**Appendix C – Modified Conditions of Consent**

* Amend Condition No.1 to read:
1. **Approved Documentation**

The development is to be implemented in accordance with the plans and supporting documents set out in the following table except where modified by any conditions of this consent.

|  |  |  |  |
| --- | --- | --- | --- |
| **Plan No / Supporting Document** | **Reference Version** | **Prepared by** | **Dated** |
| Traffic Impact Assessment | P5418.002R | Bitzios Consulting | 27 Mar 2022 |
| Site Waste Minimisation Plan |  | TVS Architects | Undated |
| Waste Management Plan | - | Tailored Planning Solutions Pty Ltd | Mar 2023 |
| Site Survey | 6714 | Degotardi, Smith & Partners | 13 Nov 2000 |
| Stormwater Strategy Plans | S01, S02 issue 1 | Coastplan Group | Mar 2017 |
| Stormwater Drainage Quality Control Report | 16148 issue 1 | Coastplan Group | Mar 2017 |
| Civic Precinct - Proposed Project Modification Stormwater Drainage Quality Control Measures | 16148 | Coastplan Group | 11 Feb 2022 |
| SEPP 65 Design Verification Statement | - | TVS Architects | 24 Feb 2022 |
| Statement of Environmental Effects | 16104 | Tailored Planning Solutions Pty Ltd | March 2023 |
| Landscape Concept Plans | 293-SD100C293-SD110C293-SD190B293-SD200C293-SD300C293-SD700A | 02LA | 7 Dec 2021 |
| Geotechnical Report | RGS01471.1-AB | Regional Geotech Solutions | 31 Jan 2016 |
| Ecological Assessment | 116013\_REO-001 Rev O | East Coast Environmental | 31 Mar 2017 |
| Cultural Heritage Report |  | Yettica Cultural Consulting Service | Undated |
| Economic Impact Advice | - | MacroPlan Holdings Pty Ltd | March 2023 |
| Crime Prevention through Environmental Design Assessment | 16104 | Tailored Planning Solutions Pty Ltd | March 2023 |
| Safer by Design Evaluation | Letter | NSW Police Force | 14 Jul 2017 |
| Arborist Report |  | TLC Tree Solutions | 25 Mar 2017 |
| Acoustic Report | M17612.01 | Matric Thornton | 29 Mar 2017 |
| BASIX Certificate | 810706M\_03 | Planning, Industry & Environment | 22 Feb 2022 |
| NATHERS certificate | 001467690 | Building Sustainability Assessments | 26 April 2021 |
| Access Report | AN17-208250Rev 01 | Philip Chun | 30 Mar 2017 |
| Plan of Subdivision of Lots 11, 12 and 13 in Deposited Plan 47987 | Revision 6 | Phillip John Chamberlain | 30 April 2021 |
| Water NSW response | Letter | Water NSW | Undated |
| Survey Plan | 5490.82 (1) | TVS Architects | 3 April 2017 |
| Plan of subdivision of proposedLot 2 in DP 1270306 (unregistered) Location Plan | 18032 SP-01Sheet 1 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Basement Level | 18032 SP-01Sheet 2 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Ground Floor | 18032 SP-01Sheet 3 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 1 | 18032 SP-01Sheet 4 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 1 | 18032 SP-01Sheet 5 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 2 | 18032 SP-01Sheet 6 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 2 | 18032 SP-01Sheet 7 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 3 | 18032 SP-01Sheet 8 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 3 | 18032 SP-01Sheet 9 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 3 | 18032 SP-01Sheet 9 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 4 | 18032 SP-01Sheet 10 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 5 | 18032 SP-01Sheet 11 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 6 | 18032 SP-01Sheet 12 of 14 | Phillip John Chamberlain | Undated |
| Plan of subdivision of proposed Lot 2 in DP 1270306(unregistered) Level 7 | 18032 SP-01Sheet 13 of 14 | Phillip John Chamberlain | Undated |

|  |  |  |  |
| --- | --- | --- | --- |
| Roof | 18032 SP-01Sheet 13 of 14 | Phillip John Chamberlain | Undated |
| Coversheet | 5490.01 (5) | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.02 (4) | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.03 | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.04 (4) | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.05 (4) | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.06 (4) | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.07 (3) | TVS Architects | 16 Mar 2023 |
| Perspective Views | 5490.07a (2) | TVS Architects | 16 Mar 2023 |
| Design Intent | 5490.08 (3) | TVS Architects | 16 Mar 2023 |
| Development Statistics | 5490.09 (6) | TVS Architects | 16 Mar 2023 |
| Site Context Diagram | 5490.11 (2) | TVS Architects | 16 Mar 2023 |
| ESD Strategies | 5490.12 (4) | TVS Architects | 16 Mar 2023 |
| Shadow Diagrams | 5490.13 (4) | TVS Architects | 16 Mar 2023 |
| Shadow Diagrams | 5490.13a (2) | TVS Architects | 16 Mar 2023 |
| Shadow Diagrams | 5490.13b (2) | TVS Architects | 16 Mar 2023 |
| Shadow Diagrams | 5490.13c (2) | TVS Architects | 16 Mar 2023 |
| Shadow Diagrams | 5490.13d (2) | TVS Architects | 16 Mar 2023 |
| Shadow Diagrams | 5490.13e (2) | TVS Architects | 16 Mar 2023 |
| Sun Penetration Design Study For Sunshading | 5490.14 (4) | TVS Architects | 16 Mar 2023 |
| Sun Penetration Design Study For Sunshading | 5490.15 (3) | TVS Architects | 16 Mar 2023 |
| Communal Open Space Diagrams | 5490.16 (4) | TVS Architects | 16 Mar 2023 |
| Waste Management Plan | 5490.17 (4) | TVS Architects | 16 Mar 2023 |
| Staging Plan | 5490.18 (5) | TVS Architects | 16 Mar 2023 |
| Site Plan | 5490.21 (4) | TVS Architects | 16 Mar 2023 |
| Lower Basement 2 Plan | 5490.22 (6) | TVS Architects | 16 Mar 2023 |
| Upper Basement 1 Plan | 5490.23 (6) | TVS Architects | 16 Mar 2023 |
| Ground Floor Plan | 5490.24 (8) | TVS Architects | 16 Mar 2023 |
| Level 1 Floor Plan | 5490.25 (6) | TVS Architects | 16 Mar 2023 |
| Level 2 Floor Plan | 5490.26 (6) | TVS Architects | 16 Mar 2023 |
| Level 3 Floor Plan | 5490.27 (10) | TVS Architects | 16 Mar 2023 |
| Level 4 Floor Plan | 5490.28 (10) | TVS Architects | 16 Mar 2023 |
| Level 5 Floor Plan | 5490.29 (9) | TVS Architects | 16 Mar 2023 |
| Level 6 Floor Plan | 5490.30 (9) | TVS Architects | 16 Mar 2023 |
| Level 7 Floor Plan | 5490.31 (9) | TVS Architects | 16 Mar 2023 |
| Level 8 Floor Plan | 5490.32 (9) | TVS Architects | 16 Mar 2023 |
| Level 9 Floor Plan | 5490.32a (3) | TVS Architects | 16 Mar 2023 |
| Level 10 Floor Plan | 5490.33 (6) | TVS Architects | 16 Mar 2023 |
| Roof Plan | 5490.34 | TVS Architects | 16 Mar 2023 |
| Typical Unit Plans – Stage 2, 3 & 4 | 5490.40 (7) | TVS Architects | 16 Mar 2023 |
| Typical Unit Plans – Stage 2 & 3 Mirrored | 5490.40a (3) | TVS Architects | 16 Mar 2023 |
| Typical Unit Plans – Stage 1 Only | 5490.40b (1) | TVS Architects | 16 Mar 2023 |
| Typical Unit Plans – Stage 1 Only, Mirrored | 5490.40c (1) | TVS Architects | 16 Mar 2023 |
| Typical Unit Plans – Stage 2 | 5490.40d (1) | TVS Architects | 16 Mar 2023 |
| Adaptable Unit Layouts | 5490.40e (1) | TVS Architects | 16 Mar 2023 |
| Adaptable Unit Layouts | 5490.40f (1) | TVS Architects | 16 Mar 2023 |
| Adaptable Unit Layouts | 5490.40g (1) | TVS Architects | 16 Mar 2023 |
| Penthouse Unit Plans – Stage 1 | 5490.44 (1) | TVS Architects | 16 Mar 2023 |
| Penthouse Unit Plans – Stage 1 | 5490.45 (1) | TVS Architects | 16 Mar 2023 |
| Penthouse Unit Plan – C1001 | 5490.46 (1) | TVS Architects | 16 Mar 2023 |
| Penthouse Unit Plan – C1002 | 5490.47 (1) | TVS Architects | 16 Mar 2023 |
| Elevations | 5490.50 (7) | TVS Architects | 16 Mar 2023 |
| Elevations | 5490.51 (6) | TVS Architects | 16 Mar 2023 |
| Elevations | 5490.51 (7) | TVS Architects | 16 Mar 2023 |
| Elevations | 5490.53 (6) | TVS Architects | 16 Mar 2023 |
| Site Sections | 5490.60 (5) | TVS Architects | 16 Mar 2023 |
| Materials & Finishes | 5490.70 (3) | TVS Architects | 16 Mar 2023 |
| Materials & Finishes | 5490.71 (4) | TVS Architects | 16 Mar 2023 |
| Materials and Finishes | 5490.72 (4) | TVS Architects | 16 Mar 2023 |
| Survey Plan | 5490.82 (2) | TVS Architects | 16 Mar 2023 |

In the event of any inconsistency between the conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

**Reason:** To ensure compliance.

(DA-521/2017/E – MODIFIED 11 April 2020)

(MOD2021/0041 - MODIFIED 19 May 2021)

(MOD2021/0018 – MODIFIED 02 August 2021)

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition No.2 to read:
1. **Staging of Development**

The development is to be undertaken in accordance with the approved ‘staging plan’ as generally described by the following:

|  |
| --- |
| **Stage 1a** |
| Basement carpark and transfer slab (164 spaces)  |
| **Stage 1 b**  |
| Library Visitor centre Community centre Community lounge Council customer service centre Community plaza Community gardens Restaurant/café (1) Bike parking and end of trip facilities Commercial floor space  |
| **Stage 1 c**  |
| 53 residential apartments 3 penthouses Lower common terrace for residents Stage 1 resident parking (80 spaces) Lake Street road improvements  |
| **Stage 2A**  |
| Corridor/lobbies (enclosed) Supermarket Retail Office Resident’s Club Restaurant / Cafe  |
| **Stage 2B**  |
| 60 Seniors Units Corridor/lobbies (enclosed)  |
| **Stage 3**  |
| 45 Seniors Units Penthouses (x2) Corridor/lobbies (enclosed) Resident’s Club  |
| **Stage 4**  |
| 39 Seniors Units Corridor/lobbies (enclosed)  |

**Reason:** In the interests of consistency.

(DA-521/2017/C – MODIFIED 22 November 2018)

(DA-521/2017/E - MODIFIED 11 APRIL 2020)

(MOD2021/0018 – MODIFIED 02 August 2021)

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition No.4 to read:
1. **Ambit of Consent and separate application required for non-approved uses and/or differing uses and/or fit-outs**

Separate development consent shall be obtained for any use and/or fitout of any tenancy that differs from that approved under this development consent, unless such work or use is exempt development or has approval as complying development.

**Reason:** To ensure compliance with the terms of this consent.

(MOD2021/0018 – MODIFIED 02 August 2021)

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 8 to Read:

**8. Section 7.11 Contributions**

A total monetary contribution must be paid to Council, pursuant to Section 7.11 of the

Environmental Planning and Assessment Act 1979. The relevant contribution for each stage

is to be payable prior to the issue of a Construction Certificate in respect of the relevant

stage of the proposed development:

|  |
| --- |
| **Stage 1A** |
| Great Lakes Wide | Headquarters Building | $8,800.00 |
| Great Lakes Wide | Road Haulage Levy | $16,380.00 |

|  |
| --- |
| **Stage 1B** |
| Great Lakes Wide | Headquarters Building | $3,600.00 |
| Great Lakes Wide | Road Haulage Levy | $225,997.50 |

|  |
| --- |
| **Stage 1C** |
| Great Lakes Wide | Library Bookstock | $8,371.13 |
| Great Lakes Wide | Headquarters Building | $50,259.70 |
| Great Lakes Wide | s94 Admin | $23,058.60 |
| Forster District | Major Roads Inner Zone | $185,445.30 |
| Forster District | Aquatic Centre | $32,971.07 |
| Forster District | Surf Life Saving | $9,724.32 |
| Forster District | Open Space | $157,680.11 |
| Forster District | Library Facility | $54,559.54 |
| Forster District | Community Facilities | $59,554.58 |

|  |
| --- |
| **Stage 2A** |
| Great Lakes Wide | Headquarters Building | **$8,500.00** |
| Great Lakes Wide | Road Haulage Levy | **$27,500.00** |
| Forster District | Major Roads Inner Zone | **$222,131.91** |
| **Total** |  | **$230,631.91** |
| **Stage 2B** |
| Great Lakes Wide | Library Bookstock | $11,386.62 |
| Great Lakes Wide | Headquarters Building | $68,363.52 |
| Great Lakes Wide | s94 Admin | $31,365.50 |
| Forster District | Major Roads Inner Zone | $244,101.00 |
| Forster District | Aquatic Centre | $44,847.30 |
| Forster District | Surf Life Saving | $13,226.43 |
| Forster District | Open Space | $214,479.30 |
| Forster District | Library Facility | $74,212.48 |
| Forster District | Community Facilities | $81,006.27 |
| **Total** |  | **$782,988.42** |

|  |
| --- |
| **Stage 3** |
| Great Lakes Wide | Library Bookstock | $7,921.94 |
| Great Lakes Wide | Headquarters Building | $47,562.12 |
| Great Lakes Wide | s94 Admin | $21,821.72 |
| Forster District | Major Roads Inner Zone | $183,075.75 |
| Forster District | Aquatic Centre | $31,201.33 |
| Forster District | Surf Life Saving | $9,201.94 |
| Forster District | Open Space | $149,218.33 |
| Forster District | Library Facility | $51,631.38 |
| Forster District | Community Facilities | $56,357.98 |
| **Total** |  | **$557,992.49** |

|  |
| --- |
| **Stage 4** |
| Great Lakes Wide | Library Bookstock | $6,985.54 |
| Great Lakes Wide | Headquarters Building | $41,940.12 |
| Great Lakes Wide | s94 Admin | $19,242.32 |
| Forster District | Major Roads Inner Zone | $158,665.65 |
| Forster District | Aquatic Centre | $27,513.23 |
| Forster District | Surf Life Saving | $8,114.24 |
| Forster District | Open Space | $131,580.23 |
| Forster District | Library Facility | $45,528.38 |
| Forster District | Community Facilities | $49,696.28 |
| **Total** |  | **$489,265.99** |

The amount of contribution payable under this condition for stages 1A, 1B & 1C has been calculated on the basis of the current rate as at 02 August 2021.

The amount of contribution payable under this condition for stages 2A, 2B, 3 & 4 has been calculated on the basis of the current rate as at the date of consent (as modified **<<insert date of modification>>**).

The amount of contribution is based on the most recent quarterly Consumer Price Index (CPI) release made available by the Australian Bureau of Statistics (ABS). The CPI index rate is expected to rise at regular intervals and therefore the actual contribution payable is indexed and recalculated at the CPI rate applicable on the day of payment.

**Reason:** In the public interest and pursuant to Section 7.11 of the EP&A Act 1979.

(DA-521/2017/C – MODIFIED 22 November 2018)

(DA-521/2017/E - MODIFIED 11 APRIL 2020)

(MOD2021/0018 – MODIFIED 02 August 2021)

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 11 to Read:

**11. Waste Areas**

Prior to the release of the Construction Certificate for each described Development Stage, the Certifying Authority is to be satisfied that the plans are amended to ensure the following:

**Residential Units:** Each waste disposal chute service area is to be designed to have capacity for at least 3 x 3 cubic metre garbage bulk bins and 3 x 1.50 cubic metre recycling bulk bins.

The access refuse collection point on Middle Street is to be increased to accommodate at least 24m2 of bulk waste storage area.

**Ground Level Commercial:** The refuse area is to be enlarged to 22m2.

**Public accessible open space:** Adequate dual garbage / recycling litter bins are to be placed throughout the publicly accessible areas of the development in consultation with Council’s Waste Services Section.

**Street level bin enclosure:** The bin enclosure on Middle Street is to be amended to ensure it can accommodate a least 3 x 3 metre and 3 x 1.50 metre bulk bins.

**Collection Vehicles Access:** Clearance heights at contractor refuse collection points are to be a minimum of 6.2 metres.

**Reason:** To ensure the development can provide adequate facilities in perpetuity and in the interests of public health.

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 12a to Read:

**12a. Vehicle Parking and Access**

Prior to the issue of a Construction Certificate for each relevant stage, plans and specifications detailing access, parking and manoeuvring on the site must be submitted to and approved by the Certifying Authority. Vehicular access, parking and manoeuvring must be in accordance with Australian Standards AS/NZS 2890.1 and AS 2890.2 in respect of the following items:

a) Car park and driveway layout.

b) Pavement description (ie being concrete/ bitumen or a similar hard paved surface).

c) Site conditions affecting the access.

d) Suitable changes of gradient must be provided for along the critical path along each of the vehicle travel paths as recommended in:

• AS 2890.1 for the vehicle;

• AS 2890.2 Table 3.2 for all trucks that will access the development.

e) Turning paths for vehicles entering/exiting the ramp and main traffic routes through the development site and carparks to comply with:

• For cars - AS2890.1 table 2.2 and figures 2.8 and 2.9.

• For trucks - AS2890.2 tables 3.1 and 3.2.

f) Existing and design levels.

g) Drainage (pipes, pits, on-site detention, etc.).

h) Accessible car parking space/s designed in accordance with Australian Standard AS/NZS 2890.6: Parking facilities - Off-street parking for people with disabilities;

i) Line-marking and signage.

The plan shall also identify the allocation of car parking spaces for the approved uses.

**Reason:** To ensure suitable vehicular access and manoeuvrability is provided within the development.

(MOD2021/0018 – MODIFIED 02 August 2021)

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 12b to Read:

**12b. Parking Allocation**

Car parking spaces shall be allocated as follows:

Community / civic uses: minimum 78 spaces required;

Residential (Seniors Housing) component: minimum 217 spaces required;

Commercial / retail uses: minimum 260 spaces required

Residential visitor parking shall not be subdivided, leased or controlled by or on behalf of any particular unit owner or resident.

**Reason:** To ensure suitable parking is available

**(MOD2021/0018 – MODIFIED 02 August 2021)**

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 14 to Read:

**14. Bicycle parking**

Full details are to be provided in documentation for a Construction Certificate detailing how bicycle storage is to be provided within each stage as described below.

a) Stage 1 - 1 x class 1 or class 2 bicycle enclosure for each residential unit, 8 x class 2 bicycle enclosure and 20 x class 3 bicycle rails.

b) Stage 2A - 6 x class 2 bicycle enclosure & 6 x class 3 bicycle rails.

c) Stage 2B, 3 & 4 - 1 x class 1 or class 2 bicycle enclosure for each residential unit.

The bicycle storage is to be designed and implemented in accordance with the Australian Standard AS/NZS 2890.3: Parking facilities - Bicycle parking facilities and Council’s DCP 14.

**Reason:** To ensure the street car parking and the internal car and bicycle parking is constructed to suitable standard.

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 22 to Read:

**22. Stormwater Quality Management Concept and Treatment measures**

Prior to the issue of a Construction Certificate for stage 1, engineering plans and specifications for the stormwater management system, shall be submitted to and approved by the Certifying Authority. Engineering plans are to be designed in accordance with the approved Stormwater Strategy Plans (Drawing numbers S01 and S02 issue 1, prepared by Coastplan Group, March 2017), the approved Stormwater Drainage Quality Control Report (ref 16148 issue 1 prepared by Coastplan Group, March 2017) and any amendments contained within these conditions.

A 1ML rainwater tank is to collect 100% of the roof water and is to be plumbed into the laundry and toilets in all of the residential and commercial units.

A 10KL rainwater tank is to collect water from the elevated terrace between building A and

B and connect to the 'bioretention area A' in the Southern Eastern corner of the development. The area between the Eastern boundary and building A drains to this bioretention area.

Bioretention areas B, C, D and E are to treat stormwater runoff from ground level areas.

The bioretention basins are to be provided generally in accordance with the Stormwater Strategy Plans, the approved Stormwater Drainage Quality Control Report and meet the following criteria:

a) Designed in accordance with Water by Design (2006), 'Water Sensitive Urban Design - Technical Design Guidelines for South East Queensland', South East Queensland Healthy Waterways Partnership.

b) Consist of 500mm of sandy loam filter media consistent with WSUD Engineering Procedures (Melbourne Water, 2005) with minimum 200mm of depth for water detention, the top of the bioretention is to be finished a minimum of 50mm (freeboard) above the maximum water level.

c) Sides and base must be lined with a HDPE impermeable liner or equivalent.

d) Contain at least two species of plants selected from Great Lakes Councils Fact Sheet 15 ‘Local plant selection for raingardens, guidance for Water Sensitive Design DCP 54’ dated 10 April 2014, planted at densities indicated in the fact sheet.

e) Filter media shall be of uniform sandy loam texture and be consistent with the specifications contained in Adoption Guidelines for Stormwater Biofiltration Systems, Facility for Advancing Water Biofiltration, (Monash University, June 2009).

f) Be located outside of the tree protection zone of trees that will be retained in the development

**Reason:** To ensure water quality requirements as contained in the Water Sensitive Design section of the Great Lakes Development Control Plan 2014 are met.

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 101 to Read:

**101. Hours of operation**

The permitted hours of operation for the proposed uses of the development must be restricted to within the hours specified below:

|  |  |  |
| --- | --- | --- |
| **Use**  | **Start** | **Finish Time** |
| Supermarket | 7:00am | 10:00pm |
| Retail Shops | 7:00am | 10:00pm |
| Restaurants / Cafes | 6:00am | 10:00pm |

Any alteration to the above hours of operation will require the further consent of Council.

**Reason:** To protect the amenity of adjoining premises.

**(MOD2022/0062 – MODIFIED [DATE])**

* Amend Condition 103 to Read:

**103. Ground Level Food and Drink Patrons**

Each ground level food and drink premises is to be restricted to providing a maximum number of customers / patrons as described below and is to include the designated outdoor areas. Each premise is to be provide seating for all customers.

|  |  |
| --- | --- |
| **Location** | **Number of Patrons** |
| Restaurant / CaféNorth West corner of Building B | 629 |
| Restaurant / Café (3)North East corner of Building B | 259 |

**Reason:** In the interests of protecting public amenity, to reduce anti-social behaviour, to ensure compliance with Building Code of Australia with regard to amenities.

(MOD2021/0018 – MODIFIED 02 August 2021

**(MOD2022/0062 – MODIFIED [DATE])**