

Car Parking Type	Number
Residential visitor spaces	4
Subtotal	27
Motorcycle parking [A]	3
Total	

Notes:

- a. Number of motorcycle spaces refers to dimensions of 1.2m x 2.5m per Australian Standards. Alternatively the proponent may provide standard car spaces marked as motorcycle spaces (dimensions of 2.4m x 5.4m per Australian Standards). In this case 1 space would be required.

(63) PASSIVE LONG TERM ENVIRONMENTAL MANAGEMENT PLAN

- (a) Any long-term environmental management plan (LTEMP) must be passive and must not include any requirement for ongoing management or reporting. ~~This LEMPT must be approved and added to the consent via a section 4.55(2) modification~~ **The LTEMP must be approved by Council's Area Planning Manager** prior to construction certificate associated with the built form of the development (excluding building work directly related to remediation) **being issued**.

Background

On 22 September 2020, the applicant raised issues with conditions 9, 19 and 63.

Condition 9 relating to the height of the building said the maximum height of the building should not exceed RL 28. This is an error as the maximum height of the building to the top of the lift overrun is RL 28.11 (AHD), as per the architectural drawings.

Condition 19, relating to car park numbers, said that there is to be a maximum of 21 residential spaces and two (2) accessible residential spaces. As there are three (3) accessible apartments, there should be three (3) accessible spaces. The condition is recommended to be changed to reduce the number of residential spaces by one (1) and increase the number of accessible residential spaces by one (1). This does not change the quantum of parking for this development.

Condition 63, relating to a passive long term environmental management plan(LTEMP), required the LTEMP to be approved by a section 4.55(2) modification. The applicant has raised an issue with the condition requiring lodgement and approval of a further application. To address this, the condition is recommended to be updated to require any LTEMP to be approved by Council's Area Planning Manager.

Paragraphs 30 and 72(c) of the Report to the Local Planning Panel discuss the need for a section 4.55(2) modification application. Submission to and approval by Council's Area Planning Manager will still require Council's review and approval of the LTEMP prior to a construction certificate associated with the built form being issued. If the LTEMP is not passive or requires any form of ongoing monitoring and reporting, then a section 4.55(2) modification will be required.

Prepared by: Erin Faulkner, Senior Planner

Approved

A handwritten signature in black ink, appearing to read 'GJahn', is positioned to the right of the 'Approved' text.

GRAHAM JAHN AM

Director City Planning, Development and
Transport