

Amended Conditions of Consent

DA No. 198/15

October 2017

General Conditions

1. No physical building works are included in this staged development consent.
2. *All buildings that are proposed to be erected on the site must be contained wholly within the concept building envelopes shown in the following drawings:*
 - *Site Plan, DA02, Issue A, Saunders Global Architects*
 - *Allotment & Contour Plan, DA03, Issue A, Saunders Global Architects*
 - *Level B3 Car Park Plan, AR-DA897, Rev 1, Scott Carver*
 - *Level B2 Car Park Plan, AR-DA898, Rev 1, Scott Carver*
 - *Level B1 Car Park Plan, AR-DA899, Rev 1, Scott Carver*
 - *Level B0 Car Park/Dock Plan, AR-DA900, Rev 1, Scott Carver*
 - *Level 01 Retail Plan, AR-DA901, Rev 1, Scott Carver*
 - *Level 02 Park Plan, AR-DA902, Rev 1, Scott Carver*
 - *Level 03 Roof Plan, AR-DA903, Rev 1, Scott Carver*
 - *Site Sections, AR-DA904, Rev 1, Scott Carver*
 - *North & West Elevations, AR-DA905, Rev 1, Scott Carver*
 - *East & South Elevations, AR-DA906, Rev 1, Scott Carver*
 - Road Closure Details shown on Proposed Public Road Boundaries Plan;

except as amended by the following conditions.
3. The maximum gross floor area of the proposed development shall not exceed *6,500m²* (round off).
4. The height of the proposed building shall not exceed RL 91.00 AHD and the maximum building height shall not exceed 15m from the existing ground level at any point of the site.
5. *The provision of a minimum of 500 car spaces* within the development.
6. Any subsequent development application must include evidence that the development site can be amalgamated with the road closure parcels.
7. An access report prepared in accordance with AS1428 for the site as a whole and for individual structures prepared by a suitably qualified Access Consultant shall be submitted with subsequent development applications.
8. A Building Code of Australia report prepared by a Building Regulations Consultant shall be submitted with subsequent development applications.

Engineering Conditions

9. The proposed development stormwater system and overland flow management shall be designed and certified strictly in accordance with Part O, Council's DCP-Stormwater Management.

Landscaping Conditions

10. Detailed landscape plans complying with the provisions of Part J – Landscaping of Lane Cove Development Control Plan shall be submitted with subsequent development applications.

In this regard, the future landscape design must incorporate planting of a scale sufficient to reduce the massing and perception of the bulk of the building when viewed from Rosenthal Avenue.

Traffic Management

11. Matters raised by NSW Roads and Maritime Services shall be addressed in any subsequent development applications.
12. *A pedestrian bridge shall be constructed across Rosenthal Avenue generally in the location indicated on the approved plans. Approval of an application under the Roads Act is to be obtained for the bridge prior to its construction. The bridge is to be completed to the satisfaction of Council and the Roads Authority prior to the issue of the occupation certificate for the development.*