

# COUNCIL ADDENDUM TO SUPPLEMENTARY REPORT

<b>Panel Reference</b>	PPSHCC-142
<b>DA Number</b>	Mod2022/0062
<b>LGA</b>	MidCoast Council
<b>Proposed Development</b>	<ul style="list-style-type: none"> <li>• Modifications to development staging (stages 2, 3 and 4)</li> <li>• Alterations to the basement, ground, ground level floor plans</li> <li>• Removal of hotel use and the provision of retail space and seniors housing</li> </ul>
<b>Street Address</b>	34-36 West Street, Forster NSW
<b>Applicant/Owner</b>	Enyoc Pty Ltd (Applicant) Midcoast Council (Owner) Evermore Supported Living Communities Pty Ltd (Owner)
<b>Panel Meeting Dates</b>	12 July 2023 & 12 September 2023
<b>Issues</b>	Calculation of Gross Floor Area Calculation / Allocation of Carparking Ceiling Heights Draft Conditions
<b>Prepared by</b>	Bruce Moore Coordinator Major Assessments MidCoast Council

The Hunter and Central Coast Regional Planning Panel met on 12 July 2023 to consider the above application. Following an evaluation of the assessment documentation, the Panel deferred its decision on the matter and requested further information.

Further information was provided and a supplementary report was considered by the Panel at a meeting held on 12 September 2023. Following evaluation of the supplementary documentation the Panel sought further clarification / detail relating to the following:

## Gross Floor Area

Individual floor plan sheets showing the area included in the Gross Floor Area Calculations have been provided and attached as Annexure A. In summary the calculation sheets show:

<b>Level</b>	<b>Gross Floor Area</b>
Ground Floor	5,060m <sup>2</sup>
Level 1	2,256m <sup>2</sup>
Level 2	4,115m <sup>2</sup>
Level 3	4,115m <sup>2</sup>
Level 4	3,380m <sup>2</sup>
Level 5	3,663m <sup>2</sup>
Level 6	3,663m <sup>2</sup>

Level 7	3,471m <sup>2</sup>
Level 8	1,559m <sup>2</sup>
Level 9	1,559m <sup>2</sup>
Level 10	1,663m <sup>2</sup>
Total	32,332m <sup>2</sup>
<b>Additional 29 parking spaces (and Res Lobbies)</b>	<b>618m<sup>2</sup></b>
<b>GFA Total</b>	<b>32,950m<sup>2</sup></b>
<b>Site Area</b>	<b>12,153m<sup>2</sup></b>
<b>Floor Space Ratio</b>	<b>2.71:1</b>

A comparison of the FSR against the development standard and development as approved is shown below:

MAXIMUM FLOOR SPACE RATIO COMPARISONS				
LEP FSR Standard	Approved FSR (2017)	Approved FSR (2017 Modification)	Current Proposal FSR (MOD 2022/0062)	Compliance With Standard
3:1	3.01:1	3.1:1	2.71:1	Complies

### Carparking

Clarification and detail on how car parking spaces have been calculated and allocated have been provided by the applicant (Annexure B)

It is noted that there was an error in the original submission which provided that 128 spaces were required for the Seniors Apartments when the actual number is 168. This has been addressed with the revised submission and there remains a surplus of 29 spaces in total.

### Separation of Parking Areas

In keeping with comments made by the Panel, the applicant has provided detail (Annexure C) of a wall separating the residential and seniors parking areas at Level 2. The inclusion of the wall defines the relevant parking areas and has no adverse impact on access or manoeuvrability.

### Ceiling Heights

The applicant has provided detail (Annexure D) to demonstrate that a 2.7m ceiling height can be provided for all habitable spaces (living rooms/bedrooms etc.) with a 2.4m ceiling height provided for the bathroom and laundry areas to accommodate services.

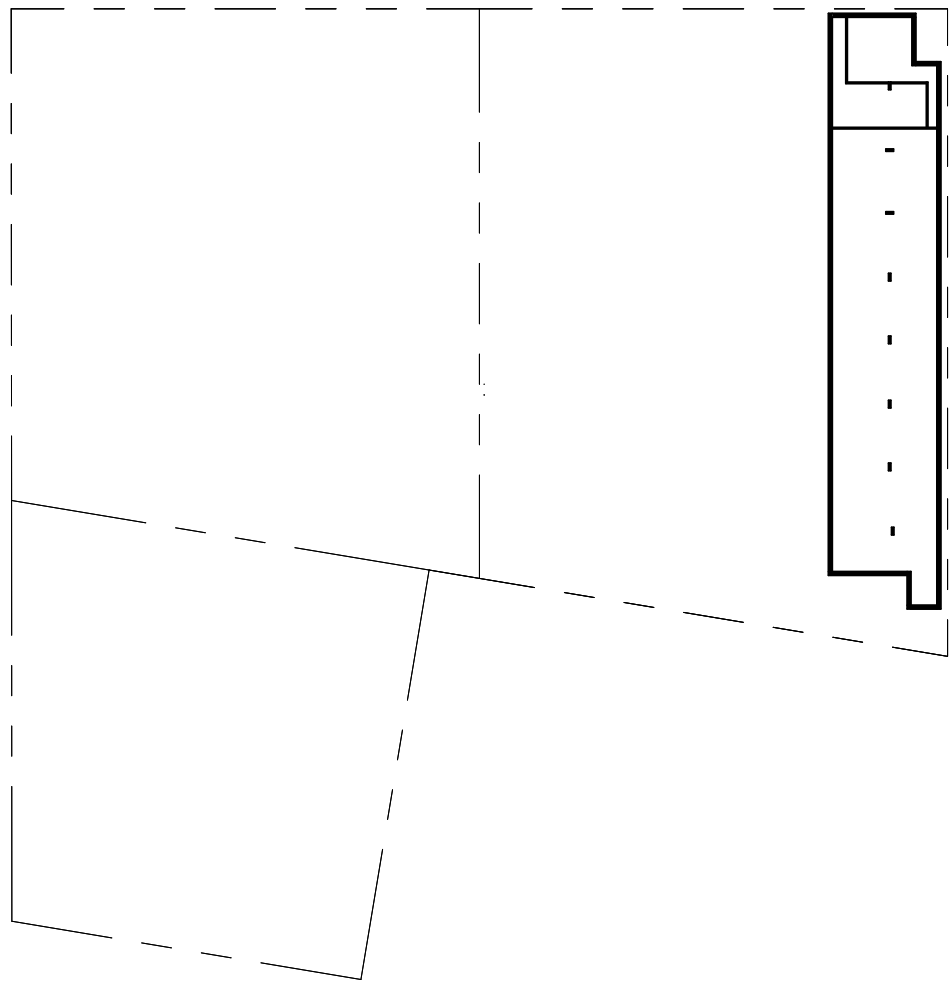
The applicant has further provided that 'the unit types are matched vertically through the building so that services (including ventilation) can be integrated vertically through the building.

### Conditions of Consent

The proposed modified conditions of consent have been reviewed and are included as Annexure E.

## **ANNEXURE A**

### **GROSS FLOOR AREA CALCULATIONS**



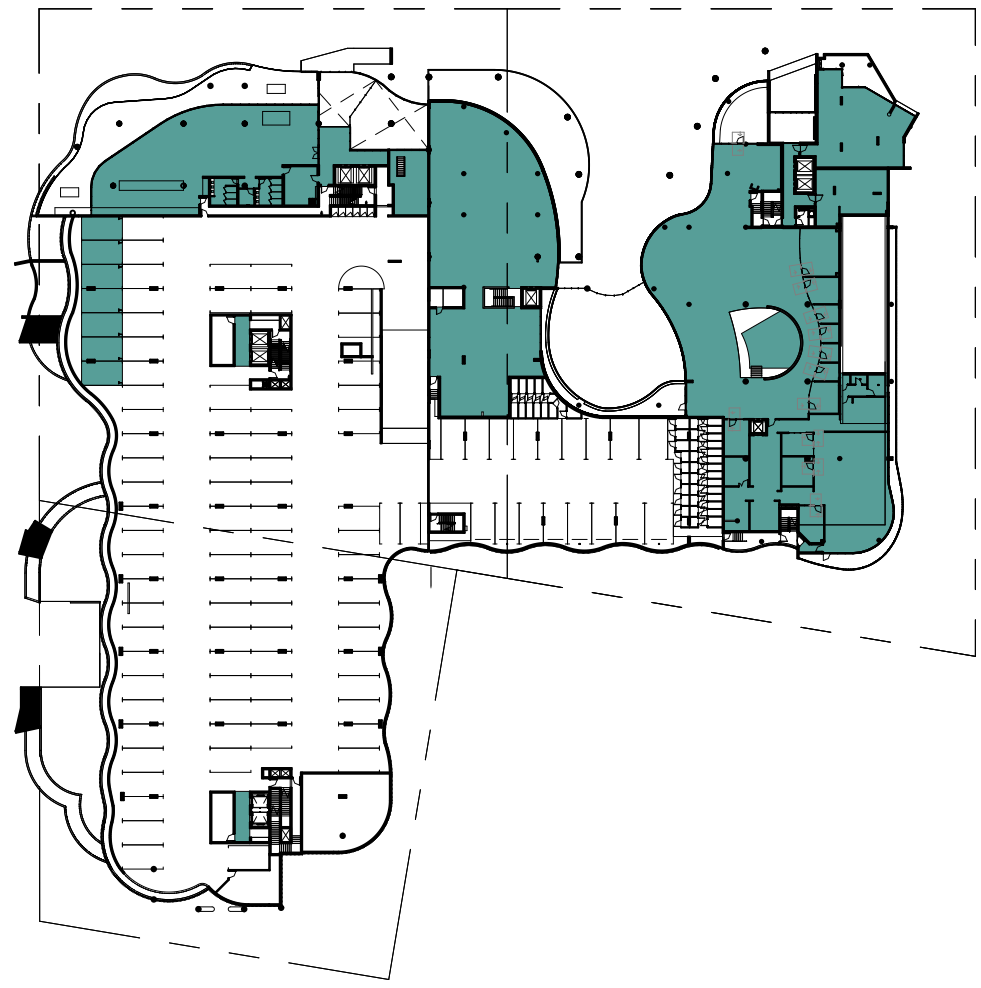
Basement 2



Basement 1 / Lower Ground Level



Ground Floor Plan



Mezzanine/ Library/Level 1

Legend

GFA

GFA Total	
Comments	Area

Ground Floor Plan	5060 m <sup>2</sup>
Mezzanine/ Library/Level 1	2256 m <sup>2</sup>
Level 2	1973 m <sup>2</sup>
Level 3	4115 m <sup>2</sup>
Level 4	3380 m <sup>2</sup>
Level 5	3663 m <sup>2</sup>
Level 6	3663 m <sup>2</sup>
Level 7	3471 m <sup>2</sup>
Level 8	1559 m <sup>2</sup>
Level 9	1559 m <sup>2</sup>
Level 10	1633 m <sup>2</sup>
GFA total	32332 m <sup>2</sup>

GFA Total - Carpark Addition	
Comments	Area

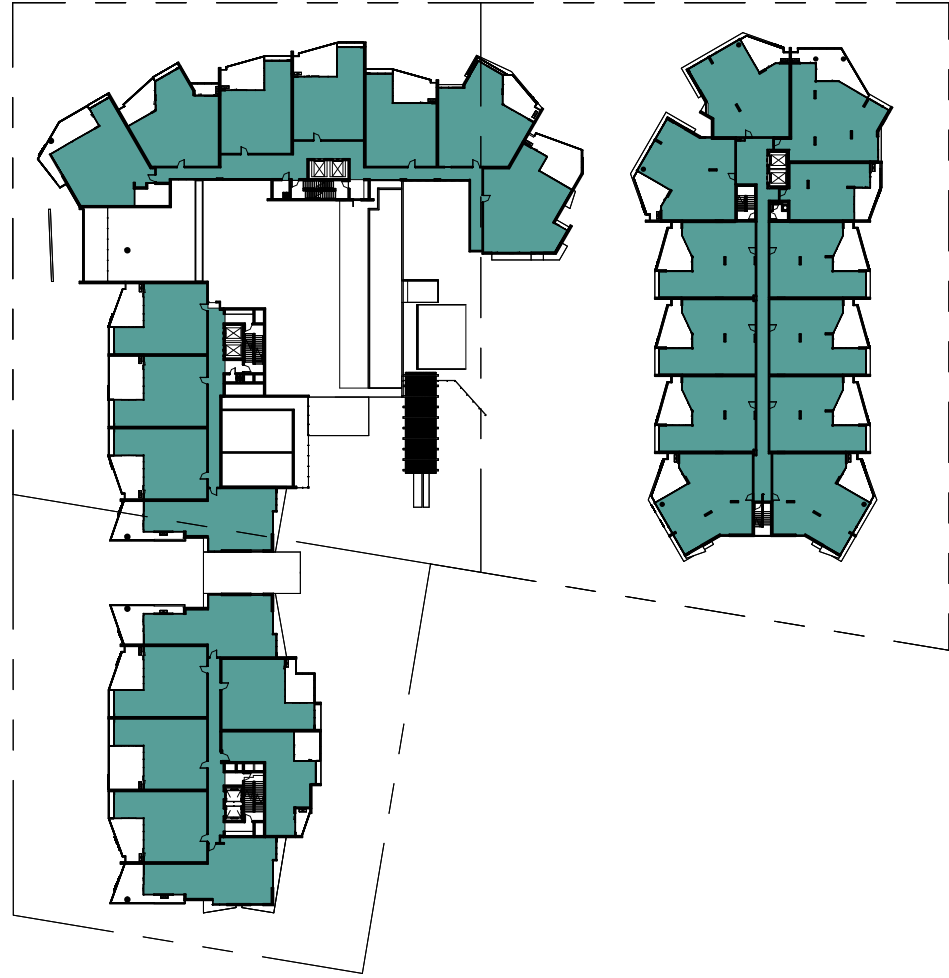
Basement 1 / Lower Ground Level	209 m <sup>2</sup>
Mezzanine/ Library/Level 1	148 m <sup>2</sup>
Level 2	261 m <sup>2</sup>
GFA total	618 m <sup>2</sup>
Grand total	32950 m <sup>2</sup>



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8/9



Level 10

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Forster Civic Precinct  
Cnr Lake, West & Middle Street

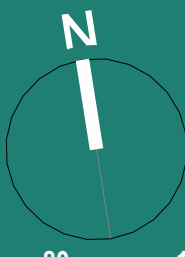
For  
Enyoc Pty Ltd

GFA Plan

5490.19 [ 1 ]

0 20 40 60 80 100

Scale (m) 1 : 1000 @A1 Scale (m) 1 : 2000 @A3



DA Issue XX/XX/23



## **ANNEXURE B**

### **CAR PARKING REQUIREMENTS / PROVISION COMPARISON**

## CAR PARKING REQUIREMENTS/PROVISION COMPARISONS

### FORSTER CIVIC PRECINCT

#### Detail Parking Analysis Residential

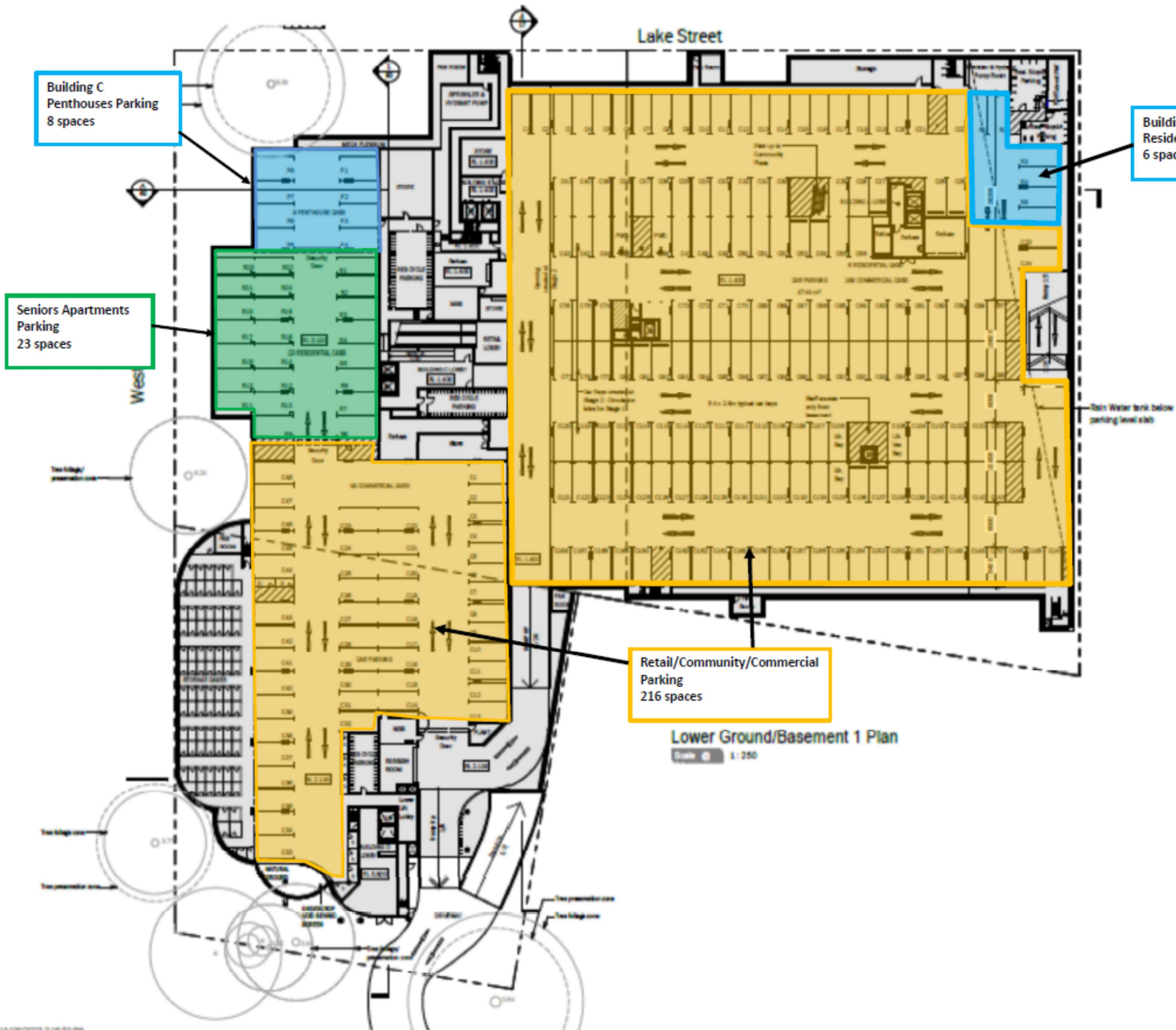
Unit Type	Number	Parking Rate	Required Parking
1 bedroom apartment	5	1/unit (DCP)	5
2 bedroom apartment	25	1.2/unit (DCP)	30
3+ bedroom apartments	28	1.5/unit (DCP)	42
Apartment Visitor parking	-	0.2/Unit (58) -	12 (11.6)
<b>Apartments Total</b>	<b>58 units</b>		<b>89 spaces</b>
2 bedroom Seniors	90	1/unit (SEPP 0.5/bedroom)	90
3 bedroom Seniors	52	1.5/unit (SEPP 0.5/bedroom)	78
<b>Seniors Total</b>	<b>142 units</b>		<b>168 spaces</b>

#### Overall Parking Requirements Over Different Consents/Modifications

Use	Original Consent Parking Requirements	Approved 2021 Modification Parking Requirements	Modified Proposal Parking Requirements
Library	44 spaces	45 spaces	45 spaces
Community Centre	20 spaces	20 spaces	20 spaces
Customer Service Centre	-	4 spaces	4 spaces
Visitor/Tourist Centre	10 spaces	9 spaces	9 spaces
Restaurant	43 spaces	38 spaces	27 spaces
Retail/Supermarket	47 spaces	47 spaces	90 spaces
Gymnasium	13 spaces	13 spaces	-
Business Centre	3 spaces	3 spaces	-
Hotel/Serviced Apartments	61 spaces	61 spaces	-
Commercial Floor Area	-	14 spaces	21 spaces
<b>Total Civic Commercial</b>	<b>241 spaces</b>	<b>254 spaces</b>	<b>216 spaces</b>
Seniors Housing Units	168 spaces	106 spaces	168 spaces
1 bed Apartments	-	5 spaces	5 spaces
2 bed Apartments	-	30 spaces	30 spaces
3+ bed Apartments	6 spaces	45 spaces	42 spaces
Visitor Spaces	1 space	12 spaces	12 spaces
<b>Total Residential</b>	<b>175 spaces</b>	<b>198 spaces</b>	<b>257 spaces</b>
<b>Total Requirement</b>	<b>416 spaces</b>	<b>452 spaces</b>	<b>473 spaces</b>
<b>Total Provision</b>	<b>513 spaces</b>	<b>507 spaces</b>	<b>502 spaces</b>
<b>Surplus</b>	<b>97 spaces</b>	<b>55 spaces</b>	<b>29 spaces</b>

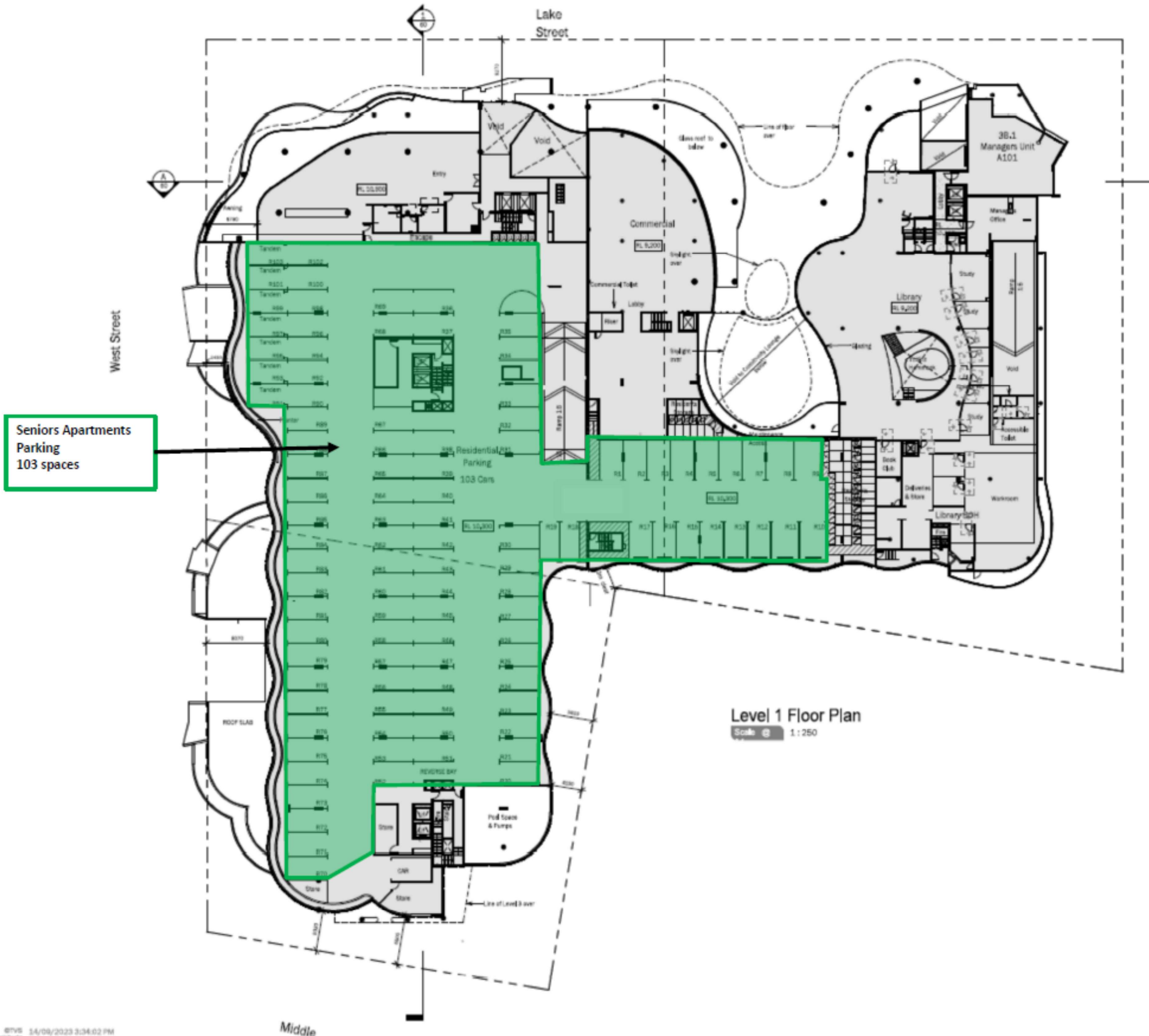
#### Parking Provision by Use (see attached markup plans)

Use	Parking Required	Parking Provided
Civic and Commercial	216 spaces	216 spaces – (Basement)
Residential Apartments	89 spaces	94 Spaces (Basement and Level 2)
Seniors Apartments	168 spaces	192 spaces (Basement, Level 1 and Level 2)
<b>Total</b>	<b>473 spaces</b>	<b>502 spaces</b>



Parking Schedule		
Level	Description	Count
N,300 A, Basement 1 1/2 Levels Ground Level	3.1 New Vanpool Bay	
N,300 A, Basement 1 1/2 Levels Ground Level	3.1 Residential Bay	
N,300 A, Basement 1 1/2 Levels Ground Level	3.1 Residential Bay	
N,300 A, Basement 1 1/2 Levels Ground Level	3.1 Residential Bay	
N,300 A, Basement 1 1/2 Levels Ground Level	3.2 New Vanpool Bay	
N,300 A, Basement 1 1/2 Levels Ground Level	3.2 Residential Bay	
Levels Ground Level	Respite Bay	
Levels Ground Level	Library/Workshop	
Levels Ground Level	Library/Reading Bay	
Levels Ground Level	P/Off Bay	
Levels Ground Level	Garage Bay	
Levels Ground Level	Garage Bay (Small)	
Levels Ground Level		
N,300 A, Ground Level	Respite Bay	
N,300 A, Ground Level		
N,300 A, Level 1	3.1 Residential Bay	
N,300 A, Level 1	3.2 Residential Bay	
N,300 A, Level 1	3.1 Residential Bay	
N,300 A, Level 1		
N,300 A, Level 2	3.1 New Vanpool Bay	
N,300 A, Level 2	3.1 Residential Bay	
N,300 A, Level 2	3.1 New Vanpool Bay	
N,300 A, Level 2	3.1 Residential Bay	
N,300 A, Level 2	3.2 New Vanpool Bay	
N,300 A, Level 2	3.2 Residential Bay	
N,300 A, Level 2	Garage Bay (Small)	
N,300 A, Level 2		
N,300 B, Level 1	3.1 Residential Bay	
N,300 B, Level 1	3.2 New Vanpool Bay	
N,300 B, Level 1	3.2 Residential Bay	
N,300 B, Level 1		
N,300 B, Level 2	3.1 Residential Bay	
N,300 B, Level 2	3.2 New Vanpool Bay	
N,300 B, Level 2	3.2 Residential Bay	
N,300 B, Level 2		
Grand Total		





Level 1 Floor Plan  
Scale @ 1:250

Parking Schedule		
Level	Description	Count
B.DG A - Basement 1 / Lower Ground Level	3.4 Res, Tandem Bay	2
B.DG A - Basement 1 / Lower Ground Level	3.4 Residential Bay	2
B.DG A - Basement 1 / Lower Ground Level	3.4 Residential Bay	1
B.DG A - Basement 1 / Lower Ground Level	3.1 Residential Bay	2
B.DG A - Basement 1 / Lower Ground Level	3.2 Res, Tandem Bay	12
B.DG A - Basement 1 / Lower Ground Level	3.2 Residential Bay	16
B.DG A - Basement 1 / Lower Ground Level	3.2 Bay	184
B.DG A - Basement 1 / Lower Ground Level	Library Endzone	2
B.DG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
B.DG A - Basement 1 / Lower Ground Level	Pod Bay	2
B.DG A - Basement 1 / Lower Ground Level	Retail Bay	238
B.DG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	6
B.DG A - Basement 1 / Lower Ground Level		400
B.DG A - Ground Level	3.2 Bay	7
B.DG A - Ground Level		7
B.DG A - Level 1	3.4 Residential Bay	1
B.DG A - Level 1	3.2 Residential Bay	14
B.DG A - Level 1	3.8 Residential Bay	4
B.DG A - Level 1		19
B.DG A - Level 2	3.4 Res, Tandem Bay	20
B.DG A - Level 2	3.4 Residential Bay	27
B.DG A - Level 2	2.8 Res, Tandem Bay	8
B.DG A - Level 2	3.1 Residential Bay	1
B.DG A - Level 2	3.2 Res, Tandem Bay	1
B.DG A - Level 2	3.2 Residential Bay	24
B.DG A - Level 2	Retail Bay (Small)	1
B.DG A - Level 2		87
B.DG B - Level 1	2.4 Residential Bay	1
B.DG B - Level 1	3.2 Res, Tandem Bay	14
B.DG B - Level 1	3.2 Residential Bay	70
B.DG B - Level 1		85
B.DG B - Level 2	3.4 Residential Bay	7
B.DG B - Level 2	3.2 Res, Tandem Bay	14
B.DG B - Level 2	3.2 Residential Bay	44
B.DG B - Level 2		65
Grand Total		888

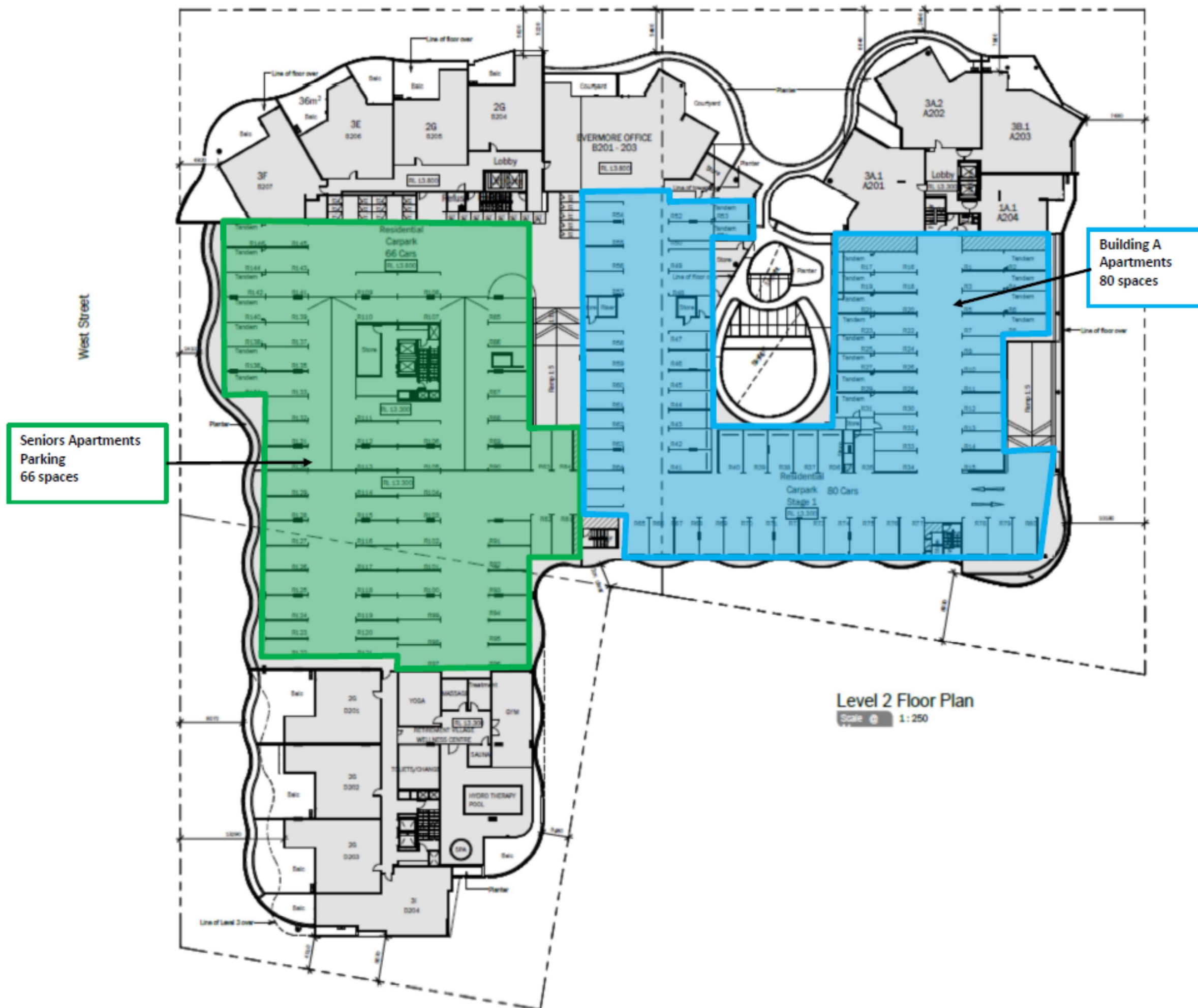
**TVS**architects  
**SOLARIS**

Forster Civic Precinct  
Cnr Lake, West & Middle Street  
For  
Enyoc Pty Ltd  
**Level 1 Floor Plan**

DA Issue 16/03/23

5490.25 [ 7 ]

Scale (m) 1:250 @A1 Scale (m) 1:500 @A3



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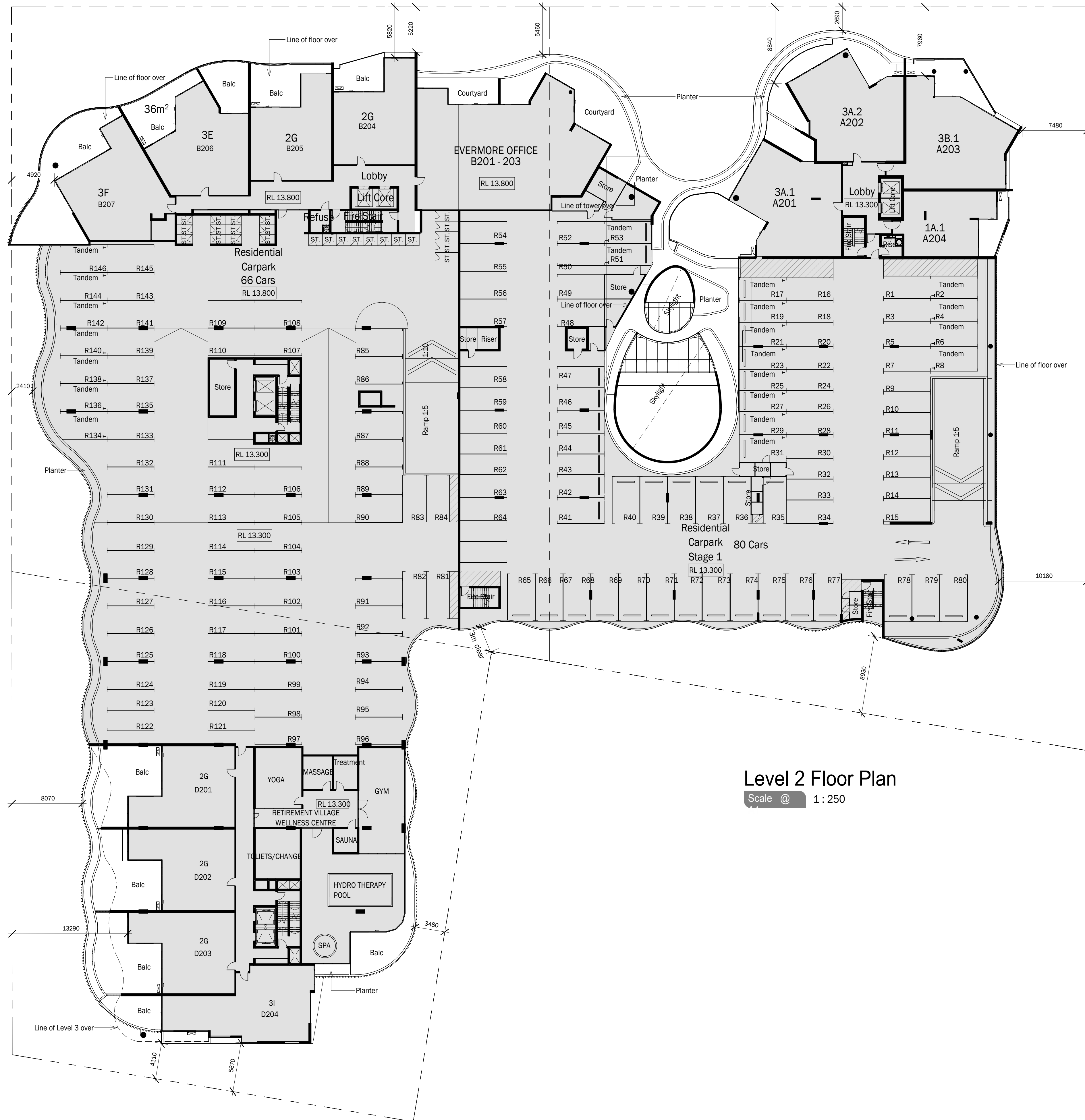
Level 2 Floor Plan

DA Issue 16/03/23

## **ANNEXURE C**

### **SEPARATION OF PARKING AREAS**





Level 2 Floor Plan

Scale @ 1:250

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Forster Civic Precinct  
Cnr Lake, West & Middle Street

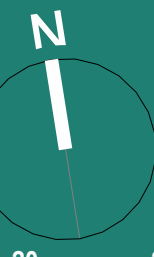
For  
Enyoc Pty Ltd

Level 2 Floor Plan

DA Issue 16/03/23

5490.26 [ 7 ]

0 5 10 15 20 25  
Scale (m) 1:250 @A1 Scale (m) 1:500 @A3



## **ANNEXURE D**

### **CEILING HEIGHTS**

15<sup>th</sup> September 2023

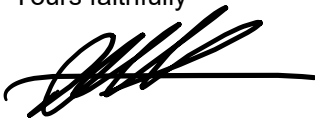
Enyoc Pty Ltd  
PO Box 255  
Forster  
NSW 2428

Att: Coyne Graham  
Re: **Floor to floor heights in Solaris Stage 2, 3 & 4, Forster, NSW**

Dear Coyne,

The proposed design for the above project has 3 m Floor-to-floor heights nominated on the DA drawings for the residential towers. We confirm that 2.7 m clear ceiling heights can be achieved in habitable unit areas with these nominated heights. This is a standard Floor-to-Floor height used previously on many residential projects completed by TVS, in which case 2.7 m clear ceiling heights have been achieved. We generally use 200-220 mm thick floor slabs with 20 mm for floor finishes and 60 mm for ceiling lining, framing and lights (32 mm deep). Services such as mechanical ventilation and plumbing are housed in wet areas (bathrooms and laundries) with 2400 mm dropped ceiling spaces or bulkheads in these non-habitable rooms. This is an NCC-compliant arrangement and shall not encounter any problem with the certification of the building for Building Approval.

Yours faithfully



Michael Kisluk B.Arch FRAIA  
Managing Director

TVS Architects



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MASTERPLANNING.

TVS ARCHITECTS  
ABN 59 009 850 499

BRISBANE

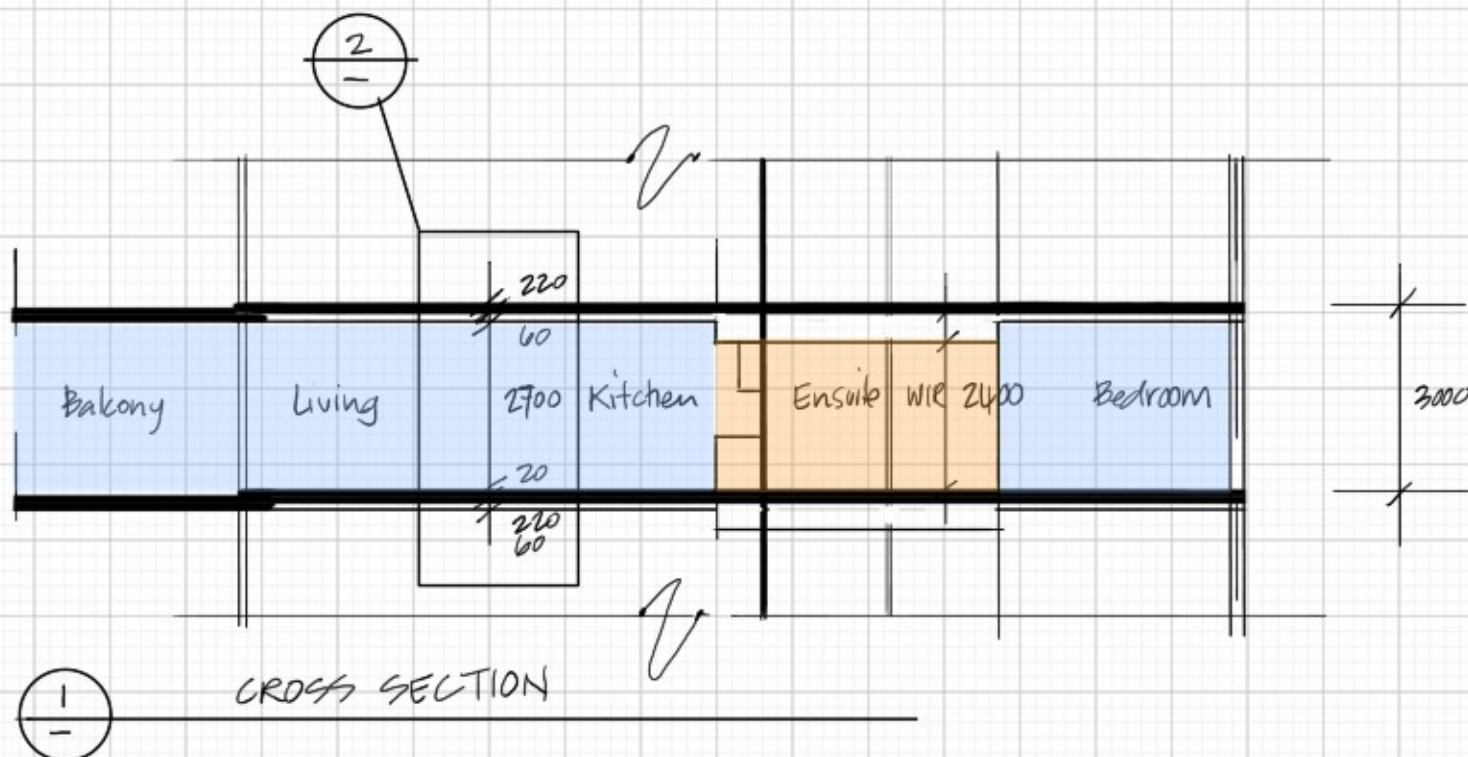
1/9 Edmondstone St, South Brisbane  
Queensland 4101  
Phone +617 3831 2116

GOLD COAST

L9, 1 Corporate Crt, Bundall  
Queensland 4217  
Phone +617 5574 2266

info@tvsarchitects.com.au  
www.tvsarchitects.com.au

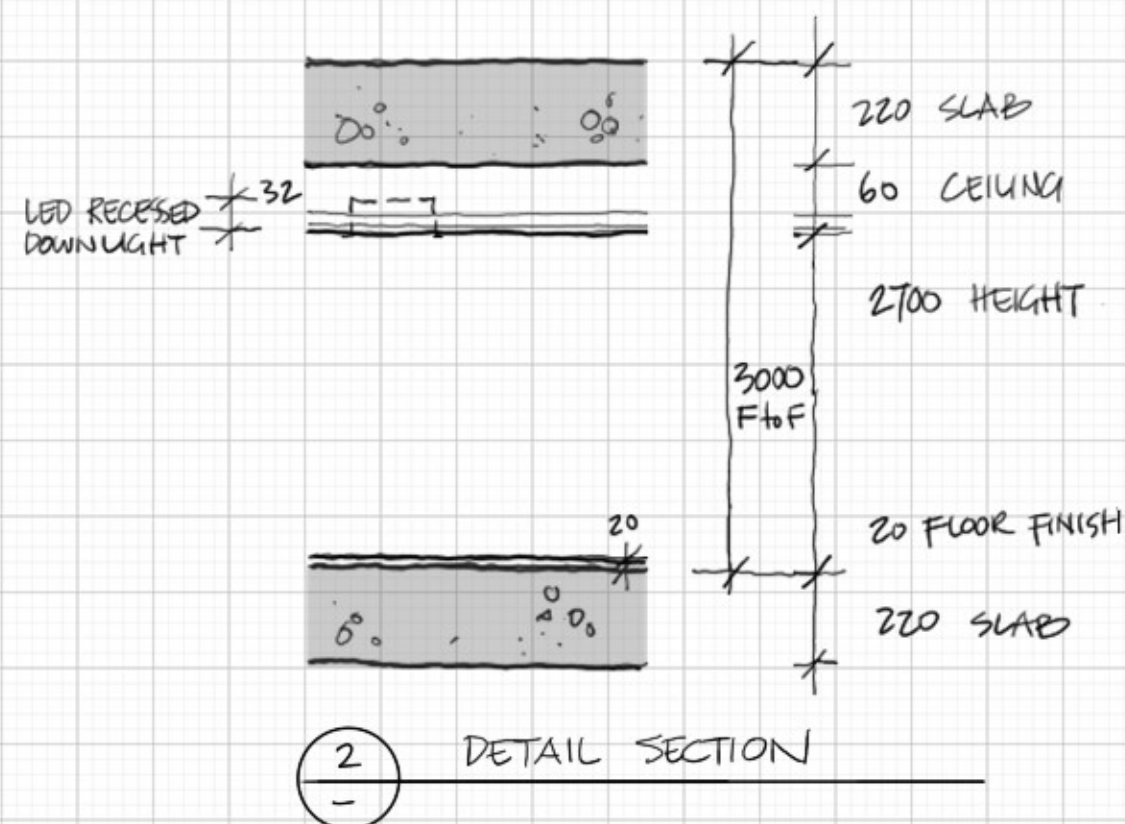




## Typical Unit - (2H) Stage 3

Scale @ A1 1:100

Area Schedule Unit 2H	
Name	Area
Unit	98.1 m <sup>2</sup>
Balcony	23.3 m <sup>2</sup>
	121.4 m <sup>2</sup>



Brisbane  
L3, 240 Queen St, Brisbane Q 4000  
+617 3831 2116  
Gold Coast  
L9, 1 Corporate Crt, Bundall Q 4217  
+617 5574 2266  
www.tvsarchitects.com.au  
info@tvsarchitects.com.au

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CLIENT  
ENYOC PTY LTD

PROJECT  
**SOLARIS**  
PROJECT ADDRESS  
**LAKE ST, FORSTER**  
DRAWING TITLE  
**TYPICAL UNIT CROSS SECTION**

0 2 4  
Scale (m) 1:100 @A3

Drawing No. **SK01** Revision **15 SEPT 23**

## **ANNEXURE E**

### **MODIFIED CONDITIONS OF CONSENT**

## 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-SD100C 293-SD110C 293-SD190B 293-SD200C 293-SD300C 293-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	AN17-208250 Rev 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 proposed Lot 2 in DP 1270306 (unregistered) Location Plan	18032 SP-01 Sheet 1 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Basement Level	18032 SP-01 Sheet 2 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Ground Floor	18032 SP-01 Sheet 3 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 1	18032 SP-01 Sheet 4 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 1	18032 SP-01 Sheet 5 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 2	18032 SP-01 Sheet 6 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 2	18032 SP-01 Sheet 7 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 3	18032 SP-01 Sheet 8 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 3	18032 SP-01 Sheet 9 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 3	18032 SP-01 Sheet 9 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 4	18032 SP-01 Sheet 10 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 5	18032 SP-01 Sheet 11 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 6	18032 SP-01 Sheet 12 of 14	Phillip John Chamberlain	Undated
Plan of subdivision of proposed Lot 2 in DP 1270306 (unregistered) Level 7	18032 SP-01 Sheet 13 of 14	Phillip John Chamberlain	Undated

Roof	18032 SP-01 Sheet 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 (7)	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:

## 2. Staging of Development

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

<b>Stage 1a</b>
Basement carpark and transfer slab (164 spaces)

<b>Stage 1 b</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
<b>Stage 1 c</b>
53 residential apartments 3 penthouses Lower common terrace for residents Stage 1 resident parking (80 spaces) Lake Street road improvements
<b>Stage 2A</b>
Corridor/lobbies (enclosed) Supermarket Retail Office Resident's Club Restaurant / Cafe
<b>Stage 2B</b>
60 Seniors Units Corridor/lobbies (enclosed)
<b>Stage 3</b>
45 Seniors Units Penthouses (x2) Corridor/lobbies (enclosed) Resident's Club
<b>Stage 4</b>
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:

#### 4. 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	<b>\$8,500.00</b>
Great Lakes Wide	Road Haulage Levy	<b>\$27,500.00</b>
Forster District	Major Roads Inner Zone	<b>\$222,131.91</b>
<b>Total</b>		<b>\$230,631.91</b>

<b>Stage 2B</b>		
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
<b>Total</b>		<b>\$782,988.42</b>

<b>Stage 3</b>		
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
<b>Total</b>		<b>\$557,992.49</b>

<b>Stage 4</b>		
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
<b>Total</b>		<b>\$489,265.99</b>

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 24m<sup>2</sup> of bulk waste storage area.

**Ground Level Commercial:** The refuse area is to be enlarged to 22m<sup>2</sup>.

**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.

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

- 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.
- 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:

<b>Use</b>	<b>Start</b>	<b>Finish Time</b>
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.

<b>Location</b>	<b>Number of Patrons</b>
Restaurant / Café North West corner of Building B	629

Restaurant / Café (3) North East corner of Building B	259
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**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])**