

Lake Macquarie Private Hospital: SSD-38025700 (9-storeys) & SSD-71941462 (6-storeys)

Changes to Conditions of Consent

Notes:

1. Not all conditions in the table below are replicated in full, only necessary parts of the conditions to demonstrate changes.
2. As a result of new conditions, re-numbering of conditions will be required/undertaken.

Relevant SSDA (9 storeys or 6 storeys)	Condition No.	Commission's Intended Outcome / Question to the Department	Revised Condition (Additions in <u>bold and underlined</u> , deletions in strike through)	DPHI Comments
SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	DEFINITIONS (including conditions referring to BCA)	For all references to the BCA (Building Code of Australia) to be updated to NCC (National Construction Code).	BCA NCC Building Code of Australia <u>National Construction Code means the current standard which applies at the time the relevant work is undertaken, published by the Australian Building Codes Board</u>	Noted
	DEFINITIONS	Include new term for CCC (Community Consultative Committee).	<u>CCC</u> <u>Community Consultative Committee</u>	See Departments comments under 'Community Consultative Committee New condition'
		Refer to comment/question for condition E27 below.	<u>Landscaping</u> <u>Includes, but is not limited to, all soft and hard landscape elements (such as planting, paving, retaining walls, fencing, and street furniture) as well as all associated works, encompassing public domain areas and Connecting with Country elements outlined in the landscape plans listed in condition A2.</u>	Noted
SSDA-38025700 (9 storeys)	DEFINITIONS	Include new term for ACHAR (Aboriginal Cultural Heritage Assessment Report).	<u>ACHAR</u> <u>Aboriginal Cultural Heritage Assessment Report, prepared by Umwelt and dated February 2023</u>	Noted
		Include new term for NVIA (Noise and Vibration Impact Assessment).	<u>NVIA</u> <u>Noise and Vibration Impact Assessment, prepared by Wilkinson Murray and dated 22 February 2024</u>	Noted
		Include new term for RAP (Remediation Action Plan).	<u>RAP</u> <u>Remediation Action Plan, prepared by Douglas Partners and dated May 2024</u>	Noted
		Include new term for SIA (Social Impact Assessment).	<u>SIA</u> <u>Social Impact Assessment, prepared by Umwelt and dated September 2024</u>	Noted
SSDA-71941462 (6 storeys)	DEFINITIONS	Include new term for ACHAR (Aboriginal Cultural Heritage Assessment Report).	<u>ACHAR</u> <u>Aboriginal Cultural Heritage Assessment Report, prepared by Umwelt and dated September 2024</u>	Noted
		Include new term for NVIA (Noise and Vibration Impact Assessment).	<u>NVIA</u> <u>Noise and Vibration Impact Assessment, prepared by Wilkinson Murray and dated 26 September 2024</u>	Noted
		Include new term for RAP (Remediation Action Plan).	<u>RAP</u> <u>Remediation Action Plan, prepared by Douglas Partners and dated 12 September 2024</u>	Noted
		Include new term for SIA (Social Impact Assessment).	<u>SIA</u> <u>Social Impact Assessment, prepared by Umwelt and dated September 2024</u>	Noted

PART A – ADMINISTRATIVE CONDITIONS				
SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	Community Consultative Committee New condition	<p>To require the establishment and operation of a CCC that comprising representatives from the local council, nearby businesses, schools, and residents living in proximity to the project in accordance with the recommendations of the Applicant's SIA.</p>	<p><u>The Applicant must operate a Community Consultative Committee (CCC) for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2023), or its latest version. The CCC should comprise of representatives of Council, local businesses, nearby schools and residents residing in proximity to the project.</u></p>	<p>Despite the recommendations of the Applicant's SIA, it would not be normal practice for the Department to require the establishment of a CCC for a development of this scale or in response to this level of community interest. The Department considers that the requirement for a community engagement strategy is sufficient for the Applicant to address any ongoing community concerns.</p> <p>It should be noted that the operation of a CCC has ongoing cost for the Applicant and is also required to be resourced by a representative of Council. Its operation would not be commensurate with the relatively low level of interest shown by landowners and occupants in the locality.</p> <p>The Department considers that a community-based representative group that has a broader remit to discuss outcomes and concerns for the wider health precinct now and also in the future be considered, rather than a CCC limited to the SSD hospital. This would enable wider discussions to occur, rather than a CCC that is restricted to discussions related to the SSD and whose agenda cannot cover broader matters.</p> <p>For this reason, the Department recommends that if the IPC does impose a condition for a CCC, that its operation be time limited to say 3 or 5 years from its commencement, rather than the current wording that requires a CCC, focused only on the SSD, operating for perpetuity.</p>
	Community Engagement Strategy New condition	<p>To require the preparation of the Community Engagement Strategy to ensure effective communication and meaningful engagement between the Applicant and the local community throughout the construction phase and the first 12 months of operation.</p>	<p><u>The Applicant must prepare a Community Engagement Strategy in consultation with the CCC and must include:</u></p> <ul style="list-style-type: none"> (a) <u>mechanisms for regular communication with the local community, including residents, businesses, and other stakeholders;</u> (b) <u>procedures for managing complaints, feedback, and community concerns; and</u> (c) <u>a schedule of engagement activities and reporting obligations.</u> 	<p>This draft condition should sit under Prior to Construction section to ensure its commencement address construction start.</p>
		<p>Could the Department please advise if the condition is in the correct location in the instrument.</p>	<p><u>The Community Engagement Strategy is to be implemented from the commencement of construction to 12 months following the completion of construction.</u></p>	<p>This draft condition should sit under Prior to Construction section to ensure its commencement address construction start.</p>

	SIA recommendations New condition	To require the implementation of the SIA recommendations in accordance with the Department's AR.	<u>The Applicant must implement the recommendations of the Social Impact Assessment (SIA) prepared by Umwelt.</u>	Noted
SSDA-38025700 (9 storeys)	Privacy impact mitigation New condition	To address privacy impact concerns raised in the submission received by the Commission, and privacy amenity impacts to properties adjacent to the site.	<p><u>Prior to occupation, the Applicant must contact the landowners of 37, 39 and 41 O'Brien Street, Gateshead, to offer privacy impact mitigation measures on their properties (as at the date of this determination) with the aim to minimise the privacy impacts of the development on their residences.</u></p> <p><u>In addition, any landowner of a property located opposite the site and fronting O'Brien Street or Casey Street may submit a written request to the Applicant for such mitigation.</u></p> <p><u>If the landowner accepts the offer, the Applicant must implement appropriate mitigation measures (such as landscaping or other type of screening) in consultation with the landowner.</u></p> <p><u>These mitigation measures must:</u></p> <ul style="list-style-type: none"> (a) <u>be reasonable and feasible;</u> (b) <u>be aimed at mitigating the privacy impacts to the property from the development's 9 storey tower; and</u> (c) <u>be implemented within 12 months of receiving the written acceptance request unless the Planning Secretary agrees otherwise.</u> <p><u>If the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Planning Secretary for resolution.</u></p>	<p>Department recommends that this condition could be moved to 'Prior to the Issue of Occupation Certificate / Commencement of Operation'.</p> <p>Edit proposed re consistency of language – acceptance in lieu of 'request' –</p> <p>Note: there is some uncertainty regarding the ability of the Secretary to act as a mediator.</p>
PART B – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE				
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PART C – PRIOR TO THE COMMENCEMENT OF CONSTRUCTION				
SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	Construction Environmental Management Plan C11	To include site remediation requirements in the CEMP.	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge during construction; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling as set out in the Community Engagement Communication Strategy; (ix) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition Error! Reference source not found.); (c) Construction Noise and Vibration Management Sub-Plan (see condition 0); (d) Construction Soil and Water Management Sub-Plan (see condition Error! Reference source not found.); (e) an unexpected finds protocol for contamination and associated communications procedure; (f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and (h) <u>details of site remediation which are to be carried out in accordance with the Remediation Action Plan prepared by Douglas Partners.</u> 	Noted (subject to condition reference errors being rectified).
	Construction Environmental Management Plan C14	To link the NVIA in accordance with the AR which states: <i>The CVNMP is required to outline management and mitigation measures generally in accordance with the Applicant's NVIA.</i>	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise and vibration generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise and vibration generating works; (e) describe the community consultation undertaken to develop the strategies in condition 0(d), <u>including those matters agreed or not agreed by community members;</u> (f) include a complaints management system that would be implemented for the duration of the construction; (g) include a program to monitor and report on the impacts and environmental performance of the construction of the development and the effectiveness of the management measures; and (h) <u>include construction noise and vibration mitigation measures recommended in the Noise and Vibration Impact Assessment (NVIA) prepared by Wilkinson Murray.</u> 	Noted

SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	Aboriginal Heritage C20	<p>Question:</p> <p>Could the Department clarify the intended purpose of C20 in this context? Given that the ACHAR has already been completed and the ACHMP clearly states there are no known Aboriginal objects and a negligible likelihood of new finds, it appears that C20 may duplicate existing work.</p> <p>Is this condition intended solely to address the unlikely event of new discoveries during construction? If so, would it be appropriate to consider removing or refining the condition to avoid redundancy?</p>	<p>Prior to the commencement of construction, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity.</p>	<p>Heritage NSW (ACH) recommended the following condition be provided:</p> <p><i>The Registered Aboriginal Parties (RAPs) must be kept informed about the SSD. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the SSD".</i></p> <p>The Department understands that the condition Heritage had recommended was intended to address the unlikely event of new discoveries during construction.</p> <p>Accordingly, the Department recommended at C20 an alternate condition to broadly satisfy the objective of the Heritage NSW condition.</p> <p>Noting that IPC concerns in relation to potential redundancy, the Department suggest that Heritage NSW conditions be used in lieu of the Department's earlier recommendation:</p> <p>C20. <i>The Registered Aboriginal Parties (RAPs) must be kept informed about the SSD. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the SSD".</i></p>
	Aboriginal Heritage C21	<p>Question:</p> <p>C21 requires implementation of the recommendations of the ACHAR which aligns with the AR's recommendation. However, the ACHAR also recommends the preparation and implementation of an Aboriginal Cultural Heritage Management Plan (ACHMP), however no specific condition requiring an ACHMP appears to be included.</p> <p>Could the Department provide a draft condition to this effect?</p>	<p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Umwelt dated February 2023.</p>	<p>The following detailed draft condition has been provided as requested and would need to be in addition to C21 and require renumbering of remainder of conditions</p> <p>Aboriginal Cultural Heritage Management Plan</p> <p>C22. Prior to carrying out any development, the Applicant must prepare an Aboriginal Cultural Heritage Management Plan for the development. This plan must:</p> <p>a) be prepared by a suitably qualified and experienced person;</p> <p>b) be prepared in consultation with Aboriginal Stakeholders and reviewed by Heritage NSW;</p> <p>c) include a description of the measures that would be implemented for:</p>

				<p>i) ongoing consultation with Registered Aboriginal Parties, including consultation regarding changes to the Heritage Management Plan;</p> <p>ii) a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains that is prepared by suitably qualified and experienced heritage specialist in relation to Aboriginal cultural heritage, in consultation with the RAPs and in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010). The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction.</p> <p>iii) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.</p>
PART D – DURING CONSTRUCTION				
SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	Construction Noise Limits D14	To include other potential noise reducing methods where applicable.	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ and other noise reducing methods to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Noted
PART E – PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION				
SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	Green Travel Plan E11	To strengthen wording in E11 and ensure the GTP is appropriately implemented.	<p>Prior to the commencement of operation, a Green Travel Plan (GTP) must be prepared to support promote the use of active and sustainable transport modes by hospital employees. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Council; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation ation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. 	Noted

<p>SSDA-38025700 (9 storeys)</p>	<p>Car Parking, Service Vehicles and Bicycle Parking Arrangements E14</p>	<p>Question:</p> <p>It is noted that the following requirement under condition E14 is required for the 6 storey proposal (SSDA-71941462), but not the 9 storey proposal (SSDA-38025700):</p> <p><i>a minimum of 3 x 15 minute parking spaces are provided within the Casey Street carpark</i></p> <p>Can the Department confirm if this requirement is also intended for the 9 storey proposal (SSDA-38025700)?</p>	<p>Prior to the issue of an occupation certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier, which demonstrates that:</p> <ul style="list-style-type: none"> (a) the car parking, service vehicle areas, bicycle parking facilities comply with condition Error! Reference source not found.. (b) appropriate pedestrian and cyclist advisory signs are to be provided; (c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority; (d) the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and (e) end-of-trip facilities for staff are provided. 	<p>The Department confirms that the requirement under E114(f) for 3 x 15 minute parking spaces within the Casey Street carpark is not intended to be implemented for the 9 storey proposal (SSD-38025700), noting that the Casey Street carpark is not proposed as part of the 9 storey proposal.</p> <p>The requirement for 3 x 15 minute parking spaces came from Council's RtS comments in response to the 6 storey proposal (SSD-71941462).</p> <p>The Department advises that the nine storey development includes sufficient short term spaces as part of the development and does not need a condition imposed to require minimum or additional short term parking</p> <p>Noted (subject to condition reference errors being rectified).</p>
<p>SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)</p>	<p>Landscaping E27</p>	<p>Question:</p> <p>Could the Department confirm whether the definition of "landscaping" is intended to be broad enough to encompass all public domain works and the Connecting with Country elements outlined in the landscape plans?</p> <p>Proposed definition to be added to the conditions:</p> <p>Landscaping – includes, but is not limited to, all soft and hard landscape elements (such as planting, paving, retaining walls, fencing, and street furniture) as well as all associated works, encompassing public domain areas and Connecting with Country elements outlined in the landscape plans listed in condition A2.</p> <p>Could the Department clarify the intent behind the phrase "of the site"? Given that a significant portion of the proposed landscaping works will occur within the public domain (e.g., street trees and verge treatments)?</p>	<p>Prior to the issue of the final occupation certificate, landscaping must be completed generally in accordance with the landscape plans listed in condition A2.</p>	<p>The Department confirms that the definition of "landscaping" is intended to include all public domain works and the Connecting with Country elements outlined in the landscape plans.</p> <p>Condition E27 does not refer to 'the site' but requires it be undertaken in accordance with the landscape plan that includes work on site and off site.</p> <p>The Department can confirm that "the site" is defined in Schedule 1 of the instrument and only includes the privately owned land that contains the hospital.</p>
	<p>Landscaping E28</p>	<p>To clarify, given that landscaping is proposed on road reserves/public domain.</p>	<p>Prior to the issue of the final occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site. The plan must:</p> <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures <u>and responsibilities</u> to manage the revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures in the RtS. 	<p>The Department notes that the condition proposed by IPC requires maintenance of all landscape and public domain works for perpetuity, including those outside the site in the public domain.</p> <p>Whilst it is standard for an applicant to be required to undertake maintenance of newly established landscaping outside their site for a minimum period (ie 2 years) – it would not be normal practise to require a DA Applicant to have enduring responsibility to maintain all offsite landscaping works given that this is located on Council's land.</p> <p>Obligation re maintenance in perpetuity might also create issues should Council need to alter the landscaping in their road reserve adjoining the site at any time in the future. This might include longer term precinct work led by Council.</p> <p>We note that Council hasn't raised any concerns with the landscape works and the</p>

				<p>Department considers that enduring maintenance might be opposed by Council.</p> <p>The Department suggests that Council would be best placed to determine their role in the maintenance of the landscaping on Council land once it is established – an edit has been suggested to facilitate this .</p> <p>The following alternate E28 condition is proposed:</p> <p>Prior to the issue of the final occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the landscaping. The plan must:</p> <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures and responsibilities to manage the landscaping onsite; (b) describe the ongoing monitoring and maintenance measures and responsibilities to manage the landscaping off site for 2 years off site <u>(unless a shorter period is agreed to by the Council);</u> and (c) be consistent with the Applicant's Management and Mitigation Measures in the RtS <p><u>The Plan must be prepared in consultation with, and to the satisfaction of Council.</u></p>
PART F – POST OCCUPATION				
SSDA-38025700 (9 storeys) & SSDA-71941462 (6 storeys)	Community Engagement Communication Strategy F3	Update wording in accordance with the recommendations of the Applicant's SIA.	The Community Engagement Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Noted
	Operational Noise Limits F7	To strengthen wording in F7 and ensure mitigation measures of any operational noise exceedances are appropriately implemented.	Should the noise monitoring program required by condition Error! Reference source not found. identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels when measured at the affected noise sensitive receivers, or provide attenuation measures at the affected noise sensitive receivers <u>so the exceedance is mitigated.</u>	Noted
SSDA-38025700 (9 storeys)	Unobstructed Driveways and Parking Areas F9	<p>Question:</p> <p>Noting that submissions received by the Department noted concerns regarding potential parking displacement and residential amenity impacts, could the Department please provide a draft condition requiring a post-occupation monitoring study (which is to be provided to Council and the CCC) to assess the impact of on-site parking arrangements on surrounding residential streets?</p>	All driveways, <u>roads,</u> footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	<p>Suggested new condition F19:</p> <p>Management of Hospital Car Parking F19. Within 6 months of the commencement of full operation, car parking monitoring must be undertaken by an appropriately qualified person to assess the impact of on-site parking arrangements on parking within the surrounding residential streets. The following requirements are to be met by the monitoring activity:</p> <ul style="list-style-type: none"> (a) Monitoring must include parking within the surrounding streets and within all on-site

				<p>carparks over different days and during different time periods;</p> <p>(b) Monitoring of parking behavior must include hospital staff, patients and visitors to ensure that the existing hospital carparks are being fully utilised;</p> <p>(c) Within 3 months of the monitoring being completed, a summary of the monitoring observations is to be provided to Council for information, including any recommendations resulting from the appropriately qualified person's observations; and</p> <p>(d) Within 3 months of the monitoring being completed, the Applicant must have regard to any recommendations that relate to the management of any on-site car parking areas and/or provisions of the hospital's Green Travel Plan (required by condition E11) to ensure all measures are being undertaken to discourage hospital users from parking on the surrounding streets.</p>
SSDA-71941462 (6 storeys)	Unobstructed Driveways, and Parking Areas F8			<p>Suggested new condition F18:</p> <p>Management of Hospital Car Parking F18. Within 6 months of the commencement of full operation, car parking monitoring must be undertaken by an appropriately qualified person to assess the impact of on-site parking arrangements on parking within the surrounding residential streets. The following requirements are to be met by the monitoring activity:</p> <p>(a) Monitoring must include parking within the surrounding streets and within all on-site carparks over different days and during different time periods;</p> <p>(b) Monitoring of parking behavior must include hospital staff, patients and visitors to ensure that the existing hospital carparks are being fully utilised;</p> <p>(c) Within 3 months of the monitoring being completed, a summary of the monitoring observations is to be provided to Council for information, including any recommendations resulting from the appropriately qualified person's observations; and</p> <p>(d) Within 3 months of the monitoring being completed, the Applicant must have regard to any recommendations that relate to the management of any on-site car parking areas and/or provisions of the hospital's Green Travel Plan (required by condition E11) to ensure all measures are being undertaken to discourage hospital users from parking on the surrounding streets.</p>
SSDA-38025700 (9 storeys)	Landscaping F13	<p>Question:</p> <p>Same question as per E27 above.</p>	<p>The Applicant must maintain the Landscaping must be maintained and vegetation on- the site generally in accordance with the approved Operational Landscape Management Plan required by condition G2 E28 for the duration of occupation of the development.</p>	<p>The Department recommends that the reference to the Applicant be deleted as Council may undertake to do some of the work on its land per the management plan required by E28. Generally speaking, all conditions of approval are requirements for the Applicant and the current wording obliges the Applicant but would not prohibit the council doing part of the work if an agreement was reached.</p>

				Also corrected a condition cross reference error.
SSDA-71941462 (6 storeys)	Landscaping F12		The Applicant must maintain the Landscaping must be maintained and vegetation on the site generally in accordance with the approved Operational Landscape Management Plan required by condition C2 E28 for the duration of occupation of the development.	<p>The Department recommends that the reference to the Applicant be deleted as Council may undertake to do some of the work on its land per the management plan required by E28. Generally speaking, all conditions of approval are requirements for the Applicant and the current wording obliges the Applicant but would not prohibit the council doing part of the work if an agreement was reached.</p> <p>Also corrected a condition cross reference error.</p>