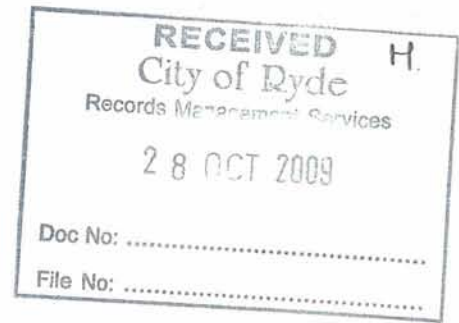


Original sent to the
applicant. 3

FILE COPY

Remo West Ryde Pty Ltd
10 Regatta Road
FIVE DOCK NSW 2046



21 October 2009

Dear Sir/Madam

**West Ryde Urban Village Development
Section 96 Application to Modify Local Development Consent No.
LDA2007/0559
Section 96 No. MOD2009/0080**

Please find attached your Section 96 Consent No. MOD2009/0080 which is to be read in conjunction with Development Consent No. LDA2007/0559 approved by Council on 11 December 2007.

It is the responsibility of the applicant to carefully read all conditions of Development Consent prior to making application for a Construction Certificate.

Should you have any further questions please contact the Customer Service Centre on 9952 8222

Yours faithfully

Dominic Johnson
Group Manager Environment & Planning

FILE COPY

City of Ryde
Civic Centre, Devlin Street, Ryde
Locked Bag 2069, North Ryde NSW 1670
DX 8403, Ryde
Facsimile 9952 8070
Telephone 9952 8222



Section 96 Consent

Applicant: Remo West Ryde Pty Ltd
10 Regatta Road
FIVE DOCK NSW 2046

Section 96 Consent No: MOD2009/0080

Approval Date: 20 October 2009

Modification of Development Consent No. LDA2007/0559 under Section 96 of the Environmental Planning and Assessment Act, 1979

Property:

- Small lot on northern edge of 7 Chatham Road, West Ryde – Lot 1, DP 1072082
- 9–19 Chatham Road, West Ryde – Lots 149–154, DP 11208
- 7A & 7B Chatham Road, West Ryde – Lots A & B, DP 398801
- 5 & 5A Anthony Road, West Ryde – Lots 1 & 2, DP 590509
- 3 Anthony Road, West Ryde – Lot B, DP 414394
- 10 Anthony Road, West Ryde – Lot 2, DP 1072079
- Part of Anthony Road, West Ryde
- Part of Chatham Road, West Ryde

Development: **Erection of a seven storey building of mixed retail, commercial and residential use with five basement levels and the provision of a village square on the area adjoining the building, landscaping and associated road works, and erection of four storey building to house community services and some retail floor space above two basement car parking levels**

The City of Ryde as the Consent Authority pursuant to Section 96 of the Environmental Planning and Assessment Act, 1979 (as amended) hereby consents to the modification of Local Development Application No. LDA2007/0559 dated 11 December 2007 subject to the following (highlighted in yellow):

A. CONDITION 1 IS TO BE AMENDED TO READ AS FOLLOWS:

1. Development is to be carried out in accordance with the following plans and support information as submitted to Council, except where amended by these conditions of consent:

Document	Author	Date
Architectural		
DA.02D – Master Plan	Anthony Vavayis Architects	March 2009
DA 201E – Basement B1 (Retail Carparking)	Anthony Vavayis Architects	March 2009
DA 202E – Basement B2 (Council Carparking)	Anthony Vavayis Architects	March 2009
DA 210K Ground Floor	Anthony Vavayis Architects	March 2009
DA 211G – Level 1	Anthony Vavayis Architects	March 2009
DA 212G – Level 2	Anthony Vavayis Architects	March 2009
DA 213F – Level 3	Anthony Vavayis Architects	March 2009
DA 214E – Level 4	Anthony Vavayis Architects	March 2009
DA 215E – Level 5	Anthony Vavayis Architects	March 2009
DA 216E – Level 6	Anthony Vavayis Architects	March 2009
DA 217E – Level 7	Anthony Vavayis Architects	March 2009
DA 301H – Elevations	Anthony Vavayis Architects	March 2009
DA 302J – Elevations	Anthony Vavayis Architects	March 2009
DA 303F – Section	Anthony Vavayis Architects	March 2009
DA 304G – Section	Anthony Vavayis Architects	March 2009
DA 401F – Typical units	Anthony Vavayis Architects	March 2009
DA 402B – Typical units	Anthony Vavayis Architects	March 2009
DA 403C – Typical units	Anthony Vavayis Architects	March 2009
DA 501 D – Solar Access	Anthony Vavayis Architects	March 2009
DA 502 D – Solar Access	Anthony Vavayis Architects	March 2009
DA 101D – Community Centre – B1 Carpark	Anthony Vavayis Architects	26.03.09
DA 102D – Community Centre – B2 Carpark	Anthony Vavayis Architects	26.03.09
DA 103E – Community Centre – Ground	Anthony Vavayis Architects	26.03.09
DA 104D – Community Centre – Level 1	Anthony Vavayis Architects	26.03.09
DA 105D- Community Centre – Level 2	Anthony Vavayis Architects	26.03.09
DA 106D – Community Centre – Level 3	Anthony Vavayis Architects	26.03.09
DA 107D – Community Centre – Roof Plan	Anthony Vavayis Architects	26.03.09
DA 110D – Community Centre – Sections 1 & 2	Anthony Vavayis Architects	26.03.09
DA 111D – Community Centre – Sections 3 & 4	Anthony Vavayis Architects	26.03.09
DA 112D – Community Centre – Elevations	Anthony Vavayis Architects	26.03.09
DA 113D – Community Centre - Elevations	Anthony Vavayis Architects	26.03.09
DA 114B – Community Centre	Jack Taylor Architects Pty Ltd	26.03.09
Civil Services		
VC00 – Cover sheet, drawing index and locality plan	Buckton Lysenko Consulting Engineers	31.07.07
VC01 – General notes and Legend	Buckton Lysenko Consulting Engineers	31.07.07
VC02 – Soil and Water management Plan, Notes and Details	Buckton Lysenko Consulting Engineers	31.07.07

Document	Author	Date
VC03 – Stormwater – Basement 4 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC04 – Stormwater – Basement 3 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC05 – Stormwater – Basement 2 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC06 – Stormwater – Basement 1B Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC07 – Stormwater – Basement 1A Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC08 – Stormwater – Ground Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC09 – Stormwater – Level 1 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC10 – Stormwater – Level 2 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC11 – Stormwater – Level 3 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC12 – Stormwater – Level 4 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC13 – Stormwater – Level 5 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC 14 – Stormwater – Level 6 Floor Plan	Buckton Lysenko Consulting Engineers	31.07.07
VC15 – Stormwater – Roof Plan	Buckton Lysenko Consulting Engineers	31.07.07
Landscaping		
LS1 – Landscape Concept Plan	Jack Taylor Architects Pty Ltd	25.07.07
LS2 – Podium Landscape Concept	Jack Taylor Architects Pty Ltd	25.07.07
LS3 – Concept Details	Jack Taylor Architects Pty Ltd	25.07.07
Civil Services – Community Building		
CC00 – Community – Cover Sheet, Drawing Index, and Locality Plan	Buckton Lysenko Consulting Engineers	25.07.07
CC01 – Community – General Notes and Legend	Buckton Lysenko Consulting Engineers	25.07.07
CC02 – Community – Soil and Water Management Plan, Notes and Details	Buckton Lysenko Consulting Engineers	31.7.07
CC03 – Community – Soil and Water Management Plan, Notes and Details	Buckton Lysenko Consulting Engineers	31.7.07
CC04 – Community – Stormwater – Basement 2	Buckton Lysenko Consulting Engineers	31.7.07
CC05 – Community – Stormwater – Level 2 and Level 3	Buckton Lysenko Consulting Engineers	31.7.07
CC06 – Community – Stormwater – Roof Plan	Buckton Lysenko Consulting Engineers	31.7.07
Road Design		
RD01 – Cover Sheet, Drawing Index and Locality Plan	Buckton Lysenko Consulting Engineers	25.7.07
RD02 – General Notes, and Legend	Buckton Lysenko Consulting Engineers	25.7.07

Document	Author	Date
RD03 – Sediment and Erosion Control Plan	Buckton Lysenko Consulting Engineers	25.7.07
RD04 – Proposed Intersections, Stormwater Drainage	Buckton Lysenko Consulting Engineers	Updated
RD05 – MC01 – Anthony Road Longitudinal Section	Buckton Lysenko Consulting Engineers	25.7.07
RD06 – MC02 – Reserve Street and Longitudinal Section	Buckton Lysenko Consulting Engineers	25.7.07
RD07 – MC03 – New Betts Street and Longitudinal Section	Buckton Lysenko Consulting Engineers	25.7.07
RD08 – MC01 – Anthony Road Cross Sections, Sheet 1 of 2	Buckton Lysenko Consulting Engineers	25.7.07
RD09 – MC01 – Anthony Road Cross Sections, Sheet 2 of 2	Buckton Lysenko Consulting Engineers	25.7.07
RD010 – MC02 – Reserve Street Cross Sections	Buckton Lysenko Consulting Engineers	25.7.07
RD011 – MC03 – Reserve Street Cross Sections	Buckton Lysenko Consulting Engineers	25.7.07
RD012 – Kerb Returns	Buckton Lysenko Consulting Engineers	25.7.07
RD013 – Stormwater Longsections	Buckton Lysenko Consulting Engineers	25.7.07

B. CONDITION 3 IS TO BE AMENDED TO READ AS FOLLOWS:

3. Utility installations must not be located above ground unless otherwise required by the relevant authority. The installation of utilities will occur to the satisfaction of the relevant authority (eg. Energy Australia) prior to the occupation of the development. All works are to be at the applicant's/developers expense.

C. CONDITION 5 IS TO BE AMENDED TO READ AS FOLLOWS:

5. A schedule of all materials, colours and finishes must be submitted to Councils satisfaction prior to the issue of a Construction Certificate. The details of the public domain, whereby the paving materials and colour any street furniture, seating, bins and bollards, lighting details and any public art within the public domain shall be installed to the satisfaction of Council. The details of such elements within the public domain shall be submitted with the application for a Construction Certificate, and the applicant shall liaise with Council prior to the installation of these elements.
- a) The applicant shall, at no cost to Council, construct full width granite footpath paving, new 'SA' kerb and gutter and driveway laybacks across the full frontage of the property. The village square shall be constructed granite paving. The levels of the footpath paving and kerbing shall conform with levels issued by Council's Public Works Division.

- b) Granite footpath crossings shall be constructed at all locations where vehicles cross the footpath, to protect it from damage resulting from the vehicle traffic, except the footpath crossing servicing the loading docks in New Betts Street, which may be constructed in concrete. The location, design and construction shall conform to the requirements of Council. Finished levels shall conform with the alignment levels issued by Council's Public Works Division. Kerbs shall not be returned to the alignment line. Bridge and pipe crossings will not be permitted.
- c) All hard landscaping, paving, soft landscaping including species selection, street furniture and the like for the public domain, including the Village Square shall be carried out in accordance with the approved landscape plans and full details including samples, schedules and plans shall be submitted to and approved by the Council prior to the construction of the development. Where soft landscaping is proposed including species selection, the applicant must ensure that the species health is guaranteed for a minimum of 2 years to ensure the character and appearance of the streetscape is maintained and established. Any species that die within two years of planting must be replaced by the applicant with a species of a similar size and maturity.
- d) A Public Arts Strategy shall be developed and implemented to the satisfaction of the Council. The strategy shall be developed in conjunction with the City of Ryde and will include a management and action plan. Identify the exact locations of proposed public art installations. The applicant shall be responsible for the costs of preparing the strategy and action plans and the implementation of these plans prior to the issue of a final Occupation Certificate.

D. CONDITION 10 IS TO BE AMENDED TO READ AS FOLLOWS:

10. The boundary fence of Darvall Park shall be re-designed to so that the overland flow of stormwater is not affected, the fence should also be returned around the Anthony Road corner to also address the street. This section of fence is to incorporate a pair of steel gates to match the fence, to provide vehicular access. Plans and details of the wall and overland flow path shall be submitted to the satisfaction of Council prior to the issue of a Construction Certificate.

E. CONDITION 133 IS TO BE AMENDED TO READ AS FOLLOWS:

133. The Waste Management Plan prepared by Remo Properties dated April 2009 must be complied with. Furthermore full details of future waste management plans are to be prepared to Council's satisfaction and submitted to Council for approval prior to issue of Occupation Certificate.

F. CONDITION 141 IS TO BE AMENDED TO READ AS FOLLOWS:

141. The trading hours of the retail/commercial elements of Precinct 1 are restricted to 7:00am to 12 Midnight Monday to Saturday and 7:00am to 10pm on Sunday.

G. CONDITION 145 IS TO BE AMENDED TO READ AS FOLLOWS:

145. The hours of operation of the loading docks are 7:00am to 8:00pm, 7 days a week. Furthermore deliveries by semi trailers must occur within the abovementioned hours.

H. CONDITION 147 IS TO BE AMENDED TO READ AS FOLLOWS:

147. The following restrictions and works apply to the loading dock:

4. Noise generated by the loading dock must comply with the EPA Industrial Noise Policy requirements, or create an offensive noise as defined in the Protection of the Environment Operations Act 1997.
5. Truck engines must be turned off during loading and unloading.
6. Vehicles must enter and exit the loading dock in a forward direction.
7. Signage requesting that staff and visitors minimise noise within the area at all times must be installed in the loading dock and maintained thereafter.
8. All loading and unloading in relation to the use of the premises shall take place wholly within the property.
9. Loading areas are to be used for the loading and unloading of goods and materials, waste collection and general servicing access only and for no other purpose.
10. B-Double trucks are not permitted to access the loading dock.
11. The gates on the loading dock are to be configured to allow access to the waste storage areas shown on Plan No 210K, Ground Floor, dated March 2009.

I. CONDITION 150 IS TO BE AMENDED TO READ AS FOLLOWS:

150. The new intersections and modifications to the streets surrounding the development must be constructed as follows:

- a. The Chatham Road / New Betts Street intersection must be a roundabout with two northbound lanes.
- b. The Chatham Road/Dickson Avenue must be a Roundabout with two northbound lanes.
- c. The two (2) lane roundabout at the intersection of Chatham Road/New market Street/Dickson Avenue shall be designed as a two-lane roundabout for both the northbound and southbound movements along Chatham Road. The design of roundabouts shall comply with the intent of the requirements of Austroads Guidelines – Part 6: Roundabouts.
- d. The Chatham Road/ New Market Street/Dickson Avenue must have on the northwest approach two (2) lanes allowing Right Turn, Left Turn.
- e. The Chatham Road / New Market Street/Dickson Avenue southeast of New Market Street must have two (2) departure lanes.
- f. The New Betts Street / residential car park access intersection must allow cars to access the site covering all movements. However this is conditional that a review be undertaken in six (6) months time (post development completion) that reaffirms that no vehicle movements currently occurring as both ingress/egress conflict with adjacent through traffic. The applicant (Remo Properties) is to engage an appropriately qualified traffic engineering professional to undertake such assessment.

- g. The public access ramp (out) onto Chatham road shall be left only.
- h. The public access ramp (into) from New Market Street shall be left in only.
- i. The two (2) marked pedestrian crossings with associated infrastructure (kerb ramps et al) along New Betts Street shall meet RTA and Council requirements as appropriate.
- j. The marked pedestrian crossing with associated infrastructure (kerb ramps et al) along New Market Street shall meet RTA and Council requirements as appropriate.
- k. All marked pedestrian crossings are to be satisfactorily illuminated in accordance with AS1158.4: SAA public lighting code, part 4: Supplementary Lighting at Pedestrian Crossings" (specifies the level of lighting at pedestrian crossings).
- l. That adequate pedestrian management (wayfinding) measures are in place to control/manage pedestrian movements through the centre to ensure safe passage.
- m. The marked pedestrian crossing across the retail ramp ingress to be removed.
- n. The taxi stand along Anthony Road (northern boundary of the development site) shall comply with AS 2890.5 and the relevant AustRoads Traffic Engineering Series Guidelines: Part 11 – Parking.
- o. Clear cycle warning signs, cycle routes signage for cyclist links and pavement markings must be provided to warn vehicles of the cycle route in accordance with the RTA's NSW Bicycle Guidelines, Austroads Part 14 and AS1742.9.
- p. In designing the junctions of New Betts Street with Chatham Road and Anthony Road, the layout should take into account the location of nearby residential driveways.
- q. The marked pedestrian crossing with associated infrastructure (kerb ramps et al) along Chatham Road (between New Market Street and New Betts Street) shall meet RTA and Council requirements as appropriate.

J. CONDITION 151 IS TO BE DELETED

K. CONDITION 156 IS TO BE AMENDED TO READ AS FOLLOWS:

156. Prescribed Conditions

- a) Design and Construction Standards – All engineering design and construction shall be carried out in accordance with the requirements of Ryde City Council, in particular with reference to DCP 2006 and RCC "Environmental Standards – Development Criteria Section 4 Public Civil Works" (Draft).

- b) Stormwater Management – All Stormwater Management systems on the site and within the immediate surroundings must be designed and constructed in accordance with the Buckton Lysenko DA Drawings and the letter titled “*Proposed Development of the West Ryde Precinct*”, 21 November 2007.
- c) Floor Levels above the flood levels – All habitable and non habitable floor levels of the proposed development are to be sited a minimum of 300mm above the critical 100yr ARI flood level. The minimum ground floor level for the community centre component of the development is to be RL19.25AHD.
- d) To ensure the safety of people within the basement car park, the minimum threshold entry level for the New Betts Street car park entry and the Chatham Road entry shall be set at RL20.84m AHD and RL19.18m AHD respectively, as marked on plan numbered DA 210G. Details and Plans are required to be submitted prior to the issue of a Construction Certificate.
- e) Additional Basement Entry Crest Requirement for Community Centre – In addition to compliance with Condition 156(d), the basement entry point to prevent inundation of the basement areas with floodwaters for all events up to and including the PMF. The DCW is to be fully operational in the event of a power blackout and must be regularly maintained and tested to ensure its readiness in the event of a flood.
- f) Floor Warning System – There is to be no connection between the existing Woolworths basement car park and the proposed basement carparking facilities that would allow the passage of floodwaters.
- g) Raising Anthony Road sag – The proposed raising of the Anthony Road sag point must be restricted to a maximum of 250mm.
- h) Chatham Road drainage – The existing piped drainage system in Chatham Road along the development frontage is to be upgraded to a minimum of 20yr ARI capacity.
- i) Reserve Road Drainage – The existing piped drainage system in Reserve Road is to be upgraded to a minimum of 100yr ARI capacity.
- j) Sustainability – The development must incorporate the water related sustainability measures as described in the Bunkton Lysenko letter titled “*Proposed Development of the West Ryde Precinct*”, 21 November 2007. In addition, the development must achieve a minimum “4 Green Star Certified Rating” in accordance with the “Green Star Shopping Centre Design Pilot”, Green Building Council of Australia for the proposed commercial component of the development.
- k) Public Roadworks – All public road works must be approved by Council based on the provisions of Section 138 of the Roads Act 1993.
- l) Stormwater pipes – all stormwater pipes within the public road reserve shall be reinforced concrete.
- m) Emergency overland flow path – An unobstructed emergency overland flow path is to be maintained between the Anthony Road sag and Market Street with a maximum finished surface of RL 19m AHD and a capacity to convey 100yr ARI flows with a depth of less than 250mm in the event that the Anthony Road sag inlets are fully blocked.

Matters to be incorporated into the development and maintained over the life of the development

- n) Sustainability Audit – A sustainability audit shall be carried out by the proposed shopping centre and community centre management teams on an ongoing 5 year frequency to assess the performance of sustainability measures and the availability of new technologies that will enable more sustainable practices to be implemented in the future. The results of each sustainability audit shall be submitted to Council for information.
- o) Rainwater tanks – Rainwater tanks are to be installed as part of the development and the collected water re-used in accordance with the Buckton Lysenko report titled “Proposed Development of the West Ryde Precinct”, 21 November 2007 and the following.
- A first flush device shall be fitted to the system to divert the first 5mm of runoff from the total roof area so as to drain away from the storage tank (e.g. 0.5 litre per square metre).
 - Adequate provisions shall be made to prevent mosquitoes breeding in the reservoirs. This should include suitable screening to prevent eggs being laid within the tank.
 - All tanks shall be structurally sound.
 - Overflow from the tank shall be piped to an approved stormwater system.
 - Dual submersible pumps are to be installed and maintained so as to prevent cross connection with the potable water supply.
 - A “topping up” device (from potable water supply) shall be provided to ensure continuous supply once the tank is emptied;
 - A “backflow prevention device” shall be installed.
 - All rainwater services shall be clearly labelled “Non Potable Water” with appropriate hazard identification and
 - Pipe work used for rainwater services shall be coloured purple in accordance with AS 1319.

L. CONDITION 157 IS TO BE AMENDED TO READ AS FOLLOWS

157. Matters to be satisfied prior to the issue of a construction certificate.

- a) Detailed Design Drawings – Detailed design drawings of all road/drainage works to be undertaken in the public road reserve are required to be submitted and approved by Council prior to the issuing of the Construction Certificate.
- b) Integrated Water Management Report – An Integrated Water Management Report (IWMR) is to be submitted to Council for approval prior to issue of the Construction Certificate incorporating the following:
- Incorporation of proposed stormwater quantity, quality, flooding, conveyance, WSUD and sustainability/reuse components of the development into a single report;

- A description, including detailed drawings, of all stormwater management components of the proposal updated to include all requirements of the conditions of development consent;
 - Updating of all drainage models as a result of the detailed design process;
 - Complete a detailed daily water balance modelling over an historic period of 5 years (ie containing wet, average and dry rainfall years) so as to confirm the achievement of the 40% reduction in potable water demand. Both “traditional” and “water saving: scenarios are to be modelled; and
 - A quantitative assessment of the water quality benefit provided by the proposed stormwater treatment measures.
- c) Flood emergency response plan – Detailed Flood Emergency Response Plans (FERP) are to be developed for both the proposed mixed use development and community centre. Both plans shall consider floods up to and including the Probable Maximum Flood (PMF). Implementation and maintenance of the FERPs are to become the responsibility of the body corporate/shopping centre management and the community centre management. All residents, owners and tenants of the shipping centre and community centre must be made aware of the relevant FERP. Details of each FERP are to be submitted to Council to Council for approval prior to issue of the Construction Certificate.
- d) Sustainability – Water efficient fixtures and water recycling systems must be implemented as part of the development to achieve a total reduction in potable water demand of no less than 40% compared with the traditional water use of similar commercial/retail applications (ie compared with pre year 2000 applications). Details are to be noted on the plans submitted with the Construction Certificate. In addition, a detailed assessment by a suitably qualified engineer/scientist demonstrating compliance with the above 40% target including water balance calculations, is to be submitted prior to issue of a Construction Certificate.

Protection of the West Ryde Stormwater Tunnel (WRST)

e) Deleted

f) Prior to the issue of the construction certificate a design report for the development as it relates to the West Ryde Stormwater Tunnel (the tunnel), containing all relevant geotechnical calculations, test data and drawings to the satisfaction of Council, shall be prepared by an engineer with suitable qualifications in the geotechnical and structural design and evaluation of tunnels and submitted to and approved by the Manager – Catchments and assets. The report shall confirm the proposed development will not adversely impact the structural integrity and performance of the tunnel.

g) The report referred to in condition 157 (f) must include the following information:

- A determination of the zone of influence as it relates to the tunnel;
- A construction plan showing the details of any construction within the zone of influence for the tunnel;
- A detailed tunnel monitoring plan to provide ongoing measurement of the geotechnical and structural conditions and variations within the tunnel; and
- A contingency plan to address any adverse impacts upon the tunnel structure during the construction process.

The approval tunnel monitoring plan is required to be implemented prior to the commencement of any basement construction works and retained in place until all construction works are complete. Monitoring data shall be provided to Council at agreed intervals and upon request. A certificate to this effect shall be provided to the PCA prior to the issue of a construction certificate. **(AMENDED)**

- h) In carrying out the development, all aspects of the report approved by Council in accordance with Conditions 157 (f) (including any details provided in accordance with 157(g)) must be complied with.
- i) Where the construction of the development will involve works within the Zone, the Council shall, prior to the commencement of such work, be provided with security in accordance with Section 80A of the Environmental Planning and Assessment Act 1979 for the sum of \$2 million for the period of the construction of the basement car park to cover the cost of making good any damage cause to the WRST as a consequence of the works.
- j) Existing 1500mm dia. Line Downstream of the Anthony Road sag – The proposed method of excavation and any associated protection/support measures within the vicinity of the existing 1500mm dia. line located downstream of the Anthony Road sag is to be submitted to Council for approval prior to the issue of the Construction Certificate.

M. CONDITION 159 IS TO BE AMENDED TO READ AS FOLLOWS:

- 159. Prior to the final occupation of the development full details which include a breakdown of the allocation of parking for each land use shall be submitted to, and approved by Council.

N. CONDITION 162 IS TO BE AMENDED TO READ AS FOLLOWS:

- 162. Any paid parking schemes adopted for the development site must be appropriately managed to minimise on-street parking in the local area to the satisfaction of the Council and RTA. A carparking management plan is to be submitted to Council. This plan should address parking fee structures, in particular a period of free parking and the hours of operation. The hours of operation should take into account not only the operating hours of the subject development but also the hours of operation of other nearby businesses in West Ryde. (This plan might, but not necessarily, provide a higher level of access to the Councils 145 parking spaces). A review of the Car Parking Management Plan must be undertaken by an appropriately qualified traffic engineer at six (6) months post completion and yearly there after up to three (3) years post completion.

O. CONDITION 184 IS TO BE DELETED

P. CONDITION 186 IS TO BE AMENDED TO READ AS FOLLOWS:

- 186. Prior to the issue of any Construction Certificate the VPA approved in connection with the subject Development Application and the Variation to VPA approved on 20 October 2009 must be registered on the relevant folios of the Torrens Title Register held by the NSW Office of Land and Property Information pertaining to the land the subject of the development.

Q. CONDITION 187 IS TO BE AMENDED TO READ AS FOLLOWS:

187. Infrastructure, site works and site preparation works may commence on the mixed use component of the proposed development, with the prior agreement of Council, prior to the completion of the community facilities building.

R. CONDITION 189 IS TO BE DELETED

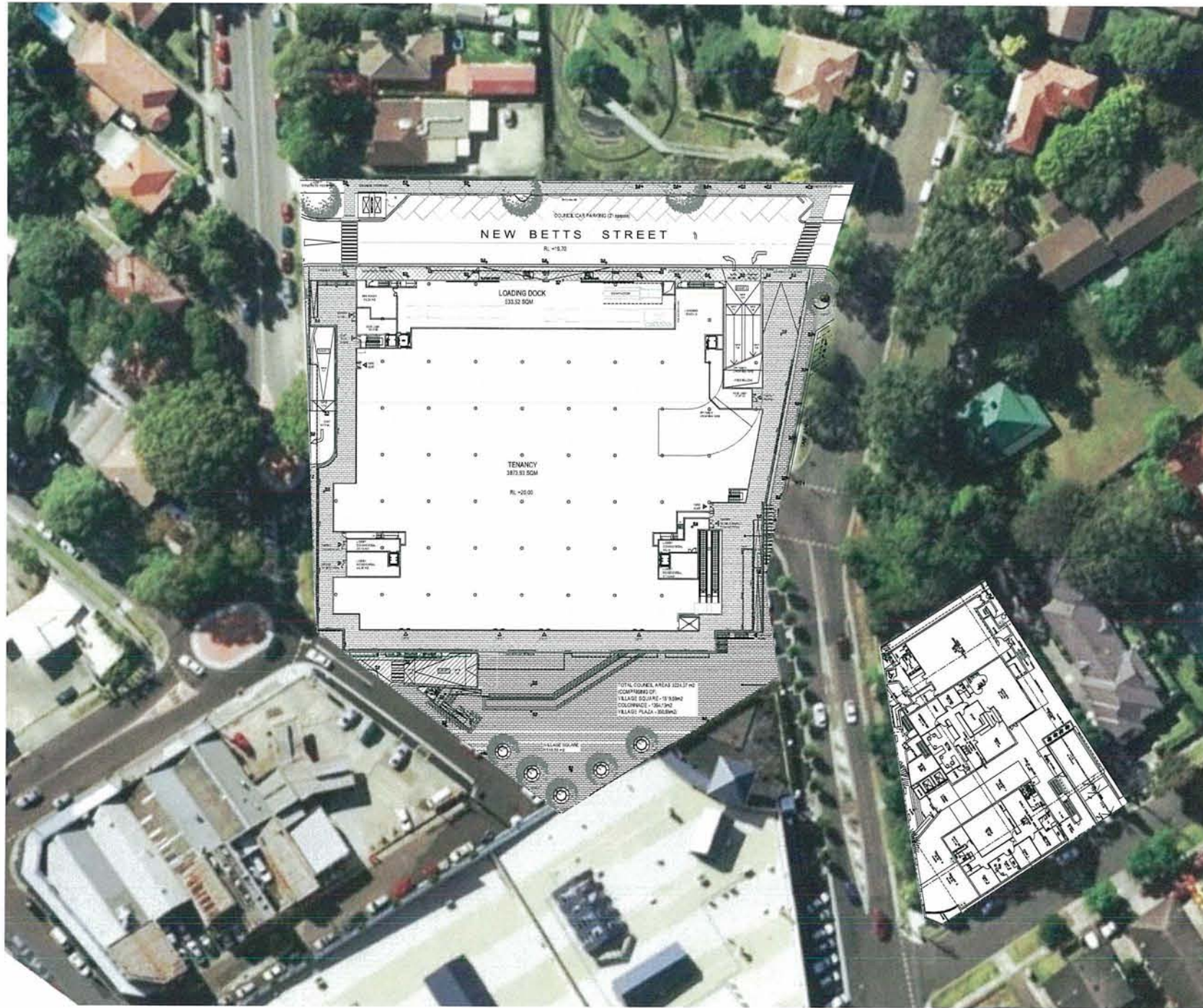
S. CONDITION 191 IS TO BE DELETED

You are advised that failure to observe any condition of approval set out in the consent is an offence and Council may institute legal proceedings.

You are advised of your right of appeal to the Land and Environment Court under Section 96(6) of the Environmental Planning & Assessment Act.

Dominic Johnson
Group Manager Environment & Planning

The fees quoted at the time of issue of this Consent may be subject to variation. Council's annual fees and charges are published in the Management Plan. To confirm fees please contact Customer Service on 9952-8222.



CITY OF RYDE

LDA No AW05 2009 / 180

20 OCT 2009

Approved Plans
Signed *[Signature]*

Subject to the conditions of the Consent

BASIX REQUIREMENTS:

WATER:

Dishwashers - 4.0', Kitchen taps - 5', Bathroom taps - 5',
Toilets - 4', Showerheads - 3'

THERMAL COMFORT:

- R2.5 insulation to all ceilings with roof directly above.
- R2.5 insulation to all external walls (fibro & brick veneer).
- R2.0 insulation to plasterboard on stud 'party walls'.
- Aluminium-framed single-glazed clear glass (NFRC: Uw=7.73, SHGC=0.78) to all glazing, except Unit 7.50.
- Aluminium-framed single-glazed Low-E glass (NFRC: Uw=5.76, SHGC=0.48) to Unit 7.50.
- 'Medium' coloured external walls; 'Medium' coloured roofs.
- Units with 'low -E' glazing: 1.9, 2.9, 5.50, 7.50

ENERGY OPTIONS - DWELLINGS:

Cooling: - No active cooling.
Heating: - No active heating.
Water Heating: - Central system, electric heat pump, gas boosted. R0.6 insulation to internal piping.
Lighting: - Compact fluorescent or LED to: Nil.
Cooking: - Gas cook-tops, electric ovens.
Ventilation: - Bathroom + Laundry: exhaust fans, ducted, interlocked to light.
Kitchen: exhaust ducted, manual 'on/off'.
Refrigerator rating / space: - Not rated / well ventilated space.
Dishwasher rating: - 3.0 l
Clothes drying lines: - N/A.
Clothes Dryers: - 3.0 l

ENERGY OPTIONS - PROJECT COMMON AREAS:

'Common Areas' identified: - Car parks; Lobbies; Garbage Rooms; Plant rooms; Lifts.
Lighting: - Compact fluorescents to all 'Common Areas'. Daylight + motions sensors to car parks & lobbies/hallways. Manual switches to other common areas.
Lift systems: - Gearless traction with VVVF motor.
Ventilation: - 'Exhaust only' to car-park areas, with CO monitor & VSD fan. 'Exhaust only' to garbage rooms.
No mechanical ventilation specified to lobbies & hallways & plant rooms.

Jan 15, 2009 - 12:00pm - Y:\Projects\Projects\2008\08003 - Mixed Use WEST RYDE MASTER PLAN.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
NORTH RYDE
NSW 1670

Client: **REMO** Properties  City of Ryde 

Issue: A - Section 96 pre DA issue, 12 March 2009
B - Section 96 Pre DA issue, 29 April 2009
C - SECTION 96 ISSUE, 15 MAY 2009
D - SECTION 96 ISSUE, 22 MAY 2009



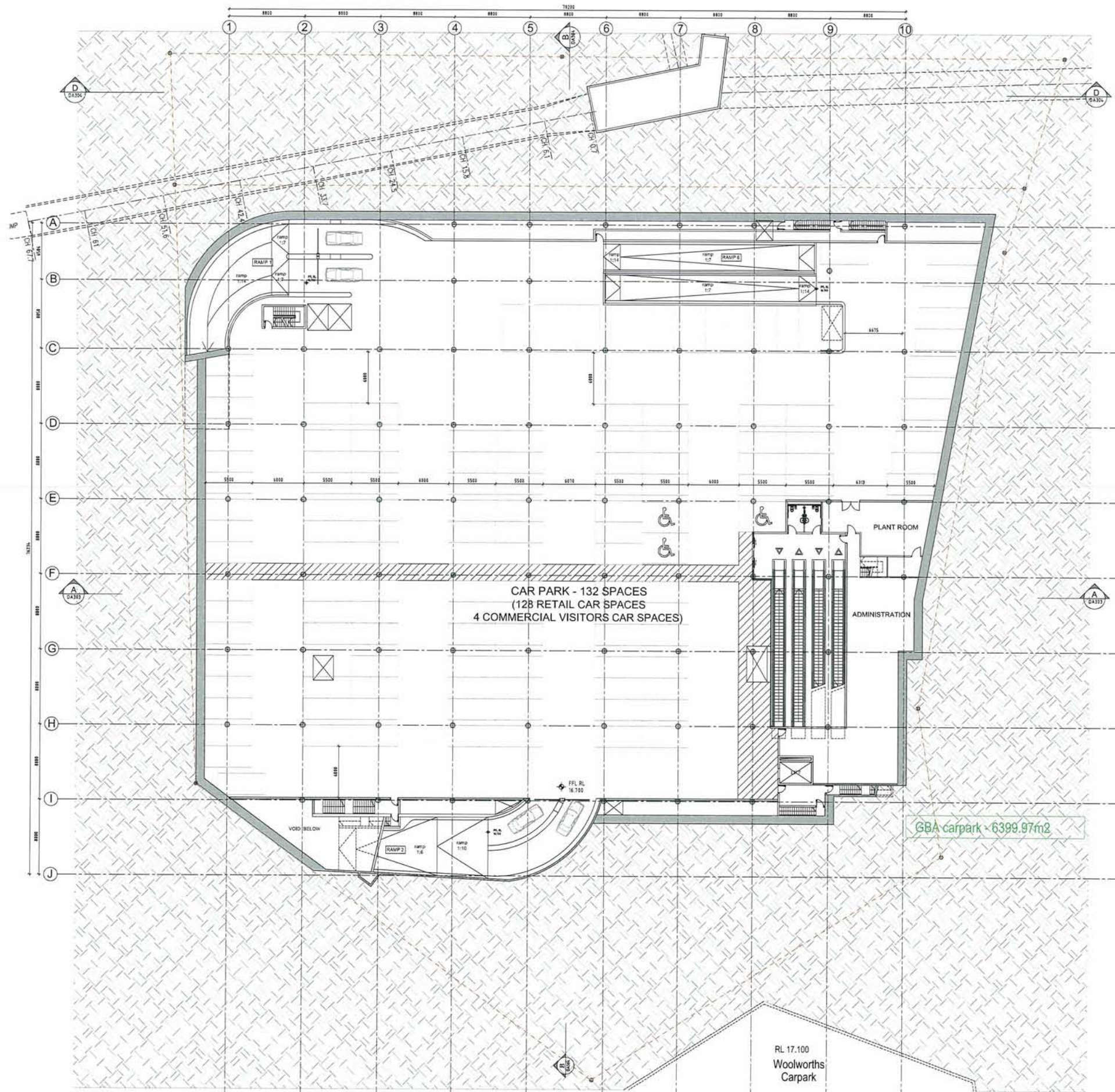
ANTHONY VAVAYIS + ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9296 1810 F 02 9296 1860
E a.vavayis@avajl.com
Postal Address: 20/28A LIME STREET KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 058 737 835

MASTER PLAN
NOT TO SCALE MARCH 2009

DA02

D



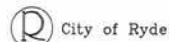


CITY OF RYDE
 LDA No MOD 2009/80
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



SCALE (1:250 @ A1) | 2 | 6 | 10 m

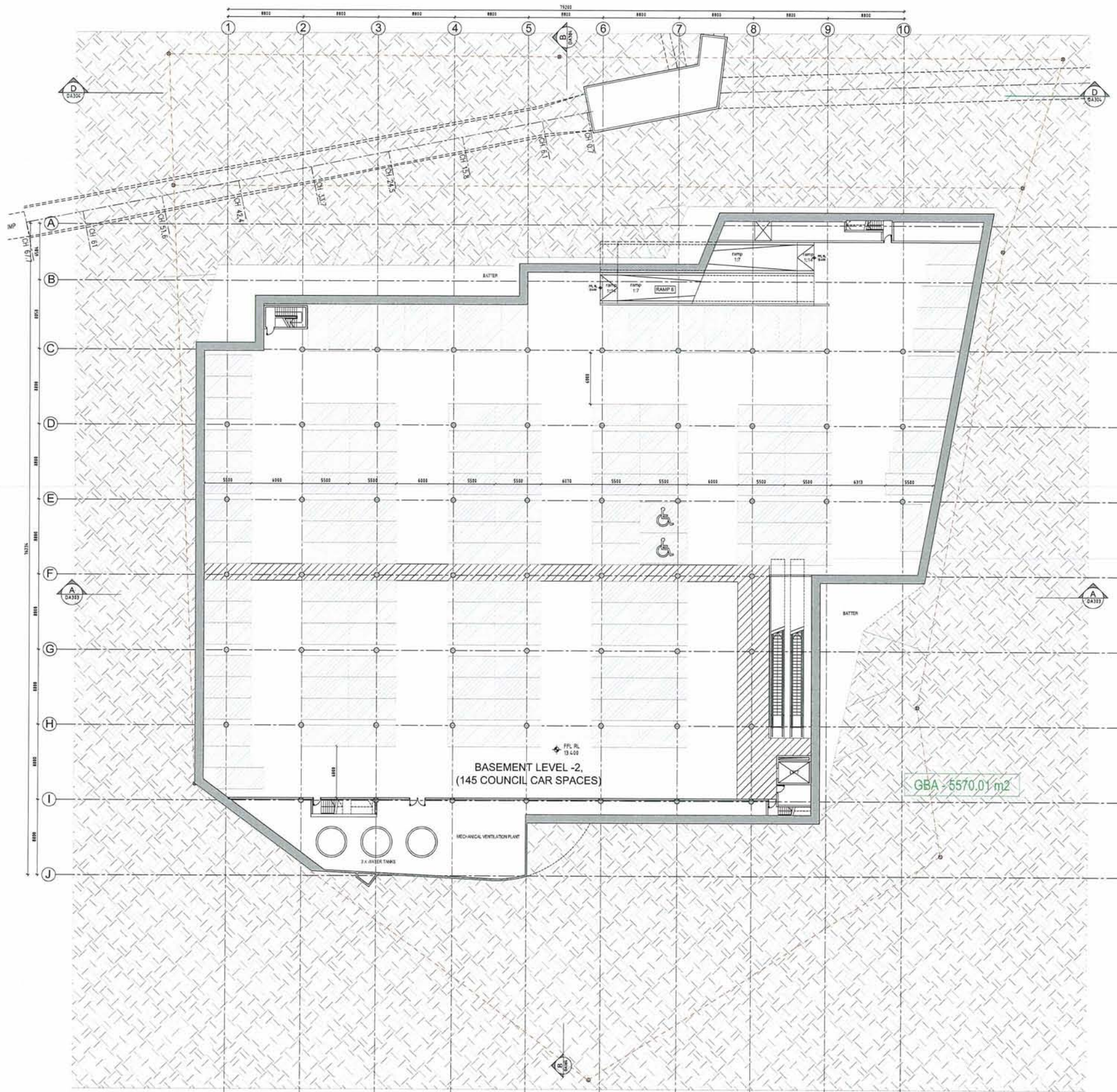
Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9290 1810 F 02 9290 1860
 E admin@vavayis.com
 Postal Address: 25/26A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 958 737 935

LEVEL-1, RETAIL CAR PARKING (B1)
 1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 201^E



CITY OF RYDE
 LDA No MOD 2009/180
20 OCT 2009
 Approved Plans
 Signed *A.8*
 Subject to the conditions of the Consent

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: **CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670**

Client: **REMO** Properties City of Ryde

SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: A - Section 96 pre DA issue, 20 APRIL 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009



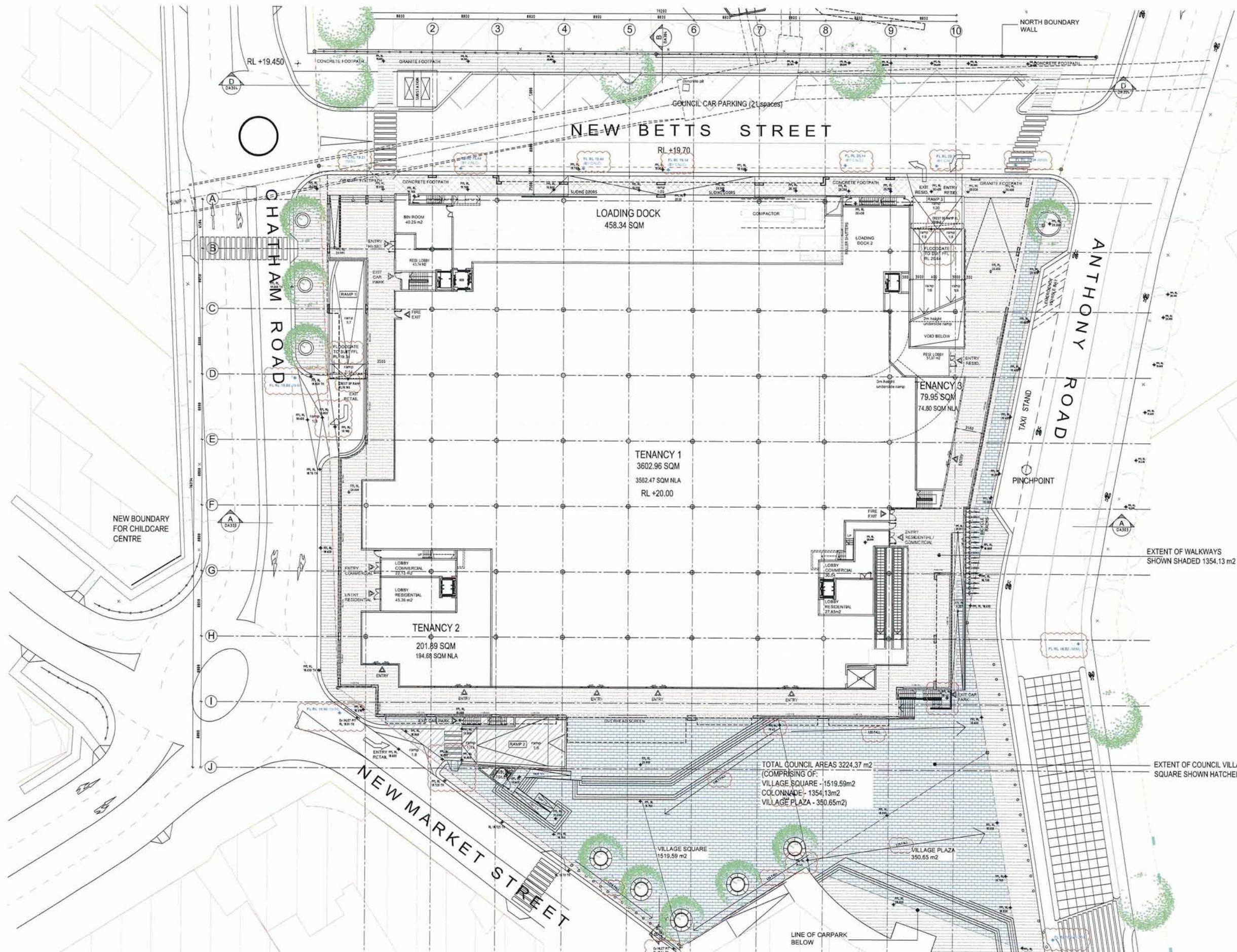
ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9290 1910 F 02 9290 1990
 E a.vavayis@avajis.com
 Postal Address: 20/25A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 089 737 935

LEVEL-2, RETAIL CAR PARKING (B2)
 1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 202 E



May 21, 2009 - 14:55:00 - C:\Users\p\Documents\Projects\2009\180\1 - North Ryde West Ryde Council - GARDI - LEVEL -2.dwg



CITY OF RYDE
 LDA No MOD 2009/186
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client: **REMO** Properties City of Ryde

SCALE (1:250 @ A1) | 2 | 6 | 10 m

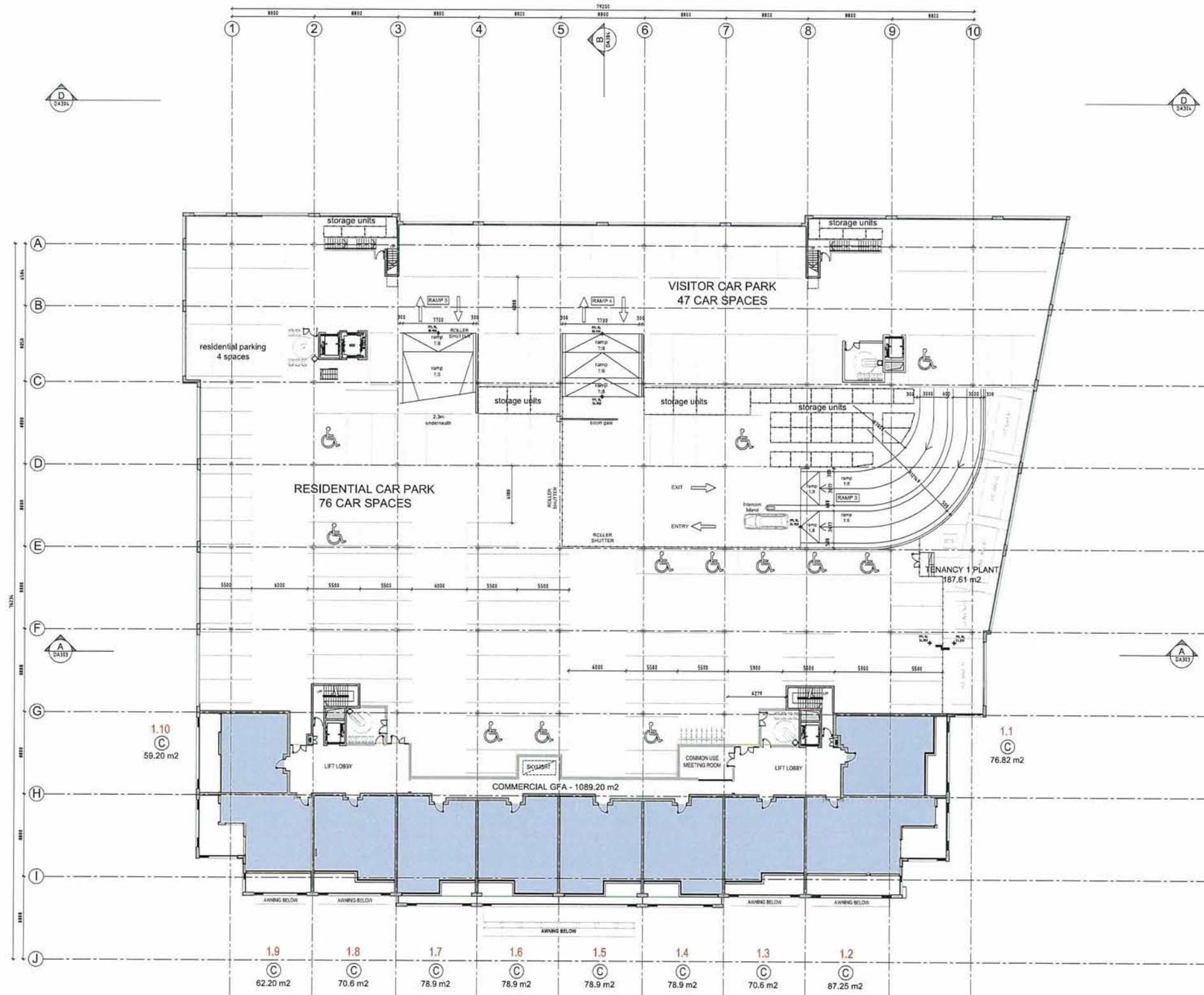
Issue: C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009
 F - SECTION 96 ISSUE, 29 JULY 2009
 G - RAMP LEVEL ADJUSTED, 14 AUG 2009
 H - ADD TENANCIES 2 & 3, 18 SEPT 2009
 J - RECONFIGURE ADD TENANCIES 2 & 3, 18 SEPT 2009
 K - RECONFIGURE ADD TENANCIES 1 & 3, 21 SEPT 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9296 1810 F 02 9296 1880
 E info@vavayis.com
 Postal Address: 20/26A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 959 137 935

GROUND FLOOR
 1:250 @ A1, 1:500 @ A3 MARCH 2009

DA210 K



CITY OF RYDE
 LDA No MOD 2009/180
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent

- C COMMERCIAL SUITES
- GBA Carpark - 4876.57 m2
- GBA Commercial - 1345.97 m2
- GFA 1089.2 m2

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client: **REMO** Properties City of Ryde

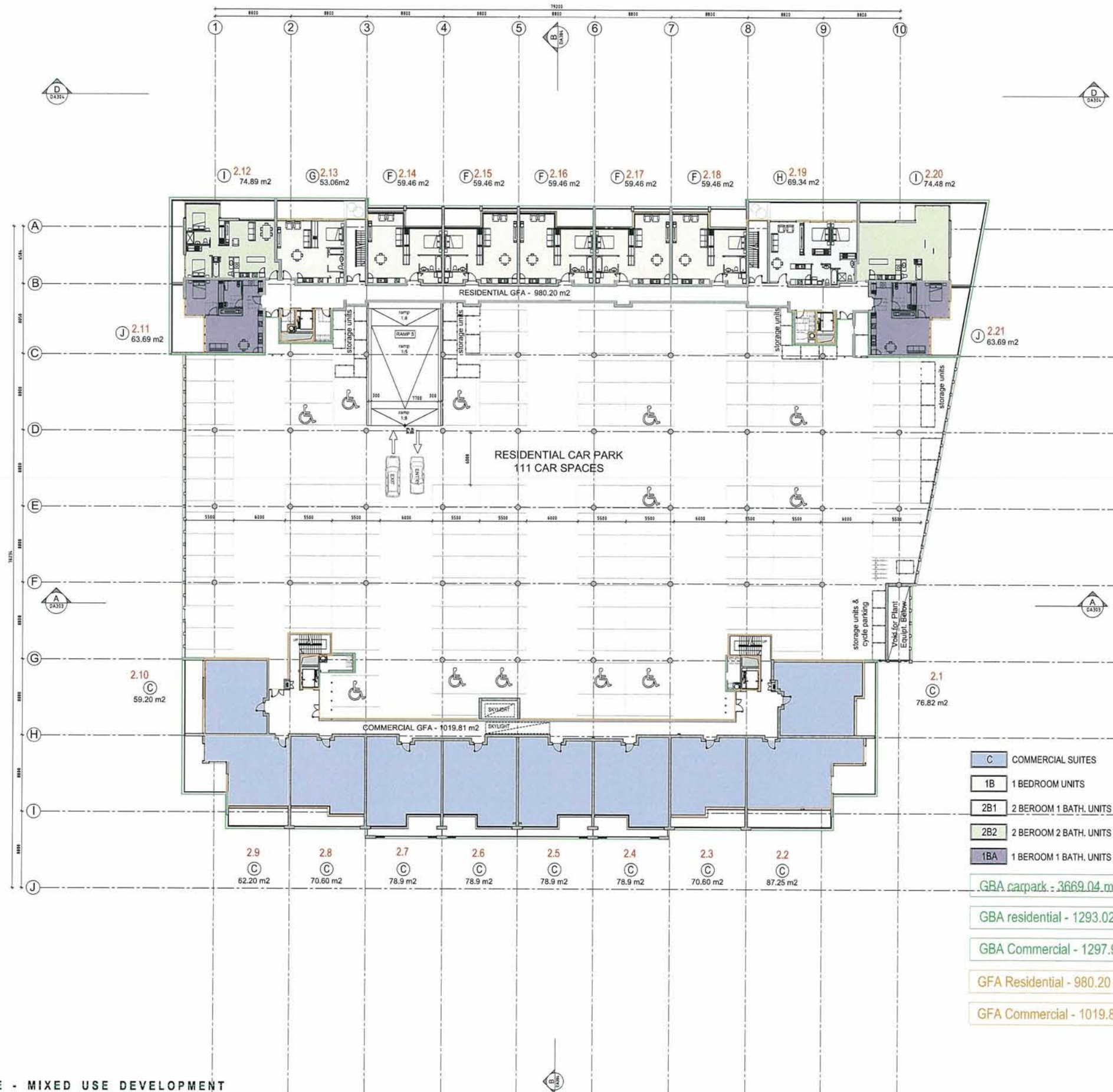
SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009
 F - SECTION 96 ISSUE, 27 JUL 2009
 G - SECTION 96 ISSUE, 14 OCT 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9250 1810 F 02 9250 1960
 E admin@avayis.com
 Postal Address: 20/25A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACH 969 737 935

LEVEL 1 FLOOR PLAN
 1:250 @ A1, 1:500 @ A3 MARCH 2009
DA 211 G



CITY OF RYDE
 LDA No MOD 2009/80
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent

- C COMMERCIAL SUITES
- 1B 1 BEDROOM UNITS
- 2B1 2 BEROM 1 BATH. UNITS
- 2B2 2 BEROM 2 BATH. UNITS
- 1BA 1 BEROM 1 BATH. UNITS (ACCESSIBLE)
- GBA carpark - 3669.04 m2
- GBA residential - 1293.02 m2
- GBA Commercial - 1297.91 m2
- GFA Residential - 980.20 m2
- GFA Commercial - 1019.81 m2

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client: **REMO** Properties
 City of Ryde

SCALE (1:250 @ A1) 2 6 10 m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009
 F - SECTION 96 ISSUE, 27 JUL 2009
 G - SECTION 96 ISSUE, 14 OCT 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9220 1810 F 02 9220 1960
 E admin@vavayis.com
 Public Address: 25/25A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 089 737 333

LEVEL 2 FLOOR PLAN
 1:250 @ A1, 1:500 @ A3 MARCH 2009
DA 212 G



CITY OF RYDE

LDA No MOD 2009/80

20 OCT 2009

Approved Plans
Signed *[Signature]*

Subject to the conditions of the Consent

- 1B 1 BEDROOM UNITS
- 1B+ 1 BEDROOM + STUDY UNITS
- 2B2 2 BEDROOM + 2 BATH. UNITS
- 1BA 1 BEDROOM + 1 BATH. UNITS (ACCESSIBLE)
- GBA residential - 4431.19m²
- GBA landscape - 1702.64m²
- GFA 3425.96m²

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
NORTH RYDE
NSW 1670

Client: **REMO** Properties City of Ryde

SCALE (1:250 @ A1) | 2 | 6 | 10 m

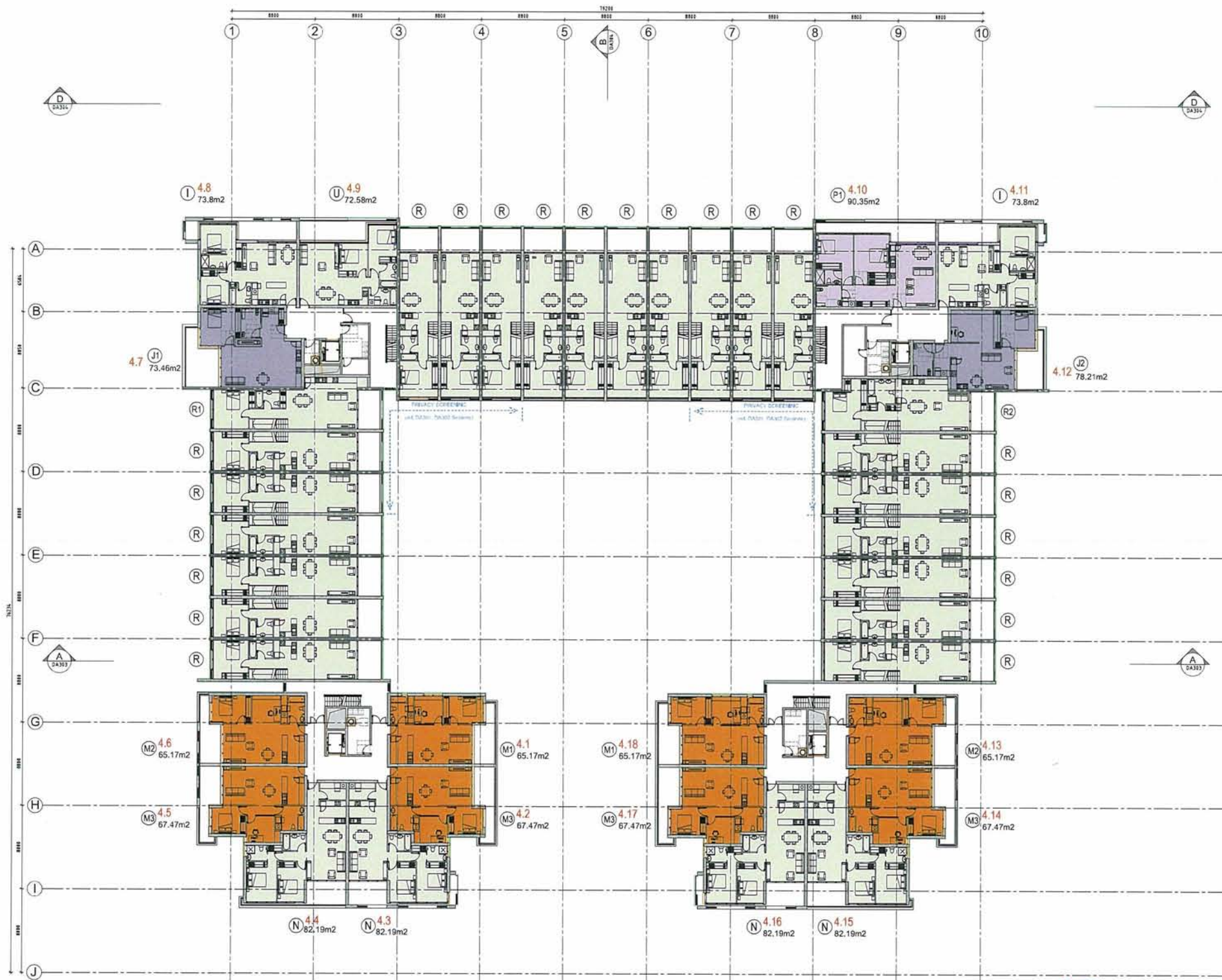
Issue: A - Section 96 pre DA issue, 12 March 2009
B - Section 96 Pre DA issue, 29 April 2009
C - Coordination issue, 11 May 2009
D - SECTION 96 ISSUE, 15 MAY 2009
E - SECTION 96 ISSUE, 22 MAY 2009
F - SECTION 96 ISSUE, 27 JUL 2009

ANTHONY VAVAYIS + ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9290 1810 F 02 9290 1860
E admin@vavayis.com
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 589 737 935

LEVEL 3 FLOOR PLAN
1:250 @ A1, 1:500 @ A3 MARCH 2009

DA213^F

A:\Ryde_2009_4_10\pva\1\Drawings\Level3\DA213\LEVEL3.dwg



CITY OF RYDE
 LDA No MOD 2009/80
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent

- 1B+ 1 BEDROOM + STUDY UNITS
 - 2B2 2 BEROM 2 BATH. UNITS
 - 2BA 2 BEROM 1 BATH. UNITS (ACCESSIBLE)
 - 1BA 1 BEROM 1 BATH. UNITS (ACCESSIBLE)
- GFA 3441.17m²
 GBA residential - 4108.94m²

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**
 Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670



SCALE (1:250 @ A1) | 2 | 6 | 10 m

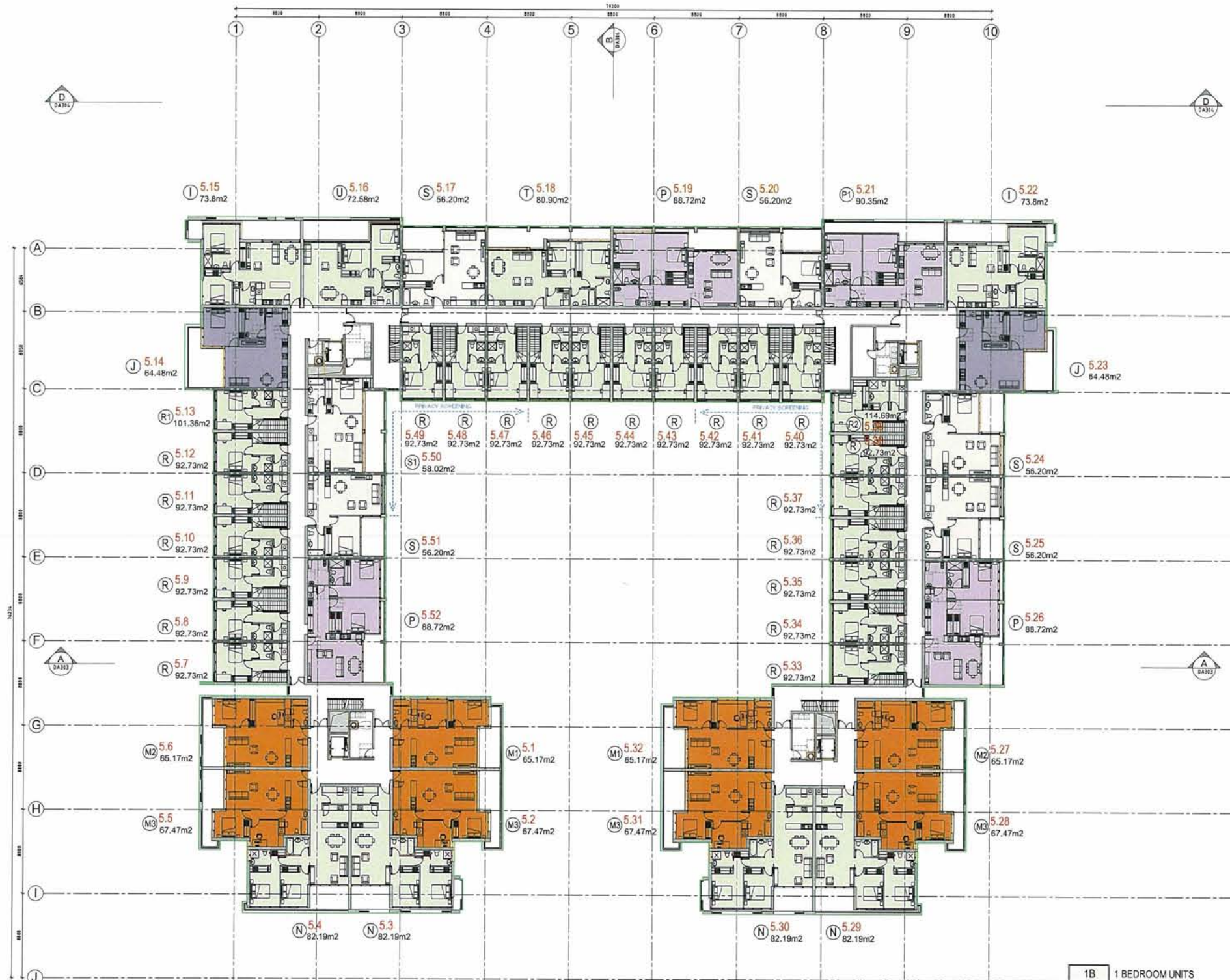
Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 62 9290 1810 F 62 9290 1860
 E avayis@vavayis.com
 Postal Address: 20/26A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 989 737 938

LEVEL 4 FLOOR PLAN
 1:250 @ A1, 1:500 @ A3 MARCH 2009
DA 214 E

May 22, 2009 - E:\Home\Y:\Projects\Projects\Westryde\Level 4.dwg



CITY OF RYDE
 LDA No MO D 2009/180
20 OCT 2009
 Approved Plans
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 Subject to the conditions of the Consent

- 1B 1 BEDROOM UNITS
 - 1B+ 1 BEDROOM + STUDY UNITS
 - 2B2 2 BEROM 2 BATH. UNITS
 - 2BA 2 BEROM 1 BATH. UNITS (ACCESSIBLE)
 - 1BA 1 BEROM 1 BATH. UNITS (ACCESSIBLE)
- GFA 3563.82m²
 GBA residential - 4108.94m²



May 21, 2009 - 10:59pm Y:\Users\m\Projects\2009\180003 - Mixed Use WEST RYDE\Current - 180003_180003_5.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**
 Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670



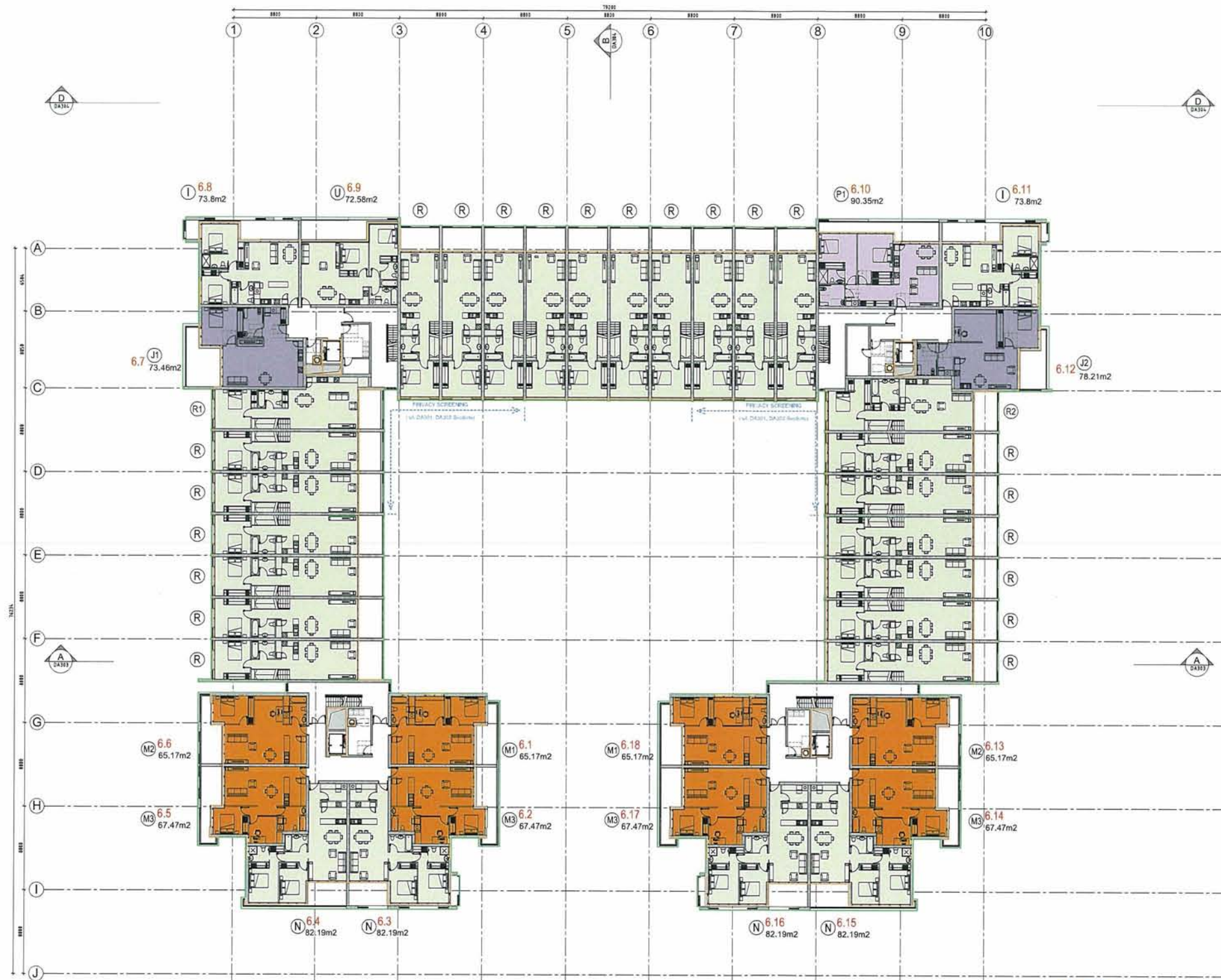
SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9290 1810 F 02 9290 1860
 E av@vavayis.com
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 868 737 935

LEVEL 5 FLOOR PLAN
 1:250 @ A1, 1:500 @ A3 MARCH 2009
DA 215^E



CITY OF RYDE
 LDA No. MOD 2009/80
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent

- 1B+ 1 BEDROOM + STUDY UNITS
- 2B2 2 BEROOM 2 BATH. UNITS
- 2BA 2 BEROOM 1 BATH. UNITS (ACCESSIBLE)
- 1BA 1 BEROOM 1 BATH. UNITS (ACCESSIBLE)
- GFA 3441.17m²
- GBA residential - 4108.94m²

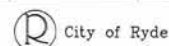


May 22, 2009 - 8:40am - V:\vavayis\Projects\2009\08003 - Mixed Use WEST RYDE\Current -\DWG\FLOOR - 6.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



SCALE (1:250 @ A1) 1 2 6 10m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Pre DA issue, 29 April 2009
 C - Coordination issue, 11 May 2009
 D - SECTION 96 ISSUE, 15 MAY 2009
 E - SECTION 96 ISSUE, 22 MAY 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9296 1813 F 02 9296 1865
 E admin@vavayis.com
 Postal Address: 20/24A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 088 737 935

LEVEL 6 FLOOR PLAN

1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 216^E



CITY OF RYDE

LDA No Mod 2009/80

20 OCT 2009

Approved Plans
Signed *A. J. [Signature]*

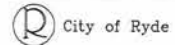
Subject to the conditions of the Consent

May 21, 2009 - 10:53am - K:\Projects\Projects\2009\16000 - Retail Use WEST RYDE\Consent - V0217 LEVEL 7.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
NORTH RYDE
NSW 1670

Client:



SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: A - Section 96 pre DA issue, 12 March 2009
B - Section 96 Pre DA issue, 29 April 2009
C - Coordination issue, 11 May 2009
D - SECTION 96 ISSUE, 15 MAY 2009
E - SECTION 96 ISSUE, 22 MAY 2009

- 1B 1 BEDROOM UNITS
- 1B+ 1 BEDROOM + STUDY UNITS
- 2B2 2 BEROM 2 BATH. UNITS
- 2BA 2 BEROM 1 BATH. UNITS (ACCESSIBLE)
- 1BA 1 BEROM 1 BATH. UNITS (ACCESSIBLE)
- GFA 3563.82m²
- GBA residential - 4108.94m²



ANTHONY VAVAYIS + ASSOCIATES
ARCHITECTS DESIGNERS PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9290 1810 F 02 9290 1800
E a.vavayis@vavayis.com.au
Postal Address: 20/26A LIME STREET KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935

LEVEL 7 FLOOR PLAN
1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 217 E





NEW BETTS STREET ELEVATION

CITY OF RYDE

LDA No MOD 2009/180

20 OCT 2009

Approved Plans
Signed *[Signature]*

Subject to the conditions of the Consent



ANTHONY ROAD ELEVATION



NORTH EAST AND NORTH WEST ELEVATIONS

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
NORTH RYDE
NSW 1670

Client: **REMO** Properties City of Ryde

SCALE (1:250 @ A1) | 2 | 6 | 10 m

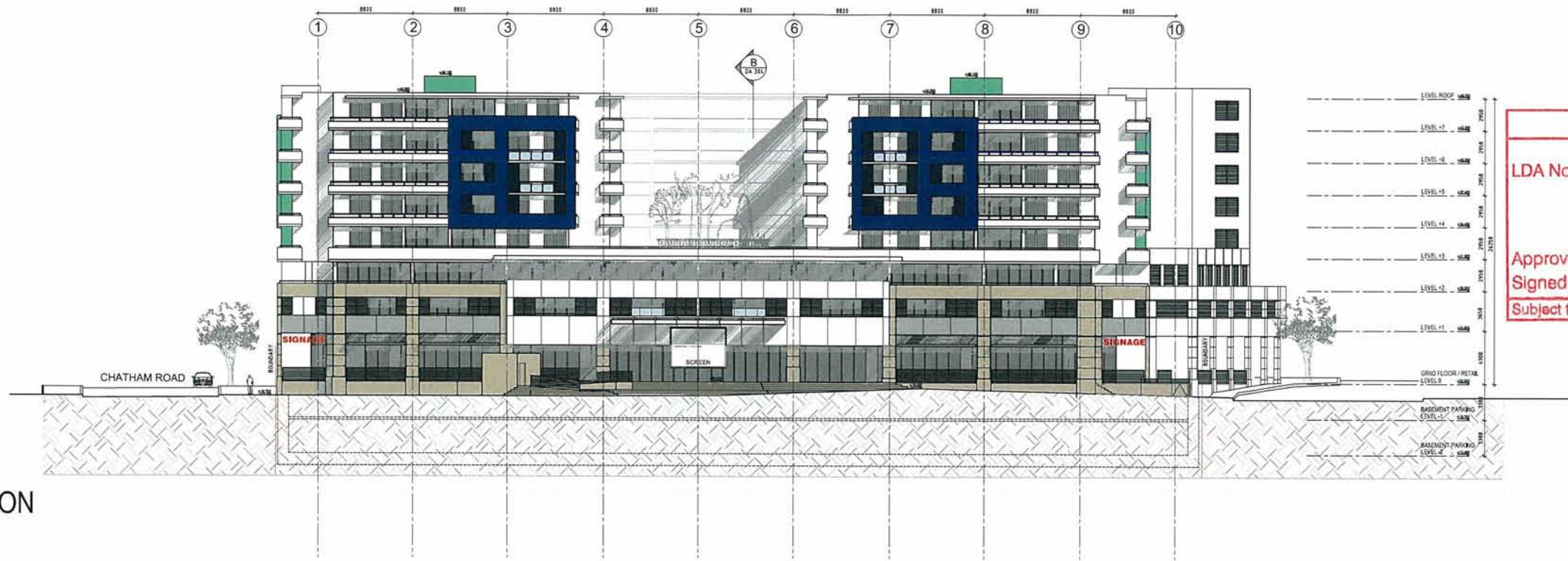
Issue: A - Section 96 pre DA issue, 12 March 2009
B - Section 96 Pre DA issue, 29 April 2009
C - Coordination issue, 11 May 2009
D - SECTION 96 ISSUE, 15 MAY 2009
E - SECTION 96 ISSUE, 22 MAY 2009
F - SECTION 96 ISSUE (revised colour scheme), 29 MAY 2009
G - SECTION 96 ISSUE (revised colour scheme), 02 JUN 2009
H - SECTION 96 ISSUE, 27 JUL 2009



ANTHONY VAVAYIS + ASSOCIATES
ARCHITECTS DESIGNERS + PLANNERS
24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
T 02 9296 1810 F 02 9296 1860
E av@vavayis.com
Postal Address: 20/26A LIVE STREET KING STREET WHARF SYDNEY NSW 2000
ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 065 737 935

1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 301 H



VILLAGE ELEVATION

CITY OF RYDE
 LDA No MOD 2009/80
20 OCT 2009
 Approved Plans
 Signed A. Sp
 Subject to the conditions of the Consent

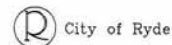


CHATHAM ROAD ELEVATION

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: D - Coordination issue, 11 May 2009
 E - SECTION 96 ISSUE, 15 MAY 2009
 F - SECTION 96 ISSUE, 22 MAY 2009
 G - SECTION 96 ISSUE (revised colour scheme), 29 MAY 2009
 H - SECTION 96 ISSUE (revised colour scheme), 02 JUN 2009
 J - SECTION 96 ISSUE, 27 JUL 2009



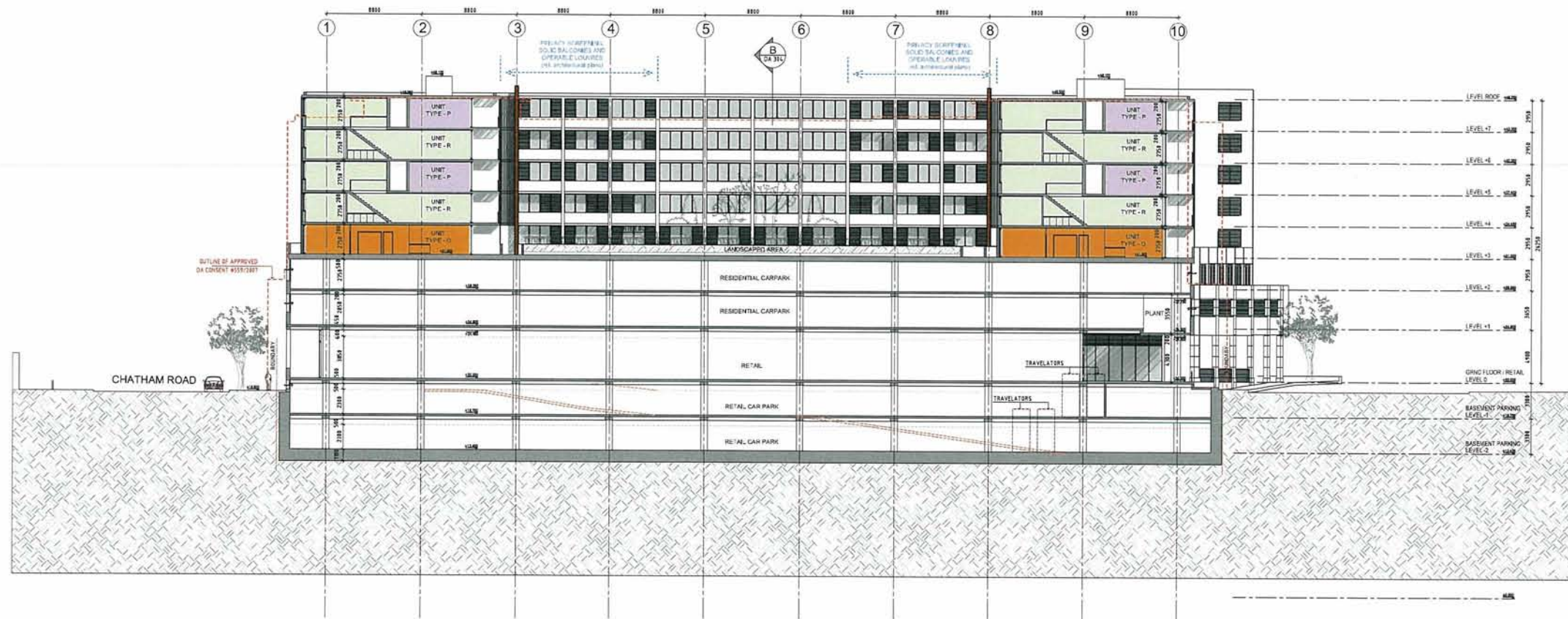
ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIME STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9296 1810 F 02 9296 1860
 E admin@vavayis.com
 Postal Address: 20/25A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 959 737 925

SOUTH EAST AND SOUTH WEST ELEVATIONS

1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 302 J

CITY OF RYDE
 LDA No MOD 2009/86
20 OCT 2009
 Approved Plans
 Signed [Signature]
 Subject to the conditions of the Consent

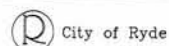


May 21, 2009 - 7:15pm T:\Projects\Projects\2008\09003 - West Ryde WEST Ryde\Consent - DA303-4 SECTION A1 08A.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 pre DA issue, 20 APRIL 2009
 C - Section 96 Pre DA issue, 29 April 2009
 D - Coordination issue, 11 May 2009
 E - SECTION 96 ISSUE, 15 MAY 2009
 F - SECTION 96 ISSUE, 22 MAY 2009



ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LINE STREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9290 1810 F 02 9290 1860
 E av@vavayis.com
 Postal Address: 20/26A LINE STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 969 737 933

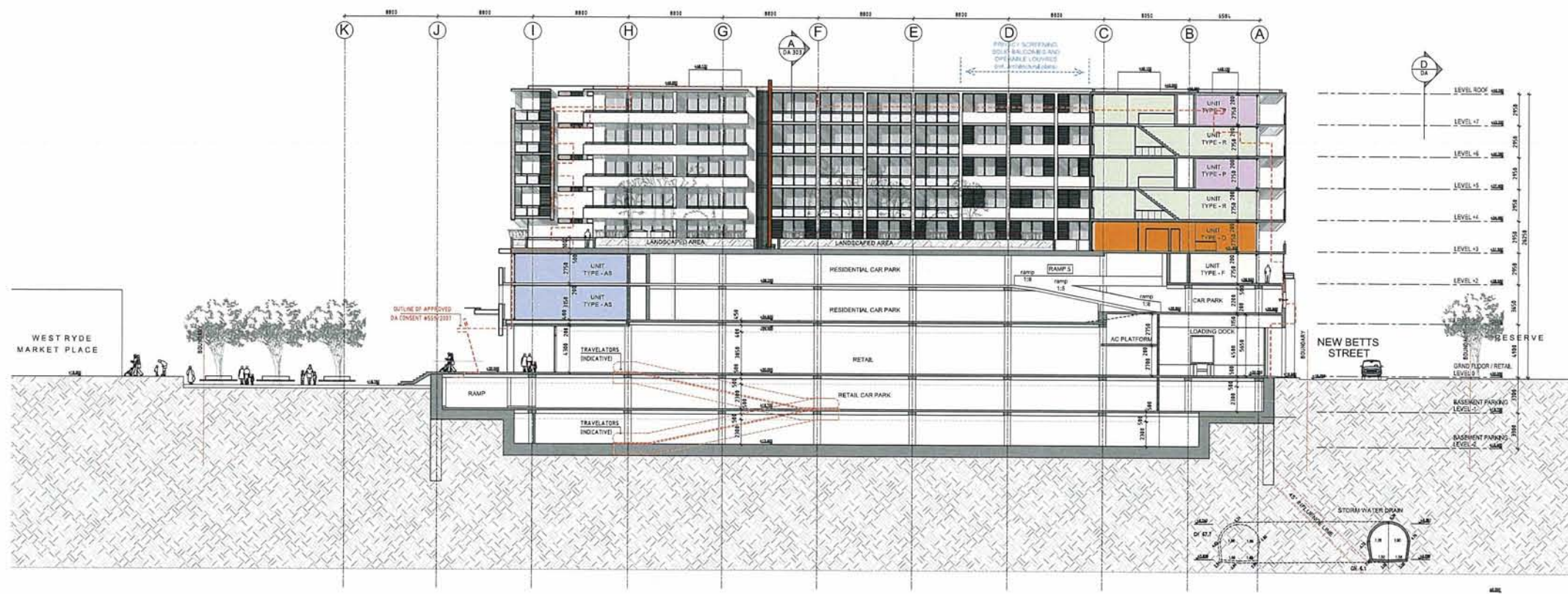
SECTION A-A

1:250 @ A1, 1:500 @ A3 MARCH 2009

DA 303 F



CITY OF RYDE
 LDA No MOD 2009/80
20 OCT 2009
 Approved Plans
 Signed [Signature]
 Subject to the conditions of the Consent



Project: WESTRYDE VILLAGE - MIXED USE DEVELOPMENT

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client: **REMO** Properties City of Ryde

SCALE (1:250 @ A1) | 2 | 6 | 10 m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 pre DA issue, 20 APRIL 2009
 C - Section 96 Pre DA issue, 29 APRIL 2009
 D - Coordination issue, 11 May 2009
 E - SECTION 96 ISSUE, 15 MAY 2009
 F - SECTION 96 ISSUE, 22 MAY 2009
 G - SECTION 96 ISSUE, 27 JUL 2009



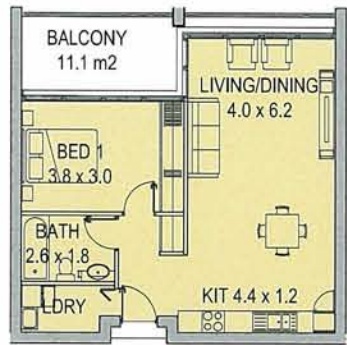
ANTHONY VAVAYIS + ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS
 24 LIMESTREET KING STREET WHARF SYDNEY NSW 2000
 T 02 9290 1810 F 02 9290 1560
 E av@vavayis.com
 Postal Address: 20/25A LIME STREET KING STREET WHARF SYDNEY NSW 2000
 ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 989 737 935

SECTION B - B
 1:250 @ A1, 1:500 @ A3 MARCH 2009

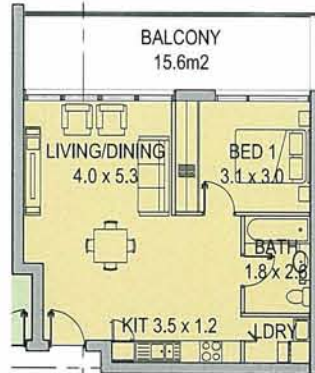
DA 304 G

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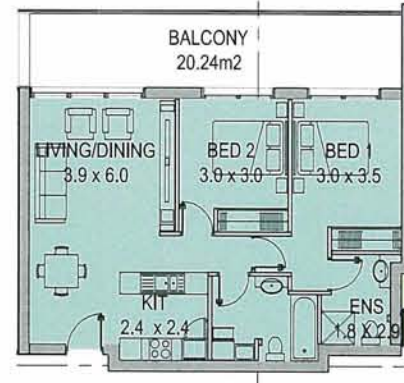
CITY OF RYDE
 LDA No W002009/80
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent



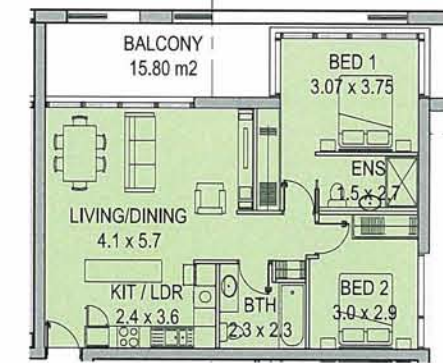
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 (1 BEDROOM + 1 BATHROOM)
 AREA - 59.46 m2



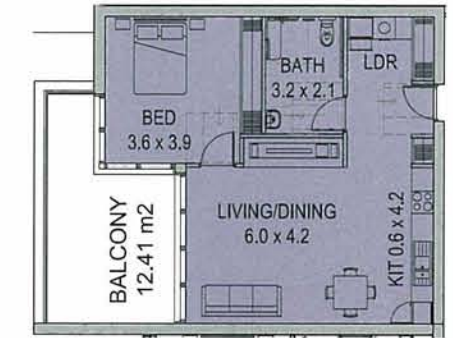
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 AREA - 53.06 m2



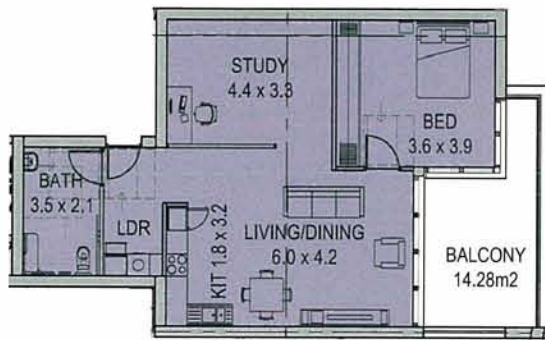
UNIT TYPE - H
 (2 BEDROOM + 2 BATHROOM)
 AREA - 69.34 m2



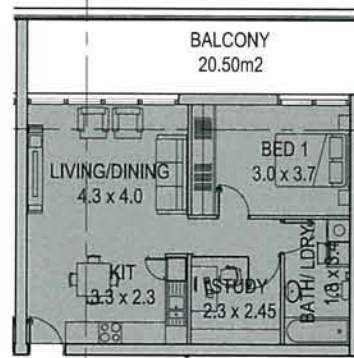
UNIT TYPE - I
 (2 BEDROOM + 2 BATHROOM)
 AREA - 74.48 m2



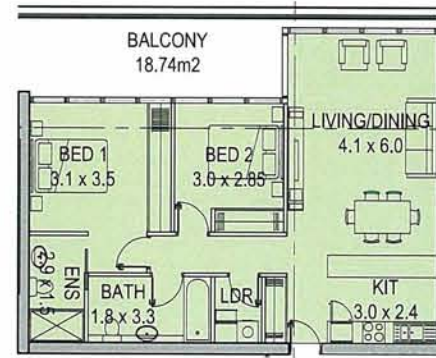
UNIT TYPE - J
 (1 BEDROOM + 1 BATHROOM)
 ACCESSIBLE
 AREA - 63.69 m2
 SIMILAR UNIT TYPE J1



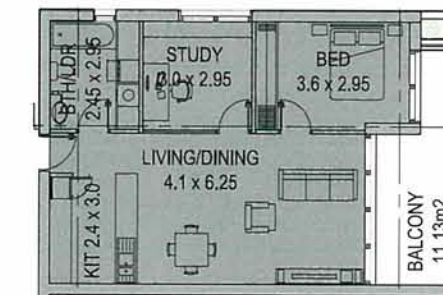
UNIT TYPE - J2
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 ACCESSIBLE
 AREA - 78.21 m2



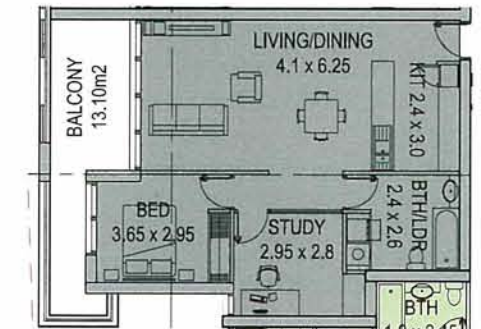
UNIT TYPE - K
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 AREA - 57.42 m2



UNIT TYPE - L
 (2 BEDROOM + 2 BATHROOM)
 AREA - 80.27 m2



UNIT TYPE - M1
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 AREA - 65.17 m2
 SIMILAR UNIT TYPE M2



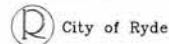
UNIT TYPE - M3
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 AREA - 67.47 m2

Dec 14, 2008 - 3:08pm V:\Drawing\Projects\103000\00003 - Mixed Use WEST RYDE\Consent - Units\Typical Units\F1.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



SCALE (1:100 @ A1) | 1 | 5 m

Issue: A - Section 96 pre DA issue, 12 March 2009
 B - Section 96 Application issue, 26 March 2009
 C - SECTION 96 ISSUE, 15 MAY 2009
 D - SECTION 96 ISSUE, 22 MAY 2009
 E - SECTION 96 ISSUE, 27 JUL 2009
 F - SECTION 96 ISSUE, 14 OCT 2009

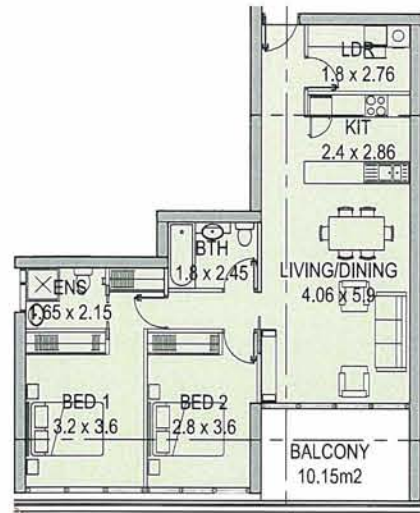


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 Postal Address: 20/25A LIME STREET KING STREET WHARF SYDNEY NSW 2000
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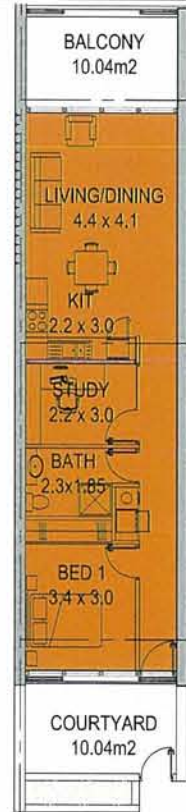
TYPICAL UNITS

1:100 @ A1, 1:200 @ A3 MARCH 2009

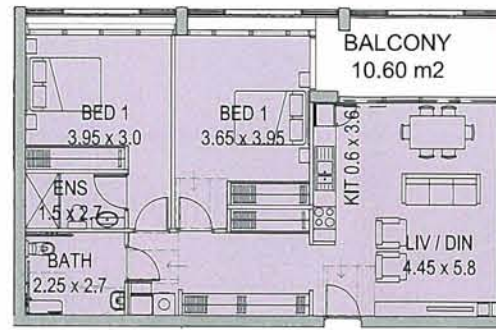
DA 401 F



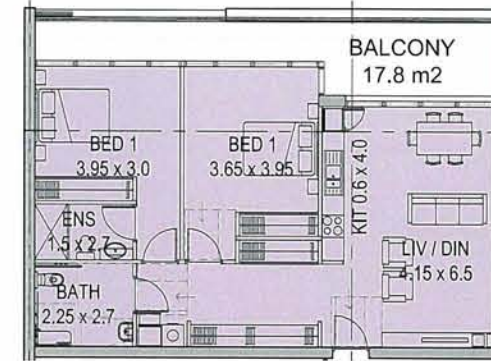
UNIT TYPE - N
(2 BEDROOM + 2 BATHROOM)
AREA - 82.19m²



UNIT TYPE - O
(1 BEDROOM + 1 STUDY + 1 BATHROOM)
AREA - 62.04 m²



UNIT TYPE - P
(2 BEDROOM + 2 BATHROOM)
ACCESSIBLE
AREA - 88.72 m²

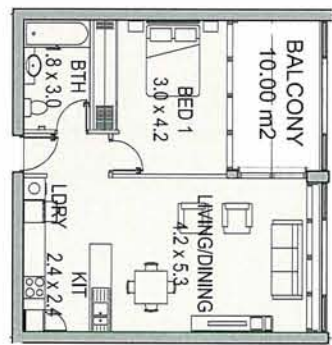


UNIT TYPE - P1
(2 BEDROOM + 2 BATHROOM)
ACCESSIBLE
AREA - 90.35 m²

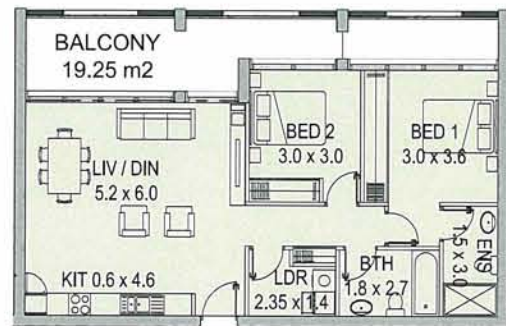


UNIT TYPE - R
(2 BEDROOM + 2 BATHROOM)
AREA - 92.73m²
SIMILAR UNIT TYPE R1, R2

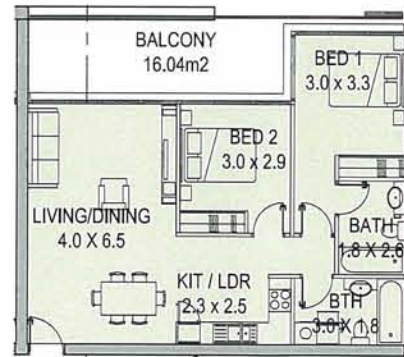
CITY OF RYDE
MUD 2009/80
20 OCT 2009
Approved Plans
Signed
Subject to the conditions of the Consent



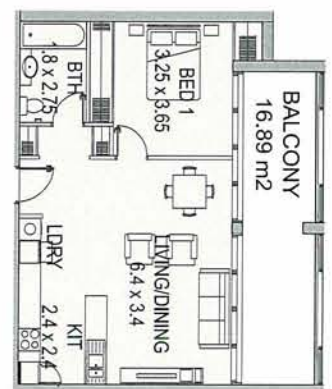
UNIT TYPE - S
(1 BEDROOM + 1 BATHROOM)
AREA - 56.20 m²



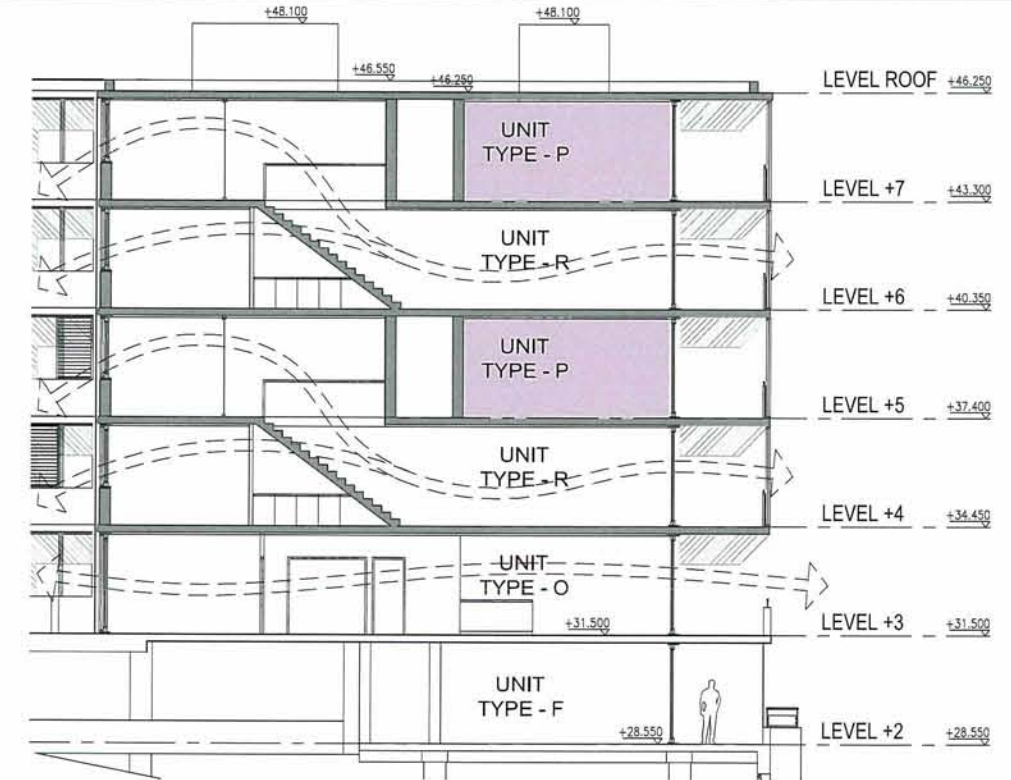
UNIT TYPE - T
(2 BEDROOM + 2 BATHROOM)
AREA - 80.90 m²



UNIT TYPE - U
(2 BEDROOM + 2 BATHROOM)
AREA - 72.58 m²



UNIT TYPE - S1
(1 BEDROOM + 1 BATHROOM)
AREA - 58.02 m²

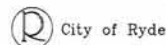


CROSS SECTION

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
NORTH RYDE
NSW 1670

Client:



SCALE (1:100 @ A1)

5m

Issue: A - SECTION 96 ISSUE, 15 MAY 2009
B - SECTION 96 ISSUE, 22 MAY 2009



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E admin@vavayis.com
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ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 589 737 935

TYPICAL UNITS

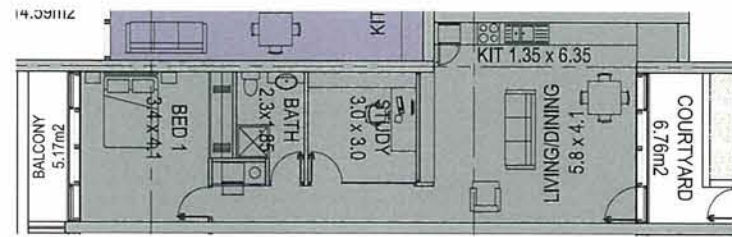
1:100 @ A1, 1:200 @ A3 MARCH 2009

DA 402 B

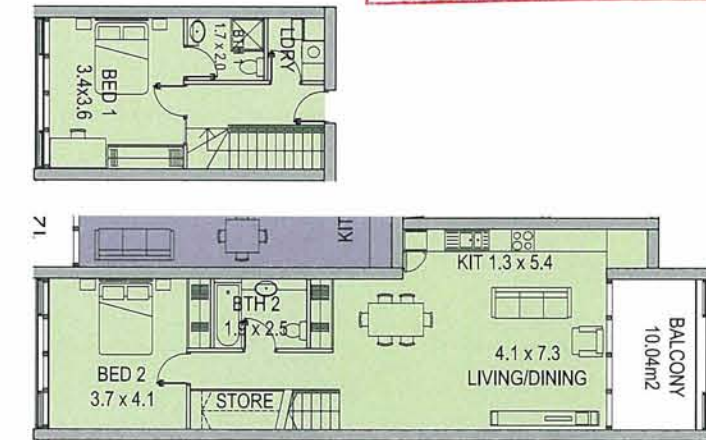
CITY OF RYDE
 LDA No WD2009/80
20 OCT 2009
 Approved Plans
 Signed *[Signature]*
 Subject to the conditions of the Consent



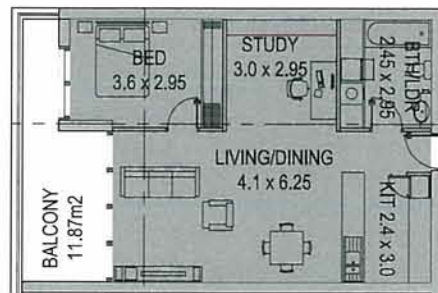
UNIT TYPE - J1
 (1 BEDROOM + 1 BATHROOM)
 ACCESSIBLE
 AREA - 73.46m2



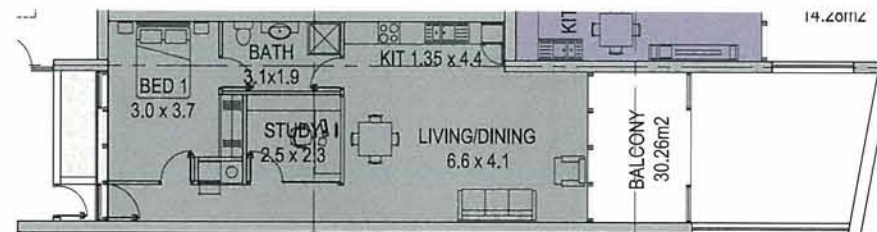
UNIT TYPE - O1
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 AREA - 70.68m2



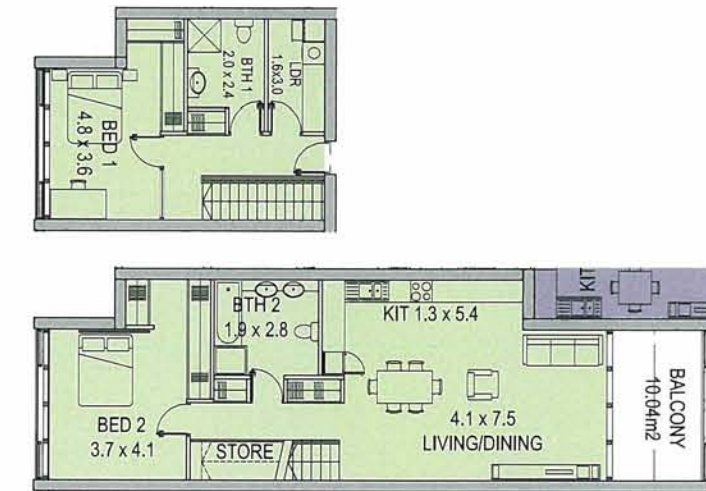
UNIT TYPE - R1
 (2 BEDROOM + 2 BATHROOM)
 AREA - 101.36m2



UNIT TYPE - M2
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 AREA - 65.17m2



UNIT TYPE - O2
 (1 BEDROOM + 1 STUDY + 1 BATHROOM)
 AREA - 68.16m2

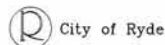


UNIT TYPE - R2
 (2 BEDROOM + 2 BATHROOM)
 AREA - 114.69 m2

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



SCALE (1:100 @ A1) | 1 | 5 m

Issue: A - SECTION 96 ISSUE, 26 MAY 2009
 B - SECTION 96 ISSUE, 27 JUL 2009
 C - SECTION 96 ISSUE, 14 OCT 2009

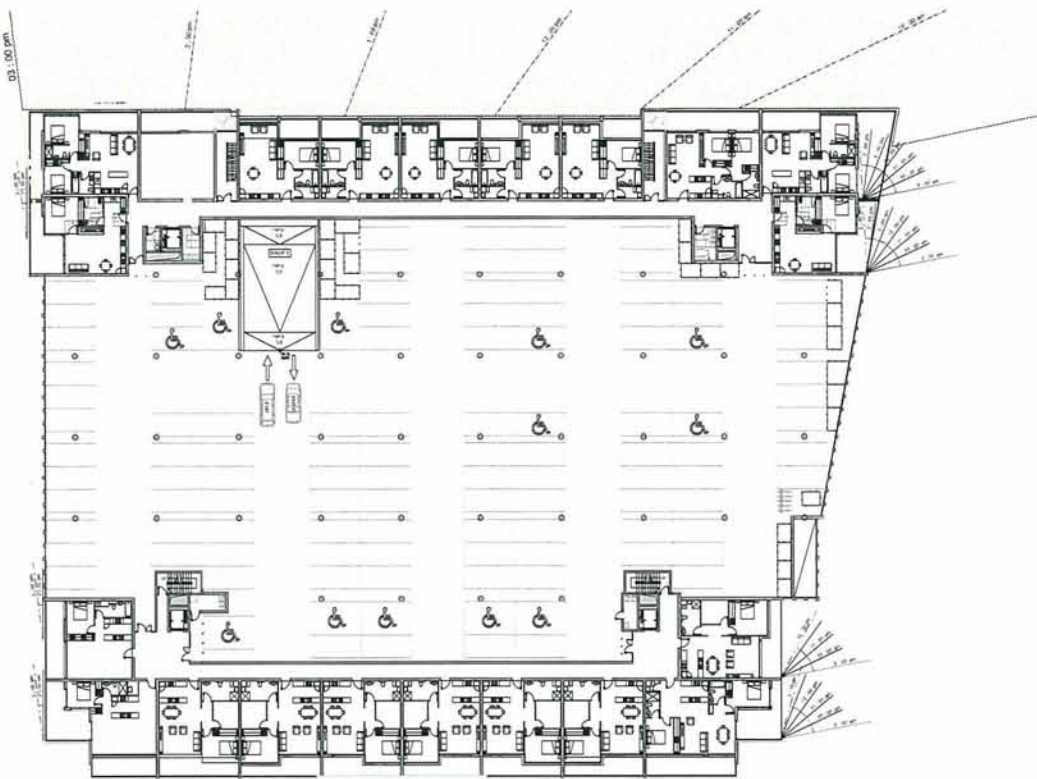


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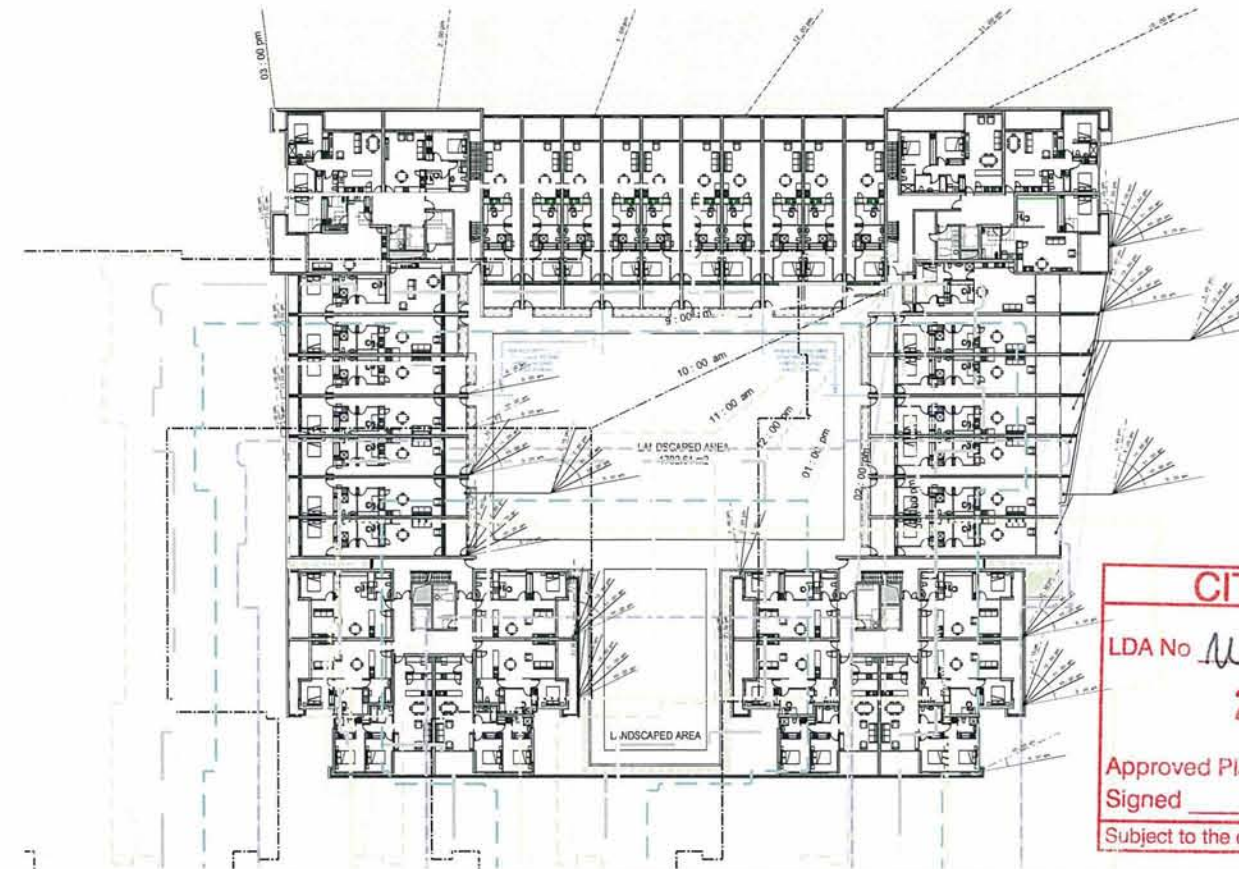
TYPICAL UNITS

1:100 @ A1, 1:200 @ A3 MARCH 2009

DA 403^C

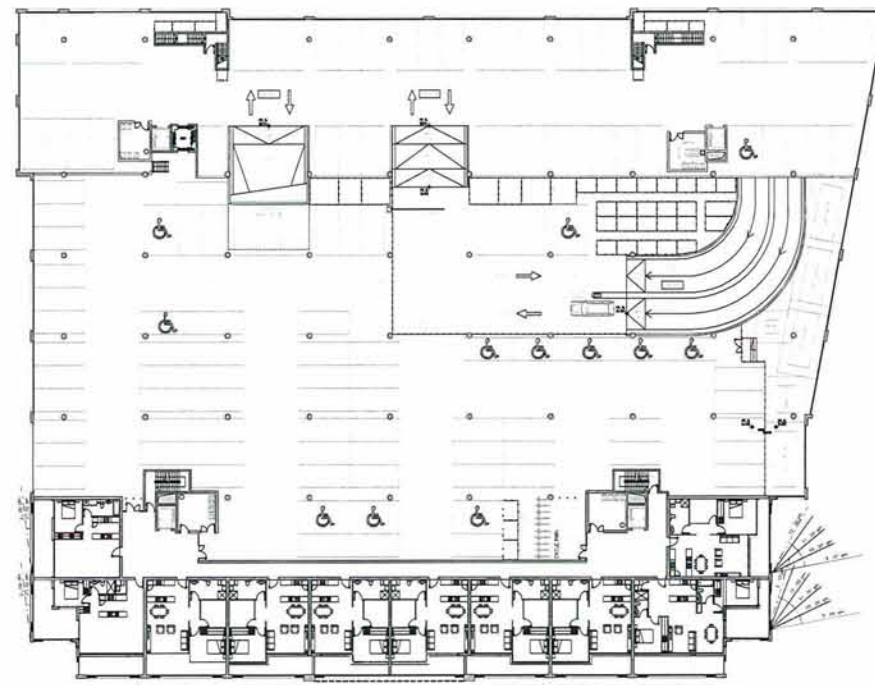


2 LEVEL 2
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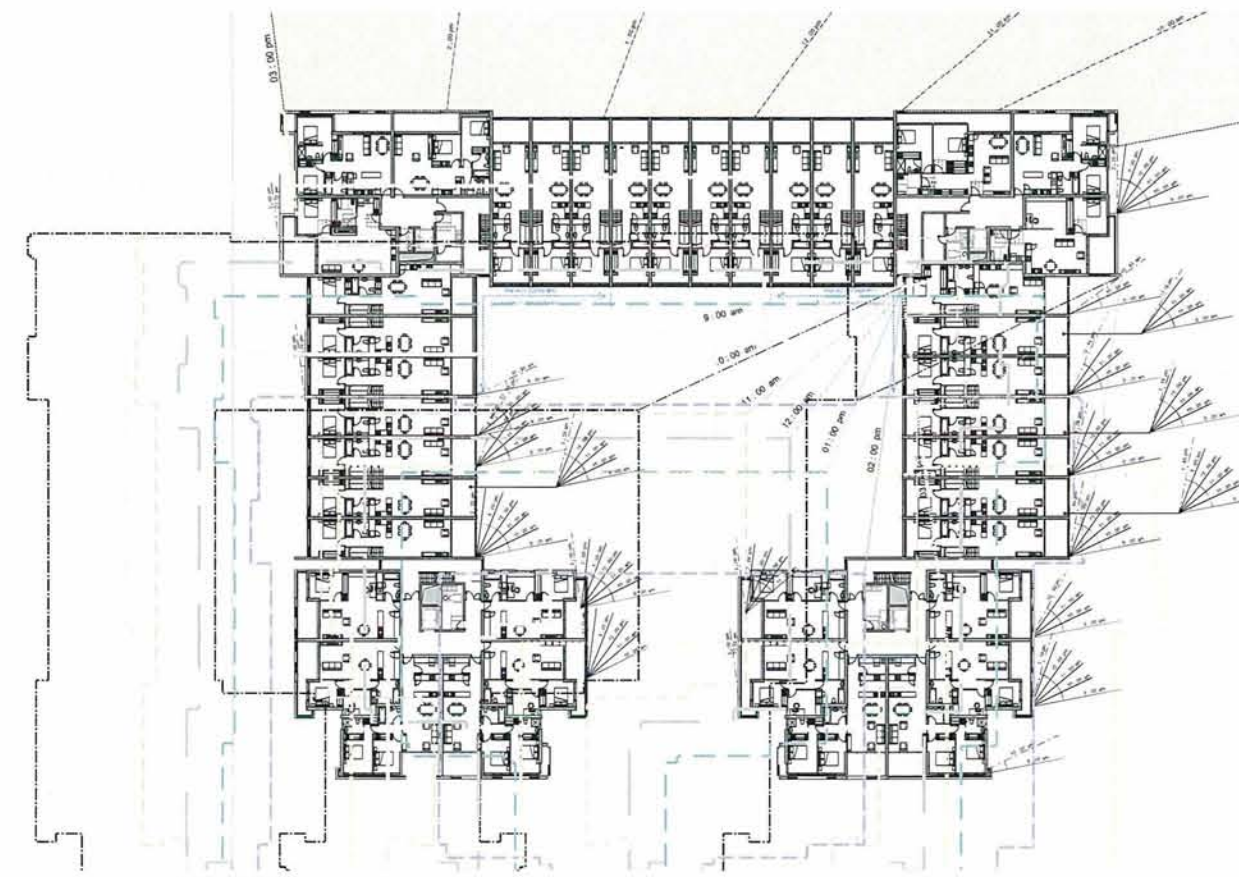


3 LEVEL 3
1:400@A1

CITY OF RYDE
 LDA No W09/2009/180
20 OCT 2009
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1 LEVEL 1
1:400@A1



4 LEVEL 4
1:400@A1



May 21, 2009 - 10:30am V:\Drawing\Projects\2008\08003 - Mixed Use WEST RYDE\Current -\04\001 SOLAR ACCESS LEVEL 1-4.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client: **REMO** Properties City of Ryde

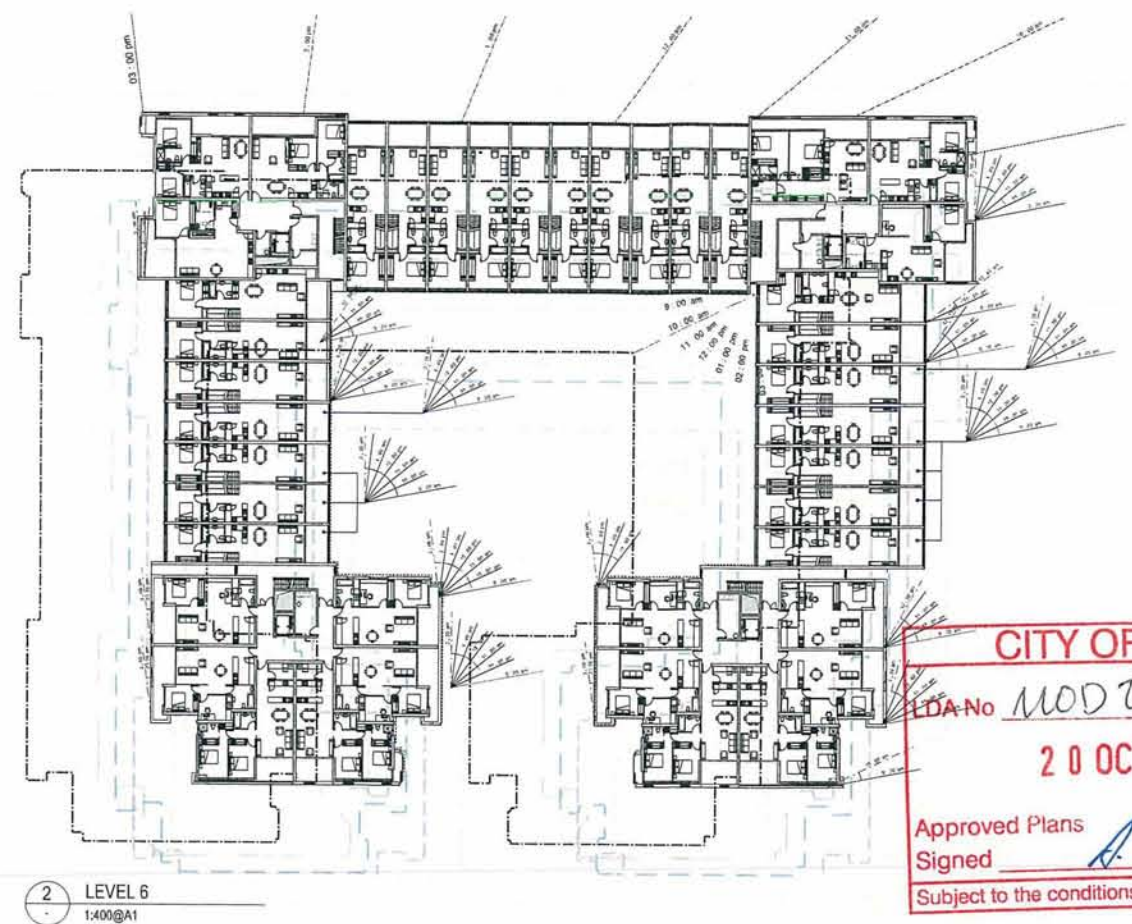
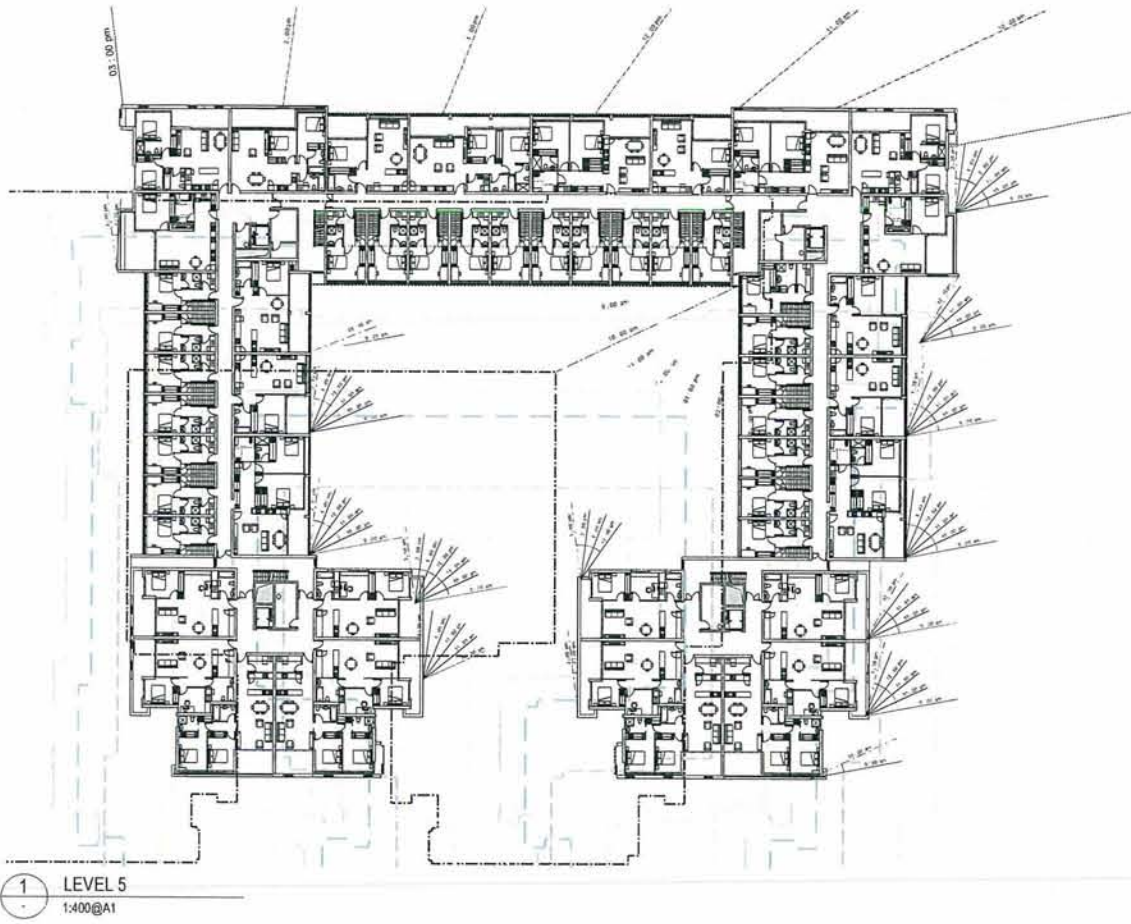
Issue: A - Section 96 pre DA issue, 12 March 2009
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 Postal Address: 20/24 LANE STREET KING STREET WHARF SYDNEY NSW 2000
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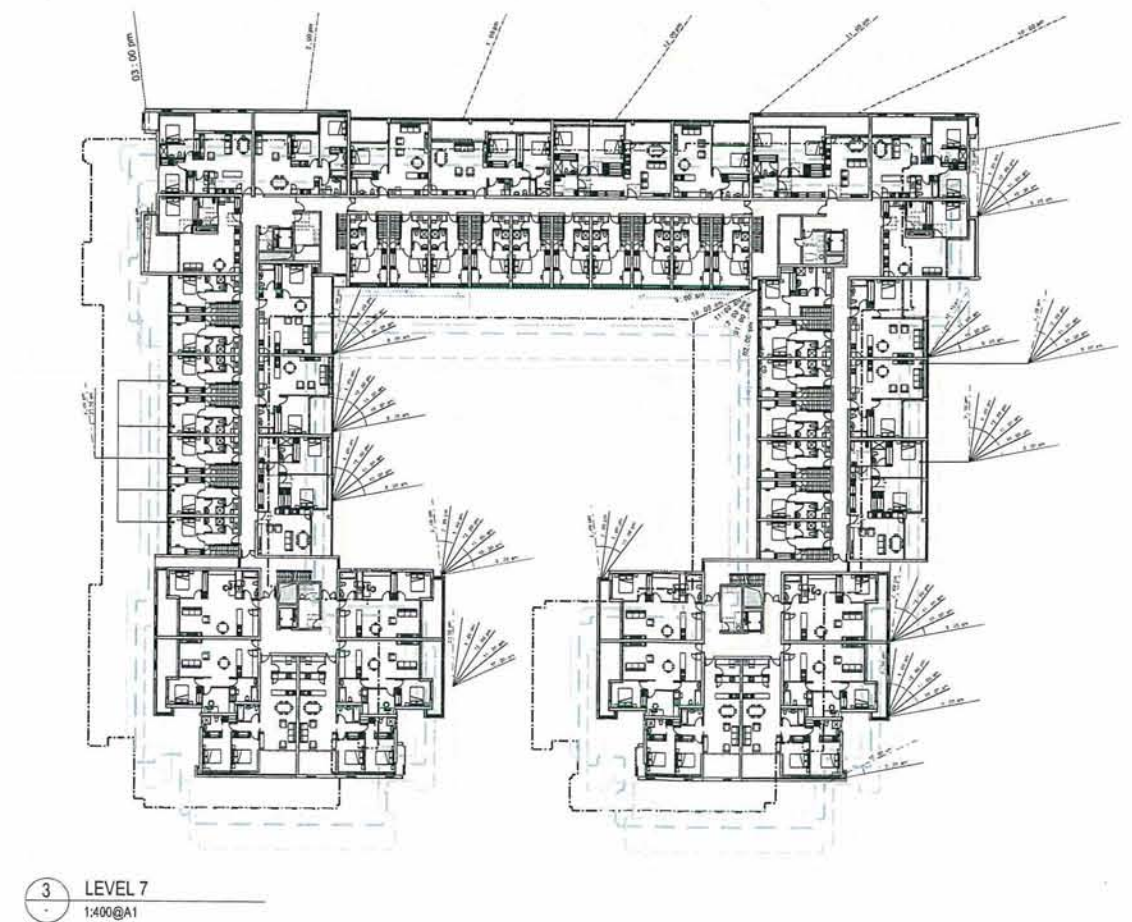
SOLAR ACCESS DIAGRAM, LEVEL 1 - 4
 NOT TO SCALE MARCH 2009

DA 501 D



CITY OF RYDE
 LDA No MOD 2009/80
 20 OCT 2009
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 Signed *[Signature]*
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Please stamp.

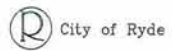


May 21, 2009 10:43am v:\workshop\Projects\3009\300903 - Mixed Use WEST RYDE Current - 304502 SOLAR ACCESS LEVEL 5-7.dwg

Project: **WESTRYDE VILLAGE - MIXED USE DEVELOPMENT**

Location: CHATHAM RD and ANTHONY RD
 NORTH RYDE
 NSW 1670

Client:



Issue: A - Section 96 pre DA issue, 12 March 2009
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SOLAR ACCESS DIAGRAM, LEVEL 5 - 7
 NOT TO SCALE MARCH 2009

DA 502^D