

ATTACHMENT 1

Proposed Modified Consent Conditions

LDA2015/0214 – MOD2017/0078

BUNNINGS & HOME MAKER CENTRE GLADESVILLE

That the Section 96 application No. MOD2017/0078 to modify Local Development Application No. LDA2015/0214 at 459 and 461-495 Victoria Rd Gladesville being Lot 2 DP 1008105 Lot 300 DP 1194688 be approved subject to the following conditions:

(a) The description of the development be amended to read as follows:

Development: Demolition of existing structures, bulk earthworks and construction and fitout of a Bunnings Warehouse; construction of a bulky goods Homemaker Centre (no fitout proposed); construction of a child care centre for up to 90-children (no fitout or operational details proposed); two levels of car parking containing 795 parking spaces, vehicular access from Frank Street and Victoria Road, temporary vehicular access from College Street, road works in Frank Street, College Street and Victoria Road, trial closure of College Street, removal of trees, landscaping works, stratum subdivision and signage.

(b) That Conditions 1, 32, 32A, 32B, 48, 51, 52 and 112 are to be replaced with the following conditions:

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

Architectural Plans – Prepared by John R Brogan & Associates			
Document Description	Project No.	Date	Plan No/Reference
Cover Sheet	1277	10.07.17	Drawing No. 001 Amendment E
Demolition Plan	1277	07.05.15	Drawing No. 005 Amendment A
Demolition Plan – Trees to be removed	1277	03.07.16	Drawing No. 006 Amendment C
Site Outline	1277	11.02.16	Drawing No. 010 Amendment B
Stage 1 Floor Plan Carpark Level 2	1277	05.04.17	Drawing No. 030 Amendment F
Stage 1 Floor Plan Carpark Level 1	1277	05.04.17	Drawing No. 0031 Amendment E
Stage 1 Floor Plan Warehouse Level 2	1277	05.04.17	Drawing No. 032 Amendment E
Stage 1 Floor Plan Warehouse Level 1	1277	05.04.17	Drawing No. 033 Amendment E
Site Plan/Roof Plan Stage 1	1277	05.04.17	Drawing No. 034 Amendment E
Stage 1 Elevations	1277	05.04.17	Drawing No. 035 Amendment E

Architectural Plans – Prepared by John R Brogan & Associates			
Document Description	Project No.	Date	Plan No/Reference
Areas Diagram Stage 1	1277	05.04.17	Drawing No. 036 Amendment F
Areas Diagram Stage 1	1277	05.04.17	Drawing No. 037 Amendment E
Stage 2 Floor Plan Carpark Level 2	1277	05.04.17	Drawing No. 040 Amendment F
Stage 2 Floor Plan Carpark Level 1	1277	05.04.17	Drawing No. 041 Amendment E
Stage 2 Floor Plan Warehouse Level 1	1277	05.04.17	Drawing No. 042 Amendment E
Stage 2 Floor Plan Warehouse Level 2	1277	05.04.17	Drawing No. 043 Amendment E
Site Plan/Roof Plan Stage 2	1277	05.04.17	Drawing No. 044 Amendment E
Stage 2 Elevations	1277	05.04.17	Drawing No. 045 Amendment E
Areas Diagram Stage 2	1277	05.04.17	Drawing No. 046 Amendment F
Areas Diagram Stage 2	1277	05.04.17	Drawing No. 047 Amendment E
Site Plan Stage 3 Parking Level 2	1277	05.04.17	Drawing No. 050 Amendment F
Site Plan/Floor Plan Stage 3 Floor Plan Carpark Level 1	1277	05.04.17	Drawing No. 051 Amendment F
Site Plan/Floor Plan Stage 3 Floor Plan Warehouse Level 1	1277	05.04.17	Drawing No. 052 Amendment E
Site Plan/Floor Plan Stage 3 Floor Plan Warehouse Level 2	1277	05.04.17	Drawing No. 053 Amendment E
Site Plan/Roof Plan Stage 2	1277	05.04.17	Drawing No. 054 Amendment E
Areas Diagram Stage 3	1277	05.04.17	Drawing No. 055 Amendment F
Areas Diagram Stage 2	1277	05.04.17	Drawing No. 056 Amendment E
Floor Plan Carpark Level 2	1277	05.04.17	Drawing No. 100 Amendment E
Floor Plan Carpark Level 1	1277	05.04.17	Drawing No. 101 Amendment E
Floor Plan Warehouse Level 1	1277	05.04.17	Drawing No. 102 Amendment E
Floor Plan Warehouse Level 2	1277	05.04.17	Drawing No. 103 Amendment E
Floor Plan Foundation Space Level	1277	05.04.17	Drawing No. 104 Amendment E
Floor Plan Homemaker Parking	1277	05.04.17	Drawing No. 105 Amendment E

Architectural Plans – Prepared by John R Brogan & Associates			
Document Description	Project No.	Date	Plan No/Reference
Floor Plan Homemaker Level 1	1277	05.04.17	Drawing No. 106 Amendment D
Floor Plan Homemaker Level 2	1277	05.04.17	Drawing No. 107 Amendment E
Floor Plan Bunnings Roof Plan	1277	05.04.17	Drawing No. 110 Amendment E
Floor Plan Homemaker Roof Plan	1277	05.04.17	Drawing No. 111 Amendment E
Bunnings Sections Stage 3	1277	05.04.17	Drawing No. 120 Amendment D
Homemaker Sections	1277	07.05.15	Drawing No. 121 Amendment C
Bunnings Sections Stage 3	1277	11.02.16	Drawing No. 122 Amendment B
Section Detail	1277	07.05.15	Drawing No. 123 Amendment A
Elevation Stage 1	1277	05.04.17	Drawing No. 130 Amendment D
Elevation Stage 3	1277	05.04.17	Drawing No. 131 Amendment D
Elevation Stage 1	1277	05.04.17	Drawing No. 132 Amendment D
Shadow Diagram	1277	07.05.15	Drawing No. 200 Amendment A
Floor Plan Detail Bunnings Waste Recycling	1277	07.05.15	Drawing No. 300 Amendment A
Floor Plan Detail – Waste Recycling for Child Care Centre Tenancy Shell	1277		Drawing No. 301 Amendment A
Plan Detail Bulky Goods Waste Recycling	1277		Drawing No. 302 Amendment A

Engineering Plans – C & M Consulting Engineers		
Document Description	Drawing No.	Revision
Cover Sheet, Drawing Index And General Notes	01155_100	Revision 3
General Arrangement Plan Parking Level 2 Stage 1	01155_211	Revision 4
General Arrangement Plan Parking Level 1 Stage 1	01155_212	Revision 5
General Arrangement Plan Warehouse Level 1 – Stage 1	01155_213	Revision 5
General Arrangement Plan Warehouse Level 2 – Stage 1	01155_214	Revision 4
General Arrangement Plan – Roof – Stage 1	01155_215	Revision 4
General Arrangement Plan Parking Level 2 - Stage 2	01155_221	Revision 3
General Arrangement Plan Parking Level 1 - Stage 1	01155_222	Revision 3
General Arrangement Plan Warehouse Level 1 – Stage 2	01155_223	Revision 3
General Arrangement Plan Warehouse Level 2 – Stage 2	01155_224	Revision 3
General Arrangement Plan – Roof – Stage 2	01155_225	Revision 3
General Arrangement Plan Parking Level 2 - Stage 3	01155_231	Revision 3
General Arrangement Plan Parking Level 1 - Stage 3	01155_232	Revision 3
General Arrangement Plan Warehouse Level 1 – Stage 3	01155_233	Revision 3
General Arrangement Plan Warehouse Level 2 – Stage 3	01155_234	Revision 3
General Arrangement Plan – Roof – Stage 3	01155_235	Revision 3

Engineering Plans – C & M Consulting Engineers		
Document Description	Drawing No.	Revision
Ramp Longitudinal Section – Ramp No. 1, 2 and 3	01155_301	Revision 3
Ramp Longitudinal Section – Ramp No. 4 and 5	01155_302	Revision 4
Ramp Longitudinal Section – Ramp No. 6	01155_303	Revision 1
Typical Sections	01155_351	Revision 3
Typical Sections	01155_352	Revision 1
Stormwater Drainage Catchment Plan	01155_601	Revision 2
Stormwater Drainage OSD Tank No. 1 & General Details	01155_651	Revision 3
Stormwater Drainage OSD Tank No. 2 and 3 Details	01155_652	Revision 1
Sediment & Erosion Control Plan	01155_701	Revision 4
Sediment & Erosion Control Plan	01155_751	Revision 2

Landscape Plan – John Lock & Associates			
Document Description	Drawing No.	Date	Revision
Landscape Plan – Existing Tree Plan	2203 LP-00	13.03.17	Revision L
Landscape Plan – Stage 1	2203 LP-01	13.03.17	Revision L
Landscape Elevations – Stage 2	22-3 LP-02.1	13.03.17	Revision L
Landscape Elevations – Stage 1	22-3 LP-02	13.03.17	Revision L
Landscape Elevations – Landscape Details	22-3 LP-03	13.03.17	Revision L

Road Widening Works - AT&L			
Document Description	Drawing No.	Project No.	Issue No.
General Arrangement Plan	DAC001	11-58	P9
Functional Layout Plan – Sheet 1	DAC002	11-58	P8
Functional Layout Plan – Sheet 2	DAC003	11-58	P7
Functional Layout Plan – Sheet 3	DAC004	11-58	P3
Vehicle Turn Path – Sheet 1	DAC005	11-58	P8
Vehicle Turn Path – Sheet 2	DAC006	11-58	P6

Subdivision Plans – Craig and Rhodes		
Document Description	Drawing No.	Date
Plan of Proposed Subdivision LOT 1 D.P. 739556	191-10G L02 [00] - 001	18.01.12
Plan of Proposed (Stratum) Subdivision LOT 3 D.P. 388518	191-10G L01 [00] - 01	20.09.12

List of Consultant Documentation		
Report	Prepared by	Date
Statement of Environmental Effects	DFP Planning Pty Ltd	May 2015
Assessment of Traffic and Parking Implications	Transport and Traffic Planning Associates	May 2015
Stormwater Management Plan Report No. R01155-SWMP Revision C	C&M Consulting Engineers Pty Ltd	April 2015
Flood Risk Assessment	Cardno (NSW/ACT) Pty Ltd	08.05.15
Tree Assessment Report	Abel Ecology	23.03.15
Flora and Fauna Report	Abel Ecology	26.03.15

List of Consultant Documentation		
Report	Prepared by	Date
Statement of Environmental Effects – Section 96(1A) Application to Modify Development Consent No. LDA2015/0214	DFP Planning Pty Ltd	18 March 2016
Assessment of Traffic and Parking Implications – S96 Application	Transport and Traffic Planning Associates	March 2016 Rev D
Statement of Environmental Effects – Section 96(2) Application to Modify Development Consent No. LDA2015/0214	DFP Planning Pty Ltd	24 March 2017
Assessment of Traffic and Parking Implications – S96 Application Ref 16001	Transport and Traffic Planning Associates	March 2017 Rev C

The following conditions refer to the stages of development as detailed in the above approved plans i.e. Stage 1: Construction of Bunnings Warehouse; Stage 2: Construction of Bulky Goods Tenancies (south); and Stage 3: Construction of Bulky Goods Tenancies (north).

For Stage 1, the conditions refer to the issuing of Construction Certificates in accordance with the following:

- #1: Excavation, in-ground services/footings and retaining walls;
- #2: car parking levels;
- #3: retail levels and roof; and
- #4: internal fitout.

32. **Section 94 – Stage 1.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any Occupation Certificate for Stage 1:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$169,131.94
Open Space & Recreation Facilities	\$-
Civic & Urban Improvements	\$268,844.42
Roads & Traffic Management Facilities	\$57,810.80
Cycleways	\$22,978.85
Stormwater Management Facilities	\$79,937.50
Plan Administration	\$6,220.45

The total contribution is \$604,923.96

The components of the Section 94 levy that fall both within the category of ‘Civic – Urban Improvements’ and form part of the works required by conditions 47 and 48, may be offset by works-in-kind in accordance with section 2.9 of the Section 94 Contribution Plan.

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

- 32A. **Section 94 – Stage 2.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any Construction Certificate for Stage 2:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$110,924.30
Open Space & Recreation Facilities	\$-
Civic & Urban Improvements	\$176,326.70
Roads & Traffic Management Facilities	\$42,894.80
Cycleways	\$15,066.55
Stormwater Management Facilities	\$59,312.50
Plan Administration	\$4,074.55

The total contribution is \$408,599.40

The components of the Section 94 levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 47 and 48, may be offset by works-in-kind in accordance with section 2.9 of the Section 94 Contribution Plan.

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

32A. **Section 94 – Stage 3.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any Construction Certificate for Stage 3:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$127,377.34
Open Space & Recreation Facilities	\$-
Civic & Urban Improvements	\$202,478.24
Roads & Traffic Management Facilities	\$47,396.72
Cycleways	\$17,302.82
Stormwater Management Facilities	\$65,537.50
Plan Administration	\$4,680.82
The total contribution is	\$464,773.44

The components of the Section 94 levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 47 and 48, may be offset by works-in-kind in accordance with section 2.9 of the Section 94 Contribution Plan.

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to quarterly adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

48. **Public Domain – Improvement Works Design Approval:** Engineering drawings prepared by a Chartered Civil Engineer (with NPER registration with Engineers Australia) are to be submitted to Council for approval prior to the issue of Construction Certificate #2 for Stage 1. The works shall be in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, and DCP 2014 Part 8.2 - Stormwater Management, where applicable.

The drawings shall include plans, sections, existing and finished alignments and levels, and other relevant details for the following works:

- (a) The removal of all redundant vehicular crossings and the construction of a new vehicular crossing in Frank Street.
- (b) The removal of all redundant vehicular crossings along College Street and replacement with new kerb and gutter, construction of the three new vehicular crossings in College Street, and 1.5m wide concrete footpath with granite banding

at 6.0m to maximum 7.5m intervals, in accordance with City of Ryde Standard Details drawing No. PV1.E.

- (c) The removal of all damaged kerb and gutter and the construction of new kerb and gutter along both the Frank Street and College Street frontages of the site, and the smooth connections to existing kerb and gutter. A longitudinal section showing the existing and the proposed levels of the kerb profile for the whole length of the works shall be included in the engineering drawings submitted to Council. The replacement of the existing kerb and gutter will involve reconstruction of a strip of road pavement for a minimum 500mm wide along both frontages.
- (d) All necessary details of the footpath upgrade in Victoria Road and Frank Street. The footpath shall be full width from boundary to kerb at the Victoria Road and Frank Street corner, at bus stops and at pedestrian entries to the building. The typical detail of the full width concrete footpath with granite banding is shown on Fig. 3.3.3 in the site specific DCP 2014 Part 6.5. The plans shall show the granite banding, the exact position of proposed street trees and the existing trees to be retained, the proposed street lighting, street furniture - bins, benches, traffic signs, etc.
- (e) Longitudinal section showing the proposed gutter levels along the Victoria Road frontage of the development.
- (f) Detailed cross sections of the proposed footpath upgrades along the Frank Street, College Street and Victoria Road frontages of the development site, at 10m intervals and critical locations.
- (g) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council and their requirements being fully complied with.

Note: Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Section 5 "Standards Enforcement".

51. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).

With respect to this, the following revision(s) must be undertaken;

- a) Deleted.
- b) Deleted.
- c) The proposed exit from the Bulky Goods tenancy - Stage 3 Carpark Level 2 located at the south side of the development lot depicts a column in the access aisle, which will impose on the swept turning path of an exiting vehicle. The column is to be located further east along the accessway, clear of the vehicle swept path.
- d) Deleted.

- e) Deleted.
- f) The centre median located on the access aisle from Victoria Road on Level 2 must be segmented every 20 metres to enable vehicles to cross into the opposing lane if required. This is to ensure the access aisle does not become blocked in the event of a vehicle breakdown/ obstruction or a vehicle having to stop / stand a length of time for an emergency.
- g) The nominated “NO LEFT TURN TO COLLEGE STREET” depicted on the western most vehicle exit to College Street is not required due to the implementation of the College Street road closure.
- h) The width of the vehicle entry to the service vehicle / timber trade entrance from College Street must be minimised for pedestrian safety. This will warrant the preparation of a vehicle swept path analysis, utilising the largest vehicle accessing this crossover, to be undertaken with the intent of minimising the width of the crossover. The swept path analysis must be submitted with the Public Domain plans submitted to Council for approval (approval for the driveway).

These amendment(s) must be clearly marked on the plans submitted with the application for a Construction Certificate.

52. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the public inground drainage network in College Street, generally in accordance with the plans by C&M Consulting Engineers (Refer to Project No. 01155, Sheets 100,211-215,601,651,701 and 751 as listed in Condition 1 of this Consent) and the Stormwater Management Report by same consultant.

Detailed plans, documentation and certification of the drainage system are to be prepared by a chartered civil engineer, must be submitted with the application for the relevant Construction Certificate and must comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council’s DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.
- The subsurface drainage system must be designed to preserve the pre-developed groundwater table so as to prevent constant, ongoing discharge of groundwater to the public drainage network, as well as avoid long term impacts related to the support of structures on neighbouring properties.

112. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention, pump/ sump and WSUD (Water Sustainable Urban Design) components incorporated in

the approved Stormwater Management system. This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s). The terms of the instrument are to be in accordance with the Council's terms for these systems as specified in City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7, and to the satisfaction of Council, and are to be registered on the title prior to the release of the Occupation Certificate for that title. Note that completed WAE plans as well as certification of the completed stormwater management system must be provided with the application, prior to it being endorsed by Council.

(c) The Conditions 19A to 19E are to be inserted under “GENERAL REQUIREMENTS”:

19A. **Method of Electricity Connection – Ausgrid.** The method of connection will be in line with Ausgrid’s Electrical Standard (ES)1 – ‘Premise Connection Requirements.

19B. **Supply of Electricity – Ausgrid.** It is recommended for the nominated electrical consultant/ contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please refer to to Ausgrid's website,

www.ausgrid.com.au/about/howtoconnecttoAusgrid'snetwork.

19C. **Conduit Installation – Ausgrid.** The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid’s Design Information, used to prepare the connection project design.

19D. **Vegetation – Ausgrid.** All proposed vegetation underneath overhead powerlines and above underground cables must comply with the requirements of ISSC 3 Guideline For Managing Vegetation Near Power Lines.

19E. **Proximity to Existing Network Assets – Ausgrid.**

- **Overhead Powerlines**

There are existing overhead electricity network assets in Victoria Rd, Frank St, College St.

Safework NSW Document–Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/ poles to structures within the development through out the construction process. It is a statutory requirement that these distances be maintained throughout construction.

Special consideration should be given the locating and operations of cranes and the location of any scaffolding. The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the

Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website, www.ausgrid.com.au.

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

- **Underground Cables**

There are existing underground electricity network assets in Victoria Rd, Frank St, College St.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath.

Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Safework Australia–Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

(d) Condition 143 is to be deleted:

143. ~~**Childcare Centre Parking.** The stacked/ tandem parking spaces allocated for the childcare centre are to be utilised by childcare centre staff only. This is to ensure that access to the spaces can be managed at all times, without imposition to the public. To ensure this, the spaces are to be clearly linemarked/ signposted as "Childcare Centre Staff parking only", or wording to that effect and implemented throughout operation of the childcare centre.~~

End of consent.