

MODIFICATIONS TO DRAFT RECOMMENDED CONDITIONS OF CONSENT**DA-2024/268: 47 Swinbourne Street, Banksmeadow**

Existing condition	Proposed change	Comments from applicant	Comments from Council
Condition 3 – Approved Plans and supporting documentation		Amend date of drawings from Edge Consulting Engineers to 29/04/25 Include Stormwater Details Sheet 2 by Edge Consulting Engineers P2 29.04.25 Include Siteworks Plan – External Works by Edge Consulting Engineers P3 29.04.25 Amend PSI date from 19/2/23 to 19/1/2023. Amend Odour Assessment date from September 2024 to 12/09/2024 Include Stormwater Management Plan prepared by Edge Consulting Engineers Ref AU240418 dated 29/04/2025 Change sheet number of Section B – Proposed Solution to LDA00.11 Change sheet number of Section C – Adjacent Landscaping to LDA00.12 Change sheet number of Typical Landscape Details to LDA00.01	Agreed. Amendments to be made.

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		Add signage zone plan - DA23.00 revision P	
4 Plan of Management (2) A copy of the approved PoM shall be displayed in all staff room areas, and	4 Plan of Management A copy of the approved PoM shall be kept on site and made available to staff upon request.	The requirement to have the POM available in all staff rooms is excessive. It is best kept and managed by administration staff and made available to staff upon request.	Condition will be amended to read that a copy of the PoM be provided to all staff at induction and management must ensure that it is followed at all times.
5 Tree Protection and Management Comply with all recommendations, requirements, and management plans contained within the Council approved Arborist report, prepared by Redgum Horticultural, Rev 1, dated 3 September 2024. Trees to be retained are to be tagged with clearly visible marking tape at a height of approximately 2 metres from ground and numbered with the corresponding number in the Arborist Report. Tree Retention and Protection Off Site: Trees 16-55, 56A, 56B, 57, 66 and 67	5 Tree Protection and Management Comply with all recommendations, requirements, and management plans contained within the Council approved Arborist report, prepared by Redgum Horticultural, Rev 1, dated 3 September 2024. Trees to be retained on site are to be tagged with clearly visible marking tape at a height of approximately 2 metres from ground and numbered with the corresponding number in the Arborist Report. Tree Retention and Protection Off Site: Trees 16-50, 52-55, 56A, 56B, 57, 66 and 67	The applicant is unable to tag trees located on adjoining boundaries or apply protection measures. However, the development footprint is sufficiently setback and trees outside the boundary are protected through high fences on neighbouring land. This is further reinforced through the Arborist Report which says "<i>Trees 16 to 50, 53, 54, 55, 56x2, 66 & 67, the alignment of the development is sufficiently setback to not affect these specimens</i>" These off-site trees do not need to be tagged or managed as the fencing provides sufficient separation distance and protection. Additionally, Tree 51 is recommended for removal under the Arborist Report	Agreed to "Trees to be retained on site are to be tagged". Agreed to the removal for Tree 51 as it is located where the storm water pipe relocation is occurring.

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5 Tree Protection and Management The Applicant has permission to remove Trees 1, 9, 10, 11, 12, 13, 14, 15, 51, 58, 59, 60, 61, 62, 63, 64, 65, 68 to 70, 71 and 72 which are located within the footprint of the development.	5 Tree Protection and Management The Applicant has permission to remove Trees 1, 9, 10, 11, 12, 13, 14, 15, 51, 58, 59, 60, 61, 62, 63, 64, 65, 68 to 70, 71 and 72 which are located within the footprint of the development.	Not all trees are located within the footprint of the building. For absolute caution, it is recommended this portion of the sentence is removed. There is no change to the intent or effect of the condition.	Agreed.
5 Tree Protection and Management Tree Offset Controls The proposed development includes the removal of twenty two (22) live trees. To offset the loss of canopy the applicant is required to replace the tree at a 3:1 replacement ratio, therefore a total of sixty six (66) new trees shall be planted to offset the canopy loss for environmental reasons. The consent specifies that a Tree Location Plan must be lodged with Council prior to the issue of a Construction Certificate, nominating the location and species of trees to be replanted. Tree location and species must be consistent with the Landscape Plan approved by Council's Director City Futures (or delegate) prior to issue of the Construction Certificate. Where the applicant is relying on the Deed of Agreement to satisfy the	5 Tree Protection and Management Tree Offset Controls The proposed development includes the removal of twenty two (22) live trees. To offset the loss of canopy the applicant is required to replace the tree at a 3:1 replacement ratio, therefore a total of sixty six (66) new trees shall be planted to offset the canopy loss for environmental reasons. The consent specifies that a Tree Location Plan must be lodged with Council prior to the issue of a Construction Certificate, nominating the location and species of trees to be replanted. Tree location and species must be consistent with the Landscape Plan approved by Council's Director City Futures (or delegate) prior to issue of the Construction Certificate. Where the applicant is relying on the Deed of Agreement to satisfy the	The Tree Offset Controls condition requires offset planting of 66 new trees and requires a Tree Location Plan to be submitted to Council to show the location and species of trees to be replanted. The Landscape Plan 'Planting Plan – Trees' shows the location and species of trees and demonstrates that more than 66 trees will be replanted (70 Trees), The 'Planting Plan – Trees' Plan is a stamped plan and development must be carried out in accordance with this plan. The Tree Offset Controls condition has no practical effect and disadvantages the applicant by requiring them to prepare a Tree Location Plan before the issue of any CC when this information has been assessed and approved in the 'Planting Plan – Trees' Plan. It is requested the Tree Offset Controls condition is removed.	Tree replacement ratio has been met in the submitted landscape plans. Council is satisfied with the proposed provision of tree planting. Condition 5 is to remain as it can be achieved in the submission of the landscape plans. This condition will not impact the development.

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consent, this Agreement must be in place prior to the issue of a Construction Certificate.	consent, this Agreement must be in place prior to the issue of a Construction Certificate.																								
7 Parking allocation Parking spaces and associated facilities shall be provided and allocated in accordance with the table below. <table><tr><td>Use</td><td>Number of Spaces Allocated</td></tr><tr><td>Industrial</td><td>96 spaces</td></tr><tr><td>Loading Bay</td><td>4 HRV 5 SRV</td></tr><tr><td>Motorcycle parking</td><td>13 spaces</td></tr><tr><td>Bicycle parking</td><td>27 spaces</td></tr></table> The above allocation must be adhered and complied with at all times.	Use	Number of Spaces Allocated	Industrial	96 spaces	Loading Bay	4 HRV 5 SRV	Motorcycle parking	13 spaces	Bicycle parking	27 spaces	7 Parking allocation Parking spaces and associated facilities shall be provided and allocated in accordance with the table below. <table><tr><td>Use</td><td>Number of Spaces Allocated</td></tr><tr><td>Industrial</td><td>96 spaces</td></tr><tr><td>Loading Bay</td><td>4 HRV <i>3HRV</i> <i>1 HRV/17m AV</i> 5 SRV</td></tr><tr><td>SRV Parking</td><td><i>5 spaces</i></td></tr><tr><td>Motorcycle parking</td><td>13 spaces</td></tr><tr><td>Bicycle parking</td><td>27 spaces</td></tr></table> The above allocation must be adhered and complied with at all times.	Use	Number of Spaces Allocated	Industrial	96 spaces	Loading Bay	4 HRV <i>3HRV</i> <i>1 HRV/17m AV</i> 5 SRV	SRV Parking	<i>5 spaces</i>	Motorcycle parking	13 spaces	Bicycle parking	27 spaces	1 bay has been designed to accommodate a HRV/AV in accordance with Condition 149. Additionally, the 5 SRV parking spaces will not be used for loading. These spaces will be used for parking vehicles owned by the Applicant.	Agreed with the proposed changes EXCEPT for the AV loading bay as it was discussed in the meeting that the building will not be regularly serviced by an AV. The AV will only enter the site rarely in the case of mechanical breakdown of the equipment.
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8 Amendments require Modification Application Further alterations and/or additions to the subject building, including the relocation of the fire booster valves and/or provision of an electricity substation, the fitting of any form of doors and/or walls, shall not be undertaken without first obtaining approval from Council under Section 4.55 of the EP&A Act.	8 Amendments require Modification Application Further alterations and/or additions to the subject building, including the relocation of the fire booster valves and/or provision of an electricity substation, the fitting of any form of doors and/or walls, shall not be undertaken without first obtaining approval from Council under Section 4.55 of the EP&A Act.	It is requested this condition is deleted. The drawings are DA concept level. Changes to the development is expected through further design development which is standard as the project proceeds from DA concept drawings to Construction Certificate level drawings. The DA plans are high level and do not lock in all detailed elements down to the door locations. The proposed building is intended to be purpose built and highly customised to the operations and engineering of food manufacturing. Therefore, adjustments to certain elements are expected. It is standard process for the PCA to accept a general level of change including changes to the details of doors. This avoid the need for a modification for every individual change. However, should this condition continue, it will result in significant problems for the development. The need for minor changes will result in unnecessary delays and will require Council to dedicate resources towards this project, when it could be avoided by permitting the PCA to undertake their standard process.	Not supported. Condition to be instead amended to specifically relate to the fire booster and electricity substation.

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		This condition conflicts with Condition 3 which permits design evolution as long as it is 'in accordance' with the approved plans and documents. Condition 3 grants the PCA the responsibility of determining when a modification is needed if it extends beyond the DA approved plans. Further, should the future alterations and additions not be considered 'substantially the same', a Development Application would be required, which is inconsistent with this condition. Overall, there are existing controls in the EP&A Act which address when modifications are required. This control is overreaching and provides no practical effect, with Condition 3 and other controls in the EP&A Act specifying what development is approved and what works requiring a modification.	
10 Certification of External Wall Cladding Prior to the issue of a Construction Certificate and Occupation Certificate, the Principal Certifier must:	10 Certification of External Wall Cladding Prior to the issue of the relevant Construction Certificate and Occupation Certificate, the Principal Certifier must:	This CC is only relevant for façade works. A CC for demolition, earthworks or landscaping may be issued before a façade CC is issued. It is unreasonable to require this level of façade detail prior to other earlier CCs. It is requested this condition is	Agreed.

Existing condition	Proposed change	Comments from applicant	Comments from Council
		amended to be 'prior to the relevant 'Construction Certificate'.	
14 Separate Approval for Signage A separate consent must be obtained for any additional proposed signage, in addition to signage specifically approved under this consent, prior to the erection of any additional signage, (other than exempt and complying development).	14 Separate Approval for Signage A separate consent must be obtained for any additional proposed signage, in addition to signage specifically approved under this consent, prior to the erection of any additional signage, (other than exempt and complying development).	Condition 3 only permits the applicant to install signage shown on the plans. Should any additional signage be required, a modification would be needed, regardless if this condition was applicable or not. This condition serves no purpose and it is requested it is removed.	Agreed.
15 Carrying out of Works Wholly Within the Site All approved works shall be carried out inside the confines of the site boundary and not in adjacent forecourts, yards, access ways, car parking areas, or on Council's footpath.	15 Carrying out of Works Wholly Within the Site All approved works shall be carried out inside the confines of the site boundary and not in adjacent forecourts, yards, access ways, car parking areas, or on Council's footpath.	Condition 3 includes works outside the site of the boundary such as kerb and vehicle crossing upgrades. These works are essential. It is requested Condition 15 is removed as it serves no purpose.	Now Condition 22. Not agreed. Condition to be amended to specifically exclude approved public domain works.
21 General Landscape Conditions 1. Landscaped areas and deep soil zones as depicted in the approved plans are not to be reduced in size and shall be provided with soft landscape treatment. Built in planter boxes approved above slab structures as indicated in approved plans are not to be replaced with plant pots..	21 General Landscape Conditions 1. Landscaped areas and deep soil zones as depicted in the approved plans are not to be reduced in size and shall be provided with soft landscape treatment. Built in planter boxes approved above slab structures as indicated in approved plans are not to be replaced with plant pots.	Detailed design for rooftop landscape are yet to be resolved. There are benefits of prefabricated planted pots which the Applicant wants to explore throughout the detailed design phase. Prefabricated planter pots/ trough are less prone to building issues such as waterproofing issue and maintenance. The prefabricated planter troughs are substantial in size and provide ease of	Now Condition 19. Changes to the condition is not supported. Prefabricated planter pots / troughs will not be accepted. Built in planter boxes generally provide better drainage and water efficiency, are more durable, less susceptible to movement/removal and

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		future maintenance and separate the risk with the building structure. In-built planter bed are not best practice. The engaged landscape architect who will prepare the landscape drawings for the construction certificate will design the planter space as per the DA plan (as required in Condition 3), however the space will have a 2nd layer of raised planter troughs and this will all be further developed in the construction certificate phase and should not be restricted to the detail of construction. 	can be designed with respect to buildings architectural form.
22 Sydney Airport The following conditions are imposed by the Sydney Airport Corporation Limited (SACL) in their letter dated 24 October 2024 and must be complied with: 1. Sydney Airports Corporation has approved the development to a maximum height of 30.2	22 Sydney Airport The development must comply with the letter from Sydney Airport Corporations Limited dated 24 October 2024	The extract in condition 22 does not accurately reflect the conditions from SACL. Rather than inserting the SACL letter, it is requested Condition 22 refer to the letter. Importantly, the letter confirms that a separate approval for a crane is required should the it need to exceed the height of 30.2m AHD. This is	Now Condition 20. Condition to be amended to state that all requirements imposed by Sydney Airport must be complied with, including (but not limited to), which will also include crane use.

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The approved height of 30.2 metres AHD is inclusive of all vents, chimneys, aerials, TV antennae and construction cranes etc. No permanent or temporary structure is to exceed this height without further approval from Sydney Airport Corporation Limited. Note: Under Section 186 of the Airports Act 1996, it is an offence not to give information to the Airport Operator that is relevant to a proposed “controlled activity” and is punishable by a fine of up to 50 penalty units. For further information on Height Restrictions please contact SACL on 9667 9246.		critical information that is missing from the condition.	
29 Hours of Work Demolition work must only be carried out between the following times: For building work, demolition or vegetation removal from 7:00am to 5:00pm on Monday to Saturday. No works to be carried out on Sunday and public holidays. Site work is not to be carried out outside of these times except where	29 Hours of Work Demolition work must only be carried out between the following times: For building work, demolition or vegetation removal from 7:00am to 5:00pm on Monday to Saturday. No works to be carried out on Sunday and public holidays. Works may be carried out 7am – 5pm on Sunday subject to Council receiving a noise impact	The site is located within an industrial zone with no sensitive neighbours adjoining the site. It is proposed demolition is permitted on Sunday, subject to a noise consultant demonstrating there will be no adverse environmental impacts.	Now Condition 28. No change. We are not adverse to this request, however, this will be need to be subject to a future MDA, including the impact assessment, and will be required to be notified.

Existing condition	Proposed change	Comments from applicant	Comments from Council
there is an emergency, or for urgent work directed by a Police Officer or a public authority. Demolition works are to be carried out in accordance with the approved Demolition Waste Management Plan listed in Condition 3.	assessment from a suitably qualified person demonstrating the demolition work on Sunday will not impact any adjoining buildings. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a Police Officer or a public authority. Demolition works are to be carried out in accordance with the approved Demolition Waste Management Plan listed in Condition 3.		
36 Sydney Water Tap-in Prior to the issue of the any? Construction Certificate	36 Sydney Water Tap-in Prior to the issue of the any? Construction Certificate	Correction to typo/error.	Now Condition 35. Agreed
37 Mechanical Plant and Equipment Design Details demonstrating compliance with the following requirements are to be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant OR Any??? Construction Certificate:	37 Mechanical Plant and Equipment Design Details demonstrating compliance with the following requirements are to be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant OR Any??? Construction Certificate:	This condition relates to the detailed design of food exhausts and mechanical plant. These detailed design will not be prepared at the time when a demolition CC is required. It is requested that this condition is 'prior to the issue of a relevant CC'.	Now Condition 36. Agreed
38 Odour Emissions Control There are to be no emissions or discharges from the premises which	38 Odour Emissions Control There are to be no emissions or discharges from the premises which	The recommendations of this condition are inconsistent with the Odour Assessment. The Odour Assessment requires the design to	Now Condition 37. Agreed

Existing condition	Proposed change	Comments from applicant	Comments from Council
will give rise to an offence under the Protection of the Environment Operations Act 1997 and Regulations. Emission control equipment shall be provided in the mechanical exhaust system serving the appliances, to effectively minimise the emission of odours, vapours and oils. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant / ANY???? Construction Certificate.	will give rise to an offence under the Protection of the Environment Operations Act 1997 and Regulations. Emission control equipment shall be provided in the mechanical exhaust system serving the appliances, to effectively minimise the emission of odours, vapours and oils. The recommendations of the Odour Assessment must be complied with at all times. Details demonstrating compliance with the requirements of this condition Odour Assessment are to be submitted to the satisfaction of the Principal Certifier prior to the issue of the relevant / ANY???? Construction Certificate.	make allowance for emission control equipment but does not require it's installation until off-site odour impacts are identified. Further this detail will not be known until the fitout CC is required. This requirement would prevent a demolition CC from being issued. It is requested that this condition is 'prior to the issue of a relevant CC'.	
39 Trade Waste Agreement Evidence of a Sydney Water permit or consent for discharge of wastewater to the sewer shall be submitted to the Principal Certifier prior to the issue of the relevant / ANY??? Construction Certificate. Where a permit or consent may not be required from Sydney Water, certification shall be provided verifying that any discharges to the sewer will meet specific standards imposed by Sydney Water.	39 Trade Waste Agreement Evidence of a Sydney Water permit or consent for discharge of wastewater to the sewer shall be submitted to the Principal Certifier prior to the issue of the relevant / ANY??? Construction Certificate. Where a permit or consent may not be required from Sydney Water, certification shall be provided verifying that any discharges to the sewer will meet specific standards imposed by Sydney Water.	This condition should be required prior to the relevant CC. A demolition CC may be required which would occur well before evidence needs to be provided to Sydney Water for discharge of waste water.	Now Condition 38. Agreed

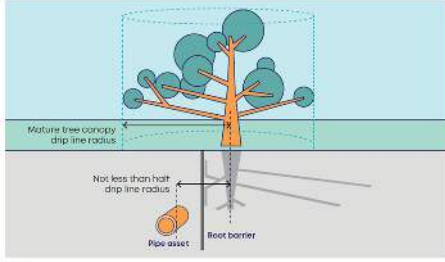
Existing condition	Proposed change	Comments from applicant	Comments from Council
40 Food Premises The proposed development must be designed, constructed and operated in compliance with the following legislation and/or requirements, with details demonstrating compliance submitted to the Principal Certifier prior to issue of the relevant / ANY??? Construction Certificate: 1. Food Act 2003, and 2. Food Regulation 2015, and 3. Australian Standard AS 4674-2004: Construction and fit out of food premises, and 4. Australia and New Zealand Food Standards Code, and 5. Standard 3.2.3 – Food Premises and Equipment.	40 Food Premises The proposed development must be designed, constructed and operated in compliance with the following legislation and/or requirements, with details demonstrating compliance submitted to the Principal Certifier prior to issue of the relevant / ANY??? Construction Certificate: 1. Food Act 2003, and 2. Food Regulation 2015, and 3. Australian Standard AS 4674-2004: Construction and fit out of food premises, and 4. Australia and New Zealand Food Standards Code, and 5. Standard 3.2.3 – Food Premises and Equipment.	This level of information would only be know prior to the CC for fitout. This condition would delay the CC for demolition and excavation which would occur before the fitout CC is known. It is requested that this condition is 'prior to the issue of a relevant CC'.	Now Condition 39. Agreed
41 Appointment of Site Auditor A Site Audit Statement will be required for this site prior to the issue of any Occupation Certificate . To ensure the necessary assessment and remediation is completed, a NSW Environment Authority (EPA) Accredited Site Auditor must be appointed to the site prior to the commencement of any remediation works, excavation or commencement of works at the site. The Site Auditor must review and endorse any additional investigation and	41 Appointment of Site Auditor A Site Audit Statement will be required for this site prior to the issue of any Occupation Certificate . To ensure the necessary assessment and remediation is completed, a NSW Environment Authority (EPA) Accredited Site Auditor must be appointed to the site prior to the commencement of any remediation works, excavation or commencement of works at the site. The Site Auditor must review and endorse any additional investigation and	Condition 41 requires evidence of appointing a Site Auditor to Council prior to any CC. However, demolition is likely to occur before excavation works. The demolition works may be unnecessarily delayed due to this requirement. It is requested that this condition is 'prior to the issue of a relevant CC'.	Now Condition 40. Proposed change NOT supported. There are no buildings onsite requiring demolition, and therefore the proposed "demolition" would involve removal of the soil stockpile, pavements and near surface infrastructure which would disturb the soils that require assessment and removal, including the

Existing condition	Proposed change	Comments from applicant	Comments from Council
remediation proposed prior to the commencement of any works. Written evidence of this appointment must be provided to Council prior to the issue of any Construction Certificate.	remediation proposed prior to the commencement of any relevant works. Written evidence of this appointment must be provided to Council prior to the issue of any relevant Construction Certificate.		asbestos impacted stockpile. The auditor will need to review the amended RAP and the remediation actions from the commencement of the "demolition". Written evidence of this appointment must be provided to Council prior to the issue of any Construction Certificate.
41 Interim Site Audit Advice To ensure that the soil and groundwater investigations and any remedial action plan (RAP) proposed for the site are sufficient to enable the land to be made suitable for the proposed uses of commercial / industrial, an Interim Site Audit Advice must be completed by the accredited site auditor under the Contaminated Land Management Act 1997 and must be submitted to Council clearly demonstrating that the land can be made suitable for the proposed use. All measures to be undertaken to enable this must be outlined. This must be provided prior to the issue of any Construction Certificate.	To ensure that the soil and groundwater investigations and any remedial action plan (RAP) proposed for the site are sufficient to enable the land to be made suitable for the proposed uses of commercial / industrial, an Interim Site Audit Advice must be completed by the accredited site auditor under the Contaminated Land Management Act 1997 and must be submitted to Council clearly demonstrating that the land can be made suitable for the proposed use. All measures to be undertaken to enable this must be outlined. This must be provided prior to the issue of any relevant Construction Certificate.	The sentence "All measures to be undertaken to enable this must be outlined." is unfinished and the Applicant requests to review the final sentence prior to determination. Additionally, the requirement to have the Interim SAA prior to any CC may delay works that would typically occur prior to an Interim SAA such as demolition works. It is requested that this condition is 'prior to the issue of a relevant CC'.	Proposed change NOT supported. Reason as above in response to Condition 41
45 Landscape Construction Certificate Drawings	45 Landscape Construction Certificate Drawings	It was put forward that the Applicant will have a locked gate along the	Now Condition 44. Changes to this

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Prior the issue of the relevant Construction Certificate, detailed construction architectural plans must be submitted to, and approved by, the Director of City Futures (or delegate) of Bayside Council. The detailed architectural plans shall include, but not be limited to, the following requirements/architectural modifications: 2. The proposed driveway on the Southern boundary of the site is not supported by Council. This driveway would adjoin a privatised road which is not supported. 3. This reclaimed area shall incorporate the 2 meter deep soil landscape setback seen along the remainder of the Southern boundary. 4. This reclaimed area shall include a mix of shrubs and groundcover species.	Prior the issue of the relevant Construction Certificate, detailed construction architectural plans must be submitted to, and approved by, the Director of City Futures (or delegate) of Bayside Council. The detailed architectural plans shall include, but not be limited to, the following requirements/architectural modifications: 2. The proposed driveway on the Southern boundary of the site is not supported by Council. This driveway would adjoin a privatised road which is not supported. 3. This reclaimed area shall incorporate the 2 meter deep soil landscape setback seen along the remainder of the Southern boundary. 4. This reclaimed area shall include a mix of shrubs and groundcover species.	southern boundary. This approach was agreed by Council. This new condition which requires this driveway to be reclaimed and landscaped is inappropriate and inconsistent with the agreed approach. This condition is also inconsistent with Condition 146 which requires no vehicle access from Coal Pier Road.	condition is not supported. There is no legal easement that allows access to the neighbouring land. Vehicle access to neighbouring land is prohibited. The proposed driveway connecting to the neighbouring land shall be removed and landscaped.
46 Detailed Landscape Plans for Construction Certificate The detailed landscape plans shall be generally in accordance with the	46 Detailed Landscape Plans for Construction Certificate The detailed landscape plans shall be generally in accordance with the	The landscape plans refer to the incorrect landscape architect.	Now Condition 45. The only change supported is Point 4 which can be deleted.

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Landscape Plans prepared by Conybeare Morrison, project number 23077, dated 24/04/2025, revision A and must comprise detailed landscape construction documentation (plans and specifications). ... The detailed plan shall include, but not be limited to, the following: 1. A planting plan at 1:100 showing all plant locations/groupings and plant centres/species. 3. Provide built in planter box sectional details and drainage details with finished levels to assess soil depths provisions. 4. Increase the quantity of medium-large canopy tree planting within the setbacks to ameliorate the development and add amenity and screening to the site and adjoining southern boundary.	Landscape Plans prepared by <i>CM+ as outlined in Condition 3</i> Conybeare Morrison, project number 23077, dated 24/04/2025, revision A and must comprise detailed landscape construction documentation (plans and specifications). The detailed plan shall include, but not be limited to, the following: 1. A planting plan at 1:100 showing all plant locations/groupings and plant centres/species unless mass shrubs are proposed in which case only plant species and grouping is required. 3. Provide built in planter box sectional details or planter pots and drainage details with finished levels to assess soil depths provisions. 4. Increase the quantity of medium-large canopy tree planting within the setbacks to ameliorate the development and add amenity and screening to the site and adjoining	It is not standard practice for the landscape plans to detail the individual location and centres of shrubs when they are being planted in mass, but rather these are shown as being grouped together. As discussed above, it is proposed that allowance is made to permit planter pots. The selection of tree species and size carefully considered the surrounding infrastructure. Trees of medium / large canopies have been planted in areas where there is no conflict with surrounding infrastructure. The project is unable to plant additional medium /	Conybeare Morrison is the credited architect on the landscape plans. My reference to the plans are correct. For point 1, detailing only the grouping of mass shrub planting is acceptable, as the condition states “showing all planting locations/groupings”. The proposed change is not supported. For point 3, Council does not support planter pots. Planter boxes must be provided. No changes to the condition. Point 4 is unnecessary and can be deleted. For point 5, the 400 litre Corymbia maculata shall be planted in the same location as proposed Corymbia maculata on the submitted landscape plans. This planting location was chosen by the clients Landscape

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Street setback trees are to be evergreen and supplied at a minimum 200 litres pot size. 5. One (1) <i>Corymbia maculata</i> tree with a minimum pot size supplied at 400 litre, to be planted in the front garden, to reach a minimum mature height of 20 meters. Details are to be submitted to and approved by Principal Certifying Authority prior to the issue of a Construction Certificate. 6. Seventy (70) native trees with a minimum pot size supplied at 200 litre, to be planted around the periphery of the development, to reach a minimum mature height of 15 meters. Details are to be submitted to and approved by Principal Certifying Authority	southern boundary. Street setback trees are to be evergreen and supplied at a minimum 200 litres pot size. 5. One (1) <i>Corymbia maculata</i> tree with a minimum pot size supplied at 400 litre, to be planted in the front garden, to reach a minimum mature height of 20 meters. Details are to be submitted to and approved by Principal Certifying Authority prior to the issue of a Construction Certificate. 6. Seventy (70) native trees with a minimum pot size supplied at 200 litre, to be planted around the periphery of the development, to reach a minimum mature height of 15 meters. Details are to be submitted to and approved by Principal Certifying Authority	large canopy trees as the only available location includes areas adjoining Sydney Water's infrastructure. This would also conflict with Condition 44. The front garden has been carefully designed to manage views (into and out of the development) and existing trees on Pater Street. This large tree would result in unreasonable safety impacts by blocking views. This tree is inconsistent with the strategic approach to planting location, species and height which considers existing features, architectural features, view vistas, passive surveillance, safety, health and diversity and user amenity. Trees located along the eastern boundary have purposefully been designed as being smaller than 15m as they can accommodate smaller canopy driplines and avoid being within proximity to the adjoining easements. The maximum heights will be 8m as indicated in the approved landscape plans.	architect, situated outside of the prioritised view corridors as shown on LDA004.04 in the landscape plans. Councils requested pot size changes its planting size rather the species capability to impact surveillance. A more mature <i>Corymbia maculata</i> will be able to provide greater shade to the nominated communal outdoor space. No changes to the condition. For point 6, the DRP outlines the sites capability for large trees. The required heights mature heights will be in scale with the development, supported through C9 6.1.1 of the Bayside DCP. Changes to the condition are NOT supported. For point 6a, The condition specifies the acceptable use of "any other native canopy tree capable of reaching a

Existing condition	Proposed change	Comments from applicant	Comments from Council
prior to the issue of a Construction Certificate. 1. Tree planting schedule is to include: <i>Corymbia maculata</i>, <i>Elaeocarpus reticulatus</i>, <i>Tristaniopsis laurina</i>, <i>Banksia integrifolia</i>, <i>Banksia serrata</i> and / or any other native canopy tree capable of reaching a minimum mature height of 15 meters. 2. Trees to be planted shall not possess a disruptive lateral root system. 3. Trees are not to be planted within the Council's drainage easement.	prior to the issue of a Construction Certificate. 4. Tree planting schedule is to include: <i>Corymbia maculata</i>, <i>Elaeocarpus reticulatus</i>, <i>Tristaniopsis laurina</i>, <i>Banksia integrifolia</i>, <i>Banksia serrata</i> and / or any other native canopy tree capable of reaching a minimum mature height of 15 meters. 2. Trees to be planted shall not possess a disruptive lateral root system. 3. Trees are not to be planted within the Council's drainage easement.	It is proposed that the <i>Corymbia maculata</i> and <i>Elaeocarpus reticulatus</i> species is removed as these trees can reach up to 60m tall and will impact the adjoining easements and require additional maintenance issues not originally intended for. According to Sydney Water's Technical Guidelines for Building Over and Adjacent to Pipe Assets, Diagram 5, planting trees closer than half the radius of a mature tree's canopy dripline to the pipe is prohibited. The landscape plans have carefully considered this and proposed trees as large as possible without impacting on the adjoining infrastructure. Diagram 5 – Planting trees  Notes: 1. If you don't understand the content of this diagram, seek technical advice or assistance. BOA technical requirements: 1. Obtain a service location diagram. 2. Locate the pipe asset on site and determine its depth. 3. Maintain free and full access. 4. Don't alter the existing ground level without our acceptance. 5. Consult us or a tree specialist for suitable species and how far to plant them from pipe asset. Further information is available on our website. 6. Don't plant trees closer than half the mature tree canopy dripline radius to the pipe. 7. Provide a tree root barrier if the pipe is under the future mature tree canopy. Install the barrier along the length of the pipe to the full extent of the canopy dripline.	minimum height of 15 meters". Trees selection can be up to the applicant / landscape architects discretion however shall meet a minimum 15m mature height. Changes to the condition are NOT supported. <i>Corymbia maculata</i> and <i>Elaeocarpus reticulatus</i> was previously proposed and detailed on the submitted landscape plans. The landscape plans note that the <i>Elaeocarpus reticulatus</i> can grow up to 15 meters tall, despite the applicants stating 8 meters was the maximum height on the submitted plans. Council has assessed tree planting near Sydney Waters assets. Trees with a canopy dripline radius 9 meters or less should not impact Sydney Water assets. The applicants landscape architect shall

Existing condition	Proposed change	Comments from applicant	Comments from Council
			specify a tree species which can satisfy Sydney Waters requirement and reach a mature height of 15 meters. Root barriers shall be installed for proposed trees near the Sydney Water asset.
48 Planterbox Landscape Specification for Construction Certificate Prior to issue of the relevant Construction Certificate, the following must be complied with to the satisfaction of the Principal Certifier:	48 Planterbox Landscape Specification for Construction Certificate <i>Should the development feature planter boxes, Prior to issue of the relevant Construction Certificate, the following must be complied with to the satisfaction of the Principal Certifier prior to the issue of the relevant Construction Certificate:</i>	As noted above, the project does not wish to be restricted to planter boxes and wishes to consider planter pots. The prefabricated planter troughs are substantial in size and provide ease of future maintenance and separate the risk with the building structure. In-built planter bed are not best practice, this will be further design development and certainly will be to NCC and applicable Australian Standards.	Now Condition 47. Prefabricated planter pots / troughs will not be accepted. Built in planter boxes generally provide better drainage and water efficiency, are more durable, less susceptible to movement/removal and can be designed with respect to buildings architectural form. Changes to the condition are NOT supported.
49 Street Tree Preservation Bond To protect and retain Council trees, prior to the issue of the relevant Construction Certificate, the applicant is to submit payment for a Tree Preservation Bond of \$4,000.00 to ensure protection of the retained public domain trees from damage	49 Street Tree Preservation Bond To protect and retain Council trees, prior to the issue of the relevant Construction Certificate, the applicant is to submit payment for a Tree Preservation Bond of \$4,000.00 to ensure protection of the retained public domain trees from damage	This condition is a duplicate of condition 5 and is requested to be deleted.	Now Condition 48. Condition 49 is to remain.

Existing condition	Proposed change	Comments from applicant	Comments from Council
during construction. The duration of the Bond shall be limited to a period of 12 months after issue of the Occupation Certificate. At the completion of the 12 month period the Tree Preservation Bond shall be refunded pending a satisfactory inspection by Council or a qualified Arborist. If the tree was found to be in decline, damaged (including roots), dead, excessively pruned or removed without Council permission or, if tree protection measures were not satisfied at any time, then all or part thereof of the bond shall be forfeited.	during construction. The duration of the Bond shall be limited to a period of 12 months after issue of the Occupation Certificate. At the completion of the 12 month period the Tree Preservation Bond shall be refunded pending a satisfactory inspection by Council or a qualified Arborist. If the tree was found to be in decline, damaged (including roots), dead, excessively pruned or removed without Council permission or, if tree protection measures were not satisfied at any time, then all or part thereof of the bond shall be forfeited.		
53 Waste Storage Containers – Industrial Appropriate waste and recycling containers and facilities will need to be provided for all specific end use businesses in accordance with the following waste generation rates: <u>Industrial Waste</u> - General Waste Facilities - 0.1-0.2 cubic metres per 100 square metres of floor area per day, and - Industrial Waste - that is solid waste derived from the	53 Waste Storage Containers – Industrial Appropriate waste and recycling containers and facilities will need to be provided for all specific end use businesses in accordance with the following waste generation rates: <u>Industrial Waste</u> - General Waste Facilities – 0.1-0.2 cubic metres per 100 square metres of floor area per day, and Industrial Waste – that is solid waste derived from the	Sufficient information on the size and location of waste storage was provided to Council and deemed appropriate. This change seeks to simplify this condition to recognise the Operational Waste Management Plan prepared and deemed appropriate.	Now Condition 52. Agreed

Existing condition	Proposed change	Comments from applicant	Comments from Council
manufacture or repair of equipment - specialised containers appropriate for the nature of waste derived from the manufacture or repair of equipment, and 3. Recycling Facilities - appropriate recycling facilities to be provided. All waste and recycling containers shall be stored in an approved waste storage area that is large enough to store the required number of bins for the number of units and intended uses of the building. Bins shall be stored in an area of the building that can be adequately serviced by waste collection vehicles. If the waste storage area is located in a part of the building that cannot be easily accessed by service providers, it will be the responsibility of the Owners Corporation to present the bins for collection to the kerb-side. Details of the waste storage area must be illustrated on the plans submitted with the application for the Construction Certificate for approval.	manufacture or repair of equipment - specialised containers appropriate for the nature of waste derived from the manufacture or repair of equipment, and 6. Recycling Facilities - appropriate recycling facilities to be provided. All waste and recycling containers shall be stored in an approved waste storage area that is large enough to store the required number of bins for the number of units and intended uses of the building. Bins shall be stored in an area of the building that can be adequately serviced by waste collection vehicles. If the waste storage area is located in a part of the building that cannot be easily accessed by service providers, it will be the responsibility of the Owners Corporation to present the bins for collection to the kerb-side. Details of the waste storage area must be illustrated on the plans consistent with the Operational Waste Management Plan, unless an alternative approach is endorsed by a suitably qualified person and submitted with the application for		

Existing condition	Proposed change	Comments from applicant	Comments from Council
	the relevant Construction Certificate for approval.		
54 Payment of fees and security deposits Section 7.12 Contributions????	54 Payment of fees and security deposits Section 7.12 Contributions????	Correction of typo/error.	Now Condition 53. Agreed
56 Detailed Internal Stormwater Management Plan 16. Details shall be provided for the design methodology which allows for the elevated platform over the pipe to be easily removed to facilitate maintenance access with Council vehicles.	56 Detailed Internal Stormwater Management Plan 16. Details shall be provided for the design methodology which allows for the elevated platform over the pipe to be easily removed to facilitate maintenance access with Council vehicles.	The proposed design does not include any pipes below an elevated platform. This condition does not apply to the development and should be removed.	Now Condition 55. This was a typo and point 16 of condition 56 is to be replaced with the following condition. <i>Pavement details for the driveway over the Council stormwater infrastructure to be provided to Council satisfaction.</i>
59 Video CCTV for Council Stormwater Infrastructure before Construction Prior to the issue of ANY?? CHECK WITH ENGINEERS Construction Certificate or the commencement of any works on site...	59 Video CCTV for Council Stormwater Infrastructure before Construction Prior to the issue of ANY?? CHECK WITH ENGINEERS any Construction Certificate or the commencement of any works on site...	Correction of typo/error.	Now Condition 58. Agreed. Prior to any works the CCTV to be provided, as it is a dilapidation report for the condition of the Council stormwater asset. Condition to remain as it is.
64 Detailed Parking Facility Desing Requirements and Certification Prior to the issue of the relevant Construction Certificate, the	Prior to the issue of the relevant Construction Certificate, the construction certificate plans and supporting documentation shall	The development was assessed and deemed appropriate against the current version of AS2890.1. There will be change imminently and it is critical that the current standard is	Agreed with the change to state AS2890.1 2004. Disagree to the 17m AV reference.

Existing condition	Proposed change	Comments from applicant	Comments from Council
construction certificate plans and supporting documentation shall demonstrate compliance with the following: 1. Compliance with AS2890 Car, Bicycle and Motorcycle Parking: a. The parking facility (including parking spaces, ramps, aisles, vehicular crossing etc.) must comply in full with AS2890.1. The longitudinal profile(s) of the access driveway and any ramps within the parking facilities must comply with the Ground Clearance, Gradient (%) and Length requirements of the 2890 Australian Standards Series, and b. All vehicles are to enter and exit the site in a forward direction, and c. The minimum number of accessible car parking spaces shall be in accordance with the relevant disability legislation. The design and construction of accessible car parking spaces shall be in accordance with AS2890.6 and	demonstrate compliance with the following: 1. Compliance with AS2890 Car, Bicycle and Motorcycle Parking: a. The parking facility (including parking spaces, ramps, aisles, vehicular crossing etc.) must comply in full with the current AS2890.1:2004. The longitudinal profile(s) of the access driveway and any ramps within the parking facilities must comply with the Ground Clearance, Gradient (%) and Length requirements of the 2890 Australian Standards Series, and b. All vehicles are to enter and exit the site in a forward direction, and c. The minimum number of accessible car parking spaces shall be in accordance with the relevant disability legislation. The design and construction of accessible car parking spaces shall be in accordance with AS2890.6 and	captured within this consent rather than the future legislation.	The wording for the certification can state qualified person.

Existing condition	Proposed change	Comments from applicant	Comments from Council
d. Pedestrian sightlines for vehicles existing the site are to comply with AS2890.1, and e. Convex mirrors shall be provided at blind corners within, and leading to, the car parking levels to provide increased sight distance for vehicles, and f. A minimum of 27 bicycle parking spaces and 13 motorcycle parking spaces must be provided as part of the development and designed in accordance with AS2890.3:2015 and AS2890.1 respectively, and 2. Compliance with AS2890.2 Commercial (Service) Vehicle Parking: a. Loading and unloading within the site shall be designed and be restricted to commercial vehicles not exceeding the size and mass description of the HRV from AS2890.2:2018, and b. The design of the parking facility (including driveways/access ramps/vehicular crossings etc.) shall conform with Australian Standards	d. Pedestrian sightlines for vehicles existing the site are to comply with the current AS2890.1:2004, and e. Convex mirrors shall be provided at blind corners within, and leading to, the car parking levels to provide increased sight distance for vehicles, and f. A minimum of 27 bicycle parking spaces and 13 motorcycle parking spaces must be provided as part of the development and designed in accordance with AS2890.3:2015 and the current AS2890.1:2004 respectively, and 2. Compliance with AS2890.2 Commercial (Service) Vehicle Parking: a. Loading and unloading within the site shall be designed and be restricted to commercial vehicles not exceeding the size and mass description of the HRV and 17m AV from AS2890.2:2018, and		

Existing condition	Proposed change	Comments from applicant	Comments from Council
AS2890.2:2018 along the travel path of the service vehicles, and c. All service vehicles shall enter the property front in front out, and d. Swept path analysis shall be provided for manoeuvring of HRV commercial vehicles, depicting a forward entry and forward exit manoeuvre to/from the site via the loading dock(s) proposed within the development, and e. A longitudinal section plotting headroom clearance along the travel path of the service vehicle(s) is to be provided. It must be demonstrated that a safe headroom clearance of 4.5m is achieved along the entire travel path, parking and manoeuvring areas of the HRV within the development, and f. All waste collection must be undertaken on-site, no bins/waste are permitted to be presented to the street for collection.	b. The design of the parking facility (including driveways/access ramps/vehicular crossings etc.) shall conform with Australian Standards AS2890.2:2018 along the travel path of the service vehicles, and c. All service vehicles shall enter the property front in front out, and d. Swept path analysis shall be provided for manoeuvring of HRV and 17m AV commercial vehicles, depicting a forward entry and forward exit manoeuvre to/from the site via the loading dock(s) proposed within the development, and e. A longitudinal section plotting headroom clearance along the travel path of the service vehicle(s) is to be provided. It must be demonstrated that a safe headroom clearance of 4.5m is achieved along the entire travel path,		

Existing condition	Proposed change	Comments from applicant	Comments from Council
g. Swept paths for an HRV vehicle demonstrating a 3 point turn at the end of Pater Street to allow manoeuvre around and exit Pater Street in a forward direction. The gate must be setback to allow this movement to occur. The design of the entire car parking facility is to be certified by a Civil Engineer registered with the National Engineering Register (NER) as being strictly in accordance with the abovementioned requirements and the Australian Standard 2890 parking facilities series.	parking and manoeuvring areas of the HRV and 17m AV within the development, and f. All waste collection must be undertaken on-site, no bins/waste are permitted to be presented to the street for collection. g. Swept paths for an HRV vehicle demonstrating a 3 point turn at the end of Pater Street to allow manoeuvre around and exit Pater Street in a forward direction. The gate must be setback to allow this movement to occur. The design of the entire car parking facility is to be certified by a Civil Engineer suitably qualified person registered with the National Engineering Register (NER) as being strictly in accordance with the abovementioned requirements and the Australian Standard 2890 parking facilities series.	The car park will also require certification from a traffic engineer. The wording currently limits it to only a civil engineer. The proposed wording permits a suitably qualified person to certify the facility, which could include a traffic or civil engineer.	
NEW CONDITION 69 ADDED – Fire Hydrants			

Existing condition	Proposed change	Comments from applicant	Comments from Council
70 Deliveries While site work is being carried out, deliveries of material and equipment must only be carried out between – 7:00am to 5:00pm on Monday to Saturday. No deliveries to be carried out on Sunday and public holidays.	70 Deliveries While site work is being carried out, deliveries of material and equipment must only be carried out between – 7:00am to 5:00pm on Monday to Saturday Sunday. No deliveries to be carried out on Sunday and public holidays.	As noted above, construction works are proposed on Sunday.	Now Condition 71. No change. Refer to comments under Condition 29.
72 Dilapidation Report – Private Land A professional engineer specialising in structural shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all adjoining premises, a photographic survey, and including buildings, foundations, and structures likely to be affected by the excavation as determined by the consulting engineer. This shall include, but not be limited to, the following properties: 28 Swinbourne Street BANKSMEADOW NSW 2019 32 Swinbourne Street BANKSMEADOW NSW 2019 The report shall be prepared at the expense of the applicant and a copy of the Dilapidation Survey and an insurance policy that covers the cost of any rectification works shall be	72 Dilapidation Report – Private Land A professional engineer specialising in structural shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all relevant-adjoining premises (or part of adjoining premises), a photographic survey, and where accessible including buildings, foundations, and structures likely to be affected by the excavation as determined by the consulting engineer. This shall include, but not be limited to, the following properties (or part of the following properties): 28 Swinbourne Street BANKSMEADOW NSW 2019 32 Swinbourne Street BANKSMEADOW NSW 2019 The report shall be prepared at the expense of the applicant and a copy	The current condition requires a dilapidation report to consider the whole of the adjoining buildings. Some parts of the adjoining building are over 300m away from the site and are unlikely to be affected by the development. It is requested that the engineer has the discretion to cover the relevant portions of the building that they consider may be impacted by the dilapidation works. It is an unreasonable burden and costly exercise to request the engineer to consider all of the adjoining buildings which are not within proximity to the site. The proposed wording permits the engineer to undertake the Pre-Construction Dilapidation Report as per best practice.	Now Condition 73. Agreed

Existing condition	Proposed change	Comments from applicant	Comments from Council
submitted to the Principal Certifier prior to commencement of any works. The insurance cover shall be a minimum of \$10 million. A copy of the Pre-Construction Dilapidation Report is to be provided to the adjoining properties (subject of the Dilapidation Report), a minimum of five (5) working days prior to the commencement of work. Evidence confirming that a copy of the Dilapidation Report was delivered to the adjoining properties must be provided to the PCA. Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00 am and 6.00 pm.	of the Dilapidation Survey and an insurance policy that covers the cost of any associated rectification works shall be submitted to the Principal Certifier prior to commencement of any works. The insurance cover shall be a minimum of \$10 million. A copy of the Pre-Construction Dilapidation Report is to be provided to the adjoining properties (subject of the Dilapidation Report), a minimum of five (5) working days prior to the commencement of work. Evidence confirming that a copy of the Dilapidation Report was delivered to the adjoining properties must be provided to the PCA. Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00 am and 6.00 pm.		
75 Hours of Work Site work (including demolition) must only be carried out between the following times:	75 Hours of Work Site work (including demolition) must only be carried out between the following times:	The site is located within an industrial zone with no sensitive neighbours adjoining the site. It is proposed demolition is permitted on Sunday, subject to a noise consultant	No change. Refer to comments under condition 29

Existing condition	Proposed change	Comments from applicant	Comments from Council
For building work, demolition or vegetation removal from 7:00am to 5:00pm on Monday to Saturday. No works to be carried out on Sunday and public holidays. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a Police Officer or a public authority.	For building work, demolition or vegetation removal from 7:00am to 5:00pm on Monday to Saturday. No works to be carried out on Sunday and public holidays. Works may be carried out 7am – 5pm on Sunday subject to Council receiving a noise impact assessment from a suitably qualified person demonstrating the demolition work on Sunday will not impact any adjoining buildings. Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a Police Officer or a public authority.	demonstrating there will be no adverse environmental impacts.	
119 Green Travel Plan Prior to the issue of any Occupation Certificate, a Green Travel Plan shall be developed by a suitably qualified traffic consultant in order to encourage people (including any and all residents, staff and visitors) to make good use of public transport, cycling, walking and car sharing for commuting work related journeys and reduce car based travel demand.	119 Green Travel Plan Prior to the issue of any Occupation Certificate, a Green Travel Plan shall be developed by a suitably qualified traffic consultant in order to encourage people (including any and all residents, staff and visitors) to make good use of public transport, cycling, walking and car sharing for commuting work related journeys and reduce car based travel demand.	This application does not involve residents.	Now Condition 120. Condition to remain, however reference to residents shall be removed.

Existing condition	Proposed change	Comments from applicant	Comments from Council
121 Parking Facility Certification Prior to the issue of any Occupation Certificate, a Civil Engineer registered with the National Engineering Register (NER) shall certify that the vehicular access and off-street parking facilities have been constructed & line marked in accordance with the approved construction plans and the applicable Australian Standards (i.e., AS/NZS 2890.1, AS 2890.2, AS 2890.3, AS/NZS 2890.6, AS 1742). The car parking area is to be clearly and appropriately line marked/signposted indicating all the vehicular movements on the site. All parking spaces must be clearly designated as to their use in accordance with this development consent.	121 Parking Facility Certification Prior to the issue of any Occupation Certificate, a Civil Engineer suitably qualified person registered with the National Engineering Register (NER) shall certify that the vehicular access and off-street parking facilities have been constructed & line marked in accordance with the approved construction plans and the applicable Australian Standards (i.e., AS/NZS 2890.1, AS 2890.2, AS 2890.3, AS/NZS 2890.6, AS 1742). The car parking area is to be clearly and appropriately line marked/signposted indicating all the vehicular movements on the site. All parking spaces must be clearly designated as to their use in accordance with this development consent.	The car park will also require certification from a traffic engineer. The wording currently limits it to only a civil engineer. The proposed wording permits a suitably qualified person to certify the facility, which could include a traffic or civil engineer.	Now Condition 122. Agreed with the wording.