

Additional conditions in ***bold italics*** below:

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) Carparking within the building shall be limited to a maximum of 78 residential car parking spaces, 16 residential visitor car spaces, 22 RSL car parking spaces, 1 car share space and a loading dock. Eight of the residential car parking spaces are designed to allow future adaption to facilitate ageing in place.
- (a) Four (4) bicycle racks are to be provided at street level for visitors to the residential part of the building. In accordance with the Waverley DCP 2012, the spaces are to be provided at the residential lobby entrance of the building.
- (b) A minimum of 35 motorcycle parking spaces are to be provided within the Basement Parking levels.
- (c) The proposed external finish/ method of screening the outdoor gaming area to the Ebley Street frontage of the property is not approved. The applicant is to provide alternate design options that integrate with street level the façade treatment of the building.
- (d) Awning details to all street frontages are to be provided to ensure that the awnings between the building and adjoining development to the east have an appropriate relationship and height clearance from the footpath. The awning shall:
 - Be minimum 3m in width (extending out from building façade);
 - Have a height between 3.1 – 4.2m measured above footpath level, that steps/tapers with the topography of the site;
 - Be offset a minimum of 600mm behind the kerb.
- (e) An amended Landscape Plan is to be submitted to Council which reflects the amended plans/ documents listed in Condition 1 of Appendix B. In addition, the Landscape Plan shall:
 - i. Be fitted with automatic irrigation systems to the communal terrace.
 - ii. Provide a planter along the street frontage perimeter to provide a green edge to the communal space when viewed from the streetscape. The planter shall be 1m in width, with a minimum soil depth of 600mm.
- (f) The public domain works on Gray Street shown on the submitted architectural/ landscape plans are not approved and are to be deleted from the plans. The architectural plans are to be amended to reflect the requirements for public domain works as contained in the conditions of this consent.
- (g) The car parking position 50 set out on Drawing No DA2001 – Basement Plan 3, Issue K shall not be used as a parking space and shall only be used as a service bay.
- (h) No approval is granted or implied for internal access from the residential lobby/ service area to the indoor gaming area associated with the Club RSL at ground floor level. As such, the doorway and associated stairs are to be deleted from the plans.

- (i) A suitable privacy screen is to be provided to the western side of Unit type 03 (that is, units 303, 403, 503) on Levels 3-5 to prevent overlooking into the adjoining bedroom of Unit type 02 (that is, units 302, 402, 502) on Levels 3-5.
- (j) The drafting error on Level 7-8 floor plan is to be corrected, whereby the unit configuration, size and apartment number for unit type 9 and 10 (that is, units 709, 710, 809, 810) is to be clearly shown on the plan.
- (k) ***The fixed glazing panels to the new openings on the Bronte Road elevation are to comprise masonry stallrisers proportional in height to the masonry below the sill of the shopfront openings at the north-western portion of the façade.***
- (l) ***The width of the fascia above the commercial and club entry openings on the Bronte Road elevation are to match the horizontal proportions of fascia of shopfront openings at the north-western portion of the façade.***

The amendments are to be approved by Council's Executive Manager, Development Assessment (or delegate) prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

(AMENDED DA-533/2017/1/A)