

# MEMORANDUM

**TO:** Local Planning Panel  
**FROM:** Liam Frayne, Coordinator Development Assessment  
**CC:**  
**DATE:** 3 March 2022  
**REFERENCE:** MOD2021/0173  
**SUBJECT:** Corrections to draft condition of consent within the assessment report

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Dear Panel Members

It has come to my attention that there is an error in condition 26 in relation to the number of bins to be provided to service the development. It appears that this condition contained the error at the time the DA was approved and has not been picked up until now.

In accordance with GRDCP 2021 – Appendix 4.3 – Residential Flat Buildings (3. Development Requirements), the condition should read:

**26. Waste Storage - Residential and Mixed Use Developments** - The plans shall include details of the waste storage area. The waste storage area shall not be visible from the street. The waste storage area shall be located within the lot/building in accordance with the approved plans.

The waste storage area shall be large enough to accommodate the required number of bins for the development and located in an area to suitably facilitate servicing on waste collection day.

The path to the bin room is to be at least 1.0 metres wide and kept clear and unobstructed at all times.

#### Residential Waste

The development will require the provision of the following waste and recycling facilities:

- ~~11 x 660L litre mobile bins per apartment/dwelling. Domestic Recycling~~

- ~~11 x 240 litre mobile bin per 3 apartments/dwellings.~~
- ~~Green Waste – 1 to 2 x 240 litre mobile bins per apartment block.~~

Domestic Waste – 1 x 240 litre mobile bins per 2 apartments/dwellings or 12 x 660L mobile bins or 7 x 1100L mobile bins

Domestic Recycling - 1 x 240 litre mobile bin per 2 apartments/dwellings.

Green Waste – 1 to 2 x 240 litre mobile bins per apartment block.

Note: Collection frequencies for 660L and 1100L bins may be altered for frequency greater than once per week after consultation with and approval by Council.

A change to condition 1 is required to reference the updated stormwater plans submitted with the modification application. Therefore the following is required to replace the last row of the list of approved plans in condition 1m should the Panel be of a mind to approve the modified application:

1. **Approved Plans** - The development will be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Demolition Plan	DA 03	04.02.20	P9	shiro architects
Site Plan/Roof Plan	DA 04	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Ground Floor Plan	DA 05	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Basement 1	DA 06B	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Mezzanine Basement 1	DA 06A	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Basement 2	DA 07	<del>19.05.20</del> 15.09.21	<del>P13</del> A	shiro architects
Level 1	DA 08	<del>04.02.20</del> 15.09.21	<del>P012</del> A	shiro architects
Level 2	DA 09	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 3	DA 10	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 4	DA 11	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 5	DA 11	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Level 6	DA 13	<del>04.02.20</del>	<del>P12</del>	shiro architects

		15.09.21	A	
Section A-A	DA 14A	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Section B-B C-C	DA 14B	04.02.20	P12	shiro architects
Section D-D	DA 14C	04.02.20	P12	shiro architects
Street Elevation	DA 16A	04.02.20	P1	shiro architects
Elevations	DA 16B	<del>04.02.20</del> 15.09.21	<del>P12</del> A	shiro architects
Landscape Plans	117-L01 to L05	03.06.20	D	Andrew Prowse Landscape Architect
Arboricultural Impact Assessment and Tree Management Plan	5560.1	03.02.20		Redgum Horticultural
Preliminary Site Investigation	E24383.E01_Rev0	23.10.19		EIAustralia
Geotechnical Report	P1563_01	15.11.19		Morrow
Stormwater Plans	<del>E313451</del> Sheets D1 to D11	<del>1.6.20</del>	<del>G</del>	<del>Donovan</del> Associates
Basement Level 2 and Pump Out Tank Details	Drawing No. SW010, SW011 and SW020	23/08/2021	A	Mance Arraj Civil & Structural Engineers
Concept Stormwater Layout Drawing Ground Level	SW030	23/08/2021	A	Mance Arraj Civil & Structural Engineers
Concept Stormwater Layout Drawing Road Drainage Plan & Longsection	SW031	23/08/2021	A	Mance Arraj Civil & Structural Engineers

Regards



Liam Frayne  
**Coordinator Development Assessment**