BCC DS
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27/10/2026
APPLICATION REF
A007140324

1.1 Approved drawings and documents

We anticipate that amendments to the list of approved drawing and documents will need to include the following **insertions** and ~~deletions~~:

Drawing or Document	Number	Plan Date
~~East Elevations~~ **Coloured elevations-eastern**	~~DA020~~ **DA 1511 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
~~North Elevation~~ **Coloured elevations-northern**	~~DA021~~ **DA 1512 Rev 2**	~~08-NOV-2023 (Received~~ **10.09.26**
~~West Elevation~~ **Coloured elevations-western**	~~DA030~~ **DA 1513 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
~~South Elevation~~ **Coloured elevations-southern**	~~DA023~~ **DA 1514 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
~~Section A~~ **Section 01**	~~DA030~~ **DA 1600 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
~~Section B~~ **Section 02**	~~DA031~~ **DA 1601 Rev 2**	~~0~~8-NOV-2023 (Received) **10.09.26**
~~Section C~~ **Section 03**	~~DA032~~ **DA 1602 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
~~Section D~~ **Section 04**	~~DA033~~ **DA 1603 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
Montague Road Street Elevation	DA040	08-NOV-2023 (Received)
Site Section	DA041	08-NOV-2023 (Received)
DA Staging Plans	DA951	08-NOV-2023 (Received)
NCC - Borrowed Light Calculations - Unit Type 2B	DA 802	29-JAN-2024 (Received)
~~Basement Level 03~~ **Basement Level 03 Plan**	~~DA010~~ **DA 1000 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Basement Level 02~~ **Basement Level 02 Plan**	~~DA011~~ **DA 1001 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Basement Level 01~~ **Basement Level 01 Plan**	~~DA012~~ **DA 1002 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Ground Level 01~~ **Ground Level Floor Plan**	~~DA013~~ **DA 1003 Rev 2**	~~11-APR-2024~~ **10.09.26**
~~Level 01 Mezzanine~~ **Level 01 Mezzanine Floor Plan**	~~DA014~~ **DA 1004 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Level 02 Floor Plan~~ **Level 02 Floor Plan**	~~DA015~~ **DA 1005 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Level 03 Floor Plan~~ **Level 03 Floor Plan**	~~DA016~~ **DA 1006 Rev 2**	~~12-FEB-2024~~ **10.09.26**
Level 04 Floor Plan	**DA 1007 Rev 2**	**10.09.26**
~~Levels 04-10 Floor Plan~~ **Level 05-10 Floor Plan**	~~DA017~~ **DA 1008 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Roof Level~~ **Roof terrace level**	~~DA018~~ **DA 1009 Rev 2**	~~12-FEB-2024~~ **10.09.26**
~~Roof Level~~ **Roof plan**	~~DA019~~ **DA 1010 Rev 2**	~~12-FEB-2024~~ **10.09.26**
Bulk Earthworks Sketch Layout Plan	C100 Issue A	09-JUN-2023
Bulk Earthworks Sketch Sections	C101 Issue A	09-JUN-2023
Infrastructure Sketch Layout Plan	C102 Issue A (Amended In Red 27-FEB-2024)	09-JUN-2023

Drawing or Document	Number	Plan Date
Road Widening Plan	RC16083 Issue 2	28-JUN-2023
3.2 Level 01 Floor Plan **Rev J**	Landscape Concept page 10 ~~(amended in red 30-APR-2024)~~	~~08-NOV-2023 (Received)~~ **09/09/2026**
3.3 Level 02 Floor Plan **Rev J**	Landscape Concept page 11	~~08-NOV-2023 (Received)~~ **09/09/2026**
3.4 Level 03 Floor Plan **Rev J**	Landscape Concept page 12	~~08-NOV-2023 (Received)~~ **09/09/2026**
3.5 Level 04 - 10 Floor Plan **Rev J**	Landscape Concept page 13	~~08-NOV-2023 (Received)~~ **09/09/2026**
3.7 Roof Floor Plan **Rev J**	Landscape Concept page 15	~~08-NOV-2023 (Received)~~ **09/09/2026**
4.1 Ground Planting Palette **Rev J**	Landscape Concept page 16	~~08-NOV-2023 (Received)~~ **09/09/2026**
4.2 Roof Palette **Rev J**	Landscape Concept page 17	~~08-NOV-2023 (Received)~~ **09/09/2026**
DA Staging Plans	~~DA 950~~ **DA001 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**
DA Staging Plans	~~DA 951~~ **DA002 Rev 2**	~~08-NOV-2023 (Received)~~ **10.09.26**

1.2 Conditions of approval

1.2.1 Car parking

The proposed design revisions maintain or provide a surplus of car parking and bicycle parking spaces compared to the requirements of conditions 53 iv and v and 117 iv and v.

We request that conditions be amended to reflect the revised car parking provision (as identified in Table 1 above). This should include:

- **Condition 53 iv:** no change required
- **Condition 53 v:** amend to reflect that the 8 proposed staff bicycle spaces exceed the 7 staff spaces required by the condition by inserting the word "minimum" as follows:

  *v. Provide and maintain 2 securable visitor bicycle parking spaces and **a minimum of** 7 staff bicycle parking spaces and 14 lockers and 1 shower cubicles with ancillary change rooms for both females and males;*

- **Condition 117 iv:** no change required as the condition wording already states that the residential car parking requirements are minimums.
- **Condition 117 v:** no change required as the condition wording already states that the requirements for residential bike parking is a minimum

1.2.2 Landscaping conditions

As outlined in sections 1.2 and 4 above, currently the approval does not contain a condition relating to Montague Road streetscape works. The current approval, at conditions 35 and 36, requires streetscape works to Tondara Lane (condition 35) and Rogers Street (condition 36), however the approval does not contain any conditions relating to Montague Road.

An operational works application submitted to Council for all streetscape works (BCC ref: A006583460) was approved in part only (streetscape works for Montague Road were excluded from the approval).

We request that a condition be included to facilitate streetscape works in Montague Road, in accordance with the amended landscape concept plan set provided with this minor change

application. We request opportunity to review this as a draft condition before any approval is finalised.