**Attachment A**

**Draft modified conditions for DA/882/2021/A**

**Bias Avenue, Bateau Bay**

|  |  |
| --- | --- |
| APPLICATION & REFERENCE NUMBERs | PPSHCC – 273 – DA/882/2021/APAN - 394766 CNR-64982  |
| PROPOSAL  | Section 4.55(2) modification to Seniors Development in 2 stages comprising, construction of a residential aged care facility (RACF) and independent living units (ILU’s) with associated on-site support services and communal facilities, parking, landscaping, demolition and other ancillary uses and works under SEPP (Housing for Seniors or People with a Disability) 2004. |
| ADDRESS | 19-21 Bias Avenue, Lot 524, DP.823143 and 1 Harbour Street, Lot 16 DP.240129, Bateau Bay |
| APPLICANT | Uniting Church in Australia Property Trust (NSW) C/- Gyde Consulting |

Modify Development Consent DA/882/2021 to read in accordance with the blue below specified conditions with the changes shown in red:

Under the heading titled ‘Parameters of this consent’ modify the wording of condition 1.1 of DA/882/2021 as follows:

* 1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

**Architectural Plans:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Description/Title | Drawing No | Issue/Rev | Date | Author |
| Coversheet | A-0001 | F-01 | 10.11.23 | CKDS Architecture |
| Demolition Plan | A-0004  | D-02 | 14.09.22 | CKDS Architecture |
| Site Yield / Calculations | A-0005 | F-01 | 10.11.23 | CKDS Architecture |
| Site Context | A-0006 | D-02 | 14.09.22 | CKDS Architecture |
| Site Analysis / Constraints | A-0007 | D-02 | 14.09.22 | CKDS Architecture |
| Functional Diagram | A-0008 | D-02 | 14.09.22 | CKDS Architecture |
| Design Development | A-0009 | D-02 | 14.09.22 | CKDS Architecture |
| Site Massing | A-0010 | D-02 | 14.09.22 | CKDS Architecture |
| Proposed Massing Strategy | A-0011 | D-02 | 14.09.22 | CKDS Architecture |
| Site Diagram | A-0012 | D-02 | 14.09.22 | CKDS Architecture |
| Site / Roof Plan | A-0111 | F-01 | 10.11.23 | CKDS Architecture |
| Site Circulation | A-0112 | D-02 | 14.09.22 | CKDS Architecture |
| Waste Management | A-0113 | F-01 | 10.11.23 | CKDS Architecture |
| Parking Allocation Diagram | A-0114 | F-01 | 10.11.23 | CKDS Architecture |
| Staging - Stage 1: Overall | A-0121 | F-01 | 10.11.23 | CKDS Architecture |
| Staging - Stage 1A: Early Works | A-0122 | F-01 | 10.11.23 | CKDS Architecture |
| Staging - Stage 1B: Building Works | A-0123 | F-01 | 10.11.23 | CKDS Architecture |
| Staging - Stage 1C: Altona Avenue Connection | A-0124 | F-01 | 10.11.23 | CKDS Architecture |
| Staging - Stage 2: Overall | A-0125 | F-01 | 10.11.23 | CKDS Architecture |
| Staging - Stage 2A: Early Works | A-0126 | D-02 | 14.09.22 | CKDS Architecture |
| Staging - Stage 2B: Building Works | A-0127 | D-02 | 14.09.22 | CKDS Architecture |
| Staging - Stage 2C: External Works | A-0128 | D-02 | 14.09.22 | CKDS Architecture |
| Staging - Overall Staging Plan | A-0129 | D-02 | 14.09.22 | CKDS Architecture |
| Photomontage | A-0131 | F-01 | 10.11.23 | CKDS Architecture |
| Site - Ground Floor Plan | A-1001 | F-01 | 10.11.23 | CKDS Architecture |
| Site - Level 01 Plan | A-1002 | F-01 | 10.11.23 | CKDS Architecture |
| Site - Level 02 Plan | A-1003 | F-01 | 10.11.23 | CKDS Architecture |
| Site - Level 03 Plan | A-1004 | F-01 | 10.11.23 | CKDS Architecture |
| Site - Street Elevation | A-1011 | E-02 | 01.08.24 | CKDS Architecture |
| Site - Sections | A-1021 | E-02 | 01.08.24 | CKDS Architecture |
| Site - Sections | A-1022 | E-02 | 01.08.24 | CKDS Architecture |
| East Boundary -Boundary Section 1 | A-1023 | E-02 | 01.08.24 | CKDS Architecture |
| East Boundary -Boundary Section 2 | A-1024 | E-02 | 01.08.24 | CKDS Architecture |
| East Boundary -Boundary Section 3 | A-1025 | E-02 | 01.08.24 | CKDS Architecture |
| East Boundary -Boundary Section 4 | A-1026 | E-02 | 01.08.24 | CKDS Architecture |
| East & Harbour Street Boundary Sections | A-1027 | E-02 | 01.08.24 | CKDS Architecture |
| Altona Avenue Street Boundary Sections | A-1028 | E-02 | 01.08.24 | CKDS Architecture |
| Harbour Street -Boundary Sections | A-1029 | F-01 | 10.11.23 | CKDS Architecture |
| Lakin Street -Section | A-1030 | E-02 | 01.08.24 | CKDS Architecture |
| Altona Avenue -Street Boundary Sections | A-1031 | E-02 | 01.08.24 | CKDS Architecture |
| RACF - Ground Floor Plan | A-2101 | D-02 | 14.09.22 | CKDS Architecture |
| RACF - Level 01 Plan | A-2102 | D-02 | 14.09.22 | CKDS Architecture |
| RACF - Level 02 Plan | A-2103 | D-02 | 14.09.22 | CKDS Architecture |
| RACF - Level 03 Plan | A-2104 | D-03 | 01.11.22 | CKDS Architecture |
| RACF - Roof Plan | A-2105 | D-03 | 01.11.22 | CKDS Architecture |
| RACF - North & South Elevations | A-2111 | D-03 | 01.11.22 | CKDS Architecture |
| RACF - East & West Elevations | A-2112 | D-03 | 01.11.22 | CKDS Architecture |
| RACF - Sections AA & BB | A-2121 | D-02 | 14.09.22 | CKDS Architecture |
| RACF - Door Schedule | A-2131 | D-03 | 01.11.22 | CKDS Architecture |
| RACF - Window Schedule | A-2141 | D-03 | 01.11.22 | CKDS Architecture |
| RACF - Window Schedule | A-2142 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - Ground Floor Plan | A-3101 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 01 - Level 1 Floor Plan | A-3102 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - Level 2 Floor Plan | A-3103 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - Roof Plan | A-3104 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - North & South Elevations | A-3111 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - East Elevation | A-3112 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - West Elevation | A-3113 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 01 - Sections AA & BB | A-3121 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 01 - Door Schedule | A-3131 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 01 - Door Schedule | A-3132 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 01 - Window Schedule | A-3141 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 01 - Window Schedule | A-3142 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 02 - Ground Floor Plan | A-3201 | E-13 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - Level 1 Floor Plan | A-3202 | E-14 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - Level 2 Floor Plan | A-3203 | E-13 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - Roof Plan | A-3204 | E-12 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - North & South Elevations | A-3211 | E-12 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - East Elevation | A-3212 | E-12 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - West Elevation | A-3213 | E-12 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - Sections AA & BB | A-3221 | E-02 | 01.08.24 | CKDS Architecture |
| ILU - Block 02 - Door Schedule | A-3231 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 02 - Door Schedule | A-3232 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 02 - Window Schedule | A-3241 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 02 - Window Schedule | A-3242 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 03 - Ground Floor Plan | A-3301 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Level 1 Floor Plan | A-3302 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Level 2 Floor Plan | A-3303 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Level 3 Floor Plan | A-3304 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Roof Plan | A-3305 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - North & South Elevations | A-3311 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - East Elevation | A-3312 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - West Elevation | A-3313 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Sections AA & BB | A-3321 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Block 03 - Door Schedule | A-3331 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Door Schedule | A-3332 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Window Schedule | A-3341 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Window Schedule | A-3342 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 03 - Window Schedule | A-3343 | D-03 | 01.11.22 | CKDS Architecture |
| ILU - Block 05 - Ground Floor Plan | A-3501 | E-12 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - Level 1 Floor Plan | A-3502 | E-13 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - Level 2 Floor Plan | A-3503 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - Roof Plan | A-3504 | E-10 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - North & South Elevations | A-3511 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - East Elevation | A-3512 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - West Elevation | A-3513 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - Sections AA & BB | A-3521 | E-02 | 01.08.24 | CKDS Architecture |
| ILU - Block 05 - Door Schedule | A-3531 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 05 - Door Schedule | A-3532 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 05 - Window Schedule | A-3541 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 05 - Window Schedule | A-3542 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 06 - Ground Floor Plan | A-3601 | E-14 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - Level 1 Floor Plan | A-3602 | E-13 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - Roof Plan | A-3603 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - North & South Elevations | A-3611 | E-12 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - East Elevation | A-3612 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - West Elevation | A-3613 | E-11 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - Sections AA & BB | A-3621 | E-02 | 01.08.24 | CKDS Architecture |
| ILU - Block 06 - Door Schedule | A-3631 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Block 06 - Window Schedule | A-3641 | F-01 | 10.11.23 | CKDS Architecture |
| ~~ILU - Block 06 - Window Schedule~~ | ~~A-3642~~ | ~~D-03~~ | ~~01.11.22~~ | ~~CKDS Architecture~~ |
| ILU - Apartment Plans - 1 Bedroom | A-3701 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Apartment Plans - 2 Bedroom | A-3702 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Apartment Plans - 2 Bedroom | A-3705 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Apartment Plans - 2 Bedroom | A-3703 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3704 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3706 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3707 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3708 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3709 | D-02 | 14.09.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3710 | D-01 | 01.11.22 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3711 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3712 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3713 | F-01 | 10.11.23 | CKDS Architecture |
| ILU - Apartment Plans - 3 Bedroom | A-3714 | F-01 | 10.11.23 | CKDS Architecture |
| Schedule - RACF External Finishes | A-7001 | D-02 | 14.09.22 | CKDS Architecture |
| Schedule - ILU External Finishes | A-7002 | F-01 | 10.11.23 | CKDS Architecture |
| SEPP 65 - Compliance Table | A-8001 | F-01 | 10.11.23 | CKDS Architecture |
| Landscape - Coversheet | L000 | MM | 24.11.23 | Xeriscapes  |
| Landscape- Design Report | L001 | DD | 06.05.22 | Xeriscapes |
| Landscape – Tree Management | L002 | HH | 13.09.22 | Xeriscapes |
| Existing Tree Schedule 1 0f 2 | L003 | CC | 28.04.22 | Xeriscapes |
| Existing Tree Schedule 2 0f 2 | L004 | CC | 28.04.22 |  Xeriscapes |
| Proposed Tree Plan | L005 | JJ | 07.11.23 | Xeriscapes |
| Landscape Design Principles | L006 | GG | 13.09.22 | Xeriscapes |
| Landscape Masterplan | L101 | JJ | 07.11.23 | Xeriscapes |
| Detailed Landscape Plan 1 of 3 | L102 | HH | 07.11.23 | Xeriscapes |
| Detailed Landscape Plan 2 of 3 | L103 | GG | 07.11.23 |  Xeriscapes |
| Detailed Landscape Plan 3 of 3 | L104 | GG | 08.11.23 | Xeriscapes |
| RACF Level 1 Podium Landscape Plan | L105 | CC | 28.04.22 |  Xeriscapes |
| Landscape Sections (1of 2) | L111 | CC | 28.04.22 | Xeriscapes |
| Landscape Sections (2of 2) | L112 | CC | 28.04.22 | Xeriscapes |
| Plant Schedule - General | L114 | EE | 13.09.22 | Xeriscapes |
| Village Green Concept Plan | L115 | DD | 24.05.22 | Xeriscapes |
| Screen/Buffer Planting Plan | L201 | EE | 07.11.23 |  Xeriscapes |
| Screen/Buffer Planting Plan | L202 | FF | 07.11.23 | Xeriscapes |
| Screen/Buffer Planting Plan | L203 | GG | 07.11.23 | Xeriscapes |
| Plant Schedule -Screen/Buffer | L204 | CC | 28.04.22 |  Xeriscapes |

**Supporting Documentation**

|  |  |  |
| --- | --- | --- |
| Document | Title | Date |
| D14761656& D15177499 | Statement of Environmental Effects (Project N18-32 Rev.02) prepared by Cityplan as amended by Response to RFI and Submissions Report dated 20.5.22 prepared by Gyde Consulting Including Clause 4.6 Exception to Development Standards | 13 July 2021& 20 May 2022 |
| D15406538 | Final RFI Response letter dated 13 Sept 2022 prepared by Gyde Consulting | 13 Sept 2022 |
| D15406537 | Architectural (CKDS) & Landscaping (Xeriscapes) Response to RFI  | Undated |
| D15276101 | Response to RFI of 19 July 2022 prepared by Gyde Consulting dated 2 August 2022 | 2 August 2022 |
| D15346485 | Architectural response to RFI prepared by CKDS Drawing list 001-024 Issue A. | 13 Sept 2021 |
| D15177611 | Boundary Interface Sections Report | May 2022 |
| D15346499 | Operational letter from Uniting | 9 Sept 2022 |
| D15346489 | Visual Impact Statement (Rev C) prepared by CKDS | 13 Sept 2022 |
| D15177496 & D15177528D14761998 | Acid Sulphate Soils Management Plan Ref E2001-3 -Rev 1 prepared by Foundation Earth Sciences & addendum statement dated 13 May 2022 Acid Sulphate Soils Assessment (Ref.E2001-2 Doc 1) prepared by Benviron Group dated 15 Dec 2018 | 13 May 2022 |
| D15177498 | Disability Access Report Ref: LP\_21020 Rev6 prepared by Lindsay Perry Access | 20 May 2022 |
| D15177495& D15177530 | Arboricultural Impact Assessment Report Ref: 220414\_Nareen Gardens\_AIA\_Rev7 prepared by Urban Arbor & Purpose of Statement prepared by Urban Arbor dated  | 14 April 2022 |
| D15177484D15346488 | Traffic Impact Assessment prepared by Traffix Ref.18.444r01v12 and Traffic Statement prepared by Traffix (swept paths) (Ref.18.444r01v02)  | 20 May 202213 Sept 2022 |
| D15406574 | Geotechnical Investigation Report Ref G333-1 prepared by Benviron group | 20 Dec 2018 |
| D15177505 | Operational, Demolition and Construction Waste Management Plan prepared by Waste Audit & Consultancy Services  | May 2022 |
| D14762106& D15177507 | Field Ambient Odour Assessment Study prepared by The Odour Unit Version 1 dated 3 May 2021 and Addendum report prepared by The Odour Unit dated 20 May 2022 | 22 May 2022 |
| D14762095&D15177516 | Noise Impact Assessment prepared by ADP Consulting dated 18 May 2021 as amended under Revised Noise Impact Assessment No SYD1600 Rev 04 prepared by ADP Consulting P/L | 19 May 2022 |
| D15177519 | Preliminary BCA and Certification Assessment prepared by Steve Watson & Partners Rev 1.1 | 13 May 2022 |
| D15434844 | Basix Assessment Report (Ref: SYD1600 Rev.05) prepared by ADP Consulting P/L | 15 Nov 2022 |
| D15434839 | Basix Certificate prepared by ADP Consulting | 15 Nov 2022 |
| D15434849 | Nathers Group Certificate | 15 Nov 2022 |
| D15177533 | SEPP No.65 – Apartment Design Guide – Compliance Statement prepared by CKDS-Design Verification Statement -Resubmission - Issue B-02 | May 2022 |
| D14762094&D15177540 | Crime Risk Report (Ref#18-032 Version1), Rev01 prepared by City Plan and addendum report prepared by Gyde Consulting dated 19 May 2022 | 13 May 2021 & 19 May 2022 |
| D14810876&D15177538 | Social Impact Assessment No. N-18032 prepared by City Plan Rev 02 dated July 2021, and SIA Addendum prepared by Gyde Consulting dated 17 May 2022 | 17 May 2022 |
| D15177501 | Engagement Outcomes Report (Ref 2192 - 1) prepared by Mara Consulting  | 17 May 2022 |
| D14762135 &D15177522 | Bush Fire Assessment Report (Ref,18092)prepared by Peterson Bushfire dated 20 May 2021 and Addendum report Prepared by Peterson Bushfire dated 16 May 2022. | 20 May 2021 & 16 May 2022 |
| D15276116 | QS Statement and labour costings prepared by Newton Fisher Group | 16 May 2022 |
| D15177518 | Indicative Operations Management Plan prepared by Uniting | 16 May 2022 |
| D15177514 | Uniting Response to RFI (social impacts) | 18 May 2022 |
| D15177511 | Flood impact Assessment (Ref NE-RPT-0002) Rev.3 prepared by Northrop | 19 May 2022 |
| D15177613 | Streamlined Biodiversity Development Assessment Report (Ref. Unit 1var3) Ver3 prepared by NARLA Environmental | 19 May 2022 |
| D15177482 | External Lighting Strategy Statement prepared by ADP Consulting  | 14 April 2022 |
| D15177517 | Certificate of Registration -Community Housing | 27 Feb 2018 |
| D15177544 | Construction Statement prepared by Savills | 20 May 2022 |

As modified under DA/882/2021/A including the following documents:

|  |  |  |
| --- | --- | --- |
| Document | Title | Date |
| D16007729 | Planning Report S.4.55(2) Application prepared by Gyde Consulting | 21 Dec 2023 |
| D16003136 | Architectural Design Statement prepared by CKDS Revision B and updated statement (16333877) dated 1.8.24 | 10 Nov 2023 |
| D15993222 | Design Verification Statement S4.55 – issue C-prepared by CKDS and SEPP 65 compliance statement (D15986977) prepared by CKDS. | Undated |
| D16003113 | Updated Flood Impact Assessment Rev 6 prepared by Northrop (Ref NL181583) | 28 Nov 2023 |
| D16293101 | Amended Basix Certificate (1188112M\_07) | 16 Nov 2023 |
| D15986982 | Basix Assessment Report prepared by ADP Consulting Engineering Rev.06 and summary sheet (D15986981) prepared by CKDS. | 15 Nov 2023 |
| D16412120 | NatHERS Group Certificate | 15 Nov 2023 |
| D15986995 | Traffic Statement prepared by Traffix (Ref18.444r05V03) | 27 Nov 2023 |
| D16292748 &D16292749 | Operational, Demolition and Construction Waste Management Plan S455 prepared by Waste Audit and Consultancy Services and correspondence dated 26 June 2024 | June 2024 |
| D16412111 | CIV prepared by Newton Fisher Group | 22 Nov 2023 |
| D15994212 | External Finishes Schedule ILU Stage 1 | Undated  |
| D15993202 | Visual Impact Statement, Rev C, prepared by CKDS | Undated |
| D15986996D16333879 | S4.55 Acoustic Impact Assessment prepared by ADP Consulting Engineering (SYD1600 Rev 01 and Amended Acoustic Report Revision 2 dated 26 July 2024 | 2 Nov 2023& 26 July 2024 |
| D15986980 | S4.55 Bushfire Advice letter prepared by Peterson Bushfire consulting | 14 Nov 2023 |
| D15986978 | Community Engagement Report prepared by Uniting | Nov 2023 |
| D16412104 | Accessibility Statement prepared by Lindsay Perry  | 9 Nov 2023 |
| D16412146 | Indicative Operations Management Plan prepared by Unitiing | 27 Nov 2023 |
| D16412155 | Lighting Strategy Statement prepared by ADP Consulting Engineers Rev 01. | 3 Nov 2023 |

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

The recommendations of the supporting documentation above are to be implemented as part of the development during the relevant stages of construction and operation except as otherwise specifically stated under the conditions below.

**Note:** an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

GL002

Under the heading titled ‘Parameters of this consent’ modify the wording of condition 1.4 of DA/882/2021 as follows:

1.4 Comply with the General Terms of Approval from the Authorities as listed below and attached as a schedule of this consent.

|  |  |  |  |
| --- | --- | --- | --- |
| Government Agency / Department / Authority | Description | Ref No | Date |
| NSW Rural Fire Service  | General Terms of Approval (& BFSA dated 3.11.22) and correspondence date 13 Feb 2024 (D16405110). | DA20210901003748-Original-1 | 25 Nov 2021 |
| Natural Resources Access Regulator | General Terms of Approval for DA/882/2021 and correspondence dated 7 March 2024 (D16405102). | IDAS – 2021-10023 | 16 Feb 2022 |

Under the heading titled ‘Prior to issue of any Construction Certificate’ modify the wording of condition 2.3 of DA/882/2021 as follows:

2.3 **ALL STAGES -** Submit amendments to the approved plans to the Accredited Certifier that must detail:

1. Increase POS in the 1-bedroom units R.3.01, R.3.02, R.3.03, and R.3.04 to comply with the minimum area of 8m2 and the minimum dimension of 2m.
2. Increase POS in the 2-bedroom unit R.3.08 to comply with the minimum area of 10m2 and the minimum dimension of 2m.

c) Stage 1- Prior to issue of a CC for any building within Stage 1, Unit types 3B03 and 3B04 are to be re- designed to provide adequate storage by re-orientating the bathrooms and reconfiguring the study nook.

d) Stage 2 – Provide a common accessible toilet that visitors to the site can use.

e) Stage 1 - Provide further details including a plan section regarding planting on terraces for the proposed buffer planting on Level 1 of Blocks 2 and 5 along the eastern boundary to demonstrate how this planting will be successfully achieved and the ongoing maintenance arrangements.