

**ATTACHMENT 8: SCHEDULE OF CONDITIONS**

Development Consent DA-2023/64 is modified by DAM-2025/9 as follows:

**A. Condition No. 1 is modified to read as follows:**

**1. Approved Plan/Details**

The development must be in accordance with the following consent plans electronically stamped by Council:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
Introduction and Project Summary	DA-02	B	22.05.2023	Kennedy Associates Architects
Site Plan	DA-05	C	04.08.2023	
Level 01 Basement	DA-06		22.05.2023	
Level 00 External Works	DA-07			
Level 00 Ground Floor	DA-08			
Level 01 Floor	DA-09			
Level 02 Floor	DA-10	D	04.08.2023	
Roof Plan	DA-11			
Elevation Sheet 01	DA-12	C	04.08.2023	
Elevation Sheet 02	DA-13		22.05.2023	
Section Sheet 01	DA-14			
Section Sheet 02	DA-15	A	14.12.2022	
Section Sheet 03	DA-16			
Adaptable / Livable Housing	DA-31			
Stormwater Plans	C000, C100, C101, C115, C200, C300, C310	A	29.11.2022	Xavier Knight
Landscape Plans	LP_00 to LP_03 inclusive	B	07.12.2022	Creative Planning Solutions

As modified by changes shown in the following plans electronically stamped by Council pertaining to DAM-2025/9:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
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Cover page	DA-01	A	20.11.2024	Kennedy Associates Architects
Introduction and Project Summary	DA-02	A	20.11.2024	
Existing Site Plan + Demolition	DA-04	A	20.11.2024	
Site Plan	DA-05	A	20.11.2024	
Level 01 Basement	DA-06	B	10.06.2025	
Level 00 External Works	DA-07	A	20.11.2024	
Level 00 Ground Floor	DA-08	B	10.06.2025	
Level 01 Floor	DA-09	B	10.06.2025	
Level 02 Floor	DA-10	B	10.06.2025	
Roof Plan	DA-11	A	20.11.2024	
Elevation Sheet 01	DA-12	A	20.11.2024	
Elevation Sheet 02	DA-13	A	20.11.2024	
Section Sheet 01	DA-14	A	20.11.2024	
Section Sheet 02	DA-15	A	20.11.2024	
Section Sheet 03	DA-16	A	20.11.2024	
Adaptable / Livable Housing	DA-31	A	20.11.2024	
Stormwater Plans	C000, C100, C115, C200, C201, C300, C310, C410	5	18.11.2024	Xavier Knight
	C101	7		
Landscape Plans	E759_CC_000 E759_CC_600 E759_CC_700	B	10.06.2025	Creative Planning Solutions
	E759_CC_100 E759_CC_200 E759_CC_300 E759_CC_400 E759_CC_401 E759_CC_500 E759_CC_601 E759_CC_800 E759_CC_801 E759_CC_802 E759_CC_803 E759_CC_804	A	21.11.2024	

the application form and any other supporting documentation submitted as part of the application, except for:

- (a) any modifications which are “Exempt Development” as defined under s4.1(1) of the *Environmental Planning and Assessment Act 1979*;

- (b) otherwise provided by the conditions of this consent. (Reason: Information and ensure compliance)

**B. Condition No. 17 is modified to read as follows:**

**17. Detailed Stormwater Management Plan (SWMP)**

Prior to the issue of the Construction Certificate, submit to the Certifier for approval, detailed stormwater management plans in relation to the on-site stormwater management and disposal system for the development. The construction drawings and specifications shall be prepared by a suitably qualified and experienced civil engineer and in accordance with the concept stormwater management plans, prepared by Xavier Knight, referenced 211101 ~~Rev A, dated 29/11/2022 Drawings C100, C101 and C115~~ Drawings C100/5, C101/7, C115/5, C200/5 and C201/5 dated 18/11/2024. All drawings shall comply with Part C.5 of Council's Development Control Plan and Technical Standards, AS/NSZ3500.3 – *Plumbing and Drainage Code* and National Construction Code.

(Reason: Ensure compliance)

**C. Condition No. 25A is added to read as follows:**

**25A. Waste Storage Room Construction**

A design certificate and detailed plans are to accompany any Construction Certificate application which demonstrates that the waste storage has been designed to be constructed in accordance with the Waste Management Guide and including the following requirements:

- (a) The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting;
- (b) The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;
- (c) The ceilings and walls must be finished with smooth faced nonabsorbent material capable of being cleaned;
- (d) The room is to be provided with artificial light controllable within the room and adequate ventilation;
- (e) The room is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.

(Reason: Environmental protection/waste reduction/public health and safety)

**D. Condition No. 75A is added to read as follows:**

**75A. Residential Waste Collection Agreement with Council**

Prior to the issue of any Occupation Certificate, the developer is to enter into a formal agreement with Council for the utilisation of Council's Residential Waste Collection Service. By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste

Management collection requirements. The provision of Council's waste collection service will not commence until formalisation of the agreement.  
(Reason: legal requirement/compliance)

**E. Condition No. 104A added to read as follows:**

**104A. Tree Planting**

Prior to the issue of a Whole Occupation Certificate, at least 48 trees are to be planted in accordance with the following:

- (a) All trees as shown on the Tree Planting Plan Dwg No. E759\_CC\_700 dated 10/6/2025 prepared by Creative Planning Solutions;
- (b) The proposed *Pyrus calleryana* 'Chanticleer' (Ornamental Pear) near the existing tree T40 located in the South West corner of the site shall be substituted with one of the following evergreen species:
  - i. *Banksia integrifolia* (Coastal Banksia)
  - ii. *Banksia serrata* (Old Man Banksia)
  - iii. *Cupaniopsis anacardioides* (Tuckeroo)
  - iv. *Tristaniaopsis laurina* (Water Gum)
- (c) The trees shall have a minimum container size of 45 litres and grown to AS 2303:2018 Tree stock for landscape use;
- (d) Be planted, mulched, watered and maintained according to industry best practice.

(Reason: Landscape amenity)

**F. Condition Nos. 116A-C inclusive are added to read as follows:**

**116A. Waste Management Collection Policy**

The development must operate in full compliance with Council's Waste Management collection requirements for a kerbside residential waste service.

(Reason: Environmental protection/waste reduction/public health and safety)

**116B. Kerbside Collection Point**

The nominated kerbside collection point is to be utilised to facilitate the collection of waste and recycling bins and bulky waste from the development. All mobile garbage bins that are left kerbside for collection must be taken back within the property boundary on the same day of service. Bins must be presented adjacent to the boundary of the development and without encroaching the boundary of any other development or causing any traffic hazards or blocking access to land. Bins must be presented single file and at least 30cm apart.

(Reason: Environmental protection/waste reduction/public health and safety)

#### **116C. Management of Waste**

Contracts (or agreements) with cleaners, building managers and tenants must clearly outline the waste management and collection system and must clearly identify everyone's role and responsibility. This is to include:

- (a) Responsibility for cleaning and maintaining waste storage bins and containers.
- (b) Responsibility for cleaning and maintaining waste storage room.
- (c) Responsibility for the transfer of bins to the nominated collection point.
- (d) Method of communication to new tenants and residents concerning the developments waste management system.
- (e) Cleaning up and management of bulky waste.
- (f) Responsibility for maintaining any compost bin or worm farm, if applicable.

Where the development incorporates strata title subdivision, the by-laws are to clearly set out the management responsibilities for the developments waste and recycling system.

(Reason: Environmental protection/waste reduction/public health and safety)