

MEMO



To: Regional Planning Panel Secretariat
From: Development Planner - Jonathan Ford
File: DA/1692/2019 **Date:** 15 July 2020
PPSHCC-21
Subject: **Additional Conditions of Consent - DA/1692/2019 - 36 Laycock Street Carey Bay**

Please see below proposed conditions of consent for DA/1692/2019 (PPSHCC-21) per the Panel's direction at today's determination briefing. The conditions have been indented and italicised for clarity.

Provision of Transport Service

A transport service shall be made available in accordance with Clause 26 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to residents who will occupy the development.

Plan Amendments

Amended plans shall be submitted to, and approved by Council with regard to the following matters:

Architectural Plans

A material and colour schedule for the front elevation of the building which includes louvres or the like to ensure the car parking area is not visible from the street.

Tree Retention Plans

A revised Tree Management Plan to demonstrate:

- *Removal of trees numbered 173 and 179;*
- *Retention of tree numbered 178.*

Engineering Plans

Updated Engineering Plans shall reflect the amended Tree Management Plan as referenced above.

Kind regards,

Jonathan Ford
Development Planner