below.

Condition 1 details that the development is to be carried out strictly in accordance with the approved plans. The applicant has requested that the word strictly be deleted from the first paragraph of this condition. The reasons given by the applicant for the deletion of the word strictly is that in the totality of all of the conditions of consent this could conflict with other conditions that require design refinement at the Construction Certificate stage. Also, this would preclude minor design refinement of elements of the proposal in response to external factors in the absence of a modification to the development consent. This change is supported by Council.

Condition 1a requires a design change to the layout and configuration of apartments G02 and G26. Plans are to be submitted to Council prior to the issue of any Construction Certificate. The applicant has advised that it is proposed to obtain 2 Construction Certificates. The first CC will be for the basement car park and the second for the above ground works. Accordingly, the applicant has requested that the wording of this condition be amended so that the plans are submitted to Council prior to the Construction Certificate for the above ground works. This is supported by Council.

Condition 24 requires the submission of a Public Arts Plan. As with condition 1A, the applicant has requested that the timing of when this plan is submitted be changed. The applicant has requested that the wording of this condition be amended so that the plans are submitted to Council prior to the Construction Certificate for the above ground works. This is supported by Council.

The wording of the 3 conditions should read as follows:

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Cover Sheet	17.9.13	AP01 Issue E
Development Data	17.9.13	AP02 Issue E
Site Plan	17.9.13	AP03 Issue E
Basement Level 2 Plan	17.9.13	AP04 Issue E
Basement Level 1 Plan	17.9.13	AP05 Issue E
Ground Floor Plan	17.12.13	AP06 Issue G
Level 1 Plan	17.9.13	AP07 Issue E
Level 2 Plan	17.9.13	AP08 Issue E
Level 3 Plan	17.9.13	AP09 Issue E
Level 4 Plan	17.9.13	AP10 Issue E
Level 5 Plan	17.9.13	AP11 Issue E
Level 6 Plan	17.9.13	AP12 Issue E
Roof Plan	17.9.13	AP13 Issue E
Elevations	17.9.13	AP14 Issue E
Sections	17.9.13	AP15 Issue E
Driveway Section	17.9.13	AP16 Issue E
Land Dedication Plan	17.9.13	AP21 Issue E

- a) Prior to the issue of the Construction Certificate for above ground works, amended plans are to be submitted to Council for approval in respect of apartments G02 and G26. The floor space on the lower floor of these apartments is to be deleted and the apartments amalgamated to form 1 apartment on the ground floor.

**24. Arts and Cultural Plan.** Prior to the issue of the Construction Certificate for above ground works, a site specific Public Arts Plan is to be submitted for approval by Council. This plan is to be prepared by an arts and cultural planner and will be required to address the following:

- Identify opportunities for the integration of public art in the proposed development;
- Identify themes for public art;
- Durability, robustness and longevity of the public art; and
- Demonstrate how public art is incorporated in the site and built form design.