

PPSSSH-198 - Amendments to “Appendix A” Conditions of Development Consent

Summary

1. **Amend Condition 5:** Approved plans and supporting documentation to reference - **Operational Waste Management Plan dated 3 October 2025.**
2. **Amend Condition 75:** Child Care Centre Operation to include “**Where any future changes are needed to the Plan of Management, these may be with the consultation and agreement of Council’s Senior Manager – Development Services**”.

Detailed Conditions of Consent

Condition 5: Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan number	Revision number	Plan title	Drawn by	Date of plans
Architectural Plans				
01	C	Site Plan and Roof Plan	Innovate Architects	Sept 25
02	C	Basement Floor Plan	Innovate Architects	Sept 25
03	C	Ground Floor Plan	Innovate Architects	Sept 25
04	C	First Floor Plan	Innovate Architects	Sept 25
05	C	Elevations and External Finishes	Innovate Architects	Sept 25
06	C	Elevations and External Finishes	Innovate Architects	Sept 25
07	C	Elevations and External Finishes	Innovate Architects	Sept 25
08	C	Sections	Innovate Architects	Sept 25
10	C	Play Space Calculations	Innovate Architects	Sept 25
11	C	TPZ Areas	Innovate Architects	Sept 25
14	C	Demolition Plan	Innovate Architects	Sept 25
15	C	Excavation Plan	Innovate Architects	Sept 25
17	C	Sign Plan	Innovate Architects	Sept 25
Landscape Concept Plans				
L-00	D	Cover Sheet	Site Design + Studios	1/10/2025
L-01.1	D	Ground Landscape Plan	Site Design + Studios	1/10/2025

L01.2	D	Ground Planting Plan	Site Design + Studios	1/10/2025
L-02	D	Level 1 Planting Plan	Site Design + Studios	1/10/2025
L-03	D	Standard Details	Site Design + Studios	1/10/2025
L-04	D	Plant Palette	Site Design + Studios	1/10/2025
L-05	D	Plant Schedule	Site Design + Studios	1/10/2025
L-06	D	Existing Tree	Site Design + Studios	1/10/2025
L-07	D	Notes	Site Design + Studios	1/10/2025
L-08	D	Specification	Site Design + Studios	1/10/2025
Stormwater drainage plans				
C01	4	Notes & Legends	Greenview Consulting	03.10.2025
C02	4	Basement Drainage Plan	Greenview Consulting	03.10.2025
C03	4	Ground Floor Drainage Plan	Greenview Consulting	03.10.2025
C04	4	Standard Detail	Greenview Consulting	03.10.2025
Road signage plan				
-	-	Road Signage Plan	Sutherland Shire Council	-

Approved Documents

Document title	Prepared by	Date of plans
Arboricultural Impact Assessment Report	Ross Jackson	16 May 2025
Geotechnical Investigation Report	Geo-Environmental Engineering	22 May 2025
Acoustic Report	Renzo Tonin & Associates	3 October 2025
Operational Plan of Management	Planning Ingenuity	21 May 2025
Operational Waste Management Plan	Elephants Foot Consulting	13 May 2025 3 October 2025

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To reinforce the plans and documents that form part of this approval.

Condition 75: Child Care Centre Operation

The development must be operated in accordance with the following at all times:

- The centre shall comply at all times with the National Quality Framework for Early Childhood, Education and Care, including the Education and Care Services National Law and National Regulations. Separate approval / licence shall be issued by the NSW Department of Education.
- The child care centre is to operate in accordance with the document titled 'Operational Plan of Management' (21 May 2025) prepared by Planning Ingenuity and be updated to the following effect.
 - Room 1 / adjoining outdoor play area 1 - Maximum 15 x 0-2 year olds
 - Rooms 2 & 3 / adjoining outdoor play area 2 - Maximum 40 x 2-3 year olds
 - Rooms 4 & 5 / adjoining outdoor play area 3 - maximum 40 x 3-5 year olds

3. The centre shall accommodate a maximum of 95 children, or at a lesser capacity as approved / permitted under a licence issued.
4. The hours of operation are limited to between 7.00am and 6.00pm Mondays to Fridays. The centre shall be closed on weekends and public holidays.
5. A full copy of all current development consents (including approved plans) for the operation of the premises, any registers required, and any required Plan of Management must be kept on the premises and made available for inspection immediately upon request by council officers.
6. **Where any future changes are needed to the Plan of Management, these may be with the consultation and agreement of Council's Senior Manager – Development Services.**

Condition reason: To ensure appropriate operation of the child care centre and to minimise external impacts.

Evan Phillips
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