

CONDITIONS 1, 3, 17, 78 ARE REPLACED WITH THE FOLLOWING CONDITIONS:

1. Approved architectural plans and documentation (s.4.56)

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp:

Plan no.	Drawn by	Dated
S34-000 COVER SHEET (V) S34-005 SITE ANALYSIS (J) S34-010 EXISTING / DEMOLITION SITE PLAN (G) S34-011 PROPOSED SITE PLAN (S) S34-100 PROPOSED FLOOR PLAN - BASEMENT 03 (Z) S34-101 PROPOSED FLOOR PLAN - BASEMENT 02 (Z) S34-102 PROPOSED FLOOR PLAN - BASEMENT 01 (Y) S34-103 PROPOSED FLOOR PLAN - LOWER GROUND 02 (Y) S34-104 PROPOSED FLOOR PLAN - LOWER GROUND 01 (Y) S34-105 PROPOSED FLOOR PLAN - GROUND (Z) S34-106 PROPOSED FLOOR PLAN - LEVEL 01 (Y) S34-107 PROPOSED FLOOR PLAN - LEVEL 02 (Y) S34-108 PROPOSED FLOOR PLAN - LEVEL 03 (Y) S34-109 PROPOSED FLOOR PLAN - LEVEL 04 (Y) S34-110 PROPOSED FLOOR PLAN - ROOF (Y) S34-400 PROPOSED BUILDING ELEVATIONS (M) S34-401 PROPOSED BUILDING ELEVATIONS (L) S34-402 PROPOSED BUILDING ELEVATIONS (L) S34-403 PROPOSED BUILDING ELEVATIONS (N) S34-404 PROPOSED BUILDING ELEVATIONS/SECTIONS (M) S34-420 PROPOSED BUILDING SECTIONS (L) S34-517 DIAGRAMS - WASTE ALLOCATION (E) S34-524 DIAGRAMS - STORAGE (E) S34-927 EXTERNAL FINISHES SAMPLE BOARD (D) S34-930 PHOTO MONTAGE 1 (D) S34-931 PHOTO MONTAGE 2 (D)	SHED	31/05/16
Landscape Plans LA-201 B, LA-202 B, LA-203 A, LA-204 A, LA-301 B, LA-401 A, LA-402 A, LA-403 A, LA501 B, LA-701 B, LA-702 B	Turf	02.05.16 (LA501 B 02.06.16 (LA701B, LA-702 B 01.06.16
C.01, C.02, C.03, C.04, C.10, C.11, C.12, C.13, C.14, C.15, C.16 (All Issue F)	James Taylor and Associates	01.06.15
SW.01, SW.02, SW.03, SW.04, SW.05, SW.06, SW.07, SW.08, SW.09, SW.10, SW.11, SW.12, SW.13, SW.14, SW.15, SW.101	James Taylor and Associates	01.06.15

Document(s)	Dated
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Arboricultural Impact Assessment, prepared by Advanced Treedscape Consulting	02/06/2016
Access Assessment Report, prepared by BCA Logic	27 May 2016
Traffic Impact Assessment Report, prepared by ason group	30/05/2016
Waste Management Plan, prepared by Waste Audit and Consultancy Services	May 2016
BCA Assessment Report, BCA Logic	06 June 2016
Vegetation Management Plan, prepared by Total Earth care	April 2015
Flora and Fauna Assessment, prepared by Total Earth Care	April 2015
Geotechnical Investigation Report, prepared by GHD	April 2015
Heritage Impact Statement, prepared by URBIS	April 2015

Except where amended by that work shown on the S.4.56 plans and the documents endorsed with Council's stamp as listed below and except where amended by other conditions of this Development Consent:

Section 4.56 Plan no.	Drawn by	Dated
<i>Architectural Plans</i>		
A011 Revision A	DKO Architecture	25/10/2018
A100 Revision D	DKO Architecture	25/10/2018
A101 Revision D	DKO Architecture	25/10/2018
A102 Revision F	DKO Architecture	25/03/2019
A103 Revision E	DKO Architecture	25/03/2019
A104 Revision F	DKO Architecture	25/03/2019
A105 Revision F	DKO Architecture	25/03/2019
A106 Revision D	DKO Architecture	25/03/2019
A107 Revision D	DKO Architecture	25/03/2019
A108 Revision D	DKO Architecture	25/03/2019
A109 Revision D	DKO Architecture	24/10/2018
A110 Revision C	DKO Architecture	24/10/2019
A402 Revision D	DKO Architecture	24/10/18
A403 Revision D	DKO Architecture	24/10/19
A420 Revision D	DKO Architecture	24/10/19
A800 Revision A	DKO Architecture	31/08/2018
A811 Revision A	DKO Architecture	31/08/2018
A812 Revision A	DKO Architecture	31/08/2018
A813 Revision A	DKO Architecture	31/08/2018
<i>Landscape Plans</i>		
LCC-00 Issue E	Ground Ink	23/09/2019
LCC-01 Issue E	Ground Ink	23/09/2019
LCC-02 Issue E	Ground Ink	23/09/2019
LCC-03 Issue E	Ground Ink	23/09/2019
LCC-04 Issue E	Ground Ink	23/09/2019
LCC-05 Issue E	Ground Ink	23/09/2019
LCC-06 Issue E	Ground Ink	23/09/2019
LCC-07 Issue E	Ground Ink	23/09/2019
LCC-08 Issue E	Ground Ink	23/09/2019
LCC-09 Issue E	Ground Ink	23/09/2019
LCC-10 Issue E	Ground Ink	23/09/2019

LCC-11 Issue E	Ground Ink	23/09/2019
<i>Stormwater Management Plans</i>		
ADG-CV-21092_SKC30 Revision C	ADG	19/09/2019
ADG-CV-21092_SKC31 Revision C	ADG	19/09/2019
ADG-CV-21092_SKC32 Revision B	ADG	5/07/2019

Section 4.56 Document(s)	Dated
Access Assessment Report prepared by BCA Logic	1/04/2019
Waste Management Plan prepared by Waste Audit and Consultancy Services	September 2018
Basix certificate No. 626464M_05	26/10/2018

Reason: To ensure that the development is in accordance with the Development Consent.

3. Approved landscape plans

Landscape works shall be carried out in accordance with the following landscape plan(s), listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	Drawn by	Dated
LCC-00 Issue E	Ground Ink	23/09/2019
LCC-01 Issue E	Ground Ink	23/09/2019
LCC-02 Issue E	Ground Ink	23/09/2019
LCC-03 Issue E	Ground Ink	23/09/2019
LCC-04 Issue E	Ground Ink	23/09/2019
LCC-05 Issue E	Ground Ink	23/09/2019
LCC-06 Issue E	Ground Ink	23/09/2019
LCC-07 Issue E	Ground Ink	23/09/2019
LCC-08 Issue E	Ground Ink	23/09/2019
LCC-09 Issue E	Ground Ink	23/09/2019
LCC-10 Issue E	Ground Ink	23/09/2019
LCC-11 Issue E	Ground Ink	23/09/2019

Reason: To ensure that the development is in accordance with the determination.

78. Compliance with BASIX certificate

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall be satisfied that all commitments listed in BASIX Certificate No. 626464M_05 have been complied with.

Reason: Statutory requirement.

17. Tree protection fencing

To preserve the following tree/s, no work shall commence until the area beneath their canopy is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Schedule

Tree/Location	Radius from trunk
Tree 1/ <i>Syzygium paniculatum</i> (Brush Cherry) This mature tree is located at the south-west corner of the site	4.8m
Tree 2/ <i>Eucalyptus</i> sp. This tree is adjacent to the Everton road reserve	2.0m
Tree 6/ <i>Tristaniopsis Laurina</i> This tree is located on the nature strip within Pymble Avenue	4.8m
Tree 7/ <i>Melaleuca quinquenervia</i> (Broad Leaved Paperbark) This mature tree is located on the nature strip within Pymble Avenue	8.1m
Tree 10/ <i>Melaleuca quinquenervia</i> (Broad Leaved Paperbark) This mature tree is located on the nature strip within Pymble Avenue	3.6m
Tree 11/ <i>Melaleuca quinquenervia</i> (Broad Leaved Paperbark) This mature tree is located on the nature strip within Pymble Avenue	5.4m
Tree 14/ <i>Lophostemon confertus</i> (Brushbox) This mature tree is located on the nature strip within Pymble Avenue	6m
Tree 13/ <i>Liquidambar styraciflua</i> (<i>Liquidambar</i>) This mature tree is located on the nature strip within Pymble Avenue	2.4m
Tree 30/ <i>Jacaranda mimosifolia</i> (Jacaranda) This tree is located on the western boundary of the site	6.6m
Tree 31/ <i>Cedrus deodara</i> (Himalayan Cedar) This tree is located on the western boundary of the site	6.6m
Tree 33/ <i>Corymbia maculata</i> (Spotted Gum) This tree is located on the western boundary of the site	3.6m
Tree 34/ <i>Cedrus deodara</i> (Himalayan Cedar) This mature tree is located on the southern boundary of the site, within the adjoining property	6m
Tree 36/ <i>Cedrus deodara</i> (Himalayan Cedar) This mature tree is located on the southern boundary of the site, within the adjoining property	7.5m
<i>Eucalyptus scoparia</i> /adjacent Everton St road reserve	2.5m

Reason: To protect existing trees during the construction phase.

THE FOLLOWING CONDITION IS ADDED:

70A. Retention of tree roots

No tree roots of 50mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s shall be severed or injured in the process of any works during the construction period. All pruning of roots less than 50mm in diameter shall be undertaken by an experienced arborist/horticulturalist, with a minimum AQF Level 3 qualification.

Tree/location	Radius in metres
<i>Eucalyptus scoparia</i> /adjacent Everton St road reserve	4m

Reason: To protect existing trees