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20/11/2026
APPLICATION REF
A007156214

Changes to Approved Conditions

The proposed minor change seeks to amend the approved plans and conditions of approval. Accordingly, Conditions 8, 19 and 26 are required to be amended to reflect the proposed changes to the approved plans, illustrated in **Appendix A**. These conditions are to be amended as follows, with deletions shown in ~~strikethrough~~ and additions shown in red:

~~***Condition 8 Bicycle Parking***~~

~~*Install and maintain secure bicycle parking consistent with the approved drawings.*~~

~~*Timing: Prior to the commencement of the use and then to be maintained*~~

~~***Landscape The Site - Site Plan Approved for Self Certification***~~

~~***19(a) Construct Designed Work***~~

~~*Construct landscaping in accordance with the prepared detailed Landscape Plans, the relevant City Plan Codes, Council Standards, Best Trade Practice and the following conditions.*~~

~~*Timing: Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner*~~

~~***19(c) Prepare a Detailed Landscape Plan***~~

~~*Prepare a detailed Landscape Plan for landscape areas nominated on the approved plans of layout in accordance with the relevant City Plan Codes and Best Trade Practice. The plan should demonstrate the following:*~~

~~***PLANTING***~~

~~*• Provide columnar trees at 3m intervals where possible along site boundaries.*~~

~~*• Provide a minimum 2m wide landscape strip along the frontage planted with trees, shrubs and groundcovers.*~~

~~*• Provide a 3 tier landscape structure to all landscape areas ie. Trees, shrubs and groundcovers.*~~

~~***ADDITIONAL REQUIREMENTS***~~

~~*• Maximise opportunities for stormwater infiltration into landscaped areas.*~~

~~*• Provide adequate depth of planters for on podium planting.*~~

~~*• Provide irrigation to on podium planting and planted areas underneath the front stairs.*~~

~~***SPECIFICATIONS***~~

~~*• Provide mulch and soil to meet AS4454 and AS4419.*~~

~~*• Ensure that soil media is ameliorated to increase its water holding capabilities*~~

~~*GUIDELINE*~~

~~*This condition does not require the submission of an Operational Works or Compliance Assessment application to Council for approval.*~~

~~*PROOF OF FULFILMENT*~~

~~*A detailed landscape plan is prepared to direct the construction of the landscape*~~

~~*Timing: Prior to commencement of use*~~

~~***19(b) Certify Work***~~

~~*On completion provide written certification from:*~~

~~*• A registered Landscape Architect or Landscape Designer that the detailed Landscape design complies with the City Plan (Form CC10616 Landscape Design Certificate); and*~~

~~*• A registered Landscape Architect and registered Landscape Contractor that the completed landscape work complies with the detailed Landscape Plan, (Form CC10613 Landscape Works Certificate).*~~

~~*Submit a copy of the as-constructed detailed Landscape Plan together with the completed Compliance Certificates, to the Landscape Architect, Development Assessment.*~~

~~*PROOF OF FULFILMENT*~~

~~*The Compliance Certificate - Landscaping is submitted to Council together with As Constructed plans.*~~

~~*Timing: Prior to the commencement of the use or prior to the endorsement of a Community Management Statement, whichever is sooner*~~

~~***19(d) Maintain the Work***~~

~~*Maintain the landscape works generally in accordance with the detailed plans and to industry standards.*~~

~~*• Existing trees retained within the site are to be maintained on a regular basis – to achieve their ultimate height and shape – by a qualified Arborist – in accordance with the Australian Standard for Pruning of Amenity Trees (AS4373).*~~

~~*Timing: To be maintained*~~

Access, Grades, Manoeuvring, Carparks, Signs,

Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:

i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.

ii. Manoeuvring and parking on site for a van for loading and unloading.

iii. Parking for thirteen (13) cars, including one (1) parking space for people with disabilities within the site.

iv. A minimum ~~2.3~~ 2.1 metres height clearance to all undercover car parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities.

v. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site.

vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.

vii. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.