

RECOMMENDED MODIFICATIONS:

A. Modify conditions 1 and 11 of the Notice of Determination to read as follows:

1. Development is to be in accordance with approved plans

The development is to be in accordance with plans listed below:

Plan No.	Description	Prepared by	Dated:
DA 02 P3	Basement	PTI Architecture	22.04.22
DA 03 P2	Ground Floor Plan	PTI Architecture	26.11.21
DA 04 P5	Level 1 Floor Plan	PTI Architecture	25.10.23
DA 05 P4	Level 2 Floor Plan	PTI Architecture	12.09.22
DA 06 P19	Hotel Roof Garden Terrace Plan	PTI Architecture	25.10.23
DA 07 P7	Roof Plan	PTI Architecture	06.10.23
DA 08 P15	East Elevation	PTI Architecture	20.10.23
DA 09 P16	West Elevation	PTI Architecture	20.10.23
DA 10 P16	North Elevation	PTI Architecture	20.10.23
DA 11 P16	South Elevation	PTI Architecture	20.10.23
DA 12 P18	Section A	PTI Architecture	23.10.23
DA 13 P18	Section B	PTI Architecture	09.10.23

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

11. Construction Certificate

Amended details to be submitted with the construction certificate increasing the width of the private open space "loggia" areas for units 2 and 3 to 1.8 metres and to satisfy the minimum area requirements for Private open space of 15m².

Amended details to be submitted with the construction certificate to provide additional solar panels on the roof to increase the energy efficiency of the building. A minimum 5kW System to be installed.

B. Insert the following conditions into the Notice of Determination in appropriate order:

11A. Landscape Plan

A landscape plan is to be submitted with the construction certificate identifying the planting proposed for the roof garden terrace.

43. Roof-Top Garden Terrace

Use of the roof-top garden terrace is limited to motel guests, occupiers of the upper floor units and their visitors. Use of this area must cease by 10.00pm on weeknights.

44. No interference with amenity of neighbourhood

The proposed use of the roof-top garden terrace must not be conducted in such a manner as would interfere with the amenity of the neighbourhood and in particular:

- a) Use of the garden terrace is limited to motel guests, occupiers of the upper floor units and their visitors.
- b) Use of this area must cease by 10.00pm.

Noise levels must comply with the EPA Industrial Noise Policy and ensure the 'offensive noise' as defined by the Protection of the Environment Operations Act 1997 is not emitted.

STATEMENT OF REASONS

Council is required to give and publicly notify reasons for a range of planning decisions where they are deciding if development should proceed to help community members to see how their views have been taken into account and improve accountability to stakeholders. A statement of reasons for the determination of this application is provided below.

Statement of Reasons

The modifications are minor and the development as modified is substantially the same as the originally approved development, with no significantly detrimental environmental impacts.

How community views were addressed

The application was publicly exhibited in accordance with the Community Participation Plan. The submissions received were considered on merit and addressed during assessment of the application. To view the considerations, please contact Council to view a copy of the assessment report relating to this application.