

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Keiran Thomas
Director
Regional Assessments

Sydney

26 April 2022

SCHEDULE 1

Development consent:	SSD-10321 granted by the Executive Director, Key Sites and Regional Assessments on 14 October 2021
For the following:	Construction of a residential development comprising four residential flat buildings to accommodate 201 dwellings, basement car parking, associated landscaping and public domain works.
Applicant:	JWD Development
Consent Authority:	Minister for Planning
The Land:	Lot 100 in DP 1075037 and Lot 1 in DP 45551 89 John Whiteway Drive, Gosford
Modification:	Design changes to buildings A and B including basement and internal layout changes, reduction of building envelopes, reduction of number of dwellings from 201 to 198, introduction of a neighbourhood shop and associated works.

SCHEDULE 2

The Consent (SSD-10321) is modified as follows:

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

A1. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions;
- (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by ADG Architects				
Dwg No.	Rev	Name of Plan	Date	Architect
DA001.1	12	Site Location	27.05.2021	ADG Architects
DA001.2	12	Site Analysis	27.05.2021	ADG Architects
DA001.3	4 <u>13</u>	Site Compliance Scheme	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA001.4A	4 <u>12</u>	Site Coverage (Footprint)	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA001.4B	4 <u>12</u>	Open Space	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA001.4C	4 <u>2</u>	Communal Open Space	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA001.5	4 <u>14</u>	Site Plan	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA001.7	4 <u>5</u>	Overall Building Dimensions	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.1	4 <u>17B</u>	Basement	26.07.2021 <u>18.02.2022</u>	<u>Marchese Partners</u>
DA002.2	4 <u>18</u>	Ground Floor Plan	27.05.2021 <u>08.02.2022</u>	<u>Marchese Partners</u>
DA002.3	4 <u>15</u>	Level 1	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.4	4 <u>14</u>	Level 2	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.5	4 <u>13</u>	Level 3	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.6	4 <u>13</u>	Level 4	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.7	4 <u>13</u>	Level 5	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.8	4 <u>12</u>	Level 6	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.9	4 <u>12</u>	Level 7	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.10	4 <u>13</u>	Level 8	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.11	4 <u>12</u>	Level 9	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA002.12	12	Level 10	27.05.2021	ADG Architects
DA002.13	10	Level 11	27.05.2021	ADG Architects
DA002.14	10	Level 12	27.05.2021	ADG Architects
DA002.15	4 <u>13</u>	Roof Plan	27.05.2021 <u>16.11.2021</u>	<u>Marchese Partners</u>
DA003.0	11	Material Palette	27.05.2021	ADG Architects
DA003.1	4 <u>13B</u>	Elevations (Overall)	27.05.2021 <u>18.02.2022</u>	<u>Marchese Partners</u>
DA003.2	4 <u>13B</u>	Elevations (Overall)	27.05.2021 <u>18.02.2022</u>	<u>Marchese Partners</u>
DA003.3	4 <u>13B</u>	Elevations	27.05.2021 <u>18.02.2022</u>	<u>Marchese Partners</u>
DA004.1	11	Block A - Elevations	27.05.2021	ADG Architects
DA004.2	12	Block B - Elevations	27.05.2021	ADG Architects

DA004.3	12	Block C – Elevations	27.05.2021	ADG Architects
DA004.4	12	Block D – Elevations	27.05.2021	ADG Architects
DA005.1	44 12B	Site Sections (Overall)	27.05.2021 18.02.2022	Marchese Partners
DA005.2	44 12B	Site Sections (Overall)	27.05.2021 18.02.2022	Marchese Partners
DA005.3	44 12B	Site Sections (Overall)	27.05.2021 18.02.2022	Marchese Partners
DA005.4	3 4B	Site Section (Communal Block B)	27.05.2021 18.02.2022	Marchese Partners
DA005.5	44	Site Sections – Building A	27.05.2021	ADG Architects
DA005.6	40	Site Sections – Building B	27.05.2021	ADG Architects
DA005.7	40	Site Sections – Building C	27.05.2021	ADG Architects
DA005.8	40	Site Sections – Building D	27.05.2021	ADG Architects
DA005.9	42 13	Cut and Fill Diagrams	27.05.2021 16.11.2021	Marchese Partners
DA005.10	42 13	Cut and Fill Diagrams	27.05.2021 16.11.2021	Marchese Partners
DA005.11	1	Cut and Fill Diagrams	16.11.2021	Marchese Partners
DA007.1	44 12	Gross Floor Area - Floor to Floor	27.05.2021 16.11.2021	Marchese Partners
DA007.1B	1	Gross Floor Area – Building A & B	16/11/2021	Marchese Partners
DA007.2D	4 2	Circulation Diagrams	27.05.2021 16.11.2021	Marchese Partners
DA007.5	9 10	Waste Management Diagrams – Sheet 1	27.05.2021 16.11.2021	Marchese Partners
DA007.6	9 10	Waste Management Diagrams – Sheet 2	27.05.2021 16.11.2021	Marchese Partners
DA008.1	7 8	Townhouse (2 Bedrooms)	27.05.2021 16.11.2021	Marchese Partners
DA008.2	7	Townhouse (3 Bedrooms)	27.05.2021	ADG Architects
DA008.3	7 8	Typical Unit Types	27.05.2021 16.11.2021	Marchese Partners
DA008.4	7	Typical Unit Types	27.05.2021	ADG Architects
DA008.5	7 8	Typical Unit Types	27.05.2021 16.11.2021	Marchese Partners
DA008.6	7	Typical Unit Types	27.05.2021	ADG Architects
DA008.7	7 8	Typical Unit Types	27.05.2021 16.11.2021	Marchese Partners
DA008.8	7 8	Typical Unit Types	27.05.2021 16.11.2021	Marchese Partners
DA008.9	7	Typical Unit Types	27.05.2021	ADG Architects
DA008.10	7 8	Typical Unit Types	27.05.2021 16.11.2021	ADG Architects
DA008.11	7	Typical Unit Types	27.05.2021	ADG Architects
DA008.12	7 8	Typical Unit Types	27.05.2021 16.11.2021	ADG Architects
DA008.13	7	Typical Unit Types	27.05.2021	ADG Architects
DA008.14	7	Typical Unit Types	27.05.2021	ADG Architects
DA008.16	7	Penthouses – Block D	27.05.2021	ADG Architects
DA008.17	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.18	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.19	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.20	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.21	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.22	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.23	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.24	1	Typical Unit Types	16.11.2021	Marchese Partners

DA008.25	1	Typical Unit Types	16.11.2021	Marchese Partners
DA008.26	1	Typical Unit Types	16.11.2021	Marchese Partners
DA009.1	44 12	Block A - Ground Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.2	44 12	Block A - Level 1 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.3	44 12	Block A - Level 2 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.4	44 12	Block A - Level 3 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.5	44 12	Block A - Level 4 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.6	44 12	Block A - Level 5 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.7	44 12	Block A - Roof Plan	27.05.2021 16.11.2021	Marchese Partners
DA009.8	44 12	Elevation Along John Whiteway Dr	27.05.2021 16.11.2021	Marchese Partners
DA009.9	44 12	Block A - North Elevation	27.05.2021 16.11.2021	Marchese Partners
DA009.10	44 12	Block A West Elevation	27.05.2021 16.11.2021	Marchese Partners
DA009.11	5 6	Block A - East Elevation	27.05.2021 16.11.2021	Marchese Partners
DA009.12	4 5	Block A - Sections	27.05.2021 16.11.2021	Marchese Partners
DA009.13	4 5	Block A - Section	27.05.2021 16.11.2021	Marchese Partners
DA010.0	44 12	Block B - Cover Page	27.05.2021 16.11.2021	Marchese Partners
DA010.1	44 12	Block B - Ground Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.1B	1	Building B – Ground Floor – Common Areas	16.11.2021	Marchese Partners
DA010.2	44 12	Block B - Level 1 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.3	44 12	Block B - Level 2 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.4	44 12	Block B - Level 3 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.5	44 12	Block B - Level 4 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.6	44 12	Block B - Level 5 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.7	44 12	Block B - Level 6 Floor Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.8	8 9	Roof Plan	27.05.2021 16.11.2021	Marchese Partners
DA010.9	44 12	Block B - Elevation Along John White Dr	27.05.2021 16.11.2021	Marchese Partners
DA010.9B	5 6	Block B – Townhouses (Elevation Along JWD)	27.05.2021 16.11.2021	Marchese Partners
DA010.10	42 13	Block B – West Elevation	27.05.2021 16.11.2021	Marchese Partners
DA010.11	42 13	Block B – North Elevation	27.05.2021 16.11.2021	Marchese Partners
DA010.12	5 6	Block B – South Elevation	27.05.2021 16.11.2021	Marchese Partners

DA010.13	4 5	Section 1	27.05.2021 16.11.2021	Marchese Partners
DA010.14	4 5	Section 2 and Section 3	27.05.2021 16.11.2021	Marchese Partners
DA010.15	4 5	Section 4	27.05.2021 16.11.2021	Marchese Partners
DA011.0	44 12	Block C - Cover Page	27.05.2021 16.11.2021	ADG Architects
DA011.1	44 12	Block C - Level 1 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.2	44 12	Block C - Level 2 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.3	44 12	Block C - Level 3 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.4	44 12	Block C - Level 4 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.5	44 12	Block C - Level 5-6 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.6	44 12	Block C - Level 7 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.7	44 12	Block C - Level 8 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.8	44 12	Block C - Level 9 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA011.9	44 12	Block C - Roof Plan	27.05.2021 16.11.2021	ADG Architects
DA011.10	44 12	Block C - Elevation Along John White Dr	27.05.2021 16.11.2021	ADG Architects
DA011.11	44 12	Block C - West Elevation	27.05.2021 16.11.2021	ADG Architects
DA011.12	11	Block C - South and North Elevation	27.05.2021	ADG Architects
DA011.13	4 5	Block C - Section	27.05.2021 16.11.2021	ADG Architects
DA011.14	4 5	Block C - Sections	27.05.2021 16.11.2021	ADG Architects
DA012.0	11	Block D – Cover Page	27.05.2021	ADG Architects
DA012.1	42 13	Block D – Level 1 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA012.2	44 12	Block D – Level 2 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA012.3	42 13	Block D - Level 3 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA012.4	42 13	Block D - Level 4 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA012.5	42 13	Block D - Level 5 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA012.6	42 13	Block D - Level 6	27.05.2021 16.11.2021	ADG Architects
DA012.6B	2 3	Block D - Level 7 Floor Plan	27.05.2021 16.11.2021	ADG Architects
DA012.7	42 13	Block D - Level 8	27.05.2021 16.11.2021	ADG Architects
DA012.8	42 13	Block D - Level 9	27.05.2021 16.11.2021	ADG Architects
DA012.12	7 8	Block D - Roof Plan	27.05.2021 16.11.2021	ADG Architects
DA012.13	9	Block D1 - North Elevation	27.05.2021	ADG Architects
DA012.13 A	2	Block D1 - South Elevation	27.05.2021	ADG Architects
DA012.13 B	3	Block D2 - North Elevation	27.05.2021	ADG Architects
DA012.14	12	Block D2 - South Elevation	27.05.2021	ADG Architects
DA012.15	42 13	Block D - East	27.05.2021 16.11.2021	ADG Architects

		Elevation		
DA012.16	12	Block D - West Elevation	27.05.2021	ADG Architects
DA012.17	3	Section 1	27.05.2021	ADG Architects
DA012.18	3	Section 2	27.05.2021	ADG Architects
DA012.19	3 4	Section 3	27.05.2021 16.11.2021	ADG Architects
Landscape Plans prepared by Distinctive Living Design				
Dwg No.	Rev	Name of Plan	Date	
10 -19.00	Q	Coversheet	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.01	Q	Context Plan	27.05.2021 16.11.2021	Distinctive Living Design
10-19.02	Q	Landscape Master Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.03	Q	Moodboard Imagery 01	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.04	Q	Moodboard Imagery 02	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.05	Q	Moodboard Imagery 03	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.06	Q	Moodboard Imagery 04	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.07	Q	Material Palette 01	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.08	Q	Material Palette 02	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.09	Q	Material Palette 03	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.10	Q	Planting Palette - Podium	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.11	Q	Planting Palette - APZ	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.12	Q	Plant Schedule & Notes	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.13	Q	Directory Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.14	Q	Site Deep Soil Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.15	Q	Development Site Tree Canopy Coverage Plan	27.05.2021 16.11.2021	Distinctive Living Design
10-19.16	Q	Site Tree Canopy Coverage Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.17	Q	Wildlife Corridor And Boardwalk Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.18	Q	Spatial Programme Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.19	Q	Circulation Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.20	Q	Built Form & Character Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.21	Q	Site Green Roof Plan	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.22	Q	Landscape Vegetation Corridor Diagram	27.05.2021 16.11.2021	Distinctive Living Design
10 -19.23	Q	Sheet Directory	27.05.2021 16.11.2021	Distinctive Living Design

						Design
10 -19.30	Q	Podium Plan 01	Hardscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.31	Q	Podium Plan 02	Hardscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.32	Q	Podium Plan 03	Hardscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.00	Q	Coversheet		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.01	Q	Context Plan		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.33	Q	Podium Plan 04	Hardscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.34	Q	Podium Plan 05	Hardscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.35	O	Podium Plan 06	Hardscape	27.05.2021	Distinctive Design	Living
10 -19.36	O	Podium Plan 07	Hardscape	27.05.2021	Distinctive Design	Living
10 -13.37	Q	Podium Hardscape Plan 08 – Communal Area 1		16.11.2021	Distinctive Design	Living
10 -19.40	Q	Podium Plan 01	Softscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.41	Q	Podium Plan 02	Softscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.42	Q	Podium Plan 03	Softscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.43	Q	Podium Plan 04	Softscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.44	Q	Podium Plan 05	Softscape	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.45	O	Podium Plan 06	Softscape	27.05.2021	Distinctive Design	Living
10 -19.46	Q	Podium Plan 07	Softscape	27.05.2021 16.11.2021	Distinctive Design	Living
10-19.50	Q	Landscape Key Plan	Sections	27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.51	Q	Communal Area Detail Plan - Lower Podium		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.52	Q	Landscape Sections 01		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.53	Q	Communal Area Detail Plan - Upper Podium		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.54	Q	Landscape Sections 02		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.55	Q	Landscape Sections 03		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.56	Q	Landscape Sections 04		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.60	Q	Landscape Details 01		27.05.2021 16.11.2021	Distinctive Design	Living
10 -19.61	Q	Landscape Details 02		27.05.2021 16.11.2021	Distinctive Design	Living

10 -19.62	O	Boardwalk Details 01	27.05.2021	Distinctive Design	Living
10 -19.63	O	Boardwalk Details 02	27.05.2021	Distinctive Design	Living
10-19.70	O <u>Q</u>	ADG Compliant Planters 01	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.71	O <u>Q</u>	ADG Compliant Planters 02	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.72	O <u>Q</u>	ADG Compliant Planters 03	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.73	O <u>Q</u>	ADG Compliant Planters 04	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.74	O	ADG Compliant Planters 05	27.05.2021	Distinctive Design	Living
10-19.75	O	ADG Compliant Planters 06	27.05.2021	Distinctive Design	Living
10-19.76	O	ADG Compliant Planters 07	27.05.2021	Distinctive Design	Living
10-19.80	O <u>Q</u>	Addendum - Section Key Plan	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.81	O <u>Q</u>	Addendum Landscape Sections 01	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.82	O <u>Q</u>	Addendum Landscape Sections 02	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.83	O <u>Q</u>	Addendum Landscape Sections 03	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.84	O <u>Q</u>	Addendum - Site Tree Removal Diagram	27.05.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.85	P <u>Q</u>	Addendum Landscape Sections 04	40.08.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.86	P <u>Q</u>	Addendum Landscape Sections 05	40.08.2021 <u>16.11.2021</u>	Distinctive Design	Living
10-19.87	P <u>Q</u>	Addendum Landscape Sections 06	40.08.2021 <u>16.11.2021</u>	Distinctive Design	Living

- (b) Schedule 2 – Part B Prior to the issue of a Construction Certificate, condition B2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words / numbers as follows:

DESIGN AMENDMENTS

- B2. Prior to the issue of the relevant construction certificate, revised plans must be submitted to the Certifier and the Planning Secretary for approval. The revised plans must detail the following:
- (a) ~~Redesign of the south eastern basement entry structure to:~~
- (i) ~~increase the setback from John Whiteway Drive;~~
 - (ii) ~~improve integration of the entry structure into the overall building envelope by reducing the overall bulk and associated visual prominence within the streetscape; and~~
 - (iii) ~~minimise blank wall interfaces to the bushland corridor and the public domain.~~

- (b) Provide screening along the southern edge of the public walkway opposite the northern elevations of Blocks C and D to protect visual and acoustic privacy. In consultation with Council, the screening is to be designed to include public art to acknowledge the former historic heritage of the land as required by condition B26.
 - ~~(c) Details of materials and finishes to reduce the extent of the blank wall areas on the southern façade of Block B to improve the presentation to the street and the relationship between Blocks A and B.~~
 - (d) Redesign of the roof form to Block C to:
 - (i) include a roof overhang on the eastern façade,
 - (ii) improve articulation and the proportions of the building profile; and
 - (iii) provide protection from weathering.
 - (e) The balconies located on the western elevation of Block D are to be redesigned to include solid elements within, around, or instead of, the glazed balustrades at levels 7, 8 and 9.
 - (f) Due to poor residential amenity, delete the following units within Block D:
 - (i) D1-06
 - (ii) D1-07
 - (iii) D1-08
 - (g) Provide details to resolve the use of the void/vacated area resulting from the design change in condition (f) for use as communal space (indoor or outdoor) or an alternative ancillary to the residential character of the development, to the satisfaction of the Planning Secretary.
 - (h) **Provide a privacy screen on the northern elevation of the outdoor private open space of unit A0-04 to prevent direct sightlines into unit B0-01.**
- (c) Schedule 2 - Part B Prior to the issue of a Construction Certificate, condition B15 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

Car Parking and Service Vehicle Layout

- B15. Prior to the issue of a construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:
- (a) all vehicles can enter and leave the Site in a forward direction;
 - (b) a maximum of ~~305~~ **296** on-site car parking spaces are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and
 - (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, are in accordance with the latest version of AS 2890.2.
- (d) Schedule 2 - Part B Prior to the issue of a Construction Certificate, condition B16 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

BICYCLE PARKING

- B16. Prior to the issue of a construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:

- (a) the provision of a minimum ~~85~~ **87** visitors/residents bicycle parking spaces outlined in plans listed in condition A2;
 - (b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 *Parking facilities - Bicycle parking*.
- (e) Schedule 2 - Part B Prior to the issue of a Construction Certificate, condition B18 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words / numbers as follows:

BASIX CERTIFICATION

B18. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1060237M_05 (dated 23 July 2021) **and 1060237M_06 (dated 18 November 2021) as relevant**, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.

- (f) Schedule 2 - Part B Prior to the issue of a Construction Certificate, is amended by the insertion of the following new Condition B30:

B30. If estimates or monitoring indicate that ingress of groundwater (to the development site, at any stage of the development) exceeds, or is likely to exceed, 3ML/year in total volume the proponent must:

- (a) **Complete a full investigation of the potential groundwater take (prior to further site development), and provide the take details for the whole of the development site.**
 - (b) **Prepare a Dewatering Management Plan. This will include full details of: the method used to estimate groundwater volumes; groundwater ingress monitoring; any proposed water treatment; related water quality criteria and controls; and details of the method of water disposal.**
 - (c) **Obtain the appropriate Water Access Licence(s) and approvals from NRAR.**
- (g) Schedule 2 – Prior to the issue of an Occupation Certificate, is amended by the insertion of the following new Condition E33:

NEIGHBOURHOOD SHOP MANAGEMENT PLAN

E33. Prior to the release of the occupation certificate, the Applicant must prepare and submit a Management Plan for the ongoing operation of the Neighbourhood Shop to the Certifier for approval. The plan should include, but not be limited to:

- (a) **The operation of the car parking spaces, how access would be made available for staff to the garage, and for customers to parking spaces behind the security gate.**
- (b) **Procedures for the management of waste generated by the neighbourhood shop. Either an agreement for waste to be disposed of via the buildings waste services or via a licensed waste contractor must in place prior to the operation of the neighbourhood shop.**
- (c) **Procedures for the management of deliveries for the neighbourhood shop. Deliveries are not to take place outside of the approved hours of operation and must be undertaken within the boundaries of the subject site.**

- (h) Schedule 2 – Post Occupation is amended by the insertion of the following new Condition F10.

NEIGHBOURHOOD SHOP HOURS OF OPERATION

F10. The approved hours of operation of the neighbourhood shop are:

<input type="checkbox"/>	<u>Monday to Friday</u>	<u>7am to 7pm</u>
<input type="checkbox"/>	<u>Saturday</u>	<u>7am to 7pm</u>
<input type="checkbox"/>	<u>Sunday and Public Holiday</u>	<u>Closed</u>

- (i) Schedule 2 – Post Occupation is amended by the insertion of the following new Condition F11.

USE OF COMMUNAL AREAS

F.11 Communal areas of the development shall not to be used for commercial purposes without prior development consent.

**End of modification
(SSD-10321 MOD 1)**