

## DETERMINATION AND STATEMENT OF REASONS

### HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	26 September 2024
<b>DATE OF PANEL DECISION</b>	26 September 2024
<b>DATE OF PANEL BRIEFING</b>	25 September 2024
<b>PANEL MEMBERS</b>	Roberta Ryan (Acting Chair), Tony Tuxworth, Greg Flynn
<b>APOLOGIES</b>	Susan Budd, Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 18 September 2024.

#### MATTER DETERMINED

PPSHCC-273 – Central Coast – DA/882/2021/A – 19-21 Bias Avenue, Bateau Bay 2261 – Section 4.55(2)  
Modification to Senior Housing Development (as described in Schedule 1).

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings listed at item 8 in Schedule 1.

#### Modification application

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the council assessment report.

- The proposed development is substantially the same development approved by the Panel in November 2022.
- The proposed modifications will lead to improved functionality in the design, are minor in nature with minimal environmental impacts.
- The development will provide for well-designed and contemporary aged care facility.
- The development remains compliant with the relevant planning controls.


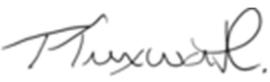

#### CONDITIONS

The modification application was approved subject to the conditions in Schedule 2 with the following amendments.

- Minor amendment to condition 1.1 to reflect the correct plan versions related to staging.
- Minor amendment to condition 2.3 (c) for storage requirements to comply with ADG.
- Minor amendment to condition 2.3 (e) for the required screen planting along the eastern boundary of blocks 2 and 5.

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered all written submissions made during public exhibition there were no submitters who wished to address the panel. The Panel notes that issues of concern raised largely relate to the original approved development including height, bulk and scale, site suitability.

PANEL MEMBERS	
 Roberta Ryan (Acting Chair)	 Tony Tuxworth
 Greg Flynn	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-273 – Central Coast – DA/882/2021/A
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	19-21 Bias Avenue, Lot 524, DP.823143 and 1 Harbour Street, Lot 16 DP.240129, Bateau Bay
4	APPLICANT/OWNER	The Uniting Church in Australia Property Trust (NSW) The Uniting Church in Australia Property Trust (NSW)
5	TYPE OF REGIONAL DEVELOPMENT	<b>Section 4.55(2) Modification Application</b>
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX)</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>State Environmental Planning Policy (Housing) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>Central Coast Local Environmental Plan 2022</li> <li>Wyong Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Wyong Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 17 September 2024</li> <li>Original Consent included a Clause 4.6 variation to Clause 5 Part 1 Schedule 3 of SEPP (Housing for Seniors or People with a Disability) 2004</li> <li>Written submissions during public exhibition: 2 <ul style="list-style-type: none"> <li>Total number of unique submissions received by way of objection: 2</li> </ul> </li> </ul>

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing: 9 July 2024 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Roberta Ryan (Acting Chair), Tony McNamara, Susan Budd, Tony Tuxworth, Greg Flynn</li> <li>○ <u>Council assessment staff</u>: Tania Halbert, Emily Goodworth</li> <li>○ <u>Department</u>: Leanne Harris, Holly McCann</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 25 September 2024 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Roberta Ryan (Acting Chair), Tony McNamara, Tony Tuxworth, Greg Flynn</li> <li>○ <u>Council assessment staff</u>: Salli Pendergast, Emily Goodworth</li> <li>○ <u>Applicant representatives</u>: Robert Bisley, Gabriel Thielbeer, Josie Hills, Adrian Ciano, Richard Abbott, Paul Jones</li> <li>○ <u>Department</u>: Leanne Harris, Holly McCann</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

## Schedule 2

### Modified Conditions for DA/882/2021/A

#### Bias Avenue, Bateau Bay

Dated 25 Sept 2024

<b>APPLICATION &amp; REFERENCE NUMBERS</b>	PPSHCC – 273 – DA/882/2021/A PAN - 394766 CNR-64982
<b>PROPOSAL</b>	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.
<b>ADDRESS</b>	19-21 Bias Avenue, Lot 524, DP.823143 and 1 Harbour Street, Lot 16 DP.240129, Bateau Bay
<b>APPLICANT</b>	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:

- 1.1 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	D-02	14.09.22	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	F-01	10.11.23	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
<del>ILU - Block 06 - Window Schedule</del>	<del>A-3642</del>	<del>D-03</del>	<del>01.11.22</del>	<del>CKDS Architecture</del>
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 Of 2	L003	CC	28.04.22	Xeriscapes
Existing Tree Schedule 2 Of 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 & D15177528	Acid Sulphate Soils Management Plan Ref E2001-3 -Rev 1 prepared by Foundation Earth Sciences & addendum statement dated 13 May 2022	13 May 2022
D14761998	Acid Sulphate Soils Assessment (Ref.E2001-2 Doc 1) prepared by Benviron Group dated 15 Dec 2018	
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
D15177484	Traffic Impact Assessment prepared by Traffix Ref.18.444r01v12 and	20 May 2022
D15346488	Traffic Statement prepared by Traffix (swept paths) (Ref.18.444r01v02)	13 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	
D15986996	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	
D16333879		8-26-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 Uniting	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.

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:
- a) 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 8m<sup>2</sup> and the minimum dimension of 2m.
  - b) Increase POS in the 2-bedroom unit R.3.08 to comply with the minimum area of 10m<sup>2</sup> 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 to comply with the ADG.
  - d) Stage 2 – Provide a common accessible toilet that visitors to the site can use.
  - e) Stage 1 - Provide buffer planting on Level 1 of Blocks 2 and 5 along the eastern boundary.