

BCC DS

LODGED

24/09/2026

APPLICATION REF

A007117533



Changes to Conditions

The table below provides an overview of the conditions contained within the current development approval that would require amendment as a consequence of the proposed Minor Change. The conditions outlined below are not an exhaustive list of those conditions that would require amendment as a consequence of the proposed changes – only pertinent conditions have been listed below. The Applicant acknowledged that conditions beyond those listed below may require amendment and duplication as a consequence of introduction of development Staging.

Conditions and Requested Amendments	Stage 1	Stage 2	Stage 3	Rationale
Condition 12 – Mechanical Ventilation of Car Parking Areas	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Mechanical ventilation to be provided prior to commencement of use of relevant stage and as such, condition to be implemented across Stages 1 and 3 for consistency.
Condition 17 – Driveway Material and Finishes	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Driveway works are limited to Stages 1 and 3 only. No driveway works are proposed as part of Stage 2. Condition to be implemented across Stages 1 and 3 for consistency.

Condition 18 – Provide Pedestrian Prioritised Pathway	Introduce to Stage 1 and retain as per existing condition.	N/A	Introduce to Stage 3 and retain as per existing condition.	The pedestrian prioritised pathway is anticipated to be completed as part of Stages 1 and 3 only. No pedestrian pathway works are proposed as part of Stage 2. The Applicant seeks to introduce this condition to Stages 1 and 3. No changes are proposed to the wording of the condition.
Condition 23 – Future Park Dedication	Introduce to Stage 1 and retain as per existing condition.	Introduce to Stage 2 and retain as per existing condition.	Introduce to Stage 3 and retain as per existing condition.	Current condition wording includes reference to approved plans and drawings. Condition is to be updated to reflect the most current plan set, submitted as part of this Minor Change application.
Condition 25 – Streetscape Works – Neighbourhood Street	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Introduce streetscape works condition to Stages 1 and 3, as both stages will involve streetscape works, as required. No changes are proposed to the wording of the condition.

Condition 27 – Landscape the Site	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Introduce landscape conditions to Stages 1 and 3. Each stage will incorporate relevant landscape planting as required. Detailed landscape plans relevant to each Stage can be submitted to Council in accordance with Condition 27(a) relevant to each stage, and prior to commencement of use of the relevant stage.
Condition 28 – Landscape the Site – Container planting for rooftop gardens and/or green walls	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Introduce condition to Stages 1 and 3. Each stage will incorporate relevant landscape planting at the rooftop, as required. Detailed landscape plans and self-certification can continue to occur in accordance with Conditions 28 (a) through (e), prior to commencement of use of the relevant stage.
Condition 32 – Wheel Squeak Noise Reduction	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Driveway and car park works are limited to Stages 1 and 3 only. No changes are proposed to the wording of the condition.

Condition 33 – Acoustic Barrier – General	Introduce to Stage 1.	N/A	N/A	The acoustic barrier is associated with driveway works, which are limited to Stage 1 only. No changes are proposed to the wording of the condition, other than updating the approved drawing reference to align with the latest drawing revision.
Condition 39 – Grant Easements	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Stages 1 and 3 involve ground level and underground works, which may be subject to easement requirements for underground drainage. Whilst it is highly likely that all relevant easements will be sealed as part of Stage 1 works, conditions across Stage 1 and Stage 3 will provide Council absolute certainty that all easement required have been delivered, prior to commencement of use.
Condition 45 – Repair Damage to Kerb, Footpath or Road	Introduce to Stage 1 and retain as per existing condition	Introduce to Stage 2 and retain as per existing condition	Introduce to Stage 3 and retain as per existing condition	Condition to be duplicated across Stages to ensure all rectification works have been completed prior to commencement of use of each Stage of development.

Condition 47 – Access, Grades, Manoeuvring, Carparks, Signs and Line Marking	Stage 1 works will involve the following at commencement of use of Stage 1 - 238 Resident/tenant car parks - 18 visitor car parks - 153 secure bicycle parking spaces for residents - 35 secure bicycle parking spaces for visitors.	N/A	Stage 3 works will involve the delivery of the balance of car parking and bicycle parking. As such, condition to require the delivery of the following spaces, prior to commencement of use of Stage 3. - A total of 425 Resident/tenant car parks - A total of 36 visitor car parks - A total of 239 secure bicycle parking spaces for residents - A total of 60 secure bicycle parking spaces for visitors.	Changes are proposed to introduce car and bicycle parking allocations to Stages 1 and 3. Stage 2 does not involve access, parking, manoeuvring, signage or line marking works. Car parking required for Stage 2 will be provided as part of Stage 1 works.
Condition 53 – Site Drainage – Major	Introduce to Stage 1 and retain as per existing condition.	Introduce to Stage 2 and retain as per existing condition.	Introduce to Stage 3 and retain as per existing condition.	Current condition wording includes reference to approved plans and drawings. Condition is to be updated to reflect the most current plan set,

				submitted as part of this Minor Change application.
Condition 54 – All Basements – Stormwater Runoff	Introduce to Stage 1 and retain as per existing condition	N/A	Introduce to Stage 3 and retain as per existing condition	Basements works are limited to Stages 1 and 3. Stage 2 does not comprise basement works. The Applicant seeks to introduce the all basements – stormwater runoff condition to Stages 1 and 3. No changes are proposed to the wording of the condition.
Condition 61 – Permanent Driveway Crossover	Introduce to Stage 1 and retain as per existing condition	N/A	N/A	Current condition wording includes reference to approved plans and drawings. Condition is to be updated to reflect the most current plan set, submitted as part of this Minor Change application.