

Attachment A: Draft recommended amendments to Conditions of consent

1. Delete Condition 1 and insert Condition 1A to read as follows:

The development is to be completed in accordance with the following plans, except where varied by the conditions of this consent.

Sheet Name	Pge No	Ref.	Date	Prepared by
Stage 1 Site Plan	5	20528	01/12/2023	Raunik Design Group Architects
Stage 1 basement	6	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Level 1	7	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Level 2	8	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Level 3	9	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Level 4	10	20528	07/08/2024	Raunik Design Group Architects
Stage 1 Level 5	11	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Level 6	12	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Level 7	13	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Roof Level	14	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Units Key Plan	15	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Units 1A and 1B	16	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 1C	17	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 2A and 2B	18	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 2C and 2G	19	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 3A and 3B	20	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 3C	21	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 3D	22	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Unit 3E	23	20528	01/12/2023	Raunik Design Group Architects
Stage 1 West Elevation	24	20528	01/12/2023	Raunik Design Group Architects
Stage 1 South Elevation – S1	25	20528	01/12/2023	Raunik Design Group Architects
Stage 1 South Elevation – S2	26	20528	01/12/2023	Raunik Design Group Architects
Stage 1 East Elevation	27	20528	01/12/2023	Raunik Design Group Architects
Stage 1 North Elevation-N1	28	20528	01/12/2023	Raunik Design Group Architects
Stage 1 North Elevation-N2	29	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Building Section A	30	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Building Section B	31	20528	01/12/2023	Raunik Design Group Architects
Stage 1 Pool Details Floor Plan	36	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Site Plan	5	20528	01/12/2023	Raunik Design Group Architects
Stage 2 basement	6	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Level 1	7	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Level 2	8	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Level 3	9	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Level 4	10	20528	06/08/2024	Raunik Design Group Architects
Stage 2 Level 5	11	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Level 6	12	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Level 7	13	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Roof Level	14	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Units Key Plan	15	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Unit 1D	16	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Unit 1E and 1F	17	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Unit 2A	18	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Unit 2D	19	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Unit 2E and 2F	20	20528	01/12/2023	Raunik Design Group Architects
Stage 2 Unit 3F	21	20528	01/12/2023	Raunik Design Group Architects
Stage 2 West Elevation -W1	23	20528	01/12/2023	Raunik Design Group Architects

Stage 2 West Elevation -W2	24	20528	01/12/2023	Raunik Design Group Architects
Stage 2 South Elevation – S1	25	20528	01/12/2023	Raunik Design Group Architects
Stage 2 South Elevation – S2	26	20528	01/12/2023	Raunik Design Group Architects
Stage 2 East Elevation -E1	27	20528	01/12/2023	Raunik Design Group Architects
Stage 2 East Elevation -E2	28	20528	01/12/2023	Raunik Design Group Architects
Stage 2 North Elevation -N1	29	20528	01/12/2023	Raunik Design Group Architects
Stage 2 North Elevation -N2	30	20528	01/12/2023	Raunik Design Group Architects
Building Section A	31	20528	01/12/2023	Raunik Design Group Architects
Building Section B	32	20528	01/12/2023	Raunik Design Group Architects
Unit No. Schedule	-	20528	06/08/2024	Raunik Design Group Architects

Staging of the development is approved as follows:

Stage 1: Demolition of existing dwelling houses (7) on 6-12 Powell Street, Tweed Heads and 33-37 Florence Street, Tweed Heads and Construction of Building A and B (including basement parking) involving a total of 48 independent living units, swimming pool and access from Powell Street.

Stage 2: Construction of Building C (including basement parking) involving 47 Independent living units and access from Florence and Powell Streets.

2. Delete Condition 8 and insert new Condition 8A to read as follows:

Prior to demolition work commencing **for each Stage**, a sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm by 300mm shall be erected in a prominent visible location on the site. The sign shall remain in place until all asbestos has been removed from the site.

3. Delete Condition 9 and insert Condition 9A to read as follows:

Prior to the commencement of construction of the new structure or use of the site **for each Stage**, a ‘clearance inspection’ shall be conducted for the site and a ‘clearance certificate’ issued by a licensed asbestos assessor or competent person which states that the ‘does not pose a risk to health and safety from exposure to asbestos’ in accordance with Clause 474 of the Work Health and Safety Regulation 2017. A copy of this certificate shall be forwarded to the Principal Certifier and Council within 7 days of completion of the ‘clearance inspection’ for each Stage.

4. Delete Condition 11 and insert Condition 11A to read as follows:

Prior to demolition of any structure being commenced **for each stage**, all asbestos material shall be identified and removed from the site by an asbestos removalist who is licensed to carry out the work by SafeWork NSW. All asbestos waste shall be disposed at a facility that is licensed to receive asbestos waste (all receipts related to disposal must be kept on site and provided to a Council Authorised Officer upon request).

5. Deletion Condition 13 and insert Condition 13A to read as follows:

On completion of remediation and validation works, and prior to commencement of construction works/issue of occupation certificate **for Stage 1**, a Site Remediation and Validation Report, and where required Environmental Management Plan, prepared by a suitably qualified environmental consultant in accordance with NSW Environment Protection Authority contaminated land statutory guidelines shall be submitted to the satisfaction of Council's General Manager or delegate confirming that the site is suitable for the proposed use. The report must be accompanied by the Northern Rivers Contaminated Land Program - Contamination Report Summary Table available at www.tweed.nsw.gov.au/ContaminatedLand.

6. Delete Condition 21 and insert Condition 21A to read as follows:

The developer shall provide no less than **96** spaces including parking for people with a disability (as required) in accordance with Section 108(k) and Section 5, Part 1, Schedule 4 of SEPP (Housing) 2021.

No more than **two (2)** car parking spaces are to be allocated to Staff.

Full design detail of the proposed parking and manoeuvring areas including integrated landscaping shall be submitted to the PCA for each Construction Certificate application for each stage of the Building Works.

7. Insert new Condition 22.1 after Condition 22 to read as follows:

Prior to the issue of a Construction Certificate **for each Stage**, the applicant is to prepare a revised Dewatering Management Plan prepared in accordance with Council's Dewatering in the Tweed Guideline, and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018), which corresponds with and appropriately considers the maximum excavation depth nominated in the application. The revised dewatering management plan shall be submitted to the satisfaction of the General Manager or delegate.

8. Delete Condition 23 and insert Condition 23A to read as follows:

Section 7.11 Contributions

Payment of the following contributions pursuant to Section 7.11 of the Act and the relevant Contribution Plan.

Construction Certificate shall NOT be issued by a Certifying Authority unless all Section 7.11 Contributions have been paid and the Certifying Authority has sighted Council's receipt confirming payment.

Stage 1	
	Contribution Plan No 4 - Tweed Road Contribution Plan:

	74.5 trips @ \$1,177.18 per trip (\$815.00 base rate + \$362.18 indexation)	\$87,699.56
	CP04 Road Contributions (1-Tweed Heads)	
b.	Contribution Plan No 5 - Local Open Space:	
	26.33333333333333 ETs @ \$826.87 per ET (\$502.00 base rate + \$324.87 indexation)	\$21,774.24
	CP05 (Local OS) Casual Open Space	
c.	Contribution Plan No 11 - Tweed Shire Library Facilities:	
	26.33333333333333 ETs @ \$1,214.47 per ET (\$792.00 base rate + \$422.47 indexation)	\$31,981.04
	CP11 Libraries	
d.	Contribution Plan No 12 - Bus Shelters:	
	26.33333333333333 ETs @ \$90.41 per ET (\$60.00 base rate + \$30.41 indexation)	\$2,380.79
	CP12 Bus Shelters	
e.	Contribution Plan No 13 - Eviron Cemetery:	
	26.33333333333333 ETs @ \$165.17 per ET (\$101.00 base rate + \$64.17 indexation)	\$4,349.47
	CP13 Cemeteries	
f.	Contribution Plan No 15 - Developer Contributions for Community Facilities:	
	26.33333333333333 ETs @ \$2,290.45 per ET (\$2,083.00 base rate + \$207.45 indexation)	\$60,315.18
	CP15 Comm Facilities	

g.	Contribution Plan No 18 - Council Administration Offices and Technical Support Facilities:	
	26.33333333333333 ETs @ \$2,849.51 per ET (\$1,759.90 base rate + \$1,089.61 indexation)	\$75,037.09
	CP18 Council Admin Facilities	
h.	Contribution Plan No 22 - Cycleways:	
	26.33333333333333 ETs @ \$672.93 per ET (\$447.00 base rate + \$225.93 indexation)	\$17,720.49
	CP22 Cycleways	
i.	Contribution Plan No 26 - Shirewide Regional Open Space:	
	26.33333333333333 ETs @ \$1,553.45 per ET (\$1,031.00 base rate + \$522.45 indexation)	\$40,907.55
	CP26 (Regional OS) Casual	
j.	Section 94 Plan No 27 - Tweed Heads Master Plan - Local Open Space/Streetscaping:	
	48 MDUs @ \$1,047.00 per MDU (\$1,047.00 base rate + \$0.00 indexation)	\$50,256.00
	CP27 TH Master Plan Open Space	

Stage 2

	Contribution Plan No 4 - Tweed Road Contribution Plan:	
	117.5 trips @ \$1,177.18 per trip (\$815.00 base rate + \$362.18 indexation)	\$138,318.10
	CP04 Road Contributions (1-Tweed Heads)	
b.	Contribution Plan No 5 - Local Open Space:	

	33.125 ETs @ \$826.87 per ET (\$502.00 base rate + \$324.87 indexation)	\$27,390.06
	CP05 (Local OS) Casual Open Space	
c.	Contribution Plan No 11 - Tweed Shire Library Facilities:	
	33.125 ETs @ \$1,214.47 per ET (\$792.00 base rate + \$422.47 indexation)	\$40,229.31
	CP11 Libraries	
d.	Contribution Plan No 12 - Bus Shelters:	
	33.125 ETs @ \$90.41 per ET (\$60.00 base rate + \$30.41 indexation)	\$2,994.83
	CP12 Bus Shelters	
e.	Contribution Plan No 13 - Eviron Cemetery:	
	33.125 ETs @ \$165.17 per ET (\$101.00 base rate + \$64.17 indexation)	\$5,471.25
	CP13 Cemeteries	
f.	Contribution Plan No 15 - Developer Contributions for Community Facilities:	
	33.125 ETs @ \$2,290.45 per ET (\$2,083.00 base rate + \$207.45 indexation)	\$75,871.15
	CP15 Comm Facilities	
g.	Contribution Plan No 18 - Council Administration Offices and Technical Support Facilities:	
	33.125 ETs @ \$2,849.51 per ET (\$1,759.90 base rate + \$1,089.61 indexation)	\$94,390.01
	CP18 Council Admin Facilities	

h.	Contribution Plan No 22 - Cycleways:	
	33.125 ETs @ \$672.93 per ET (\$447.00 base rate + \$225.93 indexation)	\$22,290.80
	CP22 Cycleways	
i.	Contribution Plan No 26 - Shirewide Regional Open Space:	
	33.125 ETs @ \$1,553.45 per ET (\$1,031.00 base rate + \$522.45 indexation)	\$51,458.08
	CP26 (Regional OS) Casual	
j.	Contribution Plan No 26 - Shirewide Regional Open Space:	
	33.125 ETs @ \$5,452.59 per ET (\$3,619.00 base rate + \$1,833.59 indexation)	\$180,616.95
	CP26 (Regional OS) Structured	
k.	Section 94 Plan No 27 - Tweed Heads Master Plan - Local Open Space/Streetscaping:	
	47 MDUs @ \$1,047.00 per MDU (\$1,047.00 base rate + \$0.00 indexation)	\$49,209.00
	CP27 TH Master Plan Open Space	

A CURRENT COPY OF THE CONTRIBUTION FEE SHEET ATTACHED TO THIS CONSENT MUST BE PROVIDED AT THE TIME OF PAYMENT.

These charges include indexation provided for in the Section 7.11 Contribution Plan and will remain fixed for a period of 12 months from the date of this consent and thereafter in accordance with the rates in the relevant Plan as at the date the condition is imposed (which may have been indexed or varied from the original contribution rates in the Plan by a clause adopted in the Plan).

A copy of the Section 7.11 contribution plans may be inspected at the Civic and Cultural Centres, Tumbulgum Road, Murwillumbah and Brett Street, Tweed Heads.

NOTE: All Section 7.11 Contribution payments are non-refundable.

13. Deletion Condition 26 and insert Condition 26A to read as follows:

The basement car parking is to be protected against the inflow of water to a level of 500mm above the design flood level of RL 2.6m AHD in accordance with Tweed Shire Council Development Control Plan Part A3 - Development of Flood Liable Land. This immunity shall be provided at all accesses including external stairs to the basement car park. The pump system shall be designed for a storm event with a 10 year average return interval (ARI 10) and shall have failsafe measures in place such that property (onsite and adjacent) is protected against pump failure. Consequences of the 100 year ARI storm event must also be addressed. Details of the basement stormwater pump-out system shall be submitted to and approved by the Principle Certifying Authority prior to the issue of a Construction Certificate **for each Stage**.

Installed pumps must be designed and installed in accordance with Section 9 of AS/NZS3500.3.2 1998 *National Plumbing and Drainage Part 3.2: Stormwater Drainage Acceptable Solutions*.

14. Delete Condition 29 and insert new Condition 29A to read as follows:

Permanent stormwater quality treatment shall be provided in accordance with the following **for each Stage**:

- (a) The Construction Certificate Application shall include a detailed Stormwater Management Plan (SWMP) for the occupational or use stage of the development prepared in accordance with Section D7.07 of Councils *Development Design Specification D7 - Stormwater Quality*.
- (b) Permanent stormwater quality treatment shall comply with section 5.5.3 of the Tweed Urban Stormwater Quality Management Plan and Councils Development Design Specification D7 - Stormwater Quality.
- (c) The stormwater and site works may incorporate Water Sensitive Urban Design principles and where practical, integrated water cycle management.
- (d) Specific Requirements to be detailed within the Construction certificate application include:
 - (i) Shake down area shall be installed within the property, immediately prior to any vehicle entering or exiting the site prior to any earthworks being undertaken.
 - (ii) Runoff from all hardstand areas, (including access ramp, basement car parking and hardstand landscaping areas and excluding roof areas) must be treated to remove oil and sediment contaminants prior to discharge to the public realm. All permanent stormwater treatment devices must be sized according to Council's Development Design Specification D7 - *Stormwater Quality*, Section D7.12. Engineering details of the proposed

devices, including maintenance schedules, shall be submitted with a s68 Stormwater Application for approval prior to issue of a Construction Certificate.

- (iii) Roof water does not require treatment, and should be discharged downstream of treatment devices, or the treatment devices must be sized accordingly.

15. Insert new condition 29.1 after Condition 29A to read as follows:

Prior to issue of Construction Certificate **for each Stage** of the development the following is to be undertaken:

Stormwater quality

The basement car parking is to comply with Stormwater Quality requirements as per Council's Development Design Specification D7 – Stormwater Quality for each stage. The Section 68 stormwater application is to include an updated stormwater management plan which also addresses stormwater quality requirements for the car parking basement level. The amended stormwater management plan is to demonstrate compliance with D7 – Stormwater Quality.

16. Delete Condition 30 and insert Condition 30A to read as following:

A construction certificate application for works that involve any of the following **for each Stage**:-

- connection of a private stormwater drain to a public stormwater drain
 - installation of stormwater quality control devices
 - erosion and sediment control works will not be approved until prior separate approval to do so has been granted by Council under S68 of the Local Government Act.
- a) Applications for these works must be submitted on Council's standard s68 stormwater drainage application form accompanied by the required attachments and the prescribed fee.
 - b) Where Council is requested to issue a construction certificate for civil works associated with a subdivision consent, the abovementioned works can be incorporated as part of the construction certificate application, to enable one single approval to be issued. Separate approval under section 68 of the LG Act will then NOT be required

17. Delete Condition 31 and insert Condition 31A to read as follows:

Erosion and Sediment Control **for each Stage** shall be provided in accordance with the following:

- (a) The Construction Certificate Application must include a detailed Erosion and Sediment Control Plan prepared in accordance with Section D7.07 of *Development Design Specification D7 – Stormwater Quality*.
- (b) Construction phase erosion and sediment control shall be designed, constructed and operated in accordance with *Tweed Shire Council Development Design Specification D7 – Stormwater Quality* and its Annexure A – “Code of Practice for Soil and Water Management on Construction Works”.

18. Delete Condition 32 and insert new Condition 32A to read as follows:

The peak stormwater flow rate that may be discharged from the site to the public realm, in events of intensity up to the 1% AEP design storm, shall be no greater than pre-development rates. This can be achieved by On site stormwater detention (OSD) utilising above and or below ground storage **for each Stage**. OSD devices including discharge control pits (DCP) are to generally comply with standards in the current version of The Upper Parramatta River Catchment Trust "On-Site Stormwater Detention Handbook" except that permissible site discharge (PSD) and site storage requirements (SSR) in the handbook do not apply to Tweed Shire.

19. Delete Condition 37 and insert Condition 37A to read as follows:

Prior to the issue of a Construction Certificate **for each Stage**, the applicant is to prepare an additional acoustic assessment for the final mechanical plant selection and plant locations as recommended in the ‘Approved Retirement Development, 6 to 12 Powell Street and 33 to 37 Florence Street, Tweed Heads, Environmental Noise Impact Report, dated 1 August 2024 (reference: crgref: 21106 report rev.2), prepared by CRG Acoustics Pty Ltd’ or revised report approved by Council's General Manager or delegate. The completed assessment shall be submitted to the satisfaction of the General Manager or delegate. The assessment is to include any recommended noise amelioration measures to be carried out by the applicant.

20. Delete Condition 71 and insert Condition 71A to read as follows:

All demolition work is to be carried out in accordance with the provisions of Australian Standard AS 2601: 2001 - The Demolition of Structures and the relevant requirements of SafeWork NSW and the Work Health and Safety Regulation 2017. The proponent shall also observe the relevant guidelines by NSW Environment Protection Authority (EPA) and SafeWork NSW.

21. Delete Condition 90 and insert Condition 90A to read as follows:

During construction **for each Stage**, a satisfactory inspection report is required to be issued by Council for all s68h2 permanent stormwater quality control devices, prior to backfilling. The proponent shall liaise with Councils Engineering and Operations Division to arrange a suitable inspection.

22. Delete Condition 98 and insert Condition 98A to read as follows:

The development shall be carried out in accordance with the provisions of 'Proposed Retirement Facility, Serene Retirement, 6, 8, 10 & 12 Powell Street & 33, 35 & 37 Florence Street, Tweed Heads, Construction Noise Management Plan, dated 1 August 2024 (reference: crgref: 21106 Construction Noise Plan rev.2), prepared by CRG Acoustics Pty Ltd' or revised report approved by Council's General Manager or delegate.

23. Insert new Condition 100.1. after Condition 100 to read as follows:

The importation of any of the following fire ant carrier material from invasive ant biosecurity zones must be in accordance with the current NSW Biosecurity orders available at www.dpi.nsw.gov.au and meet the requirements of NSW Department of Primary Industries:

- organic mulch, compost, growing media, manure, soil and anything with soil on it, hay, chaff, or silage;
- potted plants;
- turf;
- agricultural equipment or earth-moving equipment;
- mining and quarrying materials;
- grass;
- vegetation and clippings;
- or other fire ant carrier material identified within the order.

Prior to the importation of each material type, the supplier must provide the receiver and the Principal Certifier or Council with the relevant form and/or certificate as identified within the order. All material shall meet the requirements of the relevant form/certificate. It is an offence under the Biosecurity Act 2015 if this material comes from within 5 kilometres of a known invasive ant infested area (e.g. identified Fire Ant Biosecurity Zones in Queensland), or any other place at which the person knows, or ought reasonably to know, that an invasive ant has been detected, unless the carrier material has been managed and treated to reduce the risk and meets the certification requirements listed in the order.

24. Delete Condition 102 which relates to historic requirements to protect the region from Fire Arts (now superseded by NSW Biosecurity Order) (see recommendation 23).

25. Delete Condition 103 which relates to dewatering and is replaced by recommendation 7 for Condition 22.1.

26. Delete Condition 116 and insert Condition 116A to read as follows:

The lots are to be consolidated into one lot under one title. The plan of consolidation shall be registered with NSW Land Registry Services (formerly Land and Property Information (LPI)), prior to issue of an Occupation Certificate **for Stage 1**.

- (a) Lot 113 DP 237806; 6 Powell Street, Tweed Heads;
- (b) Lot 114 DP 237806; 8 Powell Street, Tweed Heads;

- (c) Lot 115 DP 237806; 10 Powell Street, Tweed Heads;
- (d) Lot 116 DP 237806; 12 Powell Street, Tweed Heads;
- (e) Lot 117 DP 237806; 33 Florence Street, Tweed Heads;
- (f) Lot 118 DP 237806; 35 Florence Street, Tweed Heads; and
- (g) Lot 119 DP 237806; 37 Florence Street, Tweed Heads.

27. Delete Condition 118 and insert Condition 118A to read as follows:

Prior to the issue of an occupation certificate **for each Stage**, the applicant shall produce a copy of the satisfactory inspection report issued by Council for all s68h2 permanent stormwater quality control devices.

28. Insert new Condition 118.1 after Condition 118 to read as follows:

Creation of applicable 88B Instrument – maintenance of stormwater management system.

The creation of a Positive Covenant and Restrictions As To User for each stage as may be applicable under Section 88B of the Conveyancing Act including (but not limited to) the following:

- The creation of a Positive Covenant and associated Restriction on Title relevant to the proposed stormwater detention and stormwater quality treatment system.
- Positive Covent over the subject land for the perpetual maintenance requirements associated with the stormwater detention and stormwater quality treatment system. A detailed site-specific Maintenance Schedule is to be produced by the designer and must form part of the Positive Covenant.
- A Restriction As To User to ensure the stormwater detention and stormwater quality treatment system is not altered or prevented from operating in a safe and efficient manner.
- The creation of a Positive Covenant relevant to all water quality control features on the site, to ensure a perpetual maintenance regium is implemented. All such features are to have a maintenance schedule prepared by the installer/manufacture and included in the Positive Covent.

29. Delete Condition 129 and insert Condition 129A to read as follows:

The development shall be carried out in accordance with the provisions of the 'Approved Retirement Development, 6 to 12 Powell Street and 33 to 37 Florence Street, Tweed Heads, Environmental Noise Impact Report, dated 1 August 2024 (reference: crgref: 21106 report rev.2), prepared by CRG Acoustics Pty Ltd' or revised report approved by Council's General Manager or delegate.

30. Insert new condition 137.1 after Condition 137 to read as follows:

The Stage 1 traffic signalling within the development site is to be maintained and operated at all times. The traffic signalling is to be monitored to prevent any impact to the adjoining road network. Where required, signalling is to be adjusted to assist with the safe and efficient movement of vehicular through the site.

31. Delete Condition 139 and insert Condition 139A to read as follows:

The Site Manager is to advise residents / owners upon occupation that there is a flood refuge in the poolside common area on **Level 5** for the use in the event of a major (PMF) flood event. The flood refuge and adjacent kitchen / store room must provide provisions for residents isolating for up to one week, including: food and fresh water supplies; first aid kit including medication; battery powered torch; portable radio; spare batteries, candles and waterproof matches, plastic bags and rubber gloves.