

The table below provides an analysis of the consistency of the proposal with the relevant conditions of consent of the Stage 1 Development Application (DA/571/2014), noting the majority of the conditions apply to the subdivision and civil works and not the Stage 1 building envelopes.

Condition	Proposal
General Matters	
<p>12A. Any development and/or additional works on the individual lots are subject to a separate approval and is to be consistent with the concept plan.</p> <p><b>Reason:</b> To comply with the <i>Environmental Planning &amp; Assessment Act 1979</i></p>	<p>The proposal is for the redevelopment of the site including arrangement of buildings around a central common open space area and use for residential purposes in accordance with the approved Concept Plan.</p> <p>The gross floor area of the proposed development is consistent with that approved under the Concept Plan.</p> <p>The Stage 1 development application was accompanied by "indicative building envelopes" within the Urban Design Report prepared by Cox Richardson which only serve to provide an indication of a potential massing and arrangement of buildings for the site, noting that the indicative building envelopes are not specifically defined by way of setbacks, RLs or dimensions.</p> <p>The proposed development adopts the general principles of the indicative envelopes however, due to the issues associated with the indicative envelopes detailed in Section 3.6 of this Statement, the proposal has refined the massing within the site to accommodate the allocated gross floor area and resolve fundamental issues in relation to building separation, cross ventilation and solar access. The distribution of building height across the site remains generally consistent with the indicative building envelopes identified in the Concept Plan with a building of more modest height located on the northern portion of the site and a higher building located in the southern and western portions of the site. Whilst the proposal includes a 21 storey building which is higher than those shown in the Concept Plan, the height of this building is more than balanced by the parts of the buildings which are well inside the indicative building envelopes, and does not compromise the appropriate characterisation of the overall proposed development as being 'generally in</p>

Condition	Proposal
	accordance with' the approved Stage 1 development application.