

Modification of Project Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthony Witherdin
Director
Regional Assessments

Sydney *30 JULY*

2018

SCHEDULE 1

Project Approval:	MP 09_0180 granted by the Deputy Director-General, Development Assessment & Systems Performance on 16 February 2011
For the following:	Seniors Living Development , including: • Residential aged care facility providing 128 rooms (160 beds), with associated resident facilities; • 7 Cluster buildings providing a total of 231 self-contained dwellings; • Community Centre and Village clubhouse and provision of community facilities; • Basement and at-grade car parking for 290 cars; and • Landscaping
Proponent:	Baptist Community Services NSW & ACT
Approval Authority:	Minister for Planning
The Land:	34 – 36 memorial Avenue, Kellyville
Modification:	MP 09_0180 MOD 7: the modification includes: • reconfiguration of three buildings (Clusters 2, 3 and 4) including increasing building height and modifying footprints and layout • increase in floor space from 40,800m² to 41,697m² • reduction in independent living units by 3 units and change to the proposed unit mix • additional basement car parking spaces • associated amendments to landscaping, including change to the boundary of the Cumberland Plain Woodland reserve • minor amendments to the statement of commitments.

SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions - Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A1 Development Description

Development approval is granted only to carrying out the development described in detail below:

- Construction of Residential Aged Care Facility providing 160 beds (128 rooms), with associated resident facilities;
- 7 Cluster buildings providing a total of 244 **241** self-contained dwellings;
- Community Centre and Village Clubhouse and numerous community facilities;
- basement car parking **in accordance with approved plans** for 258 cars (including at least 34 accessible spaces being provided in Clusters 2, 3, 4, 6 and 7 in accordance with AS2890.6-2009);
- at-grade car parking for 59 cars (including 8 accessible spaces being provided in accordance with AS2890.6-2009); and
- Landscaping including provision of Open Space Park.

- (b) Schedule 2 Part A – Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with MP No. 09_0180 and the Environmental Assessment dated July 2010, prepared by Don Fox Planning Consultants, except where amended by the Preferred Project Report dated 12 November 2010, prepared by Don Fox Planning Pty Ltd, the Section 75W Modification, dated 9 July 2012, prepared by Don Fox Planning Pty Ltd, the Section 75W Modification, dated 28 February 2014 and amended on 30 April 2014, prepared by Don Fox Planning Pty Ltd, the Section 75W Modification, dated 5 September 2014, prepared by Don Fox Planning Pty Ltd the Section 75W Modification, dated 15 December 2014 and amended on 17 March 2015, prepared by Don Fox Planning Pty Ltd, **the Section 75W Modification, dated 15 December 2014 and amended on 16 April 2018, 15 May 2018, 4 July 2018 an 12 July 2018, prepared by Don Fox Planning Pty Ltd** and the following drawings:

Drawing No.	Revision	Name of Plan	Drawn By	Date
Architectural Drawings prepared for the Environmental by PTW Architects				
536DA1.08	D	Site Masterplan	McFadyen Architects Pty Ltd	4.11.2010
536DA1.09	K	Architectural Plans	McFadyen Architects Pty Ltd	12.06.2012
536DA1.10	K	Architectural Plans	McFadyen Architects Pty Ltd	09.10.2012
536DA1.11	D	Architectural Plans	McFadyen Architects Pty Ltd	2.4.2010
536DA1.16- 536DA1.18 536DA2.01- 06 & 2.09	C	Architectural Plans	McFadyen Architects Pty Ltd	2.4.2010

Drawing No.	Revision	Name of Plan	Drawn By	Date
536DA2.07 – 08	D	Architectural Plans	McFadyen Architects Pty Ltd	16.10.2012
536DA3.01– 536DA3.18 536DA3.19– 536DA3.26	C	Architectural Plans	McFadyen Architects Pty Ltd	2.4.2010
536DA5.01	C	Materials & Finishes Schedule	McFadyen Architects Pty Ltd	2.4.2010
536DA1.12- 536DA1.15	D	Architectural Plans	McFadyen Architects Pty Ltd	10.1.2011
Landscape Plan				
Pages 1- 20	-	Landscape Masterplan	Taylor Brammer Landscape Architects Pty Ltd	16 April 2010
A10036V	-	Landscape Restoration Management Plan	Travers Bushfire & Ecology	4 November 2010
A10036T	-	Tree Assessment	Travers Bushfire & Ecology	5 May 2010
Other				
536D4.06	C	Waste Management Plan	Mcfadyen Architects Pty Ltd	April 2010
-	-	Kellyville Community Village- Overview of Operations & Management		April 2010
-	-	Construction Waste Management Plan	Hanna Newman Associates Pty Ltd	March 2010
-	-	Construction Traffic Management Plan	Hanna Newman Associates Pty Ltd	April 2010
H-01- H2, H06, H08, H10	P3	Hydraulic Services	Building Services Engineers Pty Ltd	30.3.2010
H03	P1	Hydraulic Services	Building Services Engineers Pty Ltd	30.3.2010
H04- H05, H07, H11	P4	Hydraulic Services	Building Services Engineers Pty Ltd	15.4.2010
H09	P4	Hydraulic Services	Building Services Engineers Pty Ltd	22.4.2010
08110	-	Assessment of Traffic and Parking Implications	Transport and Traffic Planning Associates	April 2010
11422/1-AA	-	Contamination Assessment	Geotechnique Pty Ltd	30 May 2007
Project 71123	-	Report on Geotechnical Investigation	Douglas Partners	September 2009
3988-3	-	Road Traffic Noise Intrusion Report	Day Design Pty Ltd	8 April 2010
3988-4	-	Environmental Noise Impact	Day Design Pty Ltd	8 April 2010
3988-5	-	Construction Noise and Vibration Management Plan	Day Design Pty Ltd	8 April 2010
-	-	Aboriginal Heritage Assessment for Lot 41 DP 10702 & Lot 401 DP 1125136	Jo McDonald Cultural Heritage Management Pty Ltd	April 2010

Drawing No.	Revision	Name of Plan	Drawn By	Date
Final v3	-	Accessibility Report	Morris-Goding Accessibility Consulting	26 March 2010
318918M_05		BASIX Certificate	Department of Planning	4 November 2010
4447DA_A	-	Drawings 1- 6	Mepstead and Associates	30 December 2011

as amended by the following drawings for the Residential Aged Care Facility:

Drawing No.	Revision	Name of Plan	Drawn By	Date
Architectural Drawings				
536_DD_A_001	E	Site Plan	McFadyen Architects Pty Ltd	25.02.2014
PT_A_002	G	Ground Floor Plan	McFadyen Architects Pty Ltd	15.08.2014
PT_A_003	G	First Floor Plan	McFadyen Architects Pty Ltd	15.08.2014
PT_A_004	G	Second Floor Plan	McFadyen Architects Pty Ltd	15.08.2014
PT_A_005	F	Roof Plan	McFadyen Architects Pty Ltd	15.08.2014
536_DD_A_006	C	Typical Room Plans	McFadyen Architects Pty Ltd	25.02.2014
536_DD_A_007	F	Site Elevations	McFadyen Architects Pty Ltd	17.04.2014
PT_A_007	G	Site Elevations	McFadyen Architects Pty Ltd	15.08.2014
536_DD_A_008	F	Site Elevations	McFadyen Architects Pty Ltd	17.04.2014
PT_A_008	G	Site Elevations	McFadyen Architects Pty Ltd	15.08.2014
536_DD_A_009	F	Site Sections	McFadyen Architects Pty Ltd	17.04.2014
PT_A_009	G	Site Sections	McFadyen Architects Pty Ltd	15.08.2014
Landscape Plan				
LC00	C	Cover Sheet	Taylor Brammer Landscape Architects Pty Ltd	17.04.14
LC01	C	Masterplan Ground Floor	Taylor Brammer Landscape Architects Pty Ltd	17.04.14
LC02	C	Masterplan Level 1	Taylor Brammer Landscape Architects Pty Ltd	17.04.14
LC03	C	Cross Sections	Taylor Brammer Landscape Architects Pty Ltd	17.04.14
LC04	C	Cross Sections	Taylor Brammer Landscape Architects Pty Ltd	17.04.14
Other				

Drawing No.	Revision	Name of Plan	Drawn By	Date
H01	B	Hydraulic Services	Building Services Engineers Pty Ltd	28.01.2014
H02	B	Hydraulic Services	Building Services Engineers Pty Ltd	28.01.2014
H03	C	Hydraulic Services	Building Services Engineers Pty Ltd	17.04.2014
H04	C	Hydraulic Services	Building Services Engineers Pty Ltd	17.04.2014
H05	B	Hydraulic Services	Building Services Engineers Pty Ltd	28.01.2014

as amended by the following drawings for Clusters 1 and 5:

Drawing No.	Revision	Name of Plan	Drawn By	Date
Architectural Drawings				
DA_75W_1.08	D	Site Plan	McFadyen Architects Pty Ltd	19.03.2015
DA_75W_1.18	D	Site Section A-A	McFadyen Architects Pty Ltd	20.03.2015
DA_75W_3.01	C	Typical Floor Plan / Carpark Plan Cluster 1	McFadyen Architects Pty Ltd	11.12.2014
DA_75W_3.04	C	Cluster 1 - Elevations	McFadyen Architects Pty Ltd	11.12.2014
DA_75W_3.05	C	Cluster 1 – Elevation / Sections	McFadyen Architects Pty Ltd	11.12.2014
DA_75W_3.15	D	Typical Floor Plan / Carpark Plan Cluster 5	McFadyen Architects Pty Ltd	11.03.2015
DA_75W_3.16	D	Typical Floor Plan Level 1 - 4 Cluster 5	McFadyen Architects Pty Ltd	11.03.2015
DA_75W_3.17	D	Cluster 5 - Elevations	McFadyen Architects Pty Ltd	11.03.2015
DA_75W_3.18	D	Cluster 5 – Elevations / Sections	McFadyen Architects Pty Ltd	11.03.2015
DA_75W_5.01	C	External Finishes Schedule	McFadyen Architects Pty Ltd	11.12.2014
Landscape Plan				
LC00	B	Landscape Concept Sheet	Taylor Brammer Landscape Architects Pty Ltd	15.12.2014
LC01	D	Landscape Concept Cluster 5	Taylor Brammer Landscape Architects Pty Ltd	16.03.2015
LC02	B	Landscape Concept Cluster 1	Taylor Brammer Landscape Architects Pty Ltd	15.12.2014
LC03	B	Landscape Cross Sections	Taylor Brammer Landscape Architects Pty Ltd	15.12.2014
Other				
H01	A	Hydraulic Services Legend, General Notes and Drawing List	Building Services Engineers Pty Ltd	15.12.2014
H03	A	Hydraulic Services Site Stormwater – Cluster 1	Building Services Engineers Pty Ltd	15.12.2014

Drawing No.	Revision	Name of Plan	Drawn By	Date
H04	A	Hydraulic Services Site Stormwater – Cluster 5	Building Services Engineers Pty Ltd	15.12.2014
H05	A	Hydraulic Services Roof Plan - Drainage	Building Services Engineers Pty Ltd	15.12.2014

as amended by the following drawings for Clusters 2, 3 and 4:

Drawing No.	Revision	Name of Plan	Drawn By	Date
Architectural Drawings				
DA102	B	Site Plan	DKO Architects	24.04.2018
DA211	A	Site Plan Ground Floor	DKO Architects	15.12.2017
DA212	A	Site Plan Level 1	DKO Architects	15.12.2017
DA213	A	Site Plan Level 2	DKO Architects	15.12.2017
DA214	A	Site Plan Level 3	DKO Architects	15.12.2017
DA215	A	Site Plan Level 4	DKO Architects	15.12.2017
DA216	A	Site Plan Roof Plan	DKO Architects	15.12.2017
DA218	C	Site Plan Basement DDA option	DKO Architects	28.06.2018
DA221	A	Cluster 2 Ground Floor Plan	DKO Architects	15.12.2017
DA222	A	Cluster 2 Level 1 - 3	DKO Architects	15.12.2017
DA223	A	Cluster 2 Level 4	DKO Architects	15.12.2017
DA231	A	Cluster 3 Ground Floor Plan	DKO Architects	15.12.2017
DA232	A	Cluster 3 Level 1 - 3	DKO Architects	15.12.2017
DA233	A	Cluster 3 Level 4	DKO Architects	15.12.2017
DA241	A	Cluster 4 Ground Floor Plan	DKO Architects	15.12.2017
DA242	A	Cluster 4 Level 1 - 3	DKO Architects	15.12.2017
DA243	A	Cluster 4 Level 4	DKO Architects	15.12.2017
DA251	A	Unit Layout Plans	DKO Architects	15.12.2017
DA252	A	Unit Layout Plans	DKO Architects	15.12.2017
DA300	B	Site Elevations	DKO Architects	24.04.2018
DA301	B	Site Elevations	DKO Architects	24.04.2018
DA302	B	Cluster 2 Elevation	DKO Architects	24.04.2018
DA303	B	Cluster 2 Elevation	DKO Architects	24.04.2018
DA304	B	Cluster 3 Elevation	DKO Architects	24.04.2018
DA305	B	Cluster 3 Elevation	DKO Architects	24.04.2018
DA306	B	Cluster 4 Elevation	DKO Architects	24.04.2018
DA307	B	Cluster 4 Elevation	DKO Architects	24.04.2018
DA308	C	Cluster 4 Elevation	DKO Architects	28.06.2018
DA311	A	External Finishes Schedule	DKO Architects	15.12.2017
DA312	A	External Finishes Board	DKO Architects	15.12.2017
Landscape Plan				
01	B	Landscape Cover Sheet	Taylor Brammer	14.12.2017
02	B	Landscape Concept Plan	Taylor Brammer	14.12.2017
03	B	Landscape Cross Sections	Taylor Brammer	14.12.2017
01	B	Gracewood Stage 3 CPW extent	Taylor Brammer	11.05.2018
Other				
CI-060-01	D	GENERAL ARRANGEMENT PLAN	Wood and Grieve Engineers	18.12.2017
CI-070-01	D	EROSION & SEDIMENT CONTROL PLAN	Wood and Grieve Engineers	18.12.2017
CI-076-01	B	EROSION & SEDIMENT CONTROL DETAILS	Wood and Grieve Engineers	15.12.2017

Drawing No.	Revision	Name of Plan	Drawn By	Date
<u>CI-520-01</u>	<u>D</u>	<u>STORMWATER DRAINAGE PLAN - GROUND FLOOR</u>	<u>Wood and Grieve Engineers</u>	<u>18.12.2017</u>
<u>CI-520-02</u>	<u>D</u>	<u>STORMWATER DRAINAGE PLAN - BASEMENT</u>	<u>Wood and Grieve Engineers</u>	<u>18.12.2017</u>
<u>CI-526-01</u>	<u>B</u>	<u>STORMWATER DRAINAGE DETAILS</u>	<u>Wood and Grieve Engineers</u>	<u>15.12.2017</u>

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by the conditions of this approval.

- (c) Schedule 2 Part B – Prior to the issue of a construction certificate - Condition B17 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

B17. Acoustics

Design sound levels for building interiors is to comply with the standards set down in Australian Standards AS 2107: *Acoustics - Recommended design sound levels and reverberation times for building interiors*.

Prior to the issue of a Construction Certificate for the basement of Clusters 2, 3 and 4, the garbage collection area is to be acoustically treated to ensure sound transmission from its use will not result in unacceptable acoustic impacts on residents.

A suitably qualified and experienced acoustic engineer must certify that the use of the garbage collection area will not result in unacceptable acoustic impacts on residents, to the satisfaction of the certifier.

- (d) Schedule 2 Part B – Prior to the issue of a construction certificate - Condition B18 is deleted as follows:

~~B18. Privacy between Clusters 4 and 5~~

~~Prior to the issue of a construction certificate for Clusters 4 or 5 (whichever is issued first), amended plans shall be submitted to the satisfaction of the PCA showing method(s) / treatment(s) to prevent overlooking between Clusters 4 and 5. Method(s) and treatments may include (but are not limited to) raising sill heights to 1.8 metres, including obscured glazing to 1.8m, installation of privacy screening, dense hedge planting between the two buildings, architectural features, and re-oriented windows.~~

- (e) Schedule 2 Part B – Prior to the issue of a construction certificate – New Condition B18 is added as follows:

B18. Stormwater Management

Detailed stormwater management plans for Clusters 2, 3 and 4 must be generally consistent with the Stormwater Management Report and Plans prepared by Wood and Grieve Engineers and dated 9 April 2018. Plans are to demonstrate the basement access will be protected from flooding and all runoff from the site will

be directed to the existing sag in Free Settlers Drive, rather than north towards Memorial Avenue.

- (f) Schedule 2 Part B – Prior to the issue of a construction certificate – New Condition B19 is added as follows:

B19. Landscape Restoration Management Plan

Prior to the issue of a Construction Certificate for Clusters 2, 3 and 4 (whichever is issued first), the Landscape Restoration Management Plan submitted with MOD 7 must be updated to include the recommendations of Travers Bushfire & Ecology in their letter dated 6 April 2018 submitted as part of the Response to Submissions for MOD 7. A copy is to be submitted to the Department and Council for its records. All works on the site must be carried out in accordance with the updated Landscape Restoration Management Plan.

- (g) Schedule 2 Part B – Prior to the issue of a construction certificate – New Condition B20 is added as follows:

B20. Parking Design

Prior to the issue of a Construction Certificate for Clusters 2, 3 and 4 (whichever is issued first), the basement parking plan is to be amended to:

- a) provide 18 accessible parking spaces in accordance with AS2890.6 within the basement of Clusters 2, 3 and 4
 - b) provide an appropriate storage area for bin moving equipment (such as a bin tow or similar).
- (h) Schedule 2 Part E – Prior to the issue of an occupation certificate - Condition E7 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

E7. Section 88B Instrument

A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property detailing that the:

- a) The Open Space Park is protected in perpetuity for the benefit of The Hills Shire Council for ecological protection purposes in accordance with the Landscape Restoration Management Plan, prepared by Travers Bushfire and Ecology, dated 4 November 2010;
- b) Except within nominated 'slashed under storey zones', there will be no disturbance to existing trees within the Open Space Park except for the purposes of removing noxious or environmental weeds and removal of several dangerous trees (Schedule 1 of the Landscape Restoration Management Plan, prepared by Travers Bushfire and Ecology, dated 4 November 2010);
- c) No services, driveways, garbage bin shelters, fencing, pathways, stepping stones, any other form of landscaping or other structure is to be erected or installed within the Open Space Park except for that shown in the Landscape Plan by Taylor Brammer (2010) **as amended by the Landscape Plan dated 14.12.2017 by Taylor Brammer approved as part of MOD 7;** and
- d) Management of vegetation for fuel reduction or removal of trees for safety purposes within the Open Space Park is only to be undertaken with Council approval, in accordance with the Landscape Restoration Management Plan, prepared by Travers Bushfire and Ecology, 4 November 2010.

The Instrument shall be lodged with the Land Titles Office prior to the release of any Occupation Certificate. The Instrument shall be registered prior to the completion of development.

Prior to the issue of any Occupation Certificate for Clusters 2, 3, or 4, the restriction on title is to be modified to reflect the revised boundary of the Open Space Park in accordance with the plans approved by MOD 7. The new/revised instrument must be lodged and registered prior to the issue of any Occupation Certificate for Clusters 2, 3, or 4.

- (i) Schedule 2 Part E – Prior to the issue of an occupation certificate - Condition E10 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

E10 Waste and Recycling Collection Contract

Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, of the building the owner must ensure that there is a contract with a licensed contractor for the removal of **all trade waste**. No garbage is to be placed on the public way e.g. footpaths, roadways, plazas, and reserves at any time.

The operator and owner of the site must ensure that all waste collection vehicles and delivery vehicles accessing the waste collection area in the basement of Clusters 2, 3 and 4 do not exceed 8.8 metres in length.

The collection of waste and recycling must only occur between 7.00 am and 7.00 pm weekdays and 9.00 am and 5.00 pm weekends and public holidays, to avoid noise disruption to surrounding residents.

- (j) Schedule 2 Part E – Prior to the issue of an occupation certificate - Condition E18 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

E18. BASIX

Under Clause 97A of the *Environmental Planning & Assessment Regulation 200*, it is a condition of this development approval that all design measures relevant to the stage of occupation, identified in the BASIX Certificate No. 318918M_05, dated 4 November 2010, or as amended, will be complied with prior to occupation.

All design measures relevant to Clusters 2, 3 and 4 are to comply with BASIX Certificate No 884139M dated 15/12/2017 which supersedes the above certificate as it relates to Clusters 2, 3 and 4.

- (k) Schedule 2 Part E – Prior to the issue of an occupation certificate - Condition E21 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

E21. Replacement Tree Planting

Prior to the issue of an occupation certificate for either Clusters 1 or 5 (whichever is issued first), ten new *Eucalyptus crebra* trees (minimum 6" diameter pot size and minimum 1m in height) are to be planted and established within the CPW reserve and protected from grazing animals in accordance with the *Travers Bushfire and Ecology* report dated 15.12.2014 and submitted with the MOD 6 Section 75W application, and Site Plan DA75W_1.08 Rev D dated 19/03/2015.

Prior to the issue of an Occupation Certificate for Clusters 2, 3, or 4 (whichever is issued first), 28 new Cumberland Plain Woodland Trees (minimum 6" diameter pot size and minimum 1m in height) must be planted and established within the CPW reserve and other parts of the site and protected from grazing animals in accordance with the Travers Bushfire and Ecology report submitted with MOD 7 and the CPW Extent Plan 01 Revision B by Taylor Brammer dated 11.05.2018.

- (l) Schedule 2 Part E – Prior to the issue of an occupation certificate - Condition E22 is added as follows:

E22. Waste Services Access

Prior to the issue of an Occupation Certificate Clusters 2, 3, or 4 (whichever is issued first):

- a) clear signage must be erected indicating access to the ramp servicing the basement garbage storage area is for service vehicles only
- b) clear signage must be erected at the at the adjoining van space that parking is rear to kerb only and the adjoining kerb is to be reshaped to facilitate reversing into the space in accordance with details provided on 12 July 2018 with MOD 7
- c) a mirror must be erected to enable clear sightlines between the basement ramp and adjoining driveway in accordance with details provided on 12 July 2018 with MOD 7.

- (m) Schedule 2 Part E – Prior to the issue of an occupation certificate - Condition E23 is added as follows:

E23. Emergency Response Plan

Prior to the issue of an Occupation Certificate for Clusters 2, 3, or 4 (whichever is issued first), an emergency response plan must be prepared and implemented to the satisfaction of the Certifying Authority. The plan must:

- a) be prepared by an appropriately qualified and experienced person in consultation with the Office of Environment and Heritage and the NSW State Emergency Service
- b) incorporate recommendations for safety signs for areas adjacent to overland flow paths
- c) outline emergency evacuation procedures for medical or other reasons during large rare storm events.

Safety signs must be erected in accordance with the plan prior to the issue of an Occupation Certificate for Clusters 2, 3, or 4 (whichever is issued first). The development must be carried out in accordance with the plan and the owner and operator is responsible for its implementation.

- (n) Schedule 2 Part F – During operations - Condition F10 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

F10. Basement Car Parking

- a. A minimum total provision of 34 **30** disabled parking spaces (in accordance the requirements of AS2890.6) is to be provided within the basement parking areas of Clusters 2, 3, 4, 6 and 7 for the exclusive use of residents of the Independent Living Units.

- b. Nothing in this approval, restricts the ability of the Proponent from converting some of the standard car parking spaces into shared areas (as defined by AS2890.6) to accommodate additional disabled car parking spaces, at a later date.
- c. Despite part b. of this condition, the total number of basement car parking spaces for the development shall not be less than 142 spaces.

End of Modification MP 09_0180