

**City of Ryde
Local Planning Panel Report**

DA Number	MOD2023/0010
Site Address & Ward	8 Western Crescent, Gladesville Lot 1 DP 1242260 – East Ward
Zoning	B4 Mixed Use
Proposal (as amended)	Section 4.55(1A) modification to LDA2021/0300, to satisfy conditions of consent and modifications including a reconfiguration of unit mix, additional car parking spaces, provision of privacy/sunscreens to some units, new service cabinets and a minor realignment of an external wall.
Property Owner	Gladesville RSL and Community Club Limited
Applicant	Thomas Zarimis
Report Author	Shannon Butler – Senior Town Planner
Lodgement Date	18 January 2023
No. of Submissions	Fifteen (15) submissions received in objection and one submission received in support.
Cost of Works	\$17,986,549.00 (no change from DA)
Reason for LPP Referral	Contentious development – (b) in any other case – is the subject of 10 or more unique submissions by way of objection. <i>Schedule 1, Part 2 of Local Planning Panels Direction</i>
Recommendation	Approval
Attachments	Attachment 1: Modified Conditions of Consent Attachment 2: ADG Compliance Table Attachment 3: Modified Architectural Plans Attachment 4: DA Approved Architectural Plans

1. Executive Summary

This report considers a Section 4.55(1A) modification application pursuant to the *Environmental Planning and Assessment Act 1979* (EP&A Act) on land at 8 Western Crescent, Gladesville, which is legally described as Lot 1 DP 1242260.

The subject Section 4.55(1A) modification application (MOD2023/0010) was lodged on 18 January 2023 and seeks to modify the unit mix (with a reduction from 32 to 29 apartments), provide four additional car parking spaces, provide additional privacy measures/sunscreens to some apartments, provide additional service cabinets and the minor realignment of an external wall. Some of the modifications are proposed in response to conditions in the original Development Consent.

On 4 August 2022 Development Consent No. LDA2021/0300 was granted by the Ryde Local Planning Panel for the construction of a nine storey mixed use development comprising 32 residential units, a ground floor community facility floorspace and four basement car parking levels on the subject site. The works approved under this consent have not been commenced to date, however the partial demolition of the existing building, excavation and shoring works have been undertaken under Development Consent No. LDA2016/0058.

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is reported to the Ryde Local Planning Panel for determination as it constitutes contentious development, having received in excess of ten (10) submissions objecting to the modification application.

The modification application was notified between 7 February 2023 and 27 February 2023. Fifteen (15) submissions were received objecting to the application and one submission was received in support. A review of the submissions indicates that none of the concerns raised, relate to the proposed modifications and instead relate to the original scheme and its determination. Concerns raised in the submissions related to the fact that there has been no view loss study conducted, concern that the development is inconsistent with developments located on Victoria Road, concern that there is a lack of supporting infrastructure to support the influx of new residents, concern that the development will contribute to traffic and congestion, concern that the partial demolition of the Jordan Hall building occurred under the pretense that the future development was to accommodate over 50's, concern that there is inadequate car parking in the locality, it is unclear how the development aligns with the Gladesville Masterplan and concerns in relation to impacts on surrounding properties during the construction phase.

On 22 February 2023 a request for additional information letter was sent to the applicant advising that the parking assessment found four surplus car parking spaces beyond the Ryde DCP requirements and that these surplus spaces are required to be counted as contributing to the gross floor area (GFA) of the building. GFA calculation plans were requested. It was also requested that the plans be amended to designate all car parking spaces on Level P1 as community facility parking.

The applicant submitted additional information on 28 February 2023 which included amended basement plans and GFA calculation plans. The applicant deleted one of the proposed visitor parking spaces and converted the area into additional storage for the residential units.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act*, it is recommended Development Application No. MOD2023/0010 be granted consent.

2. The Site & Locality



Figure 1 Aerial photograph of the site and locality

The subject site is legally described as Lot 1 DP 1242260 and is known as 8 Western Crescent, Gladesville. The site has an area of 1024.4m². The site is located on the south-eastern corner of Western Crescent and Ross Street with a frontage also to Coulter Street. The site has a width of 27.735m and a depth of 37.035m. The site is adjoined to the south east by City of Ryde's at-grade car parking area. The current site configuration was formed by a Lot consolidation dated 22 February 2018 (the site was formerly known as Nos. 6-8 Western Crescent).

Demolition, excavation and shoring works have been completed on the site under Development Consent No. LDA2016/0058 (**Figure 2**). The works approved under this consent include the retention of the Western Crescent façade of the existing building on the site (previously known as Jordan Hall). The approval granted consent for part of the central portico of the Jordan Hall façade to be temporarily removed during construction. This is to be reconstructed under the approval issued for LDA2021/0300.

The site has a gradual slope from the north-west corner to the south-east corner of approximately 5.5m.



Figure 2 – View of site from Coulter Street depicting excavation and shoring works being undertaken and the rear of the existing Western Crescent facade

The surrounding locality is characterised by a mix of existing development comprising residential flat buildings on the opposite side of Coulter Street (**Figure 3**), single dwellings on the opposite side of Ross Street (**Figure 4**), a residential flat building and place of worship on the opposite side of Western Crescent (**Figure 5**) and an at-grade car parking area and Gladesville RSL Club to the south-east of the site.



Figure 3 – View of streetscape on opposite side of Coulter St. characterised by three storey apartment buildings



Figure 4 – View of streetscape of opposite side of Ross St, characterised by mix of single & two storey dwellings



Figure 5 – View of streetscape of Western Crescent characterised by a residential flat building and place of worship (to the right).



Figure 6 – View of site from at-grade car parking area to the south-east of the site

3.0 The Proposal

The application seeks to modify Development Consent No. LDA2021/0300 which was granted by the Ryde Local Planning Panel on 4 August 2022 for the construction of a nine storey mixed use development comprising 32 residential units, ground floor community facility floorspace and four basement car parking levels.

The proposal seeks to amend the approved unit mix, provide additional car parking spaces, provide additional privacy measures / sunscreens to some residential apartments, new service cabinets and the minor realignment of an external wall.

The following table provides an overview of the proposed modifications:

Component	Approved	Proposed	Comment
Maximum building height	30.86m	30.86m	No change
Gross floor area (GFA)	4,404.5m ²	4,397.9m ²	6.6m ² reduction
Floor space ratio	4.30:1	4.29:1	Minor reduction
Residential units	32 units	29 units	3 unit reduction
Unit mix	22x2 bedroom and 10x3/4 bedroom	13x2 bedroom and 16x3/4 bedroom	Minor change in unit mix
Community facility floorspace	680m ²	680m ²	No change
Residential car parking spaces	42 spaces	45 spaces	3 additional parking spaces

The following table provides a breakdown of the proposed modifications based on the respective levels:

Level	Proposed Modification	Reason
Level P4	a) Three additional car parking spaces. b) Parking spaces and storage areas reallocated and redistributed based on amended layout.	The modifications are as a result of design development which resulted to changes to the apartment/dwelling mix.
Level P2	a) Provision of electric vehicle charging points for all seven residential visitor parking spaces. b) One of the visitor parking spaces has been deleted and replaced with storage for one of the residential units given that the amended unit mix proposed would have resulted in that visitor space being surplus to Council's parking requirements.	The modification is to satisfy Condition No. 1(d) of the original consent.
Level 1	a) Provision of vertically proportioned screening to bedroom 1 (Unit 101) within the opening towards the south-west.	The modification is proposed to satisfy Condition No. 1(a) of the original consent.

Level 2	a) Internal reconfigurations to provide two x 3-bedroom units (previously three x 2-bedroom units). Including minor realignment (brought in from boundary) of western corner due to internal amendments. b) Provision of vertically proportioned screening to Bedroom 3 (previously Bedroom 1) (Unit 201) within the opening towards the south-west (Coulter Street). c) Adjustable sunscreens provided to west facing balcony of Unit 202 (previously 203). d) New service cabinet within approved service room.	The modifications are as a result of design development and the input of property specialists to provide a more suitable apartment mix for the market demand of Gladesville. The modifications are also proposed to satisfy Conditions 1(a) and 1(c) of the original consent.
Level 3	a) Internal reconfigurations to provide two x 3-bedroom units (previously three x 2-bedroom units). Including minor realignment (brought in from boundary) of western corner due to internal amendments. b) Provision of vertically proportioned screening to Bedroom 3 (previously Bedroom 1) (Unit 301) within the opening towards the south-west (Coulter Street). c) Adjustable sunscreens provided to west facing balcony of Unit 302 (previously 303). d) New service cabinet within approved service room.	The modifications are as a result of design development and the input of property specialists to provide a more suitable apartment mix for the market demand of Gladesville. The modifications are also proposed to satisfy Conditions 1(a) and 1(c) of the original consent.
Level 4	a) Internal reconfigurations to provide two x 3-bedroom units (previously three x 2-bedroom units). Including minor realignment (brought in from boundary) of western corner due to internal amendments. b) Provision of vertically proportioned screening to Bedroom 3 (previously Bedroom 1) (Unit 401) within the opening towards the south-west (Coulter Street). c) Adjustable sunscreens provided to west facing balcony of Unit 402 (previously 403). d) New service cabinet within approved service room.	The modifications are as a result of design development and the input of property specialists to provide a more suitable apartment mix for the market demand of Gladesville. The modifications are also proposed to satisfy Conditions 1(a) and 1(c) of the original consent.
Level 5	a) Provision of vertically proportioned screening to Bedroom 1 (Unit 501) within the opening towards the south-west (Coulter Street). b) Minor realignment (brought in from boundary) to south-west corner of external wall in order to match external walls of levels below.	The modifications are to satisfy Condition No. 1(a) of the original consent. The minor modifications are to improve the appearance of the overall development to align with the external south west wall of lower level apartments.

<p>Level 6</p>	<p>a) Provision of vertically proportioned screening to Bedroom 1 (Unit 601) within the opening towards the south-west (Coulter Street).</p> <p>b) Minor realignment (brought in from boundary) to south-west corner of external wall in order to match external walls of levels below.</p>	<p>The modifications are to satisfy Condition No. 1(a) of the original consent.</p> <p>The minor modifications are to improve the appearance of the overall development to align with the external south west wall of lower level apartments.</p>
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Figure 7 – Level 4 floor plans comparing originally approved on the left and proposed to the right



Figure 8 – Proposed north-west elevation (proposed changes are clouded in red outline)



Figure 9 – Proposed south-east elevation (proposed changes are clouded in red outline)

The applicant has requested the amendment of Condition Nos. 1 and 145 to reflect the above modifications.

Condition Nos.1 and 145 are currently as follows:

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Site Plan	09/07/2021	2728, 01 - Innovate Architects
P3 & P4 Residential Parking Plan	24/03/2022	2728, 02 – Innovate Architects
P1 & P2 Residential Parking Plan	24/03/2022	2728, 03 – Innovate Architects
Ground Floor + Level 1 Floor Plans	03/02/2022	2728, 04 – Innovate Architects
Level 2 + Level 3 Residential Floor Plans	03/02/2022	2728, 05 – Innovate Architects
Level 4 + Level 5 Residential Floor Plans	03/02/2022	2728, 06 – Innovate Architects
Level 6 + Level 7 Residential Floor Plans	03/02/2022	2728, 07 – Innovate Architects
Level 8 Floor Plans	03/02/2022	2728, 08 – Innovate Architects
North West Elevation (Ross Street)	03/02/2022	2728, 10 – Innovate Architects
South East Elevation	03/02/2022	2728, 11 – Innovate Architects
North East Elevation	03/02/2022	2728, 12 – Innovate Architects
South West Elevation	03/02/2022	2728, 13 – Innovate Architects
Section A-A	03/02/2022	2728, 14 – Innovate Architects
Section B & C	03/02/2022	2728, 15 – Innovate Architects
Section D-D	03/02/2022	2728, 16 – Innovate Architects
Section E-E	03/02/2022	2728, 17 – Innovate Architects
Section F-F	03/02/2022	2728, 18 – Innovate Architects
Cover Sheet (Landscaping Plans)	28/01/2022	L-01 C – Site Design Studios
Public Domain Sheet 1	28/01/2022	L-02.1 C – Site Design Studios
Public Domain Sheet 2	28/01/2022	L-02.2 C – Site Design Studios
Level 1 Sheet 1	28/01/2022	L-03.1 C – Site Design Studios
Level 1 Sheet 2	28/01/2022	L-03.2C – Site Design Studios
Level 7	28/01/2022	L-04C – Site Design Studios
Planting Details	28/01/2022	L-05C – Site Design Studios
Plant Schedule	28/01/2022	L-06C – Site Design Studios
Notes	28/01/2022	L08C – Site Design Studios

Concept Stormwater Layout Drawing – Basement Level 4	28/06/2021	SW010 A1 – Mance Arraj
Concept Stormwater Layout Drawing – Basement 1 & 2 Level	02/02/2022	SW020 A1 – Mance Arraj
Plan of OSD Tank and Section Details	02/02/2022	SW021 A1 – Mance Arraj
Operational Waste Management Plan	February 2022	Waste Audit
Demolition and Construction Waste Management Plan	July 2021	Waste Audit
Revised DA Acoustic Assessment	01/07/2021	Acoustic Logic

Prior to the issue of a **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

- a) The windows associated with Bedroom 1 windows for Units 101, 201, 301, 401, 501 and 601 shall be amended to have a vertically proportioned screening arrangement which orientates the opening towards the south-west (Coulter Street).
- b) Any air conditioner units are to be located on the roof, service room or appropriately enclosed and noise attenuated if located on balconies.
- c) Adjustable sunscreens are to be provided to the west facing windows and balconies in units 203, 303 and 403 in order to better satisfy the glare and thermal comfort outcomes of the Apartment Design Guide (ADG).
- d) At a minimum, all residential visitor parking spaces on Level P2 are to be provided with electric vehicle charging points.

The Development must be carried out in accordance with the amended plans approved under this condition.

(Reason: To ensure the development is carried out in accordance with the determination).

145. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the minimum parking allocation as follows;

- A range of 36 to 43 residential spaces
- 7 visitor spaces
- 17 community facility spaces

Two (2) parking spaces shall be marked as a visitor accessible parking space with a designated shared area adjoining.

(Reason: To ensure the development maintains the capacity and allocation of parking spaces on the site.)

The conditions are sought to be amended as follows (**amended elements in red text**):

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Site Plan	16/12/2022	2728, 01 - Innovate Architects (Issue B)
P3 & P4 Residential Parking Plan	16/12/2022	2728, 02 – Innovate Architects (Issue C)
P1 & P2 Residential Parking Plan	28/02/2023	2728, 03 – Innovate Architects (Issue E)
Ground Floor + Level 1 Floor Plans	16/12/2022	2728, 04 – Innovate Architects (Issue C)
Level 2 + Level 3 Residential Floor Plans	16/12/2022	2728, 05 – Innovate Architects (Issue D)
Level 4 + Level 5 Residential Floor Plans	16/12/2022	2728, 06 – Innovate Architects (Issue D)
Level 6 + Level 7 Residential Floor Plans	16/12/2022	2728, 07 – Innovate Architects (Issue C)
Level 8 Floor Plan	16/12/2022	2728, 08 – Innovate Architects (Issue C)
North West Elevation (Ross Street)	16/12/2022	2728, 10 – Innovate Architects (Issue C)
South East Elevation	16/12/2022	2728, 11 – Innovate Architects (Issue C)
North East Elevation	16/12/2022	2728, 12 – Innovate Architects (Issue C)
South West Elevation	16/12/2022	2728, 13 – Innovate Architects (Issue C)
Section A-A	16/12/2022	2728, 14 – Innovate Architects (Issue C)
Section B & C	16/12/2022	2728, 15 – Innovate Architects (Issue C)
Section D-D	16/12/2022	2728, 16 – Innovate Architects (Issue C)
Section E-E	16/12/2022	2728, 17 – Innovate Architects (Issue C)
Section F-F	16/12/2022	2728, 18 – Innovate Architects (Issue C)
Cover Sheet (Landscaping Plans)	28/01/2022	L-01 C – Site Design Studios
Public Domain Sheet 1	28/01/2022	L-02.1 C – Site Design Studios

Public Domain Sheet 2	28/01/2022	L-02.2 C – Site Design Studios
Level 1 Sheet 1	28/01/2022	L-03.1 C – Site Design Studios
Level 1 Sheet 2	28/01/2022	L-03.2C – Site Design Studios
Level 7	28/01/2022	L-04C – Site Design Studios
Planting Details	28/01/2022	L-05C – Site Design Studios
Plant Schedule	28/01/2022	L-06C – Site Design Studios
Notes	28/01/2022	L08C – Site Design Studios
Concept Stormwater Layout Drawing – Basement Level 4	28/06/2021	SW010 A1 – Mance Arraj
Concept Stormwater Layout Drawing – Basement 1 & 2 Level	02/02/2022	SW020 A1 – Mance Arraj
Plan of OSD Tank and Section Details	02/02/2022	SW021 A1 – Mance Arraj
Operational Waste Management Plan	February 2022	Waste Audit
Demolition and Construction Waste Management Plan	July 2021	Waste Audit
Revised DA Acoustic Assessment	01/07/2021	Acoustic Logic

Prior to the issue of a **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

- e) ~~The windows associated with Bedroom 1 windows for Units 101, 201, 301, 401, 501 and 601 shall be amended to have a vertically proportioned screening arrangement which orientates the opening towards the south-west (Coulter Street).~~
- f) Any air conditioner units are to be located on the roof, service room or appropriately enclosed and noise attenuated if located on balconies.
- g) ~~Adjustable sunscreens are to be provided to the west facing windows and balconies in units 203, 303 and 403 in order to better satisfy the glare and thermal comfort outcomes of the Apartment Design Guide (ADG).~~
- h) ~~At a minimum, all residential visitor parking spaces on Level P2 are to be provided with electric vehicle charging points.~~

The Development must be carried out in accordance with the amended plans approved under this condition.

(Reason: To ensure the development is carried out in accordance with the determination).

145. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the minimum parking allocation as follows;

- A range of 36 to ~~43~~ 45 residential spaces
- ~~7~~ 6 visitor spaces
- 17 community facility spaces

Two (2) parking spaces shall be marked as a visitor accessible parking space with a designated shared area adjoining.

(Reason: To ensure the development maintains the capacity and allocation of parking spaces on the site.)

4.0 History

4.1 Site History

27 July 2017	<p>Deferred commencement consent No. LDA2016/0058 was granted by the Sydney North Planning Panel for the partial demolition of existing buildings and the construction of a ten storey mixed use development comprising 34 residential apartments, 98 car parking spaces and new facilities for the Gladesville RSL youth centre.</p> <p>The approved development included the retention of the Western Crescent façade of the Jordan Hall building which is a contributory heritage item.</p>
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Figure 10:Western Crescent elevation of LDA2016/0058 approved development



Figure 11 – Ross St elevation of LDA2016/0058 approved development

This consent has been relied upon by the applicant for the partial demolition of the Jordan Hall building, excavation for the basement and shoring works.

22 February 2018	Consolidation of Lots 2-3 in DP 1821 was undertaken which created the subject lot being Lot 1 DP 2422260. The site was formerly known as 6-8 Western Crescent and is now known as 8 Western Crescent.
16 July 2018	A letter was sent to Council by the applicant requesting a 12 month extension to the lapsing period of the deferred commencement condition in accordance with Section 4.54 of the Environmental Planning and Assessment Act 1979.
26 July 2018	A response letter was provided to the applicant by Council granting a 12 month extension to satisfy the deferred commencement condition in accordance with Section 4.54 of the Environmental Planning and Assessment Act 1979.

31 May 2019	Modification Application MOD2018/0179 pursuant to Section 4.55(1A) was granted consent to amend Condition No. 1 of Development Consent No. LDA2016/0058 to allow the temporary removal and reinstatement of the portico of the Western Crescent heritage façade.
14 June 2019	Development Consent LDA2016/0058 became operational.
10 November 2020	Development Application No. LDA2020/0388 was lodged with Council seeking consent to amend Development Consent No. LDA2016/0058 under Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 as follows: <ul style="list-style-type: none"> - Deletion of basement levels 4 and 5, - Removal of the approved youth centre and change the ground floor and mezzanine use to a 'community facility', - Revision of the internal apartment layouts, amending the total number of apartments from 34 to 33, and reducing total parking spaces from 98 car spaces to 56, - The overall height of the development remain at 10 storeys. The applicant subsequently requested the withdrawal of this application on 5 March 2021 due to the time likely to be taken to resolve a number of design issues identified by Council staff.
27 May 2021	Construction Certificate PCA2021/143 (Ref: CC15-1206-01) was issued by Steve Watson & Partners (Sydney) P/L for bulk excavation & piling/shoring approved under LDA2016/0058.
4 August 2022	Development Consent No. LDA2021/0300 was granted by the Ryde Local Planning Panel for the construction of a nine storey mixed use development comprising 32 residential units, a ground floor community facility floorspace and four basement car parking levels. <p>This consent included the construction of the basement floor slabs and walls as Development Consent No. LDA2016/0058 had been relied upon for the partial demolition of the Jordan Hall building, excavation and shoring works which had been undertaken at the time of granting Development Consent No. LDA2021/0300.</p>

4.2 Application History

18 January 2023	Subject Section 4.55 application lodged with Council.
7 February 2023 to 27 February 2023	Subject S4.55 application notified in accordance with the Ryde Community Participation Plan. A total of 15 submissions were received in objection & one submissions was received in support.
22 February 2023	A request for additional information letter was sent to the applicant advising that the parking assessment found that there was a four car parking space surplus beyond the Ryde DCP requirements and that these surplus spaces are required to be counted as contributing to the gross floor area (GFA) of the building. GFA calculation plans were requested. It was also requested that the plans be amended to designate all car parking spaces on Level P1 as community facility parking.
28 February 2023	Additional information was submitted by the applicant in response to Council's letter including amended basement floor plans (deleting one of the visitor parking spaces and converting the area into storage for one of the residential units) and GFA calculation plans.

5. PLANNING ASSESSMENT

Section 4.55 of Environmental Planning and Assessment Act

The application has been lodged under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979. Section 4.55(1A) outlines that a consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) it has notified the application in accordance with—*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

The proposed modification is considered to be of minimal environmental impacts. There is no change to the approved building envelope and the proposal maintains the originally approved building height, with a 6.6m² reduction in gross floor area. There is a reduction in the number of apartments proposed from 32 to 29 and an increase in the number of three bedroom apartments from 10 to 16. Whilst this may result in a subtle increase in the number of vehicle trips to and from the site, there are three additional car parking spaces proposed within the originally approved basement footprint to cater for any increased parking demand. The proposal does not introduce any new windows and does not create any additional areas that would permit greater overlooking of any adjoining properties.

The proposed modification results in the development being substantially the same development for which consent was originally granted. The proposal maintains the originally approved mixed-use typology and the approved ground floor community facility and associated gross floor area will remain in accordance with that originally approved. The approved built form with regard to height and setbacks is not proposed to be modified. The total gross floor area is proposed to be reduced by 6.6m² which is considered to be a minor reduction. The additional three car parking spaces are proposed to be provided within the existing basement footprint, requiring no additional excavation on the site. The modified proposal does not impact the originally approved integration of the Jordan Hall façade on Western Crescent and retains the streetscape character.

The application has been notified in accordance with the Ryde Community Participation Plan and 15 unique submissions were received in objection and one submission was received in support. These submissions are considered in detail later in this report.

Accordingly, the proposal is considered to satisfy the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

5.1 State Environmental Planning Instruments

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65) promotes better apartment design across NSW. This is achieved by establishing a consistent approach to the design and assessment of apartments. SEPP 65 and the accompanying Apartment Design Guide (ADG) apply to the proposed development.

The proposed modifications do not alter the consistency of the originally approved development with the Design Quality Principles under SEPP 65. The development will continue to provide a positive contribution to the locality in terms of its design quality, and result in enhanced internal and external amenity. The modifications will similarly improve housing diversity in the area to adhere to market demand within Gladesville.

Attachment No. 2 outlines the compliance of the modified proposal with the Apartment Design Guide (ADG).

Other relevant State Environmental Planning Instruments

Instrument	Proposal	Compliance
State Environmental Planning Policy Resilience and Hazards SEPP 2021		
Chapter 4 – Remediation of Land		
<p>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>The aims are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p>	<p>The site preparation works including partial demolition and excavation were undertaken under consent No. LDA2016/0058. As part of that application’s assessment, the applicant provided a preliminary environmental site assessment which concluded that there is likely to be a low risk of contamination and that the site is likely to be suitable for the proposed development.</p> <p>As part of the assessment of the original application, Council’s Environmental Health Officer reviewed the assessment and agreed with the findings. Appropriate conditions of consent were imposed in the original consent to address the matter. These conditions will remain unaltered as a result of this modification application.</p>	<p>Yes</p>

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004		
The development in identified under the Environmental Planning and Assessment Regulation 2000 as a BASIX Affected Building.	A revised BASIX Certificate has been prepared (No. 697061M_06 dated 16 December 2022) which provides the development with a satisfactory target rating. It is recommended that Condition Nos. 4 and 106 be amended to reflect the revised Certificate.	Yes
State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021		
Chapter 6 Water Catchments		
This Plan applies to the whole of the Ryde Local Government Area as the LGA is within the Sydney Harbour Catchment. Division 2 of Part 6.2 of this SEPP identifies controls on development in respect of water quality and quantity, aquatic ecology, flooding, recreation and public access and total catchment management.	The site is located within the designated hydrological catchment of Sydney Harbour and therefore is subject to the provisions of the planning instrument. However, the site is not located on the foreshore or adjacent to the waterway and therefore, with the exception of the objective of improved water quality, the objectives of the planning instrument are not applicable to the proposed development. The objective of improved water quality is satisfied through compliance with the provisions of Part 8.2 of Ryde DCP 2014. The proposed development raises no other issues and otherwise satisfies the aims and objectives of the planning instrument.	Yes

5.2 Ryde Local Environmental Plan 2014 (RLEP 2014)

Under the provisions of Ryde LEP 2014, the subject site is zoned B4 Mixed Use and the proposal is most accurately defined as a mixed use development as follows:

Mixed use development means a building or place comprising 2 or more different land uses.

The building contains the following two land uses:

Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

Community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Development for the purpose of a mixed use development, residential flat building and community facility are permissible with consent within the B4 Mixed Use zone. The proposal does not seek to alter any of the originally approved landuses.

The relevant objectives for the B4 Mixed Use zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.*
- *To promote strong links between Macquarie University and research institutions and businesses within the Macquarie Park corridor.*

The proposal provides for two land uses that are compatible with the surrounding locality and are in an accessible location which is located nearby bus routes on Victoria Road and allows for walking and cycling. Accordingly, the modified proposal is considered satisfactory with regard to the objectives of the B4 Mixed Use zone.

Clause	Proposal	Compliance
4.3(2) Height of Buildings		
33m	The maximum height of the modified scheme remains as originally approved, being 30.86m.	Yes
4.4(2) Floor Space Ratio		
4.3:1 (4,404.92m ²) Site area: (1,024.4m ²)	<p>Building Components</p> <ul style="list-style-type: none"> - 3 surplus parking spaces: 38.9m² - Ground floor: 756.5m² - Level 1: 452.2m² - Level 2: 486.3m² - Level 3: 486.3m² - Level 4: 486.3m² - Level 5: 498m² - Level 6: 498m² - Level 7: 371.3m² - Level 8: 324.1m² <p>TOTAL: 4,397.9m²</p> <p>The total GFA of 4,397.9m² results in an FSR of 4.29:1.</p> <p>This is a 6.6m² reduction to the originally approved GFA and includes the three surplus residential unit car parking spaces proposed.</p>	Yes

5.10 Heritage Conservation		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views,</p> <p>(c) To conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>The site is in the vicinity of the Tyrell Street Gladesville Heritage Conservation Area (C8) and the Gladesville Shopping Centre Heritage Conservation Area (C5), both heritage conservation areas of local significance listed in RLEP. The three buildings within the Tyrell Street HCA which are in the vicinity of the subject site, being Nos. 9, 9A and 11 Ross Street, which are all single storey dwellings, are identified in the Part 5 of the Ryde DCP 2014 as respectively being Highly contributory (No. 9), and Contributory (Nos. 9A and 11), to the HCA.</p>	
	<p>The rear of Heritage item No. 138 (Gladesville Public School) is located at the south-western corner of the intersection of Coulter Street and Linsley Street. While some distance from the subject site, this heritage item, and particularly a 1920 school building, is visible across the carparking area from the subject site.</p>	<p>Yes</p>
	<p>The original application was considered by Council's Heritage consultant who raised no objection to the proposal based on the impacts on the surrounding heritage items. The modified proposal does not result in any additional impact on the nearby heritage items.</p>	
6.2 Earthworks		
<p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>	<p>The applicant is seeking to rely on Development Consent No. LDA2016/0058 for the excavation and shoring works and these works have been carried out. The original application sought consent for the construction of the basement walls and floor slabs only and did not include any earthworks. This situation is unaltered by this modification application.</p>	<p>Yes</p>
6.4 Stormwater Management		
<p>(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.</p>	<p>The originally approved stormwater management system for the development discharges to a proposed kerb inlet pit within the Ross Street frontage and connects to the existing public inground drainage system. The approved development also incorporates an on-site detention system which</p>	<p>Yes</p>

	<p>complies with Council's requirements. This situation is unaltered by this modification application.</p>	
<p>6.6 Environmental Sustainability</p>		
<p>(1) The objective of this clause is to ensure that development on land in a business or industrial zone embraces principles of quality urban design and is consistent with principles of best practice environmentally sensitive design.</p> <p>(2) Development consent must not be granted to development on land in a business or industrial zone if the development is 1,500 square metres in gross floor area or greater unless the consent authority is satisfied that the development has regard to the following—</p> <p>(a) water demand reduction, including water efficiency, water recycling and minimisation of potable water usage,</p> <p>(b) energy demand reduction, including energy generation, use of renewable energy and reduced reliance on mains power,</p> <p>(c) indoor environmental quality, including daylight provision, glare control, increased outside air rates, thermal comfort,</p> <p>(d) a reduction in new materials consumption and use of sustainable materials, including recycled content in concrete, sustainable timber and PVC minimisation,</p> <p>(e) emissions reduction, including reduced flow to sewer and light pollution,</p> <p>(f) transport initiatives to reduce car dependence such as providing cycle facilities, car share and small vehicle parking spaces,</p> <p>(g) land use and ecology, including reduced topsoil removal and contaminated land reclamation.</p>	<p>Given that the site is zoned B4 Mixed Use and the development has a GFA exceeding 1,500m², this Clause is relevant.</p> <p>An assessment against the relevant criteria is presented as under:</p> <p>The BASIX Certificate requires an alternative water supply system for all common areas.</p> <p>The BASIX Certificate outlines requirements for the use of a number of features to reduce the reliance on mains power.</p> <p>The units all receive suitable levels of daylight and cross ventilation. Thermal comfort is required to be catered for as dictated by the BASIX Certificate.</p> <p>The applicant has outlined the use of recycled content in the concrete to be used.</p> <p>The basement provides bicycle parking facilities.</p> <p>The site does not contain any suitable topsoil and does not contain any contamination.</p>	<p>Yes</p>

5.3 Draft Environmental Planning Instruments

There are no relevant draft Environmental Planning Instruments for consideration.

5.4 Development Control Plans

Ryde Development Control Plan 2014 (RDCP 2014)

The proposal is subject to the provisions of the following parts of Ryde Development Control Plan 2014 (RDCP):

- Part 4.6: Gladesville Town Centre and Victoria Road Corridor
- Part 7.2: Waste Minimisation and Management;
- Part 8.2: Stormwater & Floodplain Management;
- Part 8.3: Driveways;
- Part 9.2: Access for People with Disabilities
- Part 9.3: Parking Controls

With regard to Parts 7.2, 8.2, 8.3 and 9.2 of the RDCP 2014, noting the advice from various technical departments within Council and the consideration of issues previously in this report, the proposal is considered satisfactory in relation to the controls contained in these Parts.

Part 4.6 – Gladesville Town Centre and Victoria Road Corridor

The proposal is subject to the requirements of Part 4.6 – Gladesville Town Centre and Victoria Road Corridor of RDCP 2014.

The provisions of RDCP 2014 have been considered in this assessment and it is concluded that the proposed is consistent with the aims and objectives of RDCP 2014. The original assessment supported variations to the DCP in relation to Active Street Frontages, Buildings Abutting the Street Alignment, Conservation Area and Built Form Guidelines, Provision of Awnings, Footpath Widths and a departure from the Block 18 Built Form Plan in relation to building heights. The proposed modifications do not result in any further non-compliances with the DCP and are considered satisfactory in relation to DCP compliance.

Part 9.3 – Parking Controls

The following parking rates are applicable to residential development under RDCP - Part 9.3 – Parking Controls.

- *0.6 to 1 space per one bedroom dwelling;*
- *0.9 to 1.2 spaces per two bedroom dwelling;*
- *1.4 to 1.6 spaces per three bedroom dwelling; and*
- *1 visitor space per 5 dwellings.*

The modified development has been considered against Part 9.3 – Parking Controls as follows:

Apartment Type	Minimum	Max	Provided	Compliance
1 bedroom (0)	-	-	45 resident spaces	Yes
2 bedroom (13)	11.7	15.6		
3 bedroom and over (16)	22.4	25.6		
Sub-total	34.1 (35)	41.2 (42)	45 spaces	Yes
Visitor	5.8 (6)	5.8 (6)	6 visitor spaces	Yes
Community Facility (considered as office floorspace)	17	17	17	Yes
Total	58 spaces	65 spaces	68 spaces (surplus of three spaces)	Yes

As noted in the table above, there are three car parking spaces proposed beyond the maximum rate required for the building based on the revised unit mix. It is noted that Part 9.3 of the DCP contains the following relevant objectives:

1. *To minimise traffic congestion and ensure adequate traffic safety and management.*
3. *To minimise car dependency for commuting and recreational transport use, and to promote alternative means of transport - public transport, bicycling, and walking.*

The applicant has justified the car parking surplus as being a positive benefit for the development given that it will provide additional opportunity for on-site parking, reducing the likelihood of on-street parking by residents with no additional excavation on site.

The applicant has submitted a Traffic Report Addendum which notes that from a traffic perspective, the number of apartments has dropped from 32 to 29, therefore the modification should result in a reduction of flow. Nonetheless, it has been investigated that even if all three of the additional parking spaces generated one vehicle trip per hour, it would only result in an additional three trips. The addendum concludes that this is an insignificant change and would not register a noticeable difference in any traffic modelling software.

A further point to note is that the proposed units have generous floor areas compared with the ADG minimum required as demonstrated by the table below:

ADG minimum required floor area	Proposed size range based on number of bedrooms
2 bedroom: 70m ²	81m ² to 104m ²
3 bedroom: 90m ²	104m ² to 134m ²
4 bedroom: 102m ²	174m ²

The table above demonstrates that the proposed apartment floor areas exceed the ADG minimums by at least 11m² and up to 72m². These exceedances are likely to result in a higher rate of car ownership per unit than would regularly be the case. The

applicant has advised that the apartments have been designed to meet the growing market demand in Gladesville.

Given that there is a surplus of three resident car parking spaces above Council's DCP requirements, these three surplus car parking spaces have been counted as Gross Floor Area (GFA) in accordance with the GFA definition within Ryde Local Environmental Plan 2014. The proposed modification, with the inclusion of the 3 surplus parking spaces, results in a slight reduction of GFA.

The development is unlikely to create a precedent with other developments incorporating car parking greater than the DCP rates. This is due to the combination of the car parking which is in excess of the DCP requirement being incorporated into the GFA calculation and the significantly larger size of the apartments in comparison to the ADG requirements.

As a result of the above considerations, the proposed car parking surplus is considered satisfactory for the subject development.

5.5 Planning Agreements OR Draft Planning Agreements

There are no planning agreements or draft planning agreements for this development.

5.6 City of Ryde Section 7.11 Development Contributions Plan 2020

Council's current Section 7.11 Development Contributions Plan 2020 effective 1 July 2020 requires a contribution for the provision of various additional services required as a result of increased development density. The contribution is based on the number of additional dwellings there are in the development proposal (as sought to be modified). The contribution that are payable with respect to the increase housing density on the subject site (being for residential development outside the Macquarie Park Area) are as follows:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$169,235.68
Open Space & Recreation Facilities	\$291,415.82
Transport & Traffic Facilities	\$89,463.86
Plan Administration	\$8,251.86
The total contribution is	\$558,367.22

As a result of the amended Section 7.11 figure, it is recommended that Condition No. 26 be amended to reflect the revised amount.

5.7 Any matters prescribed by the regulations

Environmental Planning and Assessment Regulation 2000

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning and others. Standard conditions are recommended relating to compliance with BCA and AS.

6.0 The likely impacts of the development

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment in general due to the nature of the development. All relevant issues regarding environmental impacts of the development are discussed within this report.

7.0 Suitability of the site for the development

The site is zoned B4 Mixed Use. The assessment has demonstrated the proposal is consistent with the statutory requirements and policy controls. The assessment demonstrates the proposal will not result in any significant adverse impacts upon adjoining properties or the streetscape. The proposal is an appropriate development and this has been demonstrated in this report. The proposal is considered to be suitable for the site.

8.0 The Public Interest

The public interest is best served by the consistent application of the requirements of relevant Environmental Planning Instruments and by Council ensuring that any adverse effects on the surrounding area and the environment is minimised. The proposal has been assessed against the relevant planning instruments and is considered to be acceptable. The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape. On this basis, the proposal is not considered to raise any issues that would be contrary to the public interest.

9.0 Submissions

In accordance with the Ryde Community Participation Plan the proposal was notified to owners of surrounding properties between 7 February 2023 to 27 February 2023. During the notification period, 15 unique submissions were received objecting to the proposal and one submission in support.

All concerns raised have been addressed below:

There has been no view study conducted on how the proposed development will impact residents from certain neighbouring properties.

Comment: The subject application does not include any modifications that will result in increased view loss impacts for any surrounding properties, therefore, the view loss impacts of the approved development cannot be revisited as part of the assessment of this modification application. It is noted that the assessment report for the original Development Application considered the view loss impacts of the development on the residential flat building at 13 Jordan Street following concerns being raised by two residents of that building.

The proposed development is not consistent with Victoria Road developments and is creating a precedent for high rises to be built away from Victoria Road.

Comment: The subject site forms part of the Block 18 Key Site under the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria

Road Corridor which envisages a building height of up to eight storeys. Nonetheless, it is noted that the development was approved by the Ryde Local Planning Panel in August 2022 and the proposal seeks to modify the consent that was granted with no increase in height proposed beyond the originally approved height.

There is no supporting infrastructure to cater for the influx of new residents.

Comment: The original application was assessed by Council's Senior Development Engineer and City Works team and was considered satisfactory in relation to the provision of services to the site and the impacts on surrounding infrastructure and services. The subject application does not include any modifications that will increase the demand on infrastructure beyond that of the originally approved development.

The development will contribute to the traffic and congestion in the locality and is being built beside a highly congested T-intersection. The intersection is located near a primary school and off a main road with heavy traffic during peak hours.

Comment: The subject application seeks to amend the unit mix of the development which will result in a reduction of nine, two bedroom units and an increase of six, three and four bedroom units. It is expected that this altered unit mix will result in a similar impact to the originally approved development on traffic.

Council's Traffic Engineer advised as follows as part of the assessment of the original application:

Based on a development yield of 32 dwellings and 680m² of commercial office space, the proposed development could generate between 14 – 18 vehicle trips to and from the site during peak hour periods. Such a minor increase level of traffic activity is not expected alter the current operational performance of the surrounding road network to any significant extent. Notwithstanding this, it is noted that the scale and nature of the subject proposal does not represent an intensification of land use compared with the previous approval (LDA2016/0058).

The demolition of the majority of the Jordan Hall building occurred under the pretense that it was to accommodate the over 50's.

Comment: The previous Development Application for the site (which was relied upon for the partial demolition of the Jordan Hall building), approved in 2016, contained a youth centre on the ground floor, however, the residential units were not approved as senior's living accommodation as claimed in the submission. Rather they were approved as conventional residential apartments.

There is inadequate parking in the area which often results in people parking illegally.

Comment: This existing parking situation is acknowledged, however, it is noted that based on the proposed unit mix and community facility floorspace, under Council's car parking controls, the development is required to be provided with a minimum of 58 car parking spaces and a maximum of 65 car parking spaces. There are 68 car parking spaces proposed, being a surplus of three car parking spaces beyond Council's

maximum requirement. Given this surplus, it is anticipated that the proposed development will not exacerbate the existing car parking shortage in the locality.

It is unclear how the development aligns with the Gladesville Masterplan (around Massey Street) and the current community consultation that is taking place.

Comment: The Gladesville Masterplan relates to the portion of Gladesville located within the Hunter's Hill Local Government Area (LGA) and has no relevance to the remainder of Gladesville which is located in the Ryde LGA. The future development intent for the portion of Gladesville located within the Ryde LGA is set out in the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. The development is consistent with the intent of this document.

Concern is raised in relation to the construction impacts including noise, dust and parking of construction vehicles.

Comment: Conditions were imposed in the original consent in relation to the preparation of a Construction Noise Management Plan, an Erosion and Sediment Control Plan (including details and procedures for dust control) and a Construction Pedestrian and Traffic Management Plan. These conditions of consent remain unchanged by the subject modification application and the documents are required to be prepared prior to the issue of a Construction Certificate.

10.0 Referrals

Senior Development Engineer

The modification application was referred to Council's Senior Development Engineer who raised no objections subject to the recommended amendment of **Condition No. 145** to reflect the revised car parking numbers.

There are no modifications proposed that necessitate referral of the application to any other internal departments.

11.0 Conclusion

After consideration of the application against section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is suitable for the site and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

- The proposal is considered satisfactory in relation to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.
- The proposal is consistent with the objectives for B4 zoned land.
- The proposal complies with the development standards.
- The proposal is generally compliant with the requirements of Ryde Development Control Plan 2014.
- The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.
- The proposal is not contrary to the public interest.

12.0 Recommendation

- A. THAT the Ryde Local Planning Panel, as the consent authority, grant consent to Modification Application No. MOD2023/0010 to modify the unit mix, provision of additional car parking spaces, provision of privacy/sunscreens to some apartments, new service cabinets, minor realignment of an external wall and to satisfy conditions of consent on land at 8 Western Crescent, Gladesville subject to the draft conditions contained in Attachment 1.
- B. THAT the objectors are advised of the decision.

- 1 Recommended Modified Conditions of Consent
- 2 Apartment Design Guidelines (ADG) – Table of Compliance
- 3 Modified Architectural Plans - subject to copyright provision
- 4 DA Approved Architectural Plans - subject to copyright provision

Report prepared by:

Shannon Butler
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Report approved by:

Sohail Faridy
Senior Coordinator Development Assessment

Sandra Bailey
Executive Manager City Development

ATTACHMENT 1 – RECOMMENDED CONDITIONS OF CONSENT 8 WESTERN CRESCENT, GLADESVILLE (MOD2023/0010)

NOTE: Proposed amended components of conditions denoted by red text

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

- Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Site Plan	16/12/2022	2728, 01 - Innovate Architects (Issue B)
P3 & P4 Residential Parking Plan	16/12/2022	2728, 02 – Innovate Architects (Issue C)
P1 & P2 Residential Parking Plan	28/02/2023	2728, 03 – Innovate Architects (Issue E)
Ground Floor + Level 1 Floor Plans	16/12/2022	2728, 04 – Innovate Architects (Issue C)
Level 2 + Level 3 Residential Floor Plans	16/12/2022	2728, 05 – Innovate Architects (Issue D)
Level 4 + Level 5 Residential Floor Plans	16/12/2022	2728, 06 – Innovate Architects (Issue D)
Level 6 + Level 7 Residential Floor Plans	16/12/2022	2728, 07 – Innovate Architects (Issue C)
Level 8 Floor Plan	16/12/2022	2728, 08 – Innovate Architects (Issue C)
North West Elevation (Ross Street)	16/12/2022	2728, 10 – Innovate Architects (Issue C)
South East Elevation	16/12/2022	2728, 11 – Innovate Architects (Issue C)
North East Elevation	16/12/2022	2728, 12 – Innovate Architects (Issue C)
South West Elevation	16/12/2022	2728, 13 – Innovate Architects (Issue C)
Section A-A	16/12/2022	2728, 14 – Innovate Architects (Issue C)
Section B & C	16/12/2022	2728, 15 – Innovate Architects (Issue C)
Section D-D	16/12/2022	2728, 16 – Innovate Architects (Issue C)
Section E-E	16/12/2022	2728, 17 – Innovate Architects (Issue C)
Section F-F	16/12/2022	2728, 18 – Innovate Architects (Issue C)

Cover Sheet (Landscaping Plans)	28/01/2022	L-01 C – Site Design Studios
Public Domain Sheet 1	28/01/2022	L-02.1 C – Site Design Studios
Public Domain Sheet 2	28/01/2022	L-02.2 C – Site Design Studios
Level 1 Sheet 1	28/01/2022	L-03.1 C – Site Design Studios
Level 1 Sheet 2	28/01/2022	L-03.2C – Site Design Studios
Level 7	28/01/2022	L-04C – Site Design Studios
Planting Details	28/01/2022	L-05C – Site Design Studios
Plant Schedule	28/01/2022	L-06C – Site Design Studios
Notes	28/01/2022	L08C – Site Design Studios
Concept Stormwater Layout Drawing – Basement Level 4	28/06/2021	SW010 A1 – Mance Arraj
Concept Stormwater Layout Drawing – Basement 1 & 2 Level	02/02/2022	SW020 A1 – Mance Arraj
Plan of OSD Tank and Section Details	02/02/2022	SW021 A1 – Mance Arraj
Operational Waste Management Plan	February 2022	Waste Audit
Demolition and Construction Waste Management Plan	July 2021	Waste Audit
Revised DA Acoustic Assessment	01/07/2021	Acoustic Logic

Prior to the issue of a **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

- ~~a) The windows associated with Bedroom 1 windows for Units 101, 201, 301, 401, 501 and 601 shall be amended to have a vertically proportioned screening arrangement which orientates the opening towards the south west (Coulter Street).~~
- b) Any air conditioner units are to be located on the roof, service room or appropriately enclosed and noise attenuated if located on balconies.
- ~~c) Adjustable sunscreens are to be provided to the west facing windows and balconies in units 203, 303 and 403 in order to better satisfy the glare and thermal comfort outcomes of the Apartment Design Guide (ADG).~~
- ~~d) At a minimum, all residential visitor parking spaces on Level P2 are to be provided with electric vehicle charging points.~~

The Development must be carried out in accordance with the amended plans approved under this condition.

(Reason: To ensure the development is carried out in accordance with the determination).

2. **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

(Reason: To ensure that the development is in accordance with the determination.)

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.

(Reason: Statutory requirement).

4. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered 697061M_06, dated 16 December 2022.

(Reason: Statutory requirement).

5. **Occupation of Community Facility Floorspace.** Separate development consent is required for the occupation and fitout of the ground floor community facility floorspace. The application for this floorspace is to address the operational aspects of the proposed use. The floorspace is required to be occupied and operated in accordance with the definition of Community Facility within the Ryde Local Environmental Plan 2014.

(Reason: To ensure that the community facility floorspace is occupied in a lawful manner.)

6. **Support for neighbouring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.

(Reason: Statutory requirement).

7. **Site Maintenance.** For the period the site remains vacant of any development the subject of this consent, the site is to be regularly maintained in a tidy manner such that it does not become overgrown with weeds or become a repository for the leaving or dumping of waste.

(Reason: To protect the amenity of the locality).

8. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and

between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.

(Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties).

9. Hoardings.

- a. A hoarding or fence must be erected between the work site and any adjoining public place.
- b. Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

(Reason: To ensure public safety).

10. Illumination of public place. Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

(Reason: To ensure public safety).

11. Development to be within site boundaries. The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties, with the exception of the approved awnings at street frontages. Gates must be installed so they do not open onto any footpath.

(Reason: To ensure that development occurs within the site boundaries).

12. Public space. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

(Reason: to ensure public safety).

13. Design and Construction Standards. All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.

(Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.)

14. Public Utilities and Service Alterations. All mains, services, poles, etc. which require alteration due to works associated with the development shall be altered at the applicant's expense. The applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. Energy Australia,

Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.

(Reason: To ensure suitable public utility and servicing arrangements.)

15. **Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (Road opening Permit) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.

(Reason: To ensure the amenity and state of the public domain is maintained.)

16. **Public areas and restoration works** - Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council.

(Reason: to ensure the public areas are restored upon completion of construction works).

17. **Traffic Management.** Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 - 2019 and Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

(Reason: This condition is to ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken.)

18. **Works on Public Roads** – Any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.

(Reason: Statutory requirement.)

19. **Construction Staging** – For any staging of the public domain works, the applicant shall provide a detailed construction management and staging plan.

(Reason: To ensure suitable arrangements for staging of public domain works.)

20. **Land Boundary / Cadastral Survey** – If any design work relies on critical setbacks from land boundaries or subdivision of the land is proposed, it is a requirement that a land boundary / cadastral survey be undertaken to define the land.

The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.

(Reason: To ensure accurate design work.)

21. **Compliance with Acoustic Report** - All control measures nominated in the Acoustic Report No. 20210774.1/0107A/R1/BJ dated 1 July 2021 prepared by Acoustic Logic must be implemented.

(Reason: To demonstrate compliance with submitted reports)

22. **Requirement to notify about new contamination evidence** - Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

(Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health)

23. **Contaminated Land: Discovery of Additional Information** - Council and the Principal Certifying Authority (if Council is not the PCA) must be notified as soon as practicable if any information is discovered during demolition or construction work that has the potential to alter previous conclusions about site contamination.

(Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health)

24. **Duty to Notify Pollution Incidents** - Council being the 'appropriate regulatory authority' must be notified immediately of any pollution incident where material harm to the environment is caused or threatened. This duty extends to persons carrying on an activity, employers and employees, contractors and the occupier of the premises where the incident occurs.

(Reason: To comply with the requirements of the Protection of the Environment Operations Act 1997)

25. **Entry Portico.** The entry portico of the Jordan Hall façade that was deconstructed in accordance with MOD2018/0179 of LDA2016/0058 is to be reconstructed in accordance with the document "heritage works methodology for portico walls and roof" prepared by Heritage 21, dated 15/04/2019, Issue 2. All works are to be undertaken in accordance with any specific conditions of this consent and the above document.

(Reason: To ensure that the entry portico is reconstructed as previously outlined).

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

26. **Surrender of previous consent.** Prior to the issue of any Construction Certificate for any works, the applicant is to surrender Development Consent No. LDA2016/0058. The surrender is to be in accordance with Clause 68 of the Environmental Planning and Assessment Regulations 2021.

(Reason: To prevent any conflicts arising from the two consents applying to the land and to ensure that orderly development occurs.)

27. **Section 7.11.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council as follows:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$169,235.68
Open Space & Recreation Facilities	\$291,415.82
Roads & Traffic	\$89,463.86
Plan Administration	\$8,251.86
The total contribution is	\$558,367.22

These are contributions under the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979 as specified in City of Ryde Section 7.11 Development Contributions Plan 2020, effective from 1 July 2020.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

The contribution must be paid **prior to the issue of any Construction Certificate**. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the **City of Ryde**. Personal or company cheques will not be accepted.

A copy of the Section 7.11 Development Contributions Plan may be inspected at the Ryde Customer Service Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

(Reason: Statutory requirement).

28. **Design verification.** Prior to a Construction Certificate being issued with respect to this development, the Principle Certifying Authority is to be provided with a written Design Verification from a registered architect that has overseen the design. This statement must include verification from the registered architect that the plans and specification achieve or improve the design quality of the development to which this consent relates, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*. This condition is imposed in accordance with Clause 143 of the *Environmental Planning and Assessment Regulation 2000*.

(Reason: Statutory requirement.)

29. **Access for people with disabilities (residential).** Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that access for people with disabilities to and from and between the public domain, residential units and all common open space areas is provided. Consideration must be given to the means of dignified and equitable access.

Compliant access provisions for people with disabilities shall be clearly shown on the plans submitted with the Construction Certificate. All details shall be provided prior to the issue of any Construction Certificate. All details shall be prepared in consideration of the Disability Discrimination Act, and the relevant provisions of AS1428.1, AS1428.2, AS1428.4 and AS 1735.12.

(Reason: Statutory requirement.)

30. **Adaptable units.** Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that the nominated adaptable units nominated in the development application are designed as Class C Adaptable Housing in accordance with the provisions of Australian Standard AS4299-1995: Adaptable Housing and a notice placed on the power box identifying these units as adaptable.

Note: Evidence from an appropriately qualified professional demonstrating compliance with this standard is to be submitted to and approved by the Certifier prior to the issue of any Construction Certificate.

(Reason: Statutory requirement.)

31. **Storage.** Each residential unit is to be provided with the minimum internal storage area as required by the Apartment Design Guide. Details of the location of the storage and dimensions of the storage areas are to be provided on the Construction Certificate plans. The architect is to verify in writing that the development complies prior to the issue of the relevant **Construction Certificate**.

(Reason: To ensure that unit are provided with adequate storage facilities.)

32. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the **Construction Certificate**.

(Reason: Statutory requirement).

33. **Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Certifying Authority prior to the issuing of the **Construction Certificate**.

(Reason: Statutory requirement).

34. **Fibre-ready facilities and telecommunications infrastructure.** Prior to the issue of any Construction Certificate satisfactory evidence is to be provided to the Certifying Authority that arrangements have been made for:

- (i) The installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Alternatively, demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.

And

- (ii) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

(Note real estate development project has the meanings given in Section 372Q of the Telecommunications Act).

(Reason: Statutory requirement).

35. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate**.

(Reason: Statutory requirement).

36. **Security deposit.** The Council must be provided with security for the purposes of section 80A(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the release of the **Construction Certificate**.

(Reason: Statutory requirement).

37. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

(Reason: Statutory requirement).

38. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Certifying Authority prior to the release of the **Construction Certificate**.

(Reason: To ensure the use of appropriate material to minimise reflectivity).

39. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).

With respect to this, the following revision(s) / documentation must be provided with the plans submitted with the application for a Construction Certificate;

- a) All internal driveways and vehicle access ramps must have ramp grades, transitions and height clearances complying with AS 2890 for all types of vehicles accessing the parking area. To demonstrate compliance with this Australian Standard, the plans to be prepared for the Construction Certificate must include a driveway profile, showing ramp lengths, grades, surface RL's and overhead clearances taken along the vehicle path of travel from the crest of the ramp to the basement. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.

- b) To allow for adequate sight distance from a vehicle exiting the property to pedestrians in the footpath area, the northern side of the driveway entry at the property boundary must have clear sight through a splayed region defined by Figure 3.3 of AS 2890.1 (2004) and Council's DCP. Ideally the region is to be free of all obstructions, otherwise any solid obstructions are to be no greater than 900mm above finished surfaces and horizontal fencing/ slats are to permit more than 50% visual permeability.
- c) To ensure compliance with the standards governing disabled parking space, the following is required;
- Parking spaces No.13 and No.14 at level P1 shall be swapped to allow for a provision of designated shared area adjoining a disabled parking space.
 - Two (2) parking spaces shall be marked as a visitor accessible parking space with a designated shared area adjoining it.

These amendment(s) must be clearly marked on the plans submitted to the Accredited Certifier prior to the issue of a Construction Certificate.

(Reason: To ensure the vehicle access and parking area is in accordance with the require standards and safe for all users.)

- 40. Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to a proposed kerb inlet pit within the Ross Street frontage and connect to the existing Council's public inground drainage system, generally in accordance with the plans by Mance Arraj Civil & Structural Engineers (Project No.: 2870-DA, Issue No.: B, Dated:22/02/22 subject to any variations marked in red on the approved plans or noted following;

The proposed onsite detention storage volume shall be increased to 28.16m³ (minimum) as per the On-site Detention Calculation Sheet prepared by Mance Arraj Engineers Civil & Structural Consulting Engineers.

Connection to the public drainage infrastructure will require the approval of Council's City Works (Stormwater) Department. Any conditions associated with this approval must be noted on the plans.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a Construction Certificate and prepared by a suitably qualified Civil Engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) and associated annexures.

- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.

(Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2)

- 41. Stormwater Management - Onsite Stormwater Detention.** In accordance with Council's community stormwater management policy, an onsite stormwater detention (OSD) system must be implemented in the stormwater management system of the development.

As a minimum, the OSD system must;

- a) provide site storage requirement (SSR) and permissible site discharge (PSD) design parameters complying with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management).
- b) incorporate a sump and filter grate (trash rack) at the point of discharge from the OSD system to prevent gross pollutants blocking the system or entering the public drainage service,
- c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
- d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100 year ARI 5 minute storm event.

Detailed engineering plans and certification demonstrating compliance with this condition & Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) are to be submitted with the application for a Construction Certificate.

(Reason: To ensure that the design of the OSD is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2)

- 42. Stormwater Management - Pump System.** The basement pump system must be dual submersible and shall be sized and constructed in accordance with Section 9.3 of AS 3500.3.

The wet well must be designed and constructed in accordance with section 9.3 of AS 3500.3, except that the sump volume is to be designed to accommodate storage of runoff accumulating from the 100yr ARI 3 hour storm event, in the event of pump failure as per the requirements of Council's DCP - Part 8.2 (*Stormwater and Floodplain Management*).

Direct connection of the pumps rising main to the kerb will not be permitted. The rising main must discharge to the sites drainage system, upstream of the onsite detention system (if one is provided) or any rainwater tank which is utilised for irrigation only.

Pump details and documentation demonstrating compliance with this condition are to be submitted in conjunction with the Stormwater Management Plan for the

approval of the Certifying Authority, prior to the release of any Construction Certificate for construction of the basement level.

(Reason: To ensure that the design of the pump system is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2 and relevant Australian Standards.)

- 43. Stormwater Management – Connection to Public Drainage System.** Engineering plans detailing the connection of the developments stormwater management system to the public drainage service must be forwarded to Council and an inspection fee (as per Council's schedule of fees and charges current at the time of payment) must be paid to Council prior to the issue of the Construction Certificate.

Council must be notified when the connection has been made to the pit / pipe and an inspection must be made by a Council officer prior to restoration/ backfill at the point of connection for approval.

Where the point of connection is in neighbouring property, the applicant must provide written notification to the affected property owner no less than a week prior to the works and all structures/ surface areas affected by the drainage connection works must be reinstated at the completion of this activity, at no cost to the affected property owner.

(Reason: To ensure that the connection is in accordance with the City of Ryde 2014 DCP Part 8.2 and to Council's satisfaction.)

- 44. Dilapidation Survey.** A dilapidation survey is to be undertaken that addresses all properties that may be affected by the construction work. A copy of the dilapidation survey is to be submitted to the Accredited Certifier and Council prior to the release of the Construction Certificate.

(Reason: To clarify any claims of damage made by adjoining property owners.)

- 45. Site Dewatering Plan.** A Site Dewatering Plan (SDP) must be prepared and submitted with the application for a Construction Certificate.

The SDP is to comprise of detailed plans, documentation and certification of the system, must be prepared by a chartered civil engineer and must, as a minimum, comply with the following;

- a) All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.
- b) Pumps used for dewatering operations are not to be fuel based so as to minimise noise disturbance and are to be electrically operated.

- c) Discharge lines are to be recessed across footways so as to not present as a trip hazard and are to directly connect to the public inground drainage infrastructure where ever possible.
- d) The maximum rate of discharge is to be limited to the sites determined PSD rate or 30L/s if discharging to the kerb.
- e) Certification must state that the submitted design is in accordance with the requirements of this condition and any relevant sections of Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) and associated annexures.
- f) Incorporate water treatment measures to prevent the discharge of sediment laden water to the public drainage system. These must be in accordance with the recommendations of approved documents which concern the treatment and monitoring of groundwater.
- g) Any details, approval or conditions concerning dewatering (eg Dewatering License) as required by the Water Act 1912 and any other relevant NSW legislation.
- h) Approval and conditions as required for connection of the dewatering system to the public drainage infrastructure as per Section 138 of the Roads Act.

(Reason: To ensure that stormwater runoff and the disposal of groundwater from the excavation is drained in an appropriate manner and without detrimental impacts to neighbouring properties and downstream water systems.)

46. Erosion and Sediment Control Plan. An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by NSW Department – Office of Environment and Heritage and must contain the following information;

- a) Existing and final contours
- b) The location of all earthworks, including roads, areas of cut and fill
- c) Location of all impervious areas
- d) Location and design criteria of erosion and sediment control structures,
- e) Location and description of existing vegetation
- f) Site access point/s and means of limiting material leaving the site
- g) Location of proposed vegetated buffer strips
- h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- i) Location of stockpiles
- j) Means of diversion of uncontaminated upper catchment around disturbed areas
- k) Procedures for maintenance of erosion and sediment controls
- l) Details for any staging of works
- m) Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate.

(Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.)

47. **Stormwater - Council Drainage – Pit Connection Details** - The proposed site drainage connection to the {Proposed Council kerb inlet pit} shall be made via a uPVC pipe. The site drainage connection pipe shall be cut flush with the internal wall of the pit and should enter the pit perpendicular to the pit wall.

Amended stormwater plans complying with this condition shall be submitted to and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate. The plans shall be prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng).

(Reason: to ensure connection to pit compliance with Council's DCP and Australian Standards.)

48. **Stormwater - Drainage Design Submission - Assessment Fee –** The applicant is to pay to Council fees for assessment of all relevant drainage design engineering plans, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council prior to the issue of the Construction Certificate.

Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the Council drainage works and any additional reviews required.

(Reason: to ensure relevant Council assessment fees are paid.)

49. **Stormwater - Drainage Design Submission** - Engineering drawings prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) are to be submitted to, and approved by Council's City Works Directorate for the proposed drainage works in accordance with Council's DCP (2014) Part 8.2 Stormwater and Floodplain Management Technical Manual, prior to the issue of the Construction Certificate.

The design submission shall address the following:

- a) A drainage system layout plan and structural details shall be drawn at a scale of 1:100, 1:200 or 1:250 and shall show the location of drainage pits and pipe and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- b) A drainage system longitudinal section shall be drawn at a scale of 1:100 or 1:200 horizontally and 1:10 or 1:20 vertically and shall show the underground channel and pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline chainages, pipeline grade, hydraulic grade line and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- c) The location and as-built information (including dimensions and invert levels) of the existing Council kerb inlet pit as shown on {Stormwater Plans prepared by Mance Arraj Civil & Structural Engineers P/L Drawing No. SW010, SW020,

SWS021, (Project No. 2870_DA, Revision B, 02 February 2022)} is to be confirmed by a suitably qualified surveyor. This shall be incorporated into the drainage engineering drawings.

- d) Special details including non-standard pits, pit benching and transitions shall be provided on the drawings at scales appropriate to the type and complexity of the detail being shown.
- e) The drainage system layout plan shall be documented on a detailed features survey plan that describes all existing structures, utility services, vegetation and other relevant features.
- f) New stormwater drainage pipes shall be located underneath the kerb & gutter alignment to facilitate future maintenance.

(Reason: to ensure the Stormwater Civil Design complies with Council's and Australian Standards and has sufficient details to obtain construction certificate.)

50. **Construction Pedestrian and Traffic Management Plan.** A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared by a suitably qualified traffic engineering consultant and submitted to and approved by Council's Transport Department prior to issue of any Construction Certificate.

Truck movements will be restricted to outside of school zone periods between 8:00am – 9:30am and 2:30pm – 4:00pm due to the close proximity of the development site to Gladesville Public School. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CPTMP.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's Schedule of Fees and Charges with payment to be made prior to receipt of approval from Council's Transport Department for the CPTMP.

The CPTMP must include but not limited to the following:-

- i. Make provision for all construction materials to be stored on site, at all times.
- ii. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- iii. Make provision for parking onsite once the basement level parking is constructed. All Staff and Contractors are to use the basement parking once available.
- iv. Specify the number of truck movements to and from the site associated with the construction works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site are not permitted unless approved by City Works Directorate.
- v. Include Traffic Control Plan(s) prepared by a SafeWork NSW accredited designer for any activities involving the management of vehicle and

- pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- vi. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
 - vii. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
 - viii. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
 - ix. Take into consideration the combined construction activities of other development(s) and/or roadworks in the surrounding area. To this end, the consultant preparing the CPTMP must engage and consult with relevant stakeholders undertaking such works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
 - x. Specify spoil management process and facilities to be used on site.
 - xi. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
 - xii. Comply with relevant sections of the following documents:
 - The Australian Standard *Manual of Uniform Traffic Control Devices* (AS1742.3-2019),
 - TfNSW' *Traffic Control at Work Sites* technical manual; and
 - Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

(Reason: This condition is to ensure that a plan is prepared to address traffic impacts during construction to minimise any inconvenience and safety risks to the public.)

51. **Ground Anchors** - The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act, 1993. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:
- a. Advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met.

- b. the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval, and
- c. the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.

(Reason: To clarify arrangements in the event of ground anchors being required.)

52. **Public domain improvements** - The public domain is to be upgraded in all frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual Chapter 2 - Gladesville. The works shall include paving, street light poles, street furniture and plantings, and must be completed to Council's satisfaction at no cost to Council.

A public domain plan for the following works shall be submitted to, and approved by Council's City Works Directorate, prior to the issue of the relevant Construction Certificate.

- (a) Footpath paving as specified in the condition of consent for public infrastructure works.
- (b) Street trees to be provided in accordance with the Gladesville Street Tree Master Plan. The Public Domain Technical Manual Figure 13. Street Tree Plan identifies "Future street & open space tree planting" for the **Western Crescent** and **Ross Street** frontages of the development.
– Refer to Landscape Architect – Development Assessment for exact wording.

Note: In designing the street tree layout, the consultant shall check and ensure that all new street trees are positioned such that there are no conflicts with the proposed street lights, utilities and driveway accesses. The proposed street lights will have priority over the street trees. All costs associated with the removal of existing street trees, where required, will be borne by the Developer.

- (c) All telecommunication and utility services are to be placed underground along the Western Crescent, Ross Street and Coulter Street frontages. The extent of works required to achieve this outcome may involve works beyond the frontage of the development site. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for decommissioning the existing network and constructing the new network; and are to be submitted to, and approved by Council and relevant utility authorities, prior to commencement of work. The public utility cover requirements shall be based on the approved Finished Surface Levels for the footpath, driveways and kerb ramps.

For the undergrounding of existing overhead electricity network, the requirements specified in the Ausgrid Network Standards NS130 and NS156 are to be met.

- (d) New street lighting using LED luminaires is to be designed and installed to Australian Standard AS1158:2020 Lighting for Roads and Public Spaces, with vehicular luminance category V5 and pedestrian luminance category PR2 along the Western Crescent, Ross Street and Coulter Street frontages. New lights illuminating the existing public footpath within the Council's carpark may need to be installed on the building face due to it being built to the boundary. Easement for maintenance will need to be created in favour of Council. The street lighting will remain on the Ausgrid street lighting network.

Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to and approved by Council's City Works Directorate prior to lodgement of the scheme with Ausgrid for their approval.

(Reason: To outline public domain works in accordance with the City of Ryde Public Domain Technical Manual.)

53. **Public Infrastructure Works** – Public infrastructure works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council.

Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to and approved by Council's City Works Directorate prior to the issue of the relevant Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, and DCP 2014 Part 8.2 - Stormwater Management, where applicable.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, kerb returns, existing and proposed signage and line-marking, and other relevant details for the new works. The drawings shall also demonstrate the smooth connection of the proposed road works into the remaining street scape.

The Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications for the following infrastructure works:

- (a) The full reconstruction of half road width for the Western Crescent, Ross Street and Coulter Street frontages of the development site in accordance with the City of Ryde DCP 2014 *Part 8.5 - Public Civil Works*, Clause 1.1.4 – *Constructing Half Road*.
- (b) The removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction.
- (c) The construction of new kerb and gutter along the Western Crescent, Ross Street and Coulter Street frontages of the development site. Proposed kerb profiles are to be provided to ensure proper connections to the existing kerb and gutter.

- (d) The construction of two new kerb ramps to replace the existing ones at Western Crescent – Ross Street and Ross Street – Coulter Street intersections.
- (e) Construction of full width granite footway (Paving Type 2) along the Western Crescent, Ross Street and Coulter Street frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual **(PDTM) Chapter 2 – Gladesville**.
- (f) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- (g) Signage and line-marking details.
- (h) Staging of the public civil works, if any, and transitions between the stages.
- (i) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

Notes:

1. The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
2. Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
3. Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, Section 5 "*Standards Enforcement*". A checklist has also been prepared to provide guidance and is available upon request to Council's City Works Directorate.
4. City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in the public domain design submissions; however, Council's title block shall not be replicated.

(Reason: To require the completion of public infrastructure works to Council's standards.)

54. **Vehicle Footpath Crossing and Gutter Crossover** – A new vehicle footpath crossing and associated gutter crossover shall be constructed at the approved vehicular access location/s. Where there is an existing vehicle footpath crossing and gutter crossover, the reconstruction of this infrastructure may be required in order that it has a service life that is consistent with that of the development, and that it is also compliant with current Council's standards and specifications. The location, design and construction shall be in accordance with City of Ryde Development Control Plan 2014 Part 8.3 *Driveways* and Part 8.5 - *Public Civil Works* and Australian Standard AS2890.1 – 2004 *Offstreet Parking*.

Prior to the issue of the Construction Certificate, an application shall be made to Council for approval under Section 138 of the Roads Act, 1993, for the construction of the vehicle footpath crossing and gutter crossover. The application shall include engineering design drawings of the proposed vehicle footpath crossing and gutter crossover.

The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B85 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.

All grades and transitions shall comply with Australian Standard AS 2890.1-2004 *Offstreet Parking* and Council's specifications. The new crossings shall be constructed at right angle to the alignment of the kerb and gutter and located no closer than 1m from any power pole and 3m from any street tree unless otherwise approved by Council.

Fees are payable at the time of the application, in accordance with Council's Schedule of Fees and Charges.

The Council approved design details shall be incorporated into the plans submitted to the Principal Certifier, for the application of the Construction Certificate.

(Reason: To outline requirements relating to vehicle footpath crossing and gutter crossovers.)

55. **Public Domain Works – Defects Security Bond** - To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works in the road reserve following completion of the development. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for the External Works. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council's standard specification, during the twelve (12) months' defects liability period. A bond in the form of a cash deposit or Bank Guarantee of **\$20,000** shall be lodged with the City of Ryde prior to the issue of a Construction Certificate to guarantee this requirement will be met. The bond will only be refunded when the works are determined to be satisfactory to Council after the expiry of the twelve (12) months defects liability period.

(Reason: To ensure satisfactory performance of public domain works.)

56. **Engineering plans assessment and works inspection fees** – The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with

Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.

Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.

(Reason: To reflect the requirements of Council's Schedule of Fees and Charges.)

- 57. Anticipated Assets Register - Changes to Council Assets** - In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land as part of the development works. The new elements may include but are not limited to new road pavements, new Street Lighting Poles, new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council's Assets and Infrastructure Department. The listings should also include any assets removed as part of the works.

The Anticipated Asset Register is to assist with council's future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process. Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Public Domain Works-As-Executed plans.

(Reason: To require a record of Council's assets in the vicinity of the site.)

- 58. Waste Management Plan.** Any changes to the Waste Management Plan dated February 2022 or Revised Plan B – 2728 which were utilised to evaluate the waste collection by Council, are required to be approved by the Waste Department at the City of Ryde Council before the issue of a Construction Certificate to ensure the waste collection is not affected.

(Reason: To ensure that any changes to the Waste Management Plan are reviewed by Council.

- 59. Waste Storage Areas.** All waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through opening including the door.

- 660L Bins – width 1.3m, depth 0.8m, height 1.3m
- 240L Bins – width 600mm, depth 800mm, height 1100mm

(Reason: To ensure that waste storage areas can accommodate required bins.)

60. **Waste Receptacles in Units.** Two separate receptacles must be provided inside each dwelling to store up to two days' worth of waste and recyclables awaiting transfer to the communal bin disposal areas to ensure source separation of recyclables.

(Reason: To ensure that units contain suitable waste storage areas.)

61. **Garbage and Recycling Room Requirements.** All garbage and recycling rooms must be constructed in accordance with the following requirements:

- (a) The room must be of adequate dimensions to accommodate all waste containers, and any compaction equipment installed, and allow easy access to the containers and equipment for users and servicing purposes;
- (b) The floor must be constructed of concrete finished to a smooth even surface, coved to a 25mm radius at the intersections with the walls and any exposed plinths, and graded to a floor waste connected to the sewerage system;
- (c) The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation;
- (d) The walls must be constructed of brick, concrete blocks or similar solid material cement rendered to a smooth even surface and painted with a light coloured washable paint;
- (e) The ceiling must be constructed of a rigid, smooth-faced, non-absorbent material and painted with a light coloured washable paint;
- (f) The doors must be of adequate dimensions to allow easy access for servicing purposes and must be finished on the internal face with a smooth-faced impervious material;
- (g) Any fixed equipment must be located clear of the walls and supported on a concrete plinth at least 75mm high or non-corrosive metal legs at least 150mm high;
- (h) The room must be provided with adequate natural ventilation direct to the outside air or an approved system of mechanical ventilation;
- (i) The room must be provided with adequate artificial lighting; and
- (j) a hose with a trigger nozzle must be provided in or adjacent to the room to facilitate cleaning

(Reason: To ensure that construction of garbage and recycling rooms occurs in accordance with requirements.)

62. **Spot Levels and Top of Wall Heights.** Spot levels (RLs) and Top of Wall (TOW) levels are to be included within the landscape plans for all areas. Details of compliance are to be shown on the plans for Construction Certificate.

(Reason: To ensure raised planter gardens afford sufficient soil depths to sustain

planting species.)

63. **Privacy Screen Extensions.** The privacy screens provided between communal open space and private open space on both levels 01 and 06 are to be extended to the boundaries to afford a sufficient privacy and security for users of the spaces. Details of compliance are to be shown on the plans for Construction Certificate.

(Reason: To ensure safety and privacy is provided for all users.)

64. **Additional Perimeter Planting.** The proposed planting scheme to the perimeter raised garden beds on levels 1 and 7 is to be enhanced to provide a greater occupation of trailing plants which are capable of softening the edges of the built form as indicated by the South-East Elevation on Sheet 11 of the architectural package. Details of compliance are to be shown on the plans for Construction Certificate.

(Reason: To ensure the proposed building is softened via trailing planting species as indicated by elevations included by the architectural package.)

65. **Level 7 Additional Tree Planting.** Additional small-medium tree planting is to be included to the perimeter of the Level 7 Communal Open Space Area. Details of compliance are to be shown on the plans for Construction Certificate.

(Reason: To enhance shade during hot Westerly Summer sun and provide additional amenity and vertical planting elements.)

66. **Construction Noise Management Plan (Construction)** - A construction noise management plan must be prepared by a suitably qualified and experienced noise expert in accordance with the noise management levels in EPA's *Interim Construction Noise Guideline* and accompany the application for a Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

- a. hours of construction
- b. Identification of nearby residences and other sensitive land uses.
- c. Assessment of expected noise impacts.
- d. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers
- e. include strategies that have been developed with the community for managing high noise generating works.
- f. Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.
- g. include a complaints management system that would be implemented for the duration of the construction

- h. include a program to monitor and report on the impacts and environmental performance of the development

(Reason: To prevent loss of amenity to the area and maintain appropriate amenity to nearby occupants)

67. **Noise impact on residential building** - Prior to the issue of a Construction Certificate written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that appropriate design and construction materials are to be utilised within the development to ensure compliance with the following noise criteria specified for managing the noise impact on **residential buildings** from rail corridors and/or busy roads:

- a. In any bedroom in the building: 35dB(A) between 10pm – 7am
- b. Anywhere else in the building (other than a garage, hallway, kitchen or bathroom: 40dB(A) at any time.

(Reason: Compliance with relevant noise amenity criteria in Infrastructure SEPP)

68. **Prohibition of external service pipes and the like.** Proposed water pipes, waste pipes, stack work, duct work, mechanical ventilation plant and the like must be located within the building. Details confirming compliance with this condition must be shown on Construction Certificate plans and detailed with Construction Certificate specifications. Required external vents or vent pipes on the roof or above the eaves must be shown on Construction Certificate plans and detailed with Construction Certificate specifications. External vents or roof vent pipes must not be visible from any place unless detailed upon development consent plans. Where there is any proposal to fit external service pipes or the like, this must be detailed in an application to modify this Development Consent (S4.55) and submitted to Council for determination.

Vent pipes required by Sydney Water must not be placed on the front elevation of the building or front roof elevation. The Applicant, owner and builder must protect the appearance of the building from the public place and the appearance of the streetscape by elimination of all external services excluding vent pipes required by Sydney Water and those detailed on the Development Consent plans.

(Reason: To protect the streetscape and the aesthetic integrity of the approved development)

69. **Entry Foyer Roof.** The entry foyer roof structure over the reconstructed original walls of the Jordan Hall building shall be installed and fixed in such a manner that does not involve material affectation to the original fabric. The roof structure shall not involve any physical attachment to the decorative moulded pediments to the parapet walls of the façade. Details demonstrating compliance shall be

submitted to the satisfaction of Council prior to the issue of any Construction Certificate.

(Reason: To ensure that the entry foyer roof does not involve material affectation to the original fabric.)

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

70. Site Sign

- a. A sign must be erected in a prominent position on site, prior to the commencement of construction:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
- b. Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(Reason: Statutory requirement).

71. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

(Reason: Statutory requirement).

72. **Proposed Property Addressing.** Proposed addressing for the new development must have been lodged with Council, prior to the commencement of construction.

(Reason: To ensure the address of the development meets Council's requirements).

73. **Property above/below Footpath Level.** Where the ground level adjacent the property alignment is above/below the established verge and footpath level, adequate measures are to be taken, either by means of constructing approved retaining structures or batters entirely on the subject property, to support the subject land/footpath and prevent harm to the public / occupants of the site due to the abrupt level differences.

(Reason: To preserve public safety and the support of property due to abrupt level differences between the site and public domain land.)

- 74. Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to application for approval from Council's Public Works department, as per the provisions of Section 138 of the Roads Act. The application for consent must include detailed structural plans prepared by a chartered structural engineer, clearly nominating the number of proposed anchors, depth below existing ground level at the boundary alignment and the angle of installation. Approval is subject to the applicant paying all applicable fees in accordance with Council's Management Plan.

(Reason: To minimise the imposition of soil / rock anchors on the public domain.)

- 75. Stormwater - Pre-Construction CCTV Report** - To ensure Council's stormwater infrastructures are adequately protected, a pre-construction CCTV report on the existing stormwater pipeline and the existing kerb lintel pit in the vicinity of the proposed development is to be submitted to Council prior to the commencement of any construction works.

An electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) that assesses the condition of the existing drainage line adjacent to the site is required. This report shall include the date of CCTV inspection and shall be submitted to Council's City Works Directorate for approval prior to commencement of any works.

Note: The applicant shall contact Council's Assets and Integration section to obtain a map of Council's existing Stormwater Network in the vicinity prior to conducting the CCTV survey.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the report is submitted.

(Reason: to verify the pre-construction condition of Council's drainage assets.)

- 76. Work Zones and Permits.** Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane.

(Reason: Specific activities on public roads where Council is the consent authority requires Council approval prior to such activities being undertaken.)

- 77. Road Occupancy Licence.** Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows on a State Road (e.g. lane closures, etc.) and/or within 100m of a signalised intersection.

(Reason: Transport for NSW requirement.)

78. **Notice of Intention to Commence Public Domain Works** – Prior to commencement of the public domain works, a *Notice of Intention to Commence Public Domain Works* shall be submitted to Council’s City Works Directorate. This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.
Note: Copies of several documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

(Reason: To require notification of Council for the commencement of public domain works.)

79. **Notification of adjoining owners & occupiers – public domain works** - The Applicant shall provide the adjoining owners and occupiers written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners.

(Reason: To require public notification of commencement of public domain works.)

80. **Pre-construction inspection** - A joint inspection shall be undertaken with Council’s Engineer from City Works Directorate prior to commencement of any public domain works. A minimum 48 hours’ notice will be required when booking for the joint inspection.

(Reason: To outline the requirement for a pre-construction inspection of public domain features.)

81. **Pre-Construction Dilapidation Report** - To ensure Council’s infrastructures are adequately protected a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles, **up to 100m** either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record (in colour) of any observable defects to the following infrastructure where applicable.

- (a) Road pavement,
- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and

- (f) Any other relevant infrastructure.

The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to any work commencing.

All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

(Reason: To outline the requirement for a pre-construction dilapidation report addressing Council's infrastructure.)

82. **Road Activity Permits** - To carry out work in, on or over a public road, the Consent of Council is required as per the Roads Act 1993. Prior to the commencement of the relevant works and considering the lead times required for each application, permits for the following activities, as required and as specified in the form "Road Activity Permits Checklist" (available from Council's website) are to be obtained and copies submitted to Council with the *Notice of Intention to Commence Public Domain Works*.

- a) Road Use Permit - The applicant shall obtain a Road Use Permit where any area of the public road or footpath is to be occupied as construction workspace, other than activities covered by a Road Opening Permit or if a Work Zone Permit is not obtained. The permit does not grant exemption from parking regulations.
- b) Work Zone Permit - The applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane. **A Roads and Maritime Services Road Occupancy Licence shall be obtained for State Roads.**
- c) Road Opening Permit - The applicant shall apply for a road-opening permit and pay the required fee where a new pipeline is to be constructed within or across the road pavement or footpath. Additional road opening permits and fees are required where there are connections to public utility services (e.g. telephone, telecommunications, electricity, sewer, water or gas) within the road reserve. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site.
- d) Elevated Tower, Crane or Concrete Pump Permit - The applicant shall obtain an Elevated Tower, Crane or Concrete Pump Permit where any of these items of plant are placed on Council's roads or footpaths. This permit is in addition to either a Road Use Permit or a Work Zone Permit.
- e) Crane Airspace Permit - The applicant shall obtain a Crane Over Airspace Permit where a crane on private land is operating in the air space of a Council road or footpath. Approval from the Roads and Maritime Services

for works on or near State Roads is required prior to lodgement of an application with Council. A separate application for a Work Zone Permit is required for any construction vehicles or plant on the adjoining road or footpath associated with use of the crane.

- f) Hoarding Permit - The applicant shall obtain a Hoarding Permit and pay the required fee where erection of protective hoarding along the street frontage of the property is required. The fee payable is for a minimum period of 6 months and should the period is extended an adjustment of the fee will be made on completion of the works. The site must be fenced to a minimum height of 1.8 metres prior to the commencement of construction and throughout demolition and/or excavation and must comply with WorkCover (New South Wales) requirements.
- g) Skip Bin on Nature Strip - The applicant shall obtain approval and pay the required fee to place a Skip Bin on the nature strip where it is not practical to locate the bin on private property. No permit will be issued to place skips.

(Reason: Statutory requirement under the Roads Act 1993.)

83. **Temporary Footpath Crossing** - A temporary footpath crossing, if required, must be provided at the vehicular access points. It is to be 4 metres wide, made out of sections of hardwood with chamfered ends and strapped with hoop iron, and a temporary gutter crossing must be provided.

(Reason: To outline the requirement for a temporary footpath crossing.)

84. **Ryde Traffic Committee Approval** - A plan showing details of the proposed signage and line marking, and/or traffic devices including pedestrian refuge, pedestrian crossing or LATM measures, shall be submitted to the Council and approved by the Ryde Traffic Committee prior to the installation of any traffic devices, signage and line-marking.

(Reason: To require approval of signage, line marking and traffic devices by the Ryde Traffic Committee.)

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

85. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.

(Reason: Statutory requirement).

86. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

(Reason: To ensure that the development is in accordance with the determination).

87. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.

(Reason: To protect the amenity of the neighbourhood).

88. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.

(Reason: To protect the amenity of the area).

89. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:

- a. Fill is allowed under this consent;
- b. The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
- c. the material is reused only to the extent that fill is allowed by the consent.

(Reason: To ensure fill is consistent with the consent).

90. **Construction materials.** All materials associated with construction must be retained within the site.

(Reason: To ensure the public domain is not affected during construction).

91. **Site Facilities**

The following facilities must be provided on the site:

- (a) toilet facilities in accordance with Safework NSW requirements, at a ratio of one toilet per every 20 employees, and
- (b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

(Reason: Statutory requirement).

92. **Site maintenance**

The applicant must ensure that:

- a. approved sediment and erosion control measures are installed and maintained during the construction period;
- b. building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
- c. the site is clear of waste and debris at the completion of the works.

(Reason: To ensure the site is appropriately maintained during construction).

- 93. Traffic Management.** Any traffic management procedures and systems must be in accordance with AS 1742.3 1996 and City of Ryde, Development Control Plan 2014: - Part 8.1; Construction Activities.

(Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.)

- 94. Truck Shaker.** A truck shaker grid with a minimum length of 6 metres must be provided at the construction exit point. Fences are to be erected to ensure vehicles cannot bypass them. Sediment tracked onto the public roadway by vehicles leaving the subject site is to be swept up immediately.

(Reason: To prevent soil and sediment spill in the public domain.)

- 95. Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of the Stormwater Management Plan by Mance Arraj Civil & Structural Engineers (Project No.: 2870-DA, Issue No.: B, Dated:22/02/22, submitted in compliance to the condition labelled "Stormwater Management." and the requirements of Council in relation to the connection to the public drainage system.

(Reason: To ensure the stormwater system is constructed as approved)

- 96. Erosion and Sediment Control Plan - Implementation.** The applicant shall install erosion and sediment control measures in accordance with the Construction Certificate approved Soil Erosion and Sediment Control (ESCP) plan at the commencement of works on the site. Erosion control management procedures in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by the NSW Department – Office of Environment and Heritage, must be practiced at all times throughout the construction.

(Reason: To prevent soil erosion and the discharge of sediment over the land.)

- 97. Geotechnical Monitoring Program - Implementation.** The construction works are to be undertaken in accordance with the Geotechnical Report and Monitoring Program (GMP) submitted with the Construction Certificate. All recommendations of the Geotechnical Engineer and GMP are to be carried out during the course of the works.

(Reason: To ensure that the excavation works are undertaken appropriately throughout the period of construction.)

- 98. Site Dewatering Plan – Implementation.** The Site Dewatering Plan (SDP) on the site must be constructed in accordance with the Construction Certificate version of the SDP submitted in compliance to the condition labelled "Site Dewatering Plan.", the requirements of Council in regards to disposal of water to the public drainage infrastructure and the requirements of any Dewatering License issued under NSW

Water Act 1912 in association with the works. A copy of the SDP is to be kept on site at all times whilst dewatering operations are carried out.

(Reason: To ensure that site dewatering is undertaken appropriately throughout the period of construction.)

- 99. Stormwater - Hold Points during construction – {Council Drainage Works}**
– Council requires inspections to be undertaken by a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, for {all Council stormwater drainage works.}

The Applicant shall submit to the Principal Certifying Authority, certification from the Engineer, at each stage of the inspection listed below, stating all civil and structural construction works have been executed as detailed in the stamped approved plans, and in accordance with the relevant Australian Standards, City of Ryde standards and specifications within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

a) {Upon connection to Council's proposed kerb inlet pit.}

(Reason: to ensure construction works satisfy the Council DCP requirements and Australian standards.)

- 100. Implementation of Construction Pedestrian and Traffic Management Plan.**
All construction activities are to be undertaken in accordance with the approved Construction Pedestrian and Traffic Management Plan (CPTMP). All controls in the CPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the CPTMP be impacted by surrounding major development not encompassed in the approved CPTMP, the CPTMP measures and controls are to be revised accordingly and submitted to Council's Transport Department for approval. A copy of the approved CPTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

(Reason: This condition is to ensure that the measures/protocols stated in the approved CPTMP are carried out by the builder during construction.)

- 101. Hold Points during construction - Public Domain –** Council requires inspections to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain, at the hold points shown below.

The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain

photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

- a) Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
- c) Upon compaction of the applicable sub-base course.
- d) Upon compaction or construction of any base layers of pavement, prior to the construction of the final pavement surface (e.g. prior to laying any pavers or asphalt wearing course).
- e) Upon installation of any formwork and reinforcement for footpath concrete works.
- f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

(Reason: To outline required inspections of public domain works.)

102. **Tip Dockets for Waste Disposal/Recycling.** Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

(Reason: To ensure that tip docketts are available if required.)

103. **Maintenance of Construction Site.** The area surrounding the construction site must be maintained to reduce the incidence of illegal dumping and management of litter from the site and workers associated with the site must be undertaken.

(Reason: To require the maintenance of the construction site to reduce the incidence of illegal dumping.)

104. **Works to be undertaken by suitably qualified trades.** All works relating to the reconstruction of the portico, structural works to ensure the retention of the façade and restorative works of the façade, shall be undertaken by suitably qualified tradesmen/specialists, with demonstrated practical experience in dealing with heritage fabric and good practice heritage methodology. All such works shall be undertaken under the supervision of a suitably qualified heritage specialist who shall provide advice as necessary to ensure the works are undertaken in accordance with the 'Heritage Works Methodology for Portico Walls and Roof' (Prepared by Heritage 21 and dated April 2019).

(Reason: To ensure that the portico reconstruction is undertaken in a suitable manner.)

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

105. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered 697061M_06, dated 16 December 2022.

(Reason: Statutory requirement).

106. **Landscaping** - All landscaping works approved by this consent are to be completed prior to the issue of any **Occupation Certificate** for each stage.

(Reason: To ensure that landscaping works are completed prior to the issue of an Occupation Certificate.)

107. **Positive Covenant.** Prior to the issue of any Occupation Certificate, a public positive covenant, pursuant to Section 88E of the Conveyancing Act 1919, is to be created over the subject land at 8 Western Crescent, Gladesville to maintain the ground floor tenancy as a community facility in accordance with the definition within the Ryde Local Environmental Plan 2014.

Evidence of the registration on title shall be submitted to Council prior to the issue of any Occupation Certificate.

(Reason: To ensure the ongoing use of the ground floor tenancy for a community facility activity).

108. **Sydney Water – Section 73** - A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application, a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.
(Reason: Statutory requirement.)

109. **Design Verification.** Prior to an **Occupation Certificate** being issued to authorise a person to commence occupation or use of a residential flat building, the Principal Certifying Authority (PCA) is to be provided with a Design Verification from a qualified designer. The statement must include verification from a qualified designer that the residential flat development achieves the design quality of the development shown on plans and specifications in respect to any Construction Certificate issued, having regard to the design quality principles set out in Schedule 1 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development. This condition is imposed in accordance with Clause 154A of the *Environmental Planning and Assessment Regulations 2000*.

(Reason: Statutory requirement.)

110. **Compliance with BCA.** The principal certifying authority is to ensure compliance with the national Building Code of Australia and BCA performance-based documentation whereby compliance achieved by satisfying the deemed to satisfy requirements or by formulation an alternative solution to address the relevant performance requirements.

(Reason: To ensure compliance with the BCA.)

111. **Accessibility.** Prior to the issue of an Occupation Certificate, the Principal Certifier shall be satisfied that:

- The lift design and associated functions are compliant with AS 1735.12 & AS 1428.2.
- The level and direction of travel, both in lifts and lift lobbies, is audible and visible.
- The controls for lifts are accessible to all persons and control buttons and lettering are raised.
- International symbols have been used with specifications relating to signs, symbols and size of lettering complying with AS 1428.2.
- The height of lettering on signage is in accordance with AS 1428.1 – 2009 and the signs and other information indicating access and services incorporate tactile communication methods in addition to the visual methods.

(Reason: To ensure that the building meets the relevant accessibility standards.)

- 112. Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.

(Reason: To clarify the configuration of the completed stormwater management system.)

- 113. Disused Gutter Crossing.** All disused gutter and footpath crossings shall be removed and the kerb and footpath reinstated to the satisfaction of Council.

(Reason: To maximise onstreet parking capacity and avoid confusion relating to the enforcement of parking restrictions.)

- 114. Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention, pump/ sump components incorporated in the approved Stormwater Management system. The terms of the instrument are to be in accordance with the Council's standard for the relevant systems and are to be to the satisfaction of Council. To assure Council the construction of the stormwater management system has been completed, stormwater Works-As-Executed plans and certification of the system are to be submitted to Council with a completed "Application Form for Endorsement of Title Encumbrances" (available from Council's website). The positive covenant must be registered on the title prior to the release of any Occupation Certificate for development works for which the system(s) serve.

(Reason: This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s).)

- 115. Drainage System Maintenance Plan.** A drainage system maintenance plan (DSMP) must be prepared for implementation for the ongoing life of the development.

The DSMP must contain the following;

- a) All matters listed in Section 1.4.9 of the DCP Part 8.2 (Stormwater and Floodplain Management – Technical Manual).
- b) The DSMP is to incorporate a master schedule and plan identifying the location of all stormwater components crucial to the efficient operation of the trunk drainage system on the development lot. This is to include (but not be limited to) pump/sump systems, WSUD components and all onsite detention systems. The master plan is also to contain the maintenance schedule for each component.

- c) The DSMP is also to include safe work method statements relating to access and maintenance of each component in the maintenance schedule.
- d) Signage is to be placed in vicinity of each component, identifying the component to as it is referred in the DSMP (eg. OSD – 1), the reference to the maintenance work method statement and maintenance routine schedule.
- e) Designate areas inside the property in which the maintenance operation is to be undertaken for each component. Maintenance from the road reserve or public domain is not accepted. Areas are to be demarcated if required.
- f) Locate a storage area for maintenance components / tools to be stored on site. The location is to be recorded in the DSMP.

The DSMP is to be prepared by a suitably qualified and practising drainage engineer in co-operation with a workplace safety officer (or similar qualified personal) and all signage / linemarkings are to be implemented prior to the issue of any Occupation Certificate.

(Reason: To ensure the approved stormwater components such as onsite detention system , pumps and WSUD measures, function as designed for the ongoing life of the development)

116. Engineering Compliance Certificates. To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items and are to be submitted to the Accredited Certifier prior to the release of any Occupation Certificate. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.

- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and Council's DCP 2014 Part 9.3 (Parking Controls).
- b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures, and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
- c) Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including any on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris.
- d) Confirming that the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of AS 3500.3 - 2003 (National Plumbing and Drainage Code), the relevant sections of the Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures and any requirements of Council pending on site conditions.
- e) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual

“Managing Urban Stormwater: Soils and Construction“ by the NSW Department – Office of Environment and Heritage and Council’s DCP 2014 Part 8.1 (Construction Activities).

- f) Certification from a suitably qualified structural or geotechnical engineer confirming that any temporary soil/ rock anchors installed into public roadway, have been de-stressed and are no longer providing any structural support.
- g) Certification from a suitably qualified geotechnical engineer confirming that the Geotechnical Monitoring Program (GMP) was implemented throughout the course of construction and that all structures supporting neighbouring property have been designed and constructed to provide appropriate support of the neighbouring property and with consideration to any temporary loading conditions that may occur on that site, in accordance with the relevant Australian Standard and building codes.
- h) Compliance certificate from Council confirming that all external works in the public road reserve and alteration to Council assets located in the property have been completed to Council’s satisfaction.

(Reason: To ensure that all engineering components are completed to the satisfaction of an appropriately qualified person, prior to occupation or use of the development.)

- 117. On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council’s DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures. The plate may be purchased from Council’s Customer Service Centre at 1 Pope Street – Ryde (Top Ryde City Shopping Centre).

(Reason: To ensure that owners of the site are aware of the location of the onsite detention system and the need to maintain the system over the life of the development.)

- 118. Parking Area Linemarking and Signage.** Traffic measures such as directional signage, traffic control linemarking and signs must be installed in the developments parking area. The location and specifications of these measures must be in accordance with AS 2890.1, must be based on Traffic Engineering principals and must be located under the guidance of a suitably qualified Traffic Engineer experienced in traffic safety. Certification that these measures have been implemented must be provided to the Accredited Certifier prior to the issue of an Occupation Certificate for any part of the development requiring use of the parking area.

(Reason: To ensure the safe and efficient circulation of traffic and access to parking areas from the public road.)

- 119. Stormwater - Post-Construction CCTV Report** - To ensure Council’s stormwater infrastructures are adequately protected, there are no damages and no protruding pipe inside Council’s pipeline due to proposed construction

activities and property drainage connection, a post-construction CCTV report on the Council's stormwater pipeline through the proposed development site and the existing kerb inlet pit in front of the property is to be submitted to Council.

An electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation) that assesses the condition of the existing drainage line adjacent to the site is required. The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to issue of the Occupation Certificate.

The report shall be used by Council to compare with the pre-construction CCTV footage report, and to assess whether any rectification works will be required to Council's satisfaction at no cost to Council. The applicant shall obtain written approval from a Council Engineer prior to the issue of the Occupation Certificate.

Note: The applicant shall contact Council's Assets and Integration Section to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the report is submitted.

(Reason: to verify the post-construction condition of Council's drainage assets.)

120. **Final Inspection – Council Drainage Assets Handover** - For the purpose of the handover of the trunk drainage assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the {Council Drainage Works}. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the trunk drainage Works.

Note: An inspection fee is applicable for each visit, and at least 48 hours' notice will be required for the inspections. Please contact Council's Customer Service Section on 9952 8222 to book an inspection subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

(Reason: to verify the new drainage asset/s have been built as per Council's standards.)

121. **Restoration – Supervising Engineer's Certificate** - Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP (2014) Part 8.5 Public Civil Works, or the Roads and Maritime Services' standards and specifications, where applicable.

(Reason: to ensure the disturbed area is restored as per pre-development conditions.)

122. **Signage and Linemarking – External.** Any alterations to the public domain that results in a change to the parking and traffic conditions requires a signage and linemarking plan prepared by a suitably qualified traffic engineering consultant to be submitted to Council for endorsement by Ryde Traffic Committee and subsequent approval by Council, prior to the issue of any Occupation Certificate.

Changes to the existing parking restrictions along both sides of Coulter Street are likely to be required when kerbside garbage collection is being undertaken to assist with the safety and efficiency of traffic movements to, from and within Coulter Street. These parking changes are to be shown within the signage and linemarking plan.

Note: The applicant is advised that Ryde Traffic Committee generally meets once a month. As such, adequate time should be allowed for the review and approval process.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's latest Schedule of Fees and Charges.

(Reason: This condition is to ensure that changes to the traffic and parking conditions within the surrounding public road network as a consequence of the development is appropriately managed to minimise the impact to public safety and amenity.)

123. **Signage and Linemarking (External) – Implementation.** The applicant is to install all signage and linemarking, as per the plan approved by Council. These works are to be undertaken prior to the issue of any Occupation Certificate.

(Reason: This condition is to ensure that the works outlined in the approved signage and linemarking plan are installed, prior to the development being occupied.)

124. **Vehicle Footpath Crossing and Gutter Crossover – Construction** - The proposed vehicle footpath crossing and gutter crossover shall be constructed prior to the issue of any Occupation Certificate at no cost to Council. Works may include the removal of any redundant vehicle footpath crossing and gutter crossover and reinstatement of kerb and gutter and restoration of road pavement.

Any adjustment or relocation of underground utilities as a result of the driveway construction must be carried out in accordance with the requirements of the utility authority. Minimum cover requirements of utility authorities must be maintained.

(Reason: To require the completion of vehicle footpath crossings and gutter crossovers prior to the issue of an Occupation Certificate.)

125. **Compliance Certificate – Vehicle Footpath Crossing and Gutter Crossover**
- A Compliance Certificate shall be obtained from Council's City Works Directorate and a copy submitted to the Principal Certifier prior to the issue of any Occupation Certificate, confirming that the vehicle footpath crossing and gutter crossover have been constructed in accordance with the Council's standards and requirements. Fees are payable for the issue of the Compliance Certificate, in accordance with Council's Schedule of Fees and Charges.

(Reason: To require the completion of a vehicle footpath crossing and gutter crossover Compliance Certificate.)

126. **Public Domain Improvements and Infrastructure Works – Completion** – All public domain improvements and infrastructure works shall be completed to Council's satisfaction, in accordance with the approved public domain plans and at no cost to the Council, prior to the issue of any Occupation Certificate.

(Reason: To outline the requirements for the completion of public domain improvements and infrastructure works.)

127. **Restoration – Supervising Engineer's Certificate** - Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP2014 Part 8.5 *Public Civil Works*, or the Roads and Maritime Services' standards and specifications, where applicable.

(Reason: To ensure that restoration works are suitably completed prior to the issue of an Occupation Certificate.)

128. **Compliance Certificates – Street Lighting** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a *Certificate of Compliance - Electrical Work (CCEW)* from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant confirming that the street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

(Reason: To ensure that street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications)

129. **Compliance Certificate – External Landscaping Works** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain

landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

(Reason: To ensure that public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.)

130. **Public Domain Works-as-Executed Plans** – To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, Works-as-Executed (WAE) Plans shall be submitted to Council for review and approval. The WAE Plans shall be prepared on a copy of the approved plans and shall be certified by a Registered Surveyor. All departures from the Council approved details shall be marked in red with proper notations. Any rectifications required by Council shall be completed by the Developer prior to the issue of any Occupation Certificate.

In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council shall be submitted in a form advised by Council. The list shall include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.

(Reason: To ensure the public infrastructure works are completed in accordance with the approved plans and specifications.)

131. **Registered Surveyor Final Certificate** – Upon completion of all construction works, and before the issue of any Occupation Certificate, a Certification from a Registered Surveyor must be submitted to Council, stating that all works (above and below ground) are contained within the site's land boundary.

(Reason: To ensure that all works are contained within the site's land boundary.)

132. **Supervising Engineer Final Certificate** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. The certificate shall include commentary to support any variations from the approved drawings.

(Reason: To ensure that public domain works have been completed in accordance with Council approved drawings and City of Ryde standards and specifications.)

133. **Post-Construction Dilapidation Report** – To ensure Council's infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location,

description and photographic record of any observable defects to the following infrastructure where applicable.

- (a) Road pavement,
- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and
- (f) Any other relevant infrastructure.

The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Compliance Certificate for External Works and Public Infrastructure Restoration.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the Dilapidation Report is submitted.

(Reason: To ensure that Council's infrastructure is in a suitable condition prior to the issue of an Occupation Certificate.)

134. **Decommissioning of Ground Anchors** – Prior to the issue of any Occupation Certificate, the Applicant shall provide Council a certificate from a suitably qualified Structural or Geotechnical Engineer confirming that all temporary soil/ground anchors installed into the public road reserve, have been decommissioned and are not transferring any structural loads into the road reserve stratum.

(Reason: To require decommissioning of any ground anchors.)

135. **Final Inspection – Assets Handover** - For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the external works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

A minimum 48 hours' notice will be required when booking for the final inspection.

(Reason: To outline the requirement for a final inspection of public assets prior to handover to Council.)

136. **Compliance Certificate – External Works and Public Infrastructure Restoration** – Prior to the issue of any Occupation Certificate, a compliance

certificate shall be obtained from Council's City Works Directorate confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

(Reason: To require the completion of restoration works to public assets.)

137. **Public Domain Design and Construction Staging** – The Applicant shall be responsible for the design and construction of all public domain improvement and infrastructure works for each stage. All engineering civil works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 *Public Civil Works*, relevant Development Control Plans and in accordance with Council's specifications and to the satisfaction of Council. Council has full control to implement and impose any necessary condition to coordinate staging of the public domain work thought out the assessment phase of the development applications. All design and construction to public domain and utilities services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

(Reason: To outline completion of public domain works in the event of staging.)

138. **Access and Servicing by Waste Collection Vehicle.** An authorised Council waste officer is to ensure that the development can be accessed and serviced by the nominated waste collection vehicle in accordance with the Waste Management plan providing safe easy access to service the waste containers. Approval must be provided by City of Ryde Council prior to the issue of the Occupation Certificate.

(Reason: To ensure appropriate access and servicing by the nominated waste collection vehicle.)

139. **Suitable Arrangements with Council.** Suitable arrangements must be made with the City of Ryde Council for the provision of garbage services to the premises prior to the issue of any Occupation Certificate.

(Reason: To ensure that Council is consulted in relation to provision of garbage servicing.)

140. **Access to Bin Room or Hardwaste Storage Room.** Where there is a lockable door to access a bin room or hardwaste storage room, the universal Council key should be installed so the contractor can access the room for servicing bins or collect the household cleanup items.

(Reason: To ensure that the bin room or hardwaste storage room is accessible for collections.)

141. **All works/methods/procedures/control measures** - Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:
- Acoustic Report No. 20210774.1/0107A/R1/BJ dated 1 July 2021 prepared by Acoustic Logic

(Reason: To demonstrate compliance with submitted reports)

142. **Noise Limits** - Noise generated at the premises must not exceed the noise limits specified in the Acoustic Report No. 20210774.1/0107A/R1/BJ dated 1 July 2021 prepared by Acoustic Logic, submitted with the development application.

(Reason: To demonstrate compliance with the submitted report)

143. **Acoustic Compliance report (Building design)** - Prior to the issue of Occupation Certificate, written certification from a suitably qualified person shall be submitted to the Principal Certifying Authority and Council, stating that appropriate design and construction materials have been utilised to ensure compliance with Australian Standards AS/NZS 2107 and Table 4 point 8 of the EPA Road Noise Policy, Department of Environment, Climate Change and Water NSW, March 2011.

(Reason: Compliance with relevant noise criteria)

OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

144. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the minimum parking allocation as follows;
- 45 residential spaces
 - 6 visitor spaces
 - 17 community facility spaces

~~Two (2) parking spaces shall be marked as a visitor accessible parking space with a designated shared area adjoining.~~

(Reason: To ensure the development maintains the capacity and allocation of parking spaces on the site.)

145. **Stormwater Management – Implementation of maintenance program.** The stormwater management system components are to be maintained for the ongoing

life of the development by the strata management/ owners corporation, as per the details in the approved drainage system maintenance plan (DSMP).

(Reason: To ensure the stormwater management system is appropriately maintained for the life of the development.)

146. **Private Contractors for Waste.** Council does not support the use of private contractors for the collection of domestic waste. All domestic waste will be collected by the Council waste collection contractor.

(Reason: To outline that domestic waste is to be collected by Council's waste contractor.)

147. **Signage in Bin Storage Area.** Signs will be required to be placed within the bin area to encourage correct recycling and reduce contamination. City of Ryde will provide the required signage.

(Reason: To encourage correct recycling and reduce contamination.)

148. **Recycling Bins.** Staff or contractors must be employed to take the recyclable bins from the waste service rooms on each floor and decant into the 660L recycle bins provided in the bin storage room.

(Reason: To ensure that appropriate arrangements are in place for transfer of recyclables.)

149. **Clear Passageway for Bins.** The caretaker/cleaner is to ensure that there is a clear passageway for the contractor to access the bins and the bulky waste on collection day.

(Reason: To ensure that bins and bulky waste can be moved for collection.)

150. **Council may require acoustical consultant's report** – Upon receipt of a justified customer request, Council may require the submission of an acoustic report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria.

(Reason: To demonstrate compliance with relevant legislation)

151. **Noise from mechanical equipment** - The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

(Reason: To protect the amenity of the area)

152. **Remove putrescible waste at sufficient frequency** - All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

(Reason: To ensure provision of adequate waste disposal arrangements)

153. **Management of waste storage facilities** - All waste storage areas are to be maintained in a clean and tidy condition at all times.

(Reason: To ensure the ongoing management of waste storage areas)

154. **Storage and disposal of wastes** - All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

(Reason: To ensure the ongoing management of waste storage areas)

155. **Storage of bins between collection periods** - Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

(Reason: To ensure waste is adequately stored within the premises)

156. **Landscape Maintenance.** The landscaped and outdoor areas must be maintained in accordance with the 12 Month Maintenance section of Page L-09C of the approved landscaping plans prepared by Site Design Studios in perpetuity. A log-book shall be maintained on-site demonstrating compliance with the Maintenance Schedule with regular reporting provided to the strata manager.

(Reason: To ensure the successful establishment and ongoing viability of new planting.)

157. **Restriction of Access.** Access to the building is to be controlled via swipe cards or similar to prevent unauthorised access to the residential levels by occupants of the community facility and vice versa.

(Reason: To ensure the ongoing security of the building for its occupants.)

Attachment 2 - Apartment Design Guide – Compliance Table

SEPP No. 65 – Design Quality of Residential Apartment Development requires consideration of the "Apartment Design Guide" (ADG) which supports the nine design quality principles by giving greater detail as to how those principles might be achieved. The table below addresses the relevant matters:

Part 2 - Developing the controls		
	Proposal	Compliance
<p>Building Depth Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line.</p>	<p>All apartment depths range from 12m to 18m.</p>	<p>Yes</p>
<p>Building Separation Minimum separation distances for buildings are: <i>Up to four storeys (approx 12m):</i></p> <ul style="list-style-type: none"> - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms. <p><i>Five to eight storeys (approx 25m):</i></p> <ul style="list-style-type: none"> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms <p><u>Note:</u></p> <ul style="list-style-type: none"> • At the boundary between a change in zone from apartment buildings to a lower density area, increase the building setback from the boundary by 3m • No building separation is necessary where building types incorporate blank party walls. Typically this occurs along a main street or at podium levels within centres. 	<p>Given that the site has three street frontages, separation exceeds the minimums for all those frontages.</p> <p>However, compliance is not achieved for the southern elevation which adjoins the Council car park. This has proposed a nil setback to the boundary for all levels for the portion of the building fronting Western Crescent and for levels 2 to 8, a setback ranging from 2.2 metres to 3.85 metres for the portion of the building fronting Coulter Street.</p> <p>The above separation distances to future development on the southern elevation do not comply with the requirements under the ADG, however the site forms part of the 'Block 18 (Coulter Street) Key Site' under the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. Development of the Block 18 Key Site is guided by the Block 18 Built Form Plan.</p> <p>The Block 18 Built Form Plan envisages a nil setback for the element fronting Western Crescent and a rear articulation zone for the element fronting Coulter Street to allow for a transition to a one/two storey retail/commercial element on the car park site fronting Coulter Street. The proposal allows for a rear articulation zone fronting Coulter Street by providing a side setback ranging from 2.2 metres to 3.85 metres.</p> <p>On merit the proposed separation to future development on the car park site is considered satisfactory as this development supports the desired further character and</p>	<p>Not achieved for southern elevation. Issue addressed in report for original application. The modification does not change the building separation approved in the original application.</p>

	massing of buildings as envisioned by the Key Site Diagram in the DCP.	
Front, Rear & Side Setbacks See discussion under the relevant Development Control Plan.	The RDCP 2014 – Gladesville Town Centre and Victoria Road Corridor envisages nil side and rear setbacks for the subject site.	Yes
Part 3 Siting the development Design criteria/guidance		
3A Site Analysis Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context <u>Design guidance</u> Each element in the site analysis checklist should be addressed	A suitable site analysis has been submitted which addresses how the development was designed in response to the site conditions and surrounding development.	Yes
3B Orientation Building types and layouts respond to the streetscape and site while optimising solar access and minimising overshadowing of neighbouring properties in winter.	The building layout responds to the streetscape and site. Solar access is optimised within the development and overshadowing is minimised in mid-winter (21 June).	Yes
3C Public domain interface Transition between private & public domain is achieved without compromising safety and security and amenity of the public domain is retained and enhanced.	All pedestrian access to the development is proposed through the heritage façade from Western Crescent. Vehicular access is proposed to the rear off Coulter Street whereby level P1 is dedicated to parking for the community facilities and levels P2-P4 for the residential units above.	Yes
3D Communal & public open space Provide communal open space to enhance amenity and opportunities for landscaping & communal activities. <u>Design guidance</u> Provide communal open space (COS) with an area equal to 25% of site; Minimum 50% of usable area of communal open space to receive direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June.	25% of the site area equates to 256.1m ² . The proposal includes two areas of communal open space. The principal COS is located on Level 1 and is 180.5m ² in size. The secondary communal open space is located on Level 6 and is 81m ² . The total of both areas is 261.5m ² . The principal area receives full sunlight throughout the whole day in mid winter.	Yes
3E Deep Soil Zone Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	Under the RDCP, sites zoned B4 Mixed Use do not have a minimum landscaping requirement.	No, however, not required under the RDCP 2014 in the Gladesville Town Centre and Victoria Road Corridor.

<p>Design criteria</p> <p>1. Deep soil zones are to be provided equal to 7% of the site area and with min dimension of 3m – 6m.</p>	<p>Whilst no deep soil areas are proposed in the development, landscaping is proposed on the podium level and on Level 6.</p>													
<p>3F Visual Privacy</p> <p>Building separation distances to be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p>Design Criteria</p> <p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1" data-bbox="209 869 659 1245"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms & balconies</th> <th>Non habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m(4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note:</p> <ul style="list-style-type: none"> No separation is required from blank walls; Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties. 	Building Height	Habitable rooms & balconies	Non habitable rooms	Up to 12m(4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	<p>The minimum separation distances are as follows:</p> <ul style="list-style-type: none"> South-west: 17.7m North-west: 22.4m North-east: 20.1m <p>The development immediately adjoins future development to the south-east when the car park site is redeveloped in accordance with the intent of the RDCP. A blank wall is located on the south-eastern side of the building where it will adjoin the adjoining development where a height of up to 8 storeys is permitted.</p> <p>It is noted that the Block 18 Built Form Plan envisages a reduced height for the future adjoining development to the south-east fronting Coulter Street which will comprise ground floor retail/commercial floorspace. The building is proposed to be fitted with privacy screens on bedroom 1 in units 101, 501 and 601 and bedroom 3 in units 201, 301 and 401 where there will be a close interface with the future height of up to 8 storeys for the adjoining development to the south-east. The bedrooms on this elevation closest to Coulter Street do not require this privacy screening due to the fact that there is the reduced height envisaged for the adjoining site fronting Coulter Street.</p>	<p>Yes</p>
Building Height	Habitable rooms & balconies	Non habitable rooms												
Up to 12m(4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
<p>3G Pedestrian Access & entries</p> <p>Pedestrian Access, entries and pathways are accessible and easy to identify.</p>	<p>There is only one pedestrian access point to the building which is proposed from Western Crescent through the heritage façade. The access point is clearly legible and in the most suitable location on the site.</p>	<p>Yes</p>												
<p>3H Vehicle Access.</p> <p>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p>	<p>There is a single vehicle access point which is located on the Coulter Street frontage of the site. It is noted that Coulter Street is a one way street and that the proposed location of the access is the most</p>	<p>Yes</p>												

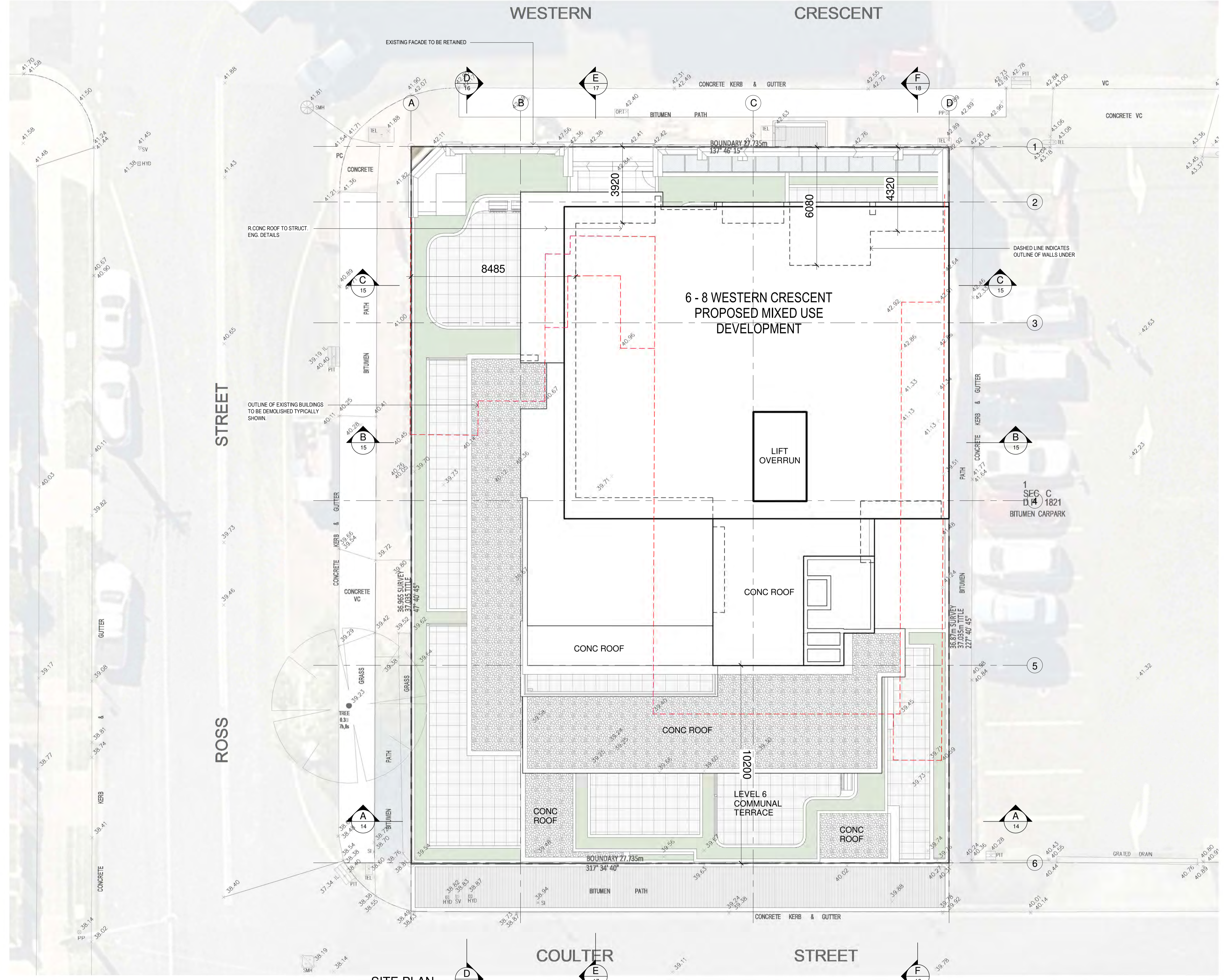
	appropriate location on the site in order to minimise vehicle and pedestrian conflicts.	
<p>3J Parking Provisions.</p> <p>Car parking: For development in the following locations:</p> <ul style="list-style-type: none"> • on sites that are within 800 metres of a railway station; or • within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, <p>the minimum parking for residents and visitors to be as per TfNSW Guide to Traffic Generating Developments, or Council's car parking requirement, whichever is less.</p>	The proposal achieves compliance with the Ryde DCP required car parking rates and is considered satisfactory in relation to car parking.	Yes
<p>Bicycle Parking: Provide adequate motorbike, scooter and bicycle parking space (undercover). 10% of carspaces</p>	Suitable bicycle parking is proposed in the basement. There are six bicycle parking spaces proposed, which exceeds 10% of the required car parking spaces.	Yes
Part 4 Designing the building		
<p>4A Solar & daylight access</p> <p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.</p>	The shadow studies indicate that the living areas and POS areas of most apartments will receive 3 hours of direct sunlight at 21 June with the exception of units 101, 201, 301, 401 and 501 which receive no direct sunlight being on the southern side of the development. These 5 apartments represent 15% of the total units within the development.	Yes
No more than 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	There are 5 apartments receiving no direct sunlight, being 15% of all apartments.	Yes
Design should incorporate shading and glare control, particularly for warmer months.	Suitable features proposed.	Yes
<p>4B Natural Ventilation</p> <p>All habitable rooms are naturally ventilated.</p>	All habitable rooms are naturally ventilated (have access to a window).	Yes
Design layout of single aspect apartments to maximises natural ventilation and airflow (See Figure 4D.3)	The single aspect apartments maximise natural ventilation and airflow.	Yes
<u>Design criteria for natural cross ventilation:</u>		

<p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</p> <p>2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</p>	<p>88% of the units are proposed to be naturally cross ventilated</p> <p>No apartments exceed 18m in depth.</p>	<p>Yes</p> <p>Yes</p>												
<p>4C Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access. The following is required as a minimum:</p> <table border="1" data-bbox="204 902 608 1249"> <thead> <tr> <th colspan="2">Min ceiling height for apartment & mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m (3.1m floor to floor)</td> </tr> <tr> <td>Non Habitable</td> <td>2.4m</td> </tr> <tr> <td>2 storey apts</td> <td>2.7m for main living area 2.4m for 2nd floor</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room</td> </tr> <tr> <td>Mixed used zone</td> <td>3.3m for ground & 1st floor to promote future flexibility of use.</td> </tr> </tbody> </table>	Min ceiling height for apartment & mixed use buildings		Habitable rooms	2.7m (3.1m floor to floor)	Non Habitable	2.4m	2 storey apts	2.7m for main living area 2.4m for 2 nd floor	Attic spaces	1.8m at edge of room	Mixed used zone	3.3m for ground & 1 st floor to promote future flexibility of use.	<p>Ground floor – 4m Levels 1 to 4: floor to floor 3m Upper floors: 3.05 to 3.1m between floors</p> <p>All habitable rooms within the Units are proposed to have a minimum 2.7m ceiling height and 2.4m in non-habitable rooms.</p>	<p>Yes</p>
Min ceiling height for apartment & mixed use buildings														
Habitable rooms	2.7m (3.1m floor to floor)													
Non Habitable	2.4m													
2 storey apts	2.7m for main living area 2.4m for 2 nd floor													
Attic spaces	1.8m at edge of room													
Mixed used zone	3.3m for ground & 1 st floor to promote future flexibility of use.													
<p>4D Apartment size and layout Apartments are required to have the following minimum internal areas with one bathroom:</p> <ul style="list-style-type: none"> • Studio = 35m²; • 1 bedroom = 50m²; • 2 bedroom = 70m²; • 3 bedroom = 90m²; • 4 bedroom = 102m². <p><u>Note:</u> ➤ Additional bathrooms increase the minimum internal area by 5m²;</p>	<table border="1"> <thead> <tr> <th>Apartment type</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>N/A</td> </tr> <tr> <td>1 bedroom</td> <td>N/A</td> </tr> <tr> <td>2 bedroom</td> <td>81-104m²</td> </tr> <tr> <td>3 bedroom</td> <td>104-134m²</td> </tr> <tr> <td>4 bedroom</td> <td>174m</td> </tr> </tbody> </table>	Apartment type	Proposed	Studio	N/A	1 bedroom	N/A	2 bedroom	81-104m ²	3 bedroom	104-134m ²	4 bedroom	174m	<p>Proposal</p> <p>N/A 55m² N/A 119-124m²</p>
Apartment type	Proposed													
Studio	N/A													
1 bedroom	N/A													
2 bedroom	81-104m ²													
3 bedroom	104-134m ²													
4 bedroom	174m													
<p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p>	<p>All habitable rooms have direct access to a window opening that achieves light and ventilation. No borrowed daylight and air is proposed.</p>	<p>Yes</p>												

<p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</p> <p>In open plan layouts – habitable room (where the living, dining and kitchen are combined) be maximum depth of 8m from a window.</p>	<p>All units comply with this requirement.</p>	<p>Yes</p>															
<p>Bedroom - minimum dimension of 3m (excluding wardrobe space)</p>	<p>All bedrooms have minimum dimension of 3m.</p>	<p>Yes</p>															
<p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments; • 4m for 2 & 3 bedroom apt 	<p>All living rooms have a width exceeding 4m.</p>	<p>Yes</p>															
<p>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</p>	<p>There are no cross over or cross through apartments proposed.</p>	<p>N/A</p>															
<p>4E Private Open Space and balconies</p> <p>Apartments must provide appropriately sized private open space and balconies to enhance residential amenity.</p> <p>Design criteria</p> <p>1.All apartments are required to have primary balconies as follows:</p> <table border="1" data-bbox="204 1223 667 1473"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Min.depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m²</td> <td>N/A</td> </tr> <tr> <td>1 bedroom</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Min.depth	Studio apartments	4m ²	N/A	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	<p>All private open space areas and balconies now achieve compliance with the minimum required areas.</p>	<p>Yes</p>
Dwelling type	Minimum area	Min.depth															
Studio apartments	4m ²	N/A															
1 bedroom	8m ²	2m															
2 bedroom	10m ²	2m															
3+ bedroom	12m ²	2.4m															
<p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.</p>	<p>All podium (Level 1) units comply with the minimum POS area on this level being 25m².</p>	<p>Yes</p>															
<p>4F Common circulation and spaces.</p> <p>Design criteria</p> <p>1. The maximum number of apartments off a circulation core on a single level is 8.</p> <p>Where design criteria 1 is not achieved, no mor than 12 apartments</p>	<p>A maximum of 4 apartments are proposed off the circulation core.</p>	<p>Yes</p>															

<p>should be provided of a circulation core on a single level.</p>												
<p>Design Guide: Daylight and natural ventilation should be provided to all common circulation space above ground. Windows should be provided at the end wall of corridor, adjacent to the stair or lift core.</p>	<p>Suitable daylight and natural ventilation is provided to all common circulation space.</p>	<p>Yes</p>										
<p>4G Storage Adequate, well designed storage is to be provided for each apartment. Design criteria 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided:</p> <table border="1" data-bbox="204 927 667 1099"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apt</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apt</td> <td>8m³</td> </tr> <tr> <td>3 + bedroom apt</td> <td>10m³</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment. Additional storage is conveniently located, accessible and nominated for individual apartments (show on the plan).</p>	Dwelling type	Storage size volume	Studio	4m ³	1 bedroom apt	6m ³	2 bedroom apt	8m ³	3 + bedroom apt	10m ³	<p>All units have a compliant extent of storage which is split between basement and in-unit storage areas (being linen, kitchen and wardrobe storage).</p>	<p>Yes</p>
Dwelling type	Storage size volume											
Studio	4m ³											
1 bedroom apt	6m ³											
2 bedroom apt	8m ³											
3 + bedroom apt	10m ³											
<p>4H Acoustic privacy Noise transfer is minimised through the siting of buildings, building layout, and acoustic treatments. Plant rooms, services and communal open space and the like to be located at least 3m away from the bedrooms. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p>	<p>Adequate separation is provided within the development and from neighbouring buildings/adjacent uses. Window and door openings are generally orientated away from noise sources. Noisy areas within buildings including building entries and corridors have been located next to or above each other and quieter areas next to or above quieter areas. Storage, circulation areas and non-habitable rooms have been located to buffer noise from external sources. The party walls are appropriately insulated.</p>	<p>Yes</p>										
<p>4K Apartment mix A range of apartment types with different number of bedrooms (1bed, 2 bed, 3 bed etc) should be provided.</p>	<p>The proposed unit mix comprises 13x2 bedroom units and 16x3 and 4 bedroom units. This is considered to be suitable mix for the Gladesville demographic.</p>	<p>Yes</p>										

<p>4L Ground floor apartments Building facades to provide visual interest, respect the character of the local area and deliver amenity and safety for residents.</p>	There are no ground floor apartments proposed. The community facility use is proposed on the ground floor.	Yes
Building functions are expressed by the façade.	The building façade will effectively indicate the building functions being a community facility on the GF and residential apartments above.	Yes
<p>4N Roof design Roof treatments are integrated into the building design and positively respond to the street.</p>	Satisfactory.	Yes
Opportunities to use roof space for residential accommodation and open space are maximised.	There are common open space areas on Levels 1 and 7 which make use of podium style spaces. There are no accessible rooftop areas proposed.	Yes
Roof design incorporates sustainability features.	The application will comply with BASIX.	Yes
<p>4O Landscape design Landscape design contributes to the streetscape and amenity. Landscape design is viable and sustainable</p>	Under RDCP 2014, sites within the B4 zone do not have a minimum landscaping requirement. Whilst there are no deep soil zones proposed, there are suitable plantings on structures proposed,	No, however, deep soil zone not required under the RDCP 2014 in the Gladesville Town Centre and Victoria Road Corridor.
<p>4P Planting on structures Appropriate soil profiles are provided.</p>	Appropriate plantings are proposed on Levels 1 and 7.	Yes
<p>4Q Universal design Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptable designs are to provided.</p>	One main entrance is provided at the street level for lift access to all apartments to the upper levels, and access is also provided from the basement parking levels. Fire egress is provided via stairs which are accessible on all levels. The proposed structural design will accommodate for future internal layout modifications. Vehicular access to the site is facilitated through the proposed driveways on Coulter Street.	Yes
<p>4T Awnings and signage Awnings are well located and complement and integrate with the building design.</p>	There are no awnings proposed within the development.	N/A
<p>4U Energy efficiency Development incorporates passive environmental design measures – solar design, natural ventilation etc.</p>	BASIX Certificate submitted.	Yes



1 SITE PLAN
SCALE 1 : 100

NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

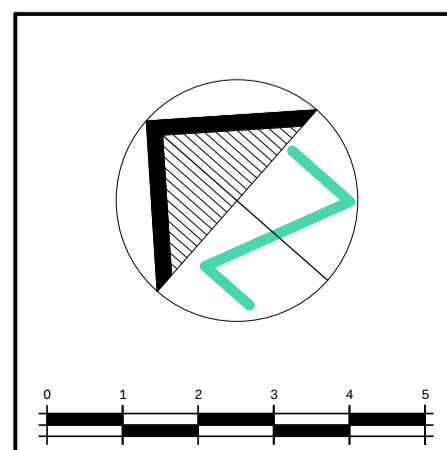
GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
B	S455 APPLICATION	16/12/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.

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ISSUE	AMENDMENT	DATE	INT.



Client:
GERON PROPERTY No.6 PTY LTD

Address:
8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Project:
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Drawing Title:
SITE PLAN

Project:
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Drawing Title:
SITE PLAN

Innovate Architects
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PO BOX 214 Outley NSW

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www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Gerrard Jones
7143

Job Number	Drawn	Scale	Issue	Sheet	Project
2728	JW	1:100@A1	B	01	GERON PROPERTY

SITE CALCULATIONS

SITE AREA = 1024.4m²

FLOOR SPACE
RLEP 2014 - ZONE B4

Maximum FSR for Zone B4 = 4.3 : 1
[1024.4 x 4.3] = 4404.92m²

PROPOSED FLOOR AREAS

3x ADDITIONAL PARKING:	= 38.9m ²
GROUND FLOOR AREA:	= 756.5m ²
LEVEL 1 FLOOR AREA:	= 452.2m ²
LEVEL 2 FLOOR AREA:	= 486.3m ²
LEVEL 3 FLOOR AREA:	= 486.3m ²
LEVEL 4 FLOOR AREA:	= 486.3m ²
LEVEL 5 FLOOR AREA:	= 498.0m ²
LEVEL 6 FLOOR AREA:	= 498.0m ²
LEVEL 7 FLOOR AREA:	= 371.3m ²
LEVEL 8 FLOOR AREA:	= 324.1m ²
TOTAL:	= 4397.9m²
PROPOSED FSR:	= 4.29 : 1

S455 AMENDMENTS

P2/P4 PARKING LEVELS

- 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN
- PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT
- ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2

NO CHANGES PROPOSED:

LEVEL 1

- VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS

LEVELS 2-4

- UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS
- UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS
- UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS
- UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS
- VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS

LEVEL 5

- SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS
- 24 EXTERNAL WALLS

LEVEL 6

- SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS
- 24 EXTERNAL WALLS

LEVEL 7

- NO CHANGES PROPOSED.

LEVEL 8

- NO CHANGES PROPOSED.

0005271110 16 Dec 2022

Assessor: Brian Tjepkema
Accreditation No.: 103588
Address: 6-8 Western Crescent, Gladesville, NSW, 2111

5.8 Average star rating
NATIONWIDE HOUSE
www.natwest.com.au

ABSAR
31-05-2020-31/05/2023
Brian Tjepkema
103588

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS

WATER

- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
- FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 6 LITER MIN. TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).

ENERGY

- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)
- GAS COOKTOP & ELECTRIC OVEN
- DISHWASHER TO BE 4 STAR
- BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
- KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
- LAUNDRY VENTILATION: NATURAL VENTILATION ONLY

COOLING

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)

HEATING

- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)

ARTIFICIAL LIGHTING

- BEDROOMS & STUDY (DEDICATED)
- KITCHEN (DEDICATED)
- DINING/LIVING ROOMS (DEDICATED)
- BATHROOMS/TOILETS (DEDICATED)
- LAUNDRY (DEDICATED)
- ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

WATER

- NO COMMON AREA FACILITY FOR SHOWERHEADS.
- COMMON TOILETS TO HAVE 3 STAR RATING
- COMMON TAPS TO HAVE 3 STAR RATING
- NO COMMON LAUNDRY FACILITY
- CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.

ENERGY

COMMON AREA VENTILATION SYSTEM

CARPARK LEVELS 1, 2 & 3

- VENTILATION SYSTEM (SUPPLY + EXHAUST)
- CARBON MONOXIDE MONITOR + VSD FAN

CARPARK LEVEL 4

- VENTILATION SYSTEM (EXHAUST ONLY)

LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION

GARAGE ROOM - NO MECHANICAL VENTILATION

COMMUNITY ROOM - NO MECHANICAL VENTILATION

PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION

GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION

HALLWAY LOBBY - NO MECHANICAL VENTILATION

CENTRAL ENERGY SYSTEMS

- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT

COMMON AREA LIGHTING

- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
- LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
- GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
- COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
- PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
- GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
- HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

INSULATION REQUIREMENTS

EXTERNAL WALLS:
HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD

GLAZING:

- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER

FLOOR:

- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
- CARPET ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS

INT WALLS:

- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
- PLASTERBOARD ON STUDS
- CONCRETE WITH PLASTERBOARD

ROOF:

- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
- CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION

S455 AMENDMENTS

- 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN.
- PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT.
- ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2.

0005271110 16 Dec 2022
 Assessor Brian Terpicanec
 Accreditation No. 100588
 Address
 6-8 Western Crescent,
 Gladesville, NSW, 2111

5.8
 Average star rating
 NATIONAL HOUSE
 www.nathouse.gov.au

ABS
 Australian Building Standards
 15/03/2022-31/03/2023
 Accreditation No. 100588
 www.abs.gov.au

RESIDENTIAL PARKING CALCULATIONS
 RYDE COUNCIL DCP 2014.9.3 PARKING CONTROLS

0.9-1.2/2 BEDROOM DWELLING	11.7 - 15.6 SPACES
1.4-1.5/3-4 BEDROOM DWELLING	22.4 - 25.5 SPACES
1 VISITOR SPACE PER 5 DWELLINGS	7 VISITOR SPACES
13 x 2 BEDROOM DWELLINGS	11.7 - 15.6 SPACES
15 x 3-4 BEDROOM DWELLINGS	22.4 - 25.5 SPACES
29 TOTAL UNITS	7 VISITOR SPACES

REQUIRES - 34 - 42 SPACES & 7 VISITOR SPACES

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 4 LIT (4 R/LIM); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
- ENERGY**
- APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 3 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

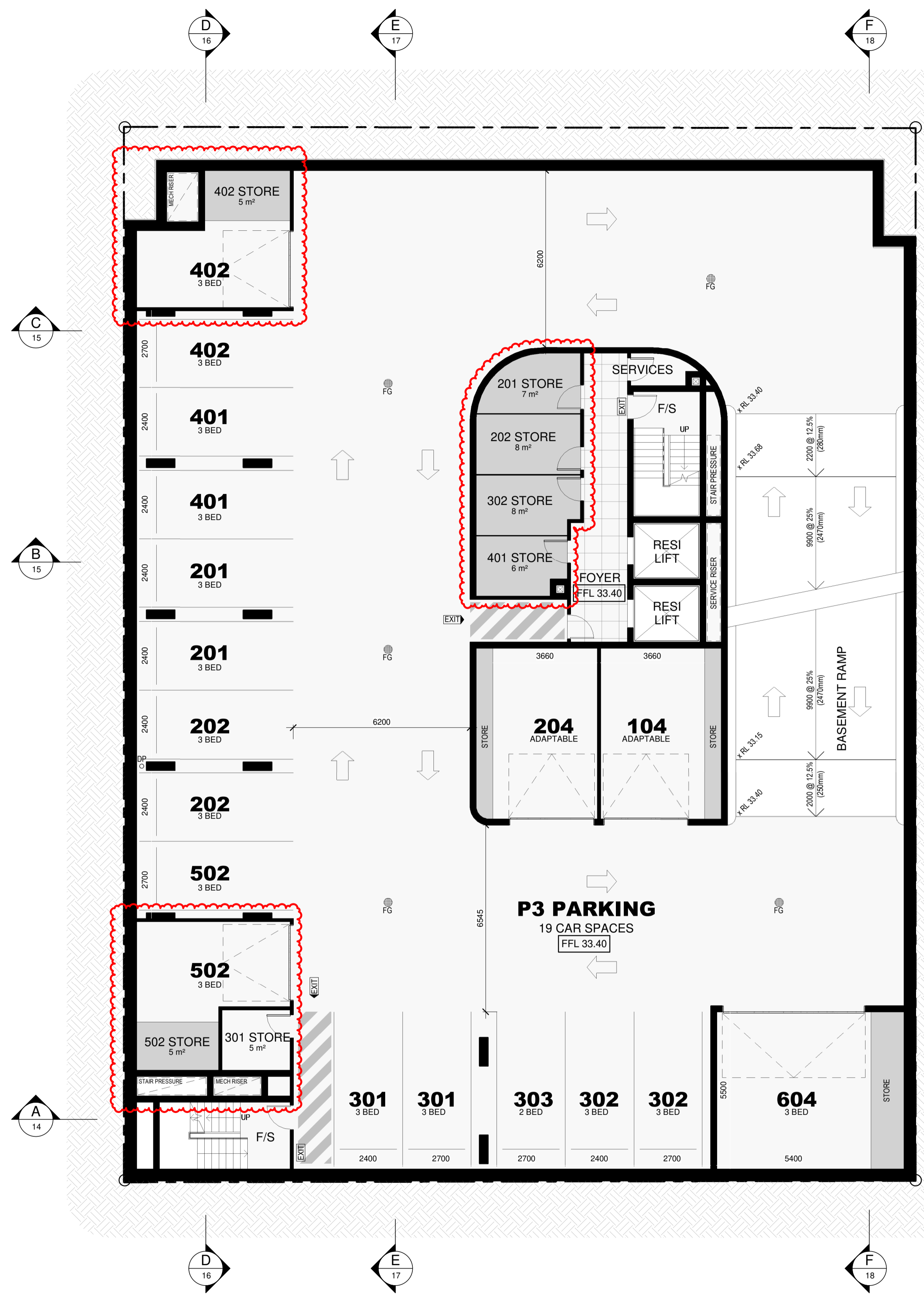
COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
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 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
 HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO OTHER AREAS
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
 NOT FOR CONSTRUCTION



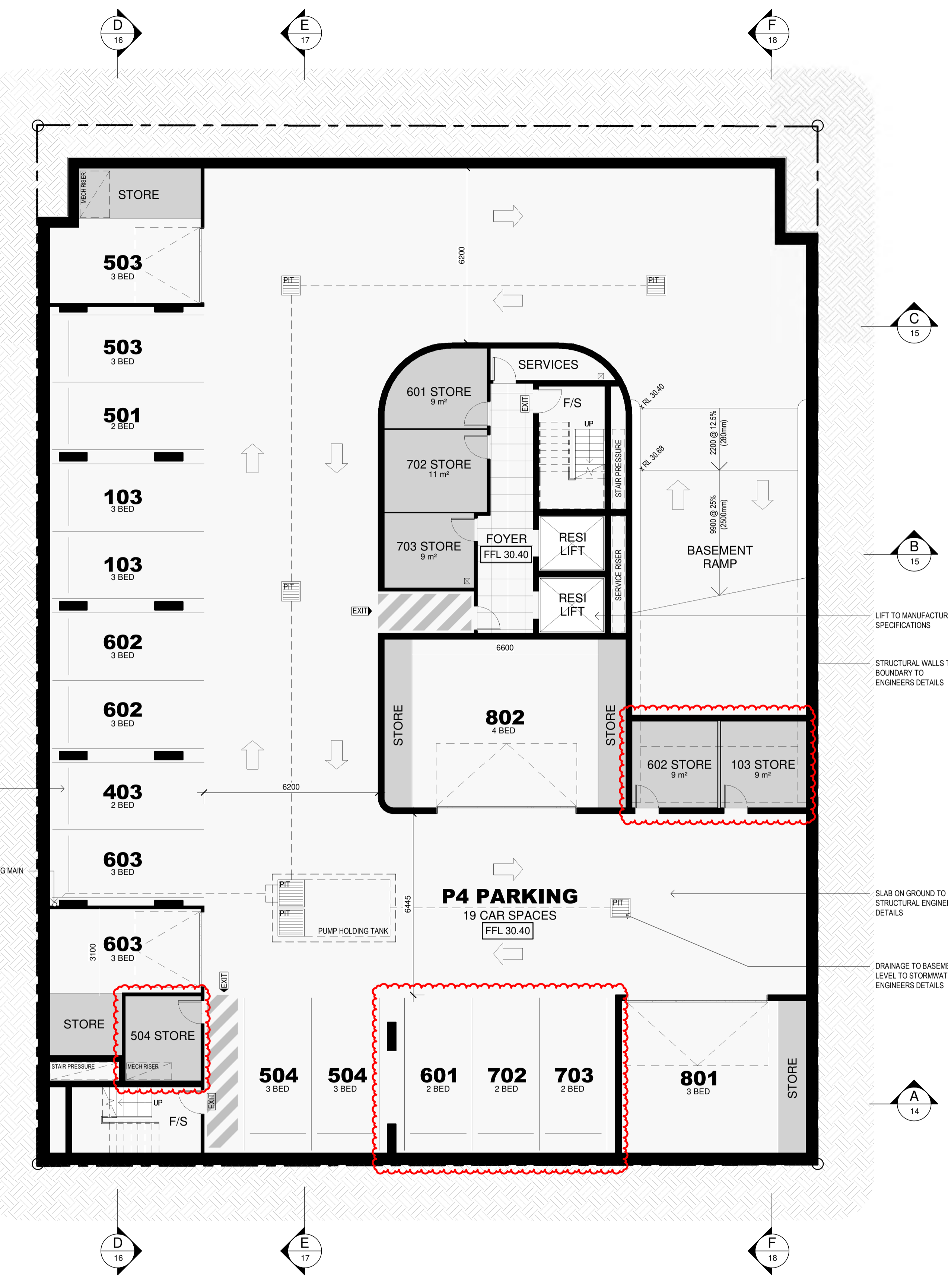
1 LEVEL P3
 SCALE 1 : 100

NOTE: PARKING TO LEVELS P2-P4 ADJUSTED

GARAGING REMOVED TO ALLOW FOR ADDITIONAL PARKING SPACES

SLAB ON GROUND TO STRUCTURAL ENGINEERS DETAILS

DRAINAGE TO BASEMENT LEVEL TO STORMWATER ENGINEERS DETAILS



2 LEVEL P4
 SCALE 1 : 100

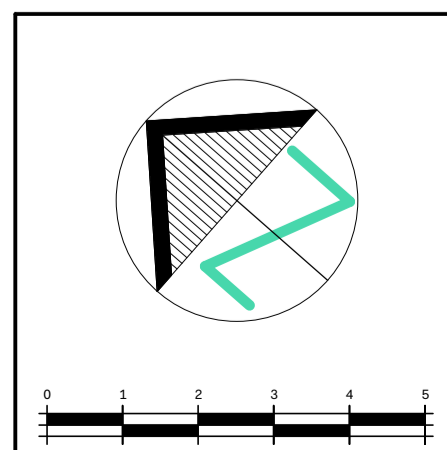
NOTE:
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GENERAL NOTES:
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 All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
 All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
C	S455 APPLICATION	16/12/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

P3 & P4 RESIDENTIAL PARKING PLAN

Innovate Architects

Suite 9b, 32 Frederick Street
 Cully NSW 2223
 PO BOX 214 Cully NSW

02 9585 1855
 02 9585 1844
 mail@innovate.com.au
 www.innovate.com.au

GERON PROPERTY

2728

02

S455 AMENDMENTS

- 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN.
- PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT.
- ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2.

0005271110 16 Dec 2022
 Assessor Brian Treplicanic
 Accreditation No. 100588
 Address
 6-8 Western Crescent,
 Gladesville, NSW, 2111

5.8
 Average star rating
 NATIONWIDE HOUSE
 www.nationwide.com.au

RESIDENTIAL PARKING CALCULATIONS
 RYDE COUNCIL DCP 2014 9.3 PARKING CONTROLS

0.9-1.2 BEDROOM DWELLING	14 x 1.4 = 19.6 CAR SPACES
1.3-1.6 BEDROOM DWELLING	11 x 1.4 = 15.4 CAR SPACES
1.7-2.0 BEDROOM DWELLING	11 x 1.6 = 17.6 CAR SPACES
2.1-2.4 BEDROOM DWELLING	22.4 x 1.4 = 31.36 CAR SPACES
2.5-3.0 BEDROOM DWELLING	25.2 x 1.4 = 35.28 CAR SPACES
3.1-4.0 BEDROOM DWELLING	28.0 x 1.4 = 39.2 CAR SPACES
4.1-5.0 BEDROOM DWELLING	35.0 x 1.4 = 49.0 CAR SPACES
5.1-6.0 BEDROOM DWELLING	42.0 x 1.4 = 58.8 CAR SPACES
6.1-7.0 BEDROOM DWELLING	49.0 x 1.4 = 68.6 CAR SPACES
7.1-8.0 BEDROOM DWELLING	56.0 x 1.4 = 78.4 CAR SPACES
8.1-10.0+ BEDROOM DWELLING	70.0 x 1.4 = 98.0 CAR SPACES

REQUIRES - 34 - 42 SPACES & 7 VISITOR SPACES

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER
 - APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWERHEADS (3 STAR), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
 - ENERGY
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 - COOLING
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - HEATING
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - ARTIFICIAL LIGHTING
 - BEDROOMS & STUDY (DEDICATED)
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 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

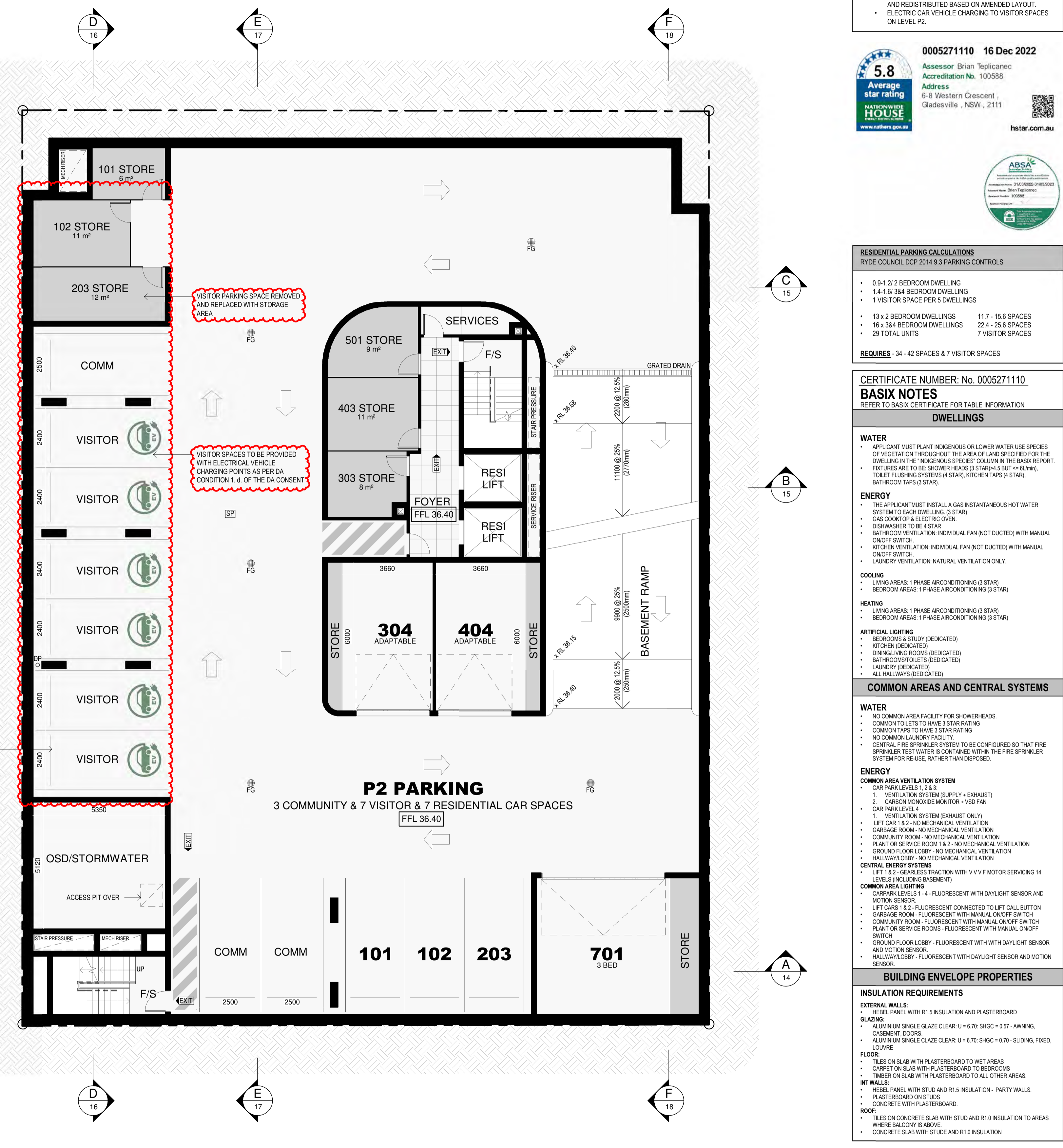
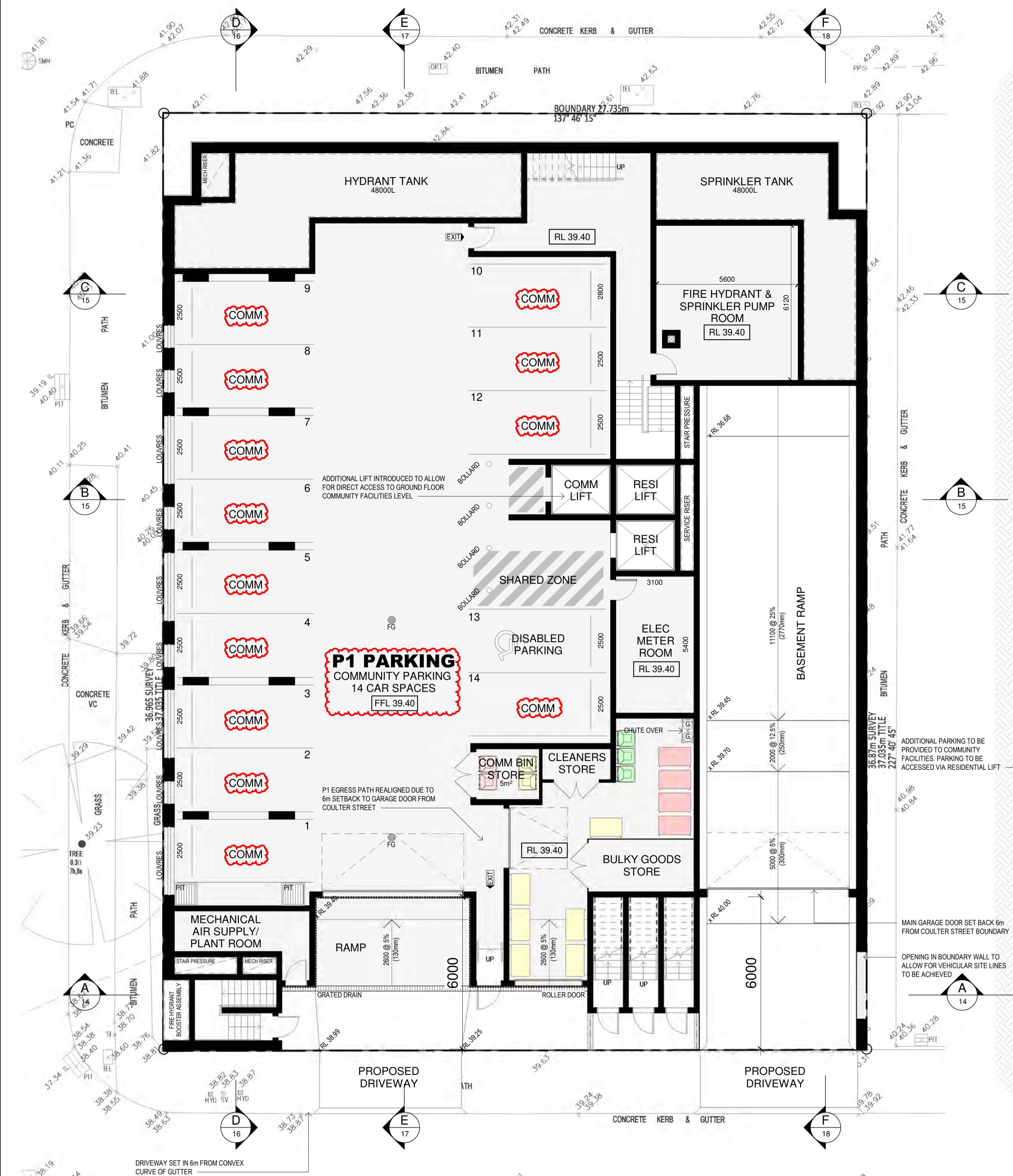
COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
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- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
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 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
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 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:** HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INT. WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
 NOT FOR CONSTRUCTION



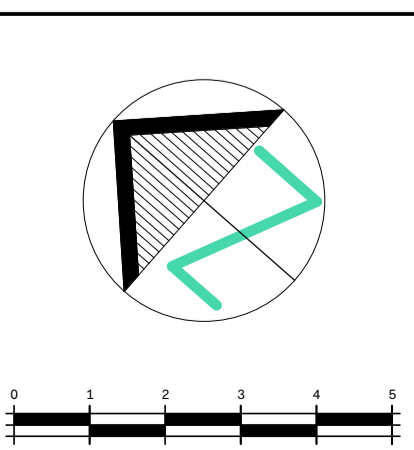
NOTE:
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NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
E	S455 AMENDED PARKING PLANS	28/02/2023	
D	S455 APPLICATION	16/12/2022	
C	PARKING AMENDMENT	24/03/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

P1 + P2 COMMUNITY & RESIDENTIAL PARKING PLANS

Innovate
 Suite 9b, 32 Frederick Street
 Gladesville NSW 2123
 PO BOX 214 Outley NSW

02 9585 1855
 02 9585 1844
 mail@innovate.com.au
 www.innovate.com.au

Architects

2728

03

GERON PROPERTY

S455 AMENDMENTS

LEVEL 1
 * VERTICAL SCREENING ADDED TO UNIT 101 BEDROOM 1 WINDOWS AS PER DA CONDITIONS

0005271110 16 Dec 2022
 Assessor Brian Tjepcic
 Accreditation No. 103588
 Address
 6-8 Western Crescent,
 Gladesville, NSW, 2111



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

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 - ENERGY**
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 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
 - COOLING**
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - HEATING**
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 - ARTIFICIAL LIGHTING**
 - BEDROOMS & STUDY (DEDICATED)
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 - BATHROOMS/TOILETS (DEDICATED)
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 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

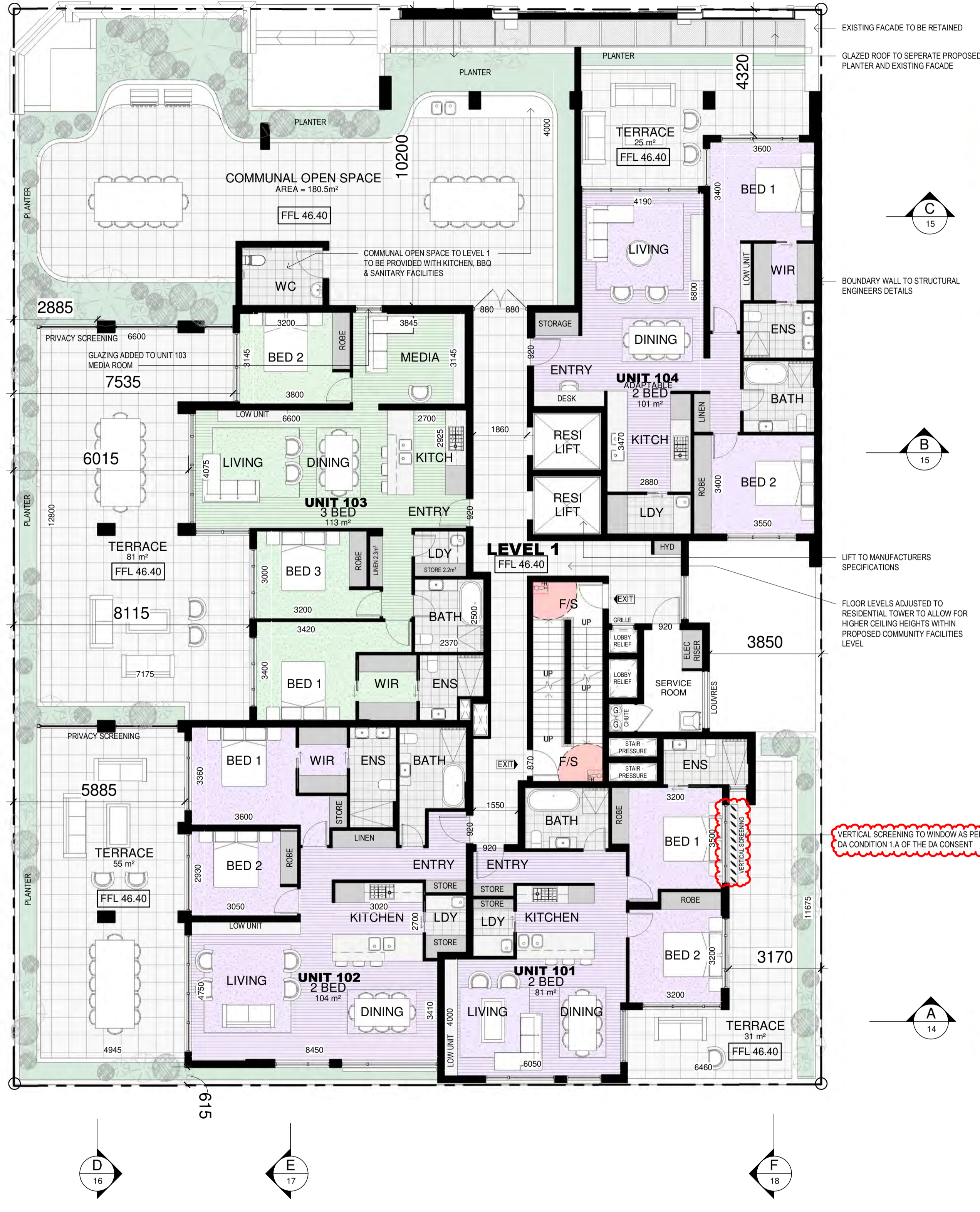
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BUILDING ENVELOPE PROPERTIES

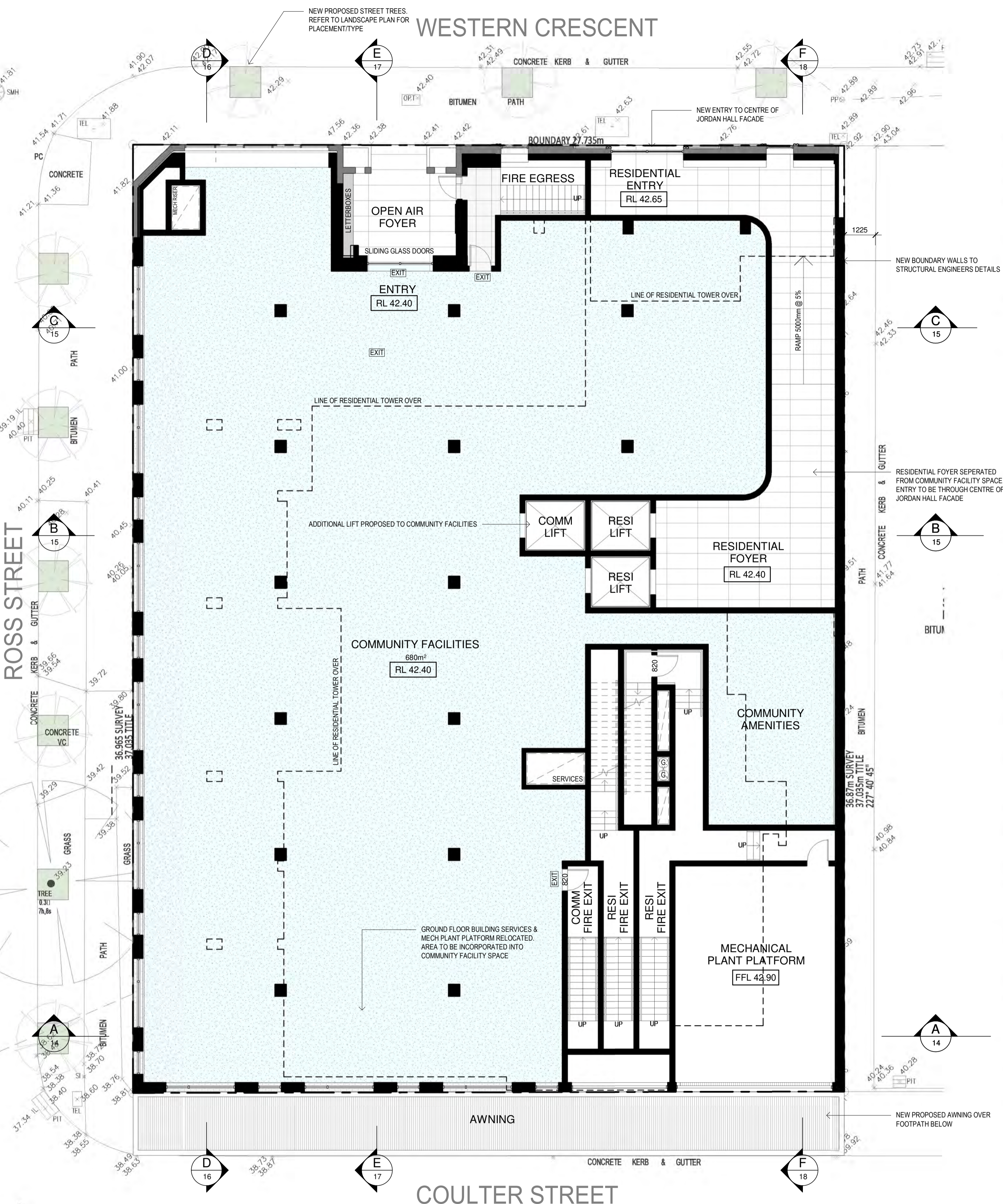
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 - CONCRETE SLAB WITH STUCCO AND R1.0 INSULATION

S4.55 APPLICATION
 NOT FOR CONSTRUCTION

	Design: JW Check: GRJ	Scale: 1:100@A1 Issue: C	Geron Property
	Date: APRIL 2021	Sheet: 04	
Job Number: 2728		Sheet: 04	



2 LEVEL 1
 SCALE 1 : 100



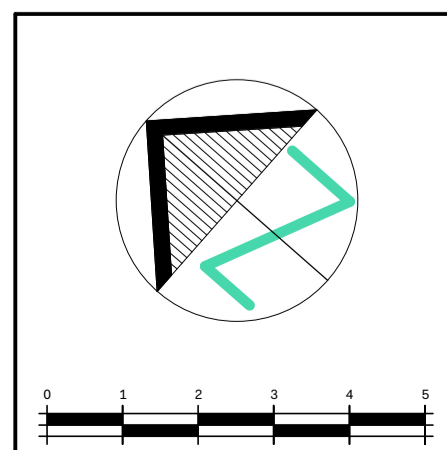
1 GROUND FLOOR PLAN
 SCALE 1 : 100

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P1	PRELIMINARY DA PLANS	07/06/2021	



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

GROUND FLOOR + LEVEL 1 FLOOR PLANS

Innovate Architects
 Suite 9b, 32 Frederick Street
 Gladesville NSW 2123
 PO BOX 214 Outley NSW

02 9585 1855
 02 9585 1844
 mail@innovate.com.au
 www.innovate.com.au

S455 AMENDMENTS	
LEVELS 2-4	<ul style="list-style-type: none"> UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS. UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS. UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS. UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS. VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS.

0005271110 16 Dec 2022

Assessor Brian Tjepkema
Accreditation No. 105588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

5.8
Average star rating
NATIONWIDE HOUSE
www.nathouse.com.au

hstar.com.au



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) + 5 LIT + 6 FLUM); TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP + ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
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BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - ANILING, CASEMENT, DOORS.
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- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUOE AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION



1 LEVEL 2
SCALE 1 : 100



2 LEVEL 3
SCALE 1 : 100

VERTICAL SCREENING TO WINDOW AS PER DA CONDITION 1.1 OF THE DA CONSENT

VERTICAL SCREENING TO WINDOW AS PER DA CONDITION 1.1 OF THE DA CONSENT

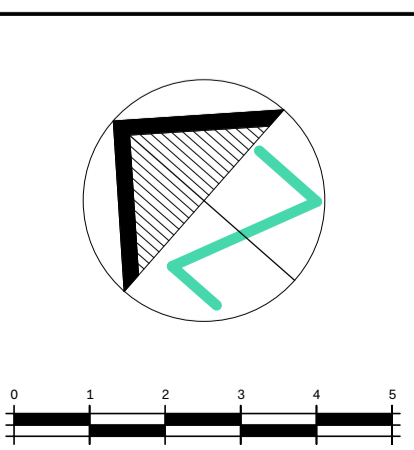
NOTE:
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C	PARKING AMENDMENT	24/03/2022	
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8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

LEVEL 2 + LEVEL 3 RESIDENTIAL FLOOR PLANS

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Architects

	Design: JW Check: GRJ Date: APRIL 2021	Scale: 1:100@A1 Sheet: D	GERON PROPERTY
	Job Number: 2728	Sheet: 05	

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LEVEL 5	<ul style="list-style-type: none"> SOUTH WESTERN CORNER OF EXTERNAL WALL BROUGHT IN TO MATCH AMENDED LEVELS 2-5 EXTERNAL WALLS VERTICAL SCREENING ADDED TO BEDROOM 1 OF UNIT 501 AS PER DA CONDITIONS

0005271110 16 Dec 2022

5.8
Average star rating

Assessor Brian Tjepicane
Accreditation No. 103588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

hstar.com.au



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- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUCCO AND R1.0 INSULATION



1 LEVEL 4
SCALE 1 : 100

2 LEVEL 5
SCALE 1 : 100

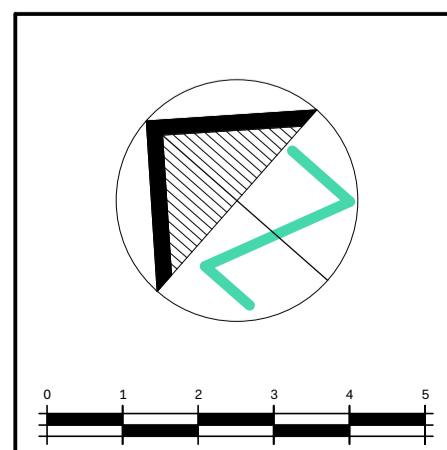
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GERON PROPERTY No.6 PTY LTD

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8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

LEVEL 4 + LEVEL 5 RESIDENTIAL FLOOR PLANS

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S4.55 APPLICATION
NOT FOR CONSTRUCTION

	Design: JW Check: GRJ Date: APRIL 2021	Scale: 1:100@A1 Sheet: D	GERON PROPERTY
	Job Number: 2728	Sheet: 06	

CERTIFICATE NUMBER: No. 0005271110

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REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

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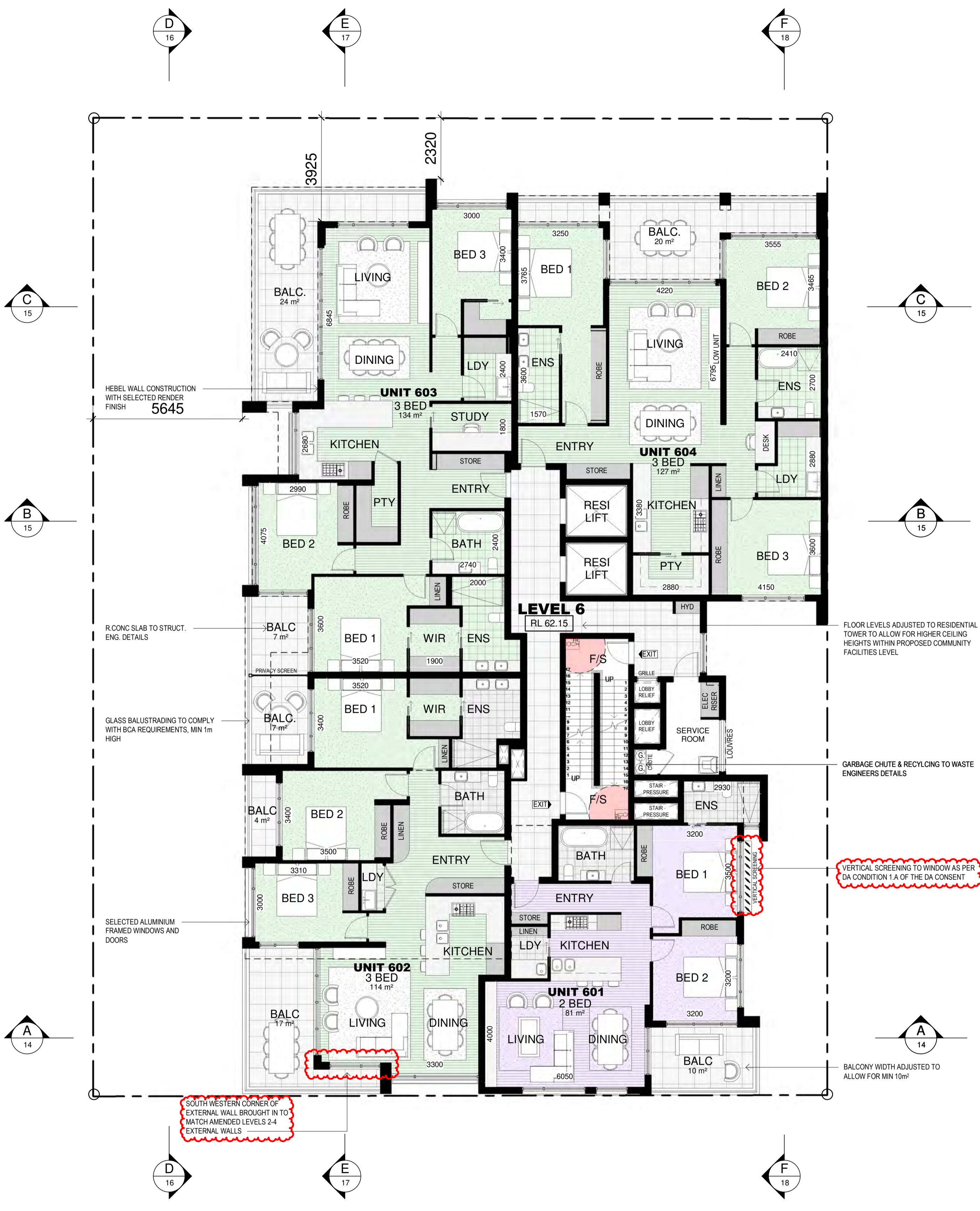
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 - CONCRETE SLAB WITH STUCCO AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION



1 LEVEL 6
SCALE 1 : 100



2 LEVEL 7
SCALE 1 : 100

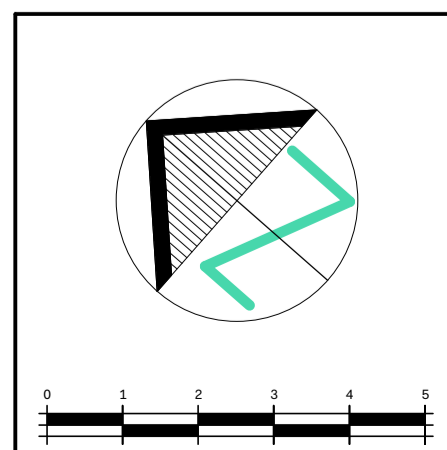
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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REGISTERED ARCHITECTS
Accredited Architect
Gerran Jones
7143

Architects

	Drawn	JW	Scale	1:100@A1
	Checked	GRJ	Issue	C
	Date	APRIL 2021		
Job Number	2728			
Sheet	07			

GERON PROPERTY

S455 AMENDMENTS

- LEVEL 8**
 - LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
- LEVEL 9**
 - LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.

0005271110 16 Dec 2022

5.8
Average star rating

Assessor Brian Tjepicanev
Accreditation No. 103588
Address
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COMMON AREAS AND CENTRAL SYSTEMS

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- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING
 - COMMON TAPS TO HAVE 3 STAR RATING
 - NO COMMON LAUNDRY FACILITY
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
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BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS
 - ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55
APPLICATION
NOT FOR CONSTRUCTION



1 LEVEL 8
SCALE 1 : 100

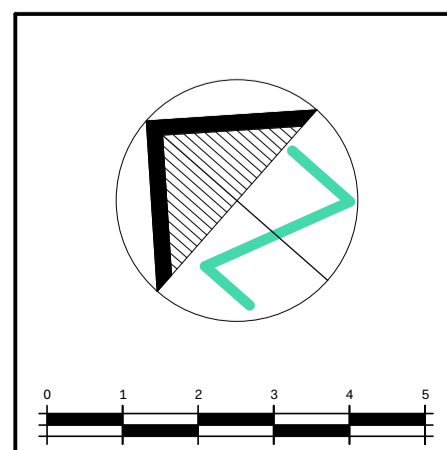
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C	S455 APPLICATION	16/12/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

LEVEL 8 FLOOR PLAN

Innovate Architects

Suite 9b, 32 Frederick Street
Culley NSW 2223

PO BOX 214 Outley NSW

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02 9585 1844
mail@innovate.com.au
www.innovate.com.au

	Drawn	JW	Scale	1:100@A1
	Checked	GRJ	Issue	C
	Date	APRIL 2021		
Job Number	2728			Sheet
				08

GERON PROPERTY



1 NORTH-WEST ELEVATION - ROSS STREET
SCALE 1 : 100

S455 AMENDMENTS	
P2&4 PARKING LEVELS	<ul style="list-style-type: none"> 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
LEVEL 1	NO CHANGES PROPOSED.
LEVEL 2-4	VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS
LEVEL 5	<ul style="list-style-type: none"> UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS
LEVEL 6	SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS 2-4 EXTERNAL WALLS.
LEVEL 7	SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS 2-4 EXTERNAL WALLS.
LEVEL 8	NO CHANGES PROPOSED.
LEVEL 9	NO CHANGES PROPOSED.

0005271110 16 Dec 2022

Assessor Brian Tjepicaneic
Accreditation No. 103588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

5.8
Average star rating
NATIONWIDE HOUSE
www.natstar.gov.au

natstar.com.au



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
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 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 5.8LIT (4-5 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)
 - GAS COOKTOP & ELECTRIC OVEN
 - DISHWASHER TO BE 4 STAR
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
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S4.55 APPLICATION
NOT FOR CONSTRUCTION

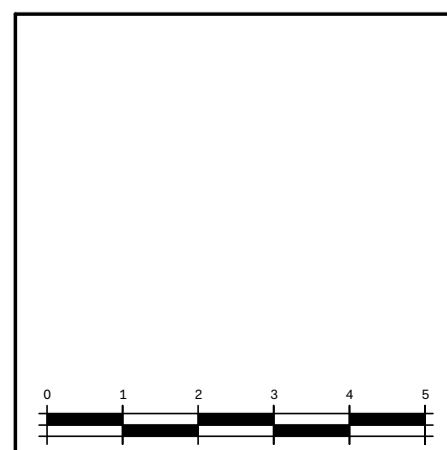
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Client: GERON PROPERTY No.6 PTY LTD

Address: 8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Project Title: PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Project Title: NORTH WEST ELEVATION (ROSS STREET)

Innovate Architects

Suite 9b, 32 Frederick Street
Gladesville NSW 2123

PO BOX 214 Outley NSW

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Project: GERON PROPERTY

Drawn: JW

Checked: GJK

Date: APRIL 2021

Scale: 1:100@A1

Sheet: 10

Job Number: 2728



1 SOUTH-EAST ELEVATION
SCALE 1 : 100

S455 AMENDMENTS	
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LEVEL 7	NO CHANGES PROPOSED.
LEVEL 8	NO CHANGES PROPOSED.

0005271110 16 Dec 2022

Assessor Brian Tjepicanev
Accreditation No. 103588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

5.8
Average
star rating

NATIONWIDE
HOUSE
www.nathurs.gov.au

hstar.com.au



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S4.55 APPLICATION
NOT FOR CONSTRUCTION

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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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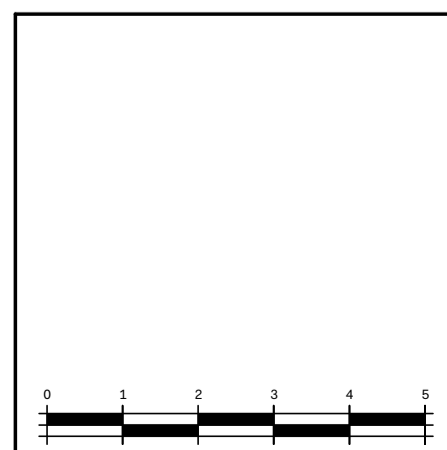
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GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SOUTH EAST ELEVATION

Innovate Architects

Suite 9b, 32 Frederick Street
Culley NSW 2223

PO BOX 214 Outley NSW

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02 9585 1844
mail@innovate.com.au
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REGISTERED ARCHITECTS
Notified Architect
Gerrard Jones
7143

	Drawn: JW Checked: GJK Date: APRIL 2021	Scale: 1:100@A1 Issue: C	GERON PROPERTY
	Job Number: 2728	Sheet: 11	



1 NORTH-EAST ELEVATION (WESTERN CRESCENT)
SCALE 1 : 100

S455 AMENDMENTS	
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 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
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- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING
 - COMMON TAPS TO HAVE 3 STAR RATING
 - NO COMMON LAUNDRY FACILITY
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
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 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS
 - ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION

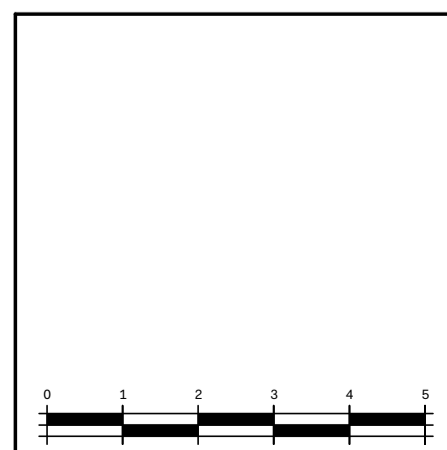
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GENERAL NOTES:
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.
C	S455 APPLICATION	16/12/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



Client: GERON PROPERTY No.6 PTY LTD

Address: 8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Project: PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Drawing Title: NORTH EAST ELEVATION

Innovate Architects
Suite 9b, 32 Frederick Street
Gladesville NSW 2123
PO BOX 214 Outley NSW

02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECTS
Notified Architect
Gerrard Jones
7143

Innovate Architects

Job Number: 2728
Drawn: JW
Checked: GJ
Date: APRIL 2021
Scale: 1:100@A1
Sheet: 12

GERON PROPERTY



1 SOUTH-WEST ELEVATION - COULTER STREET
SCALE 1 : 100

S455 AMENDMENTS	
P2/P4 PARKING LEVELS	<ul style="list-style-type: none"> 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
GROUND FLOOR	NO CHANGES PROPOSED.
LEVEL 1	NO CHANGES PROPOSED.
LEVELS 2-4	<ul style="list-style-type: none"> VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS UNITS 41/402/403 COMBINED INTO 2X3 BEDROOM UNITS UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS
LEVEL 5	<ul style="list-style-type: none"> SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS 24 EXTERNAL WALLS
LEVEL 6	<ul style="list-style-type: none"> SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS 24 EXTERNAL WALLS
LEVEL 7	NO CHANGES PROPOSED.
LEVEL 8	NO CHANGES PROPOSED.

0005271110 16 Dec 2022

5.8
Average star rating

Assessor Brian Tjepicaneic
Accreditation No. 100588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

hstar.com.au



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES

- REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) + 5 (LIT + 6 (LIT)), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)
 - GAS COOKTOP & ELECTRIC OVEN
 - DISHWASHER TO BE 4 STAR
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
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 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

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 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
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BUILDING ENVELOPE PROPERTIES

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 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION

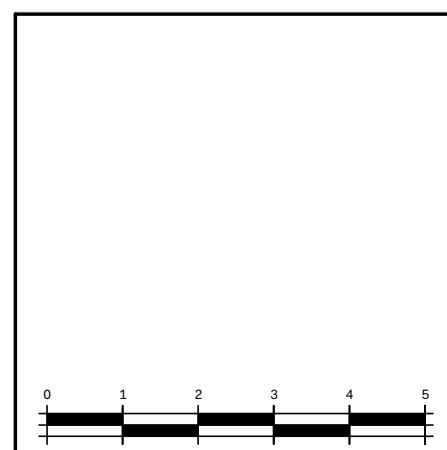
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GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SOUTH WEST ELEVATION

Innovate Architects

Suite 9b, 32 Frederick Street
Culley NSW 2223

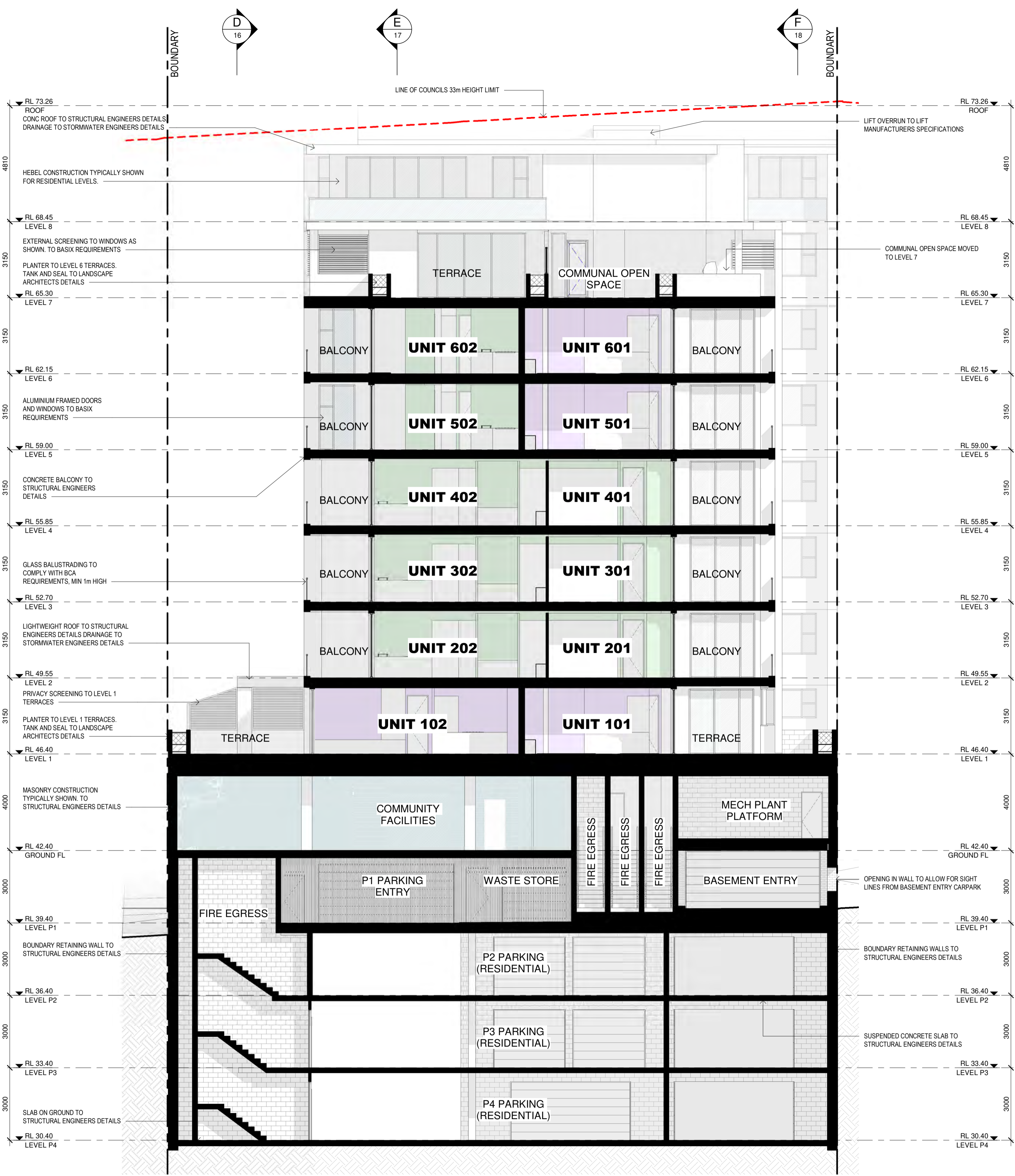
PO BOX 214 Outley NSW

02 9585 1855
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mail@innovate.com.au
www.innovate.com.au

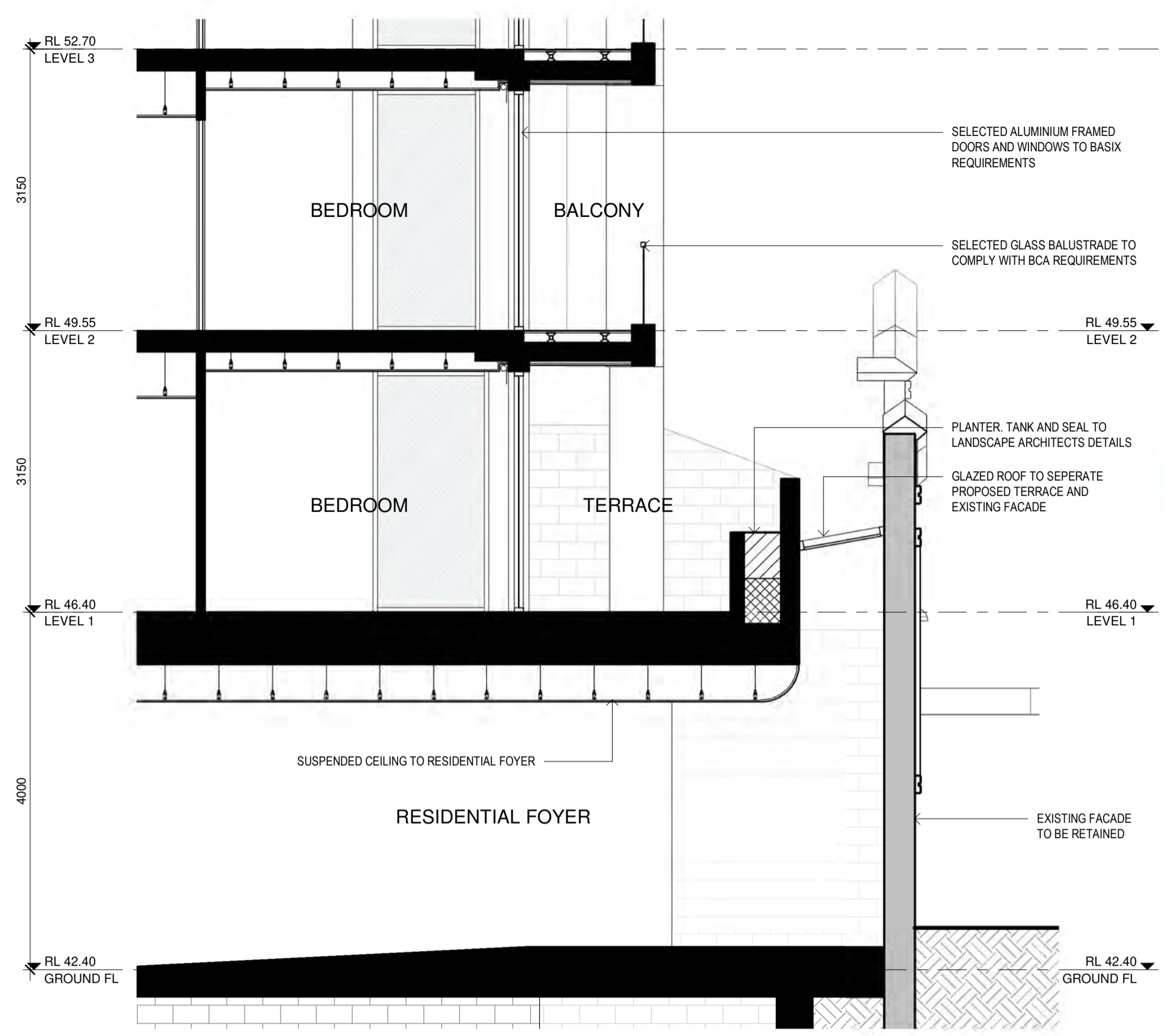
GERON PROPERTY

Drawn: JW
Checked: GJK
Scale: 1:100@A1
Date: APRIL 2021
Sheet: 13

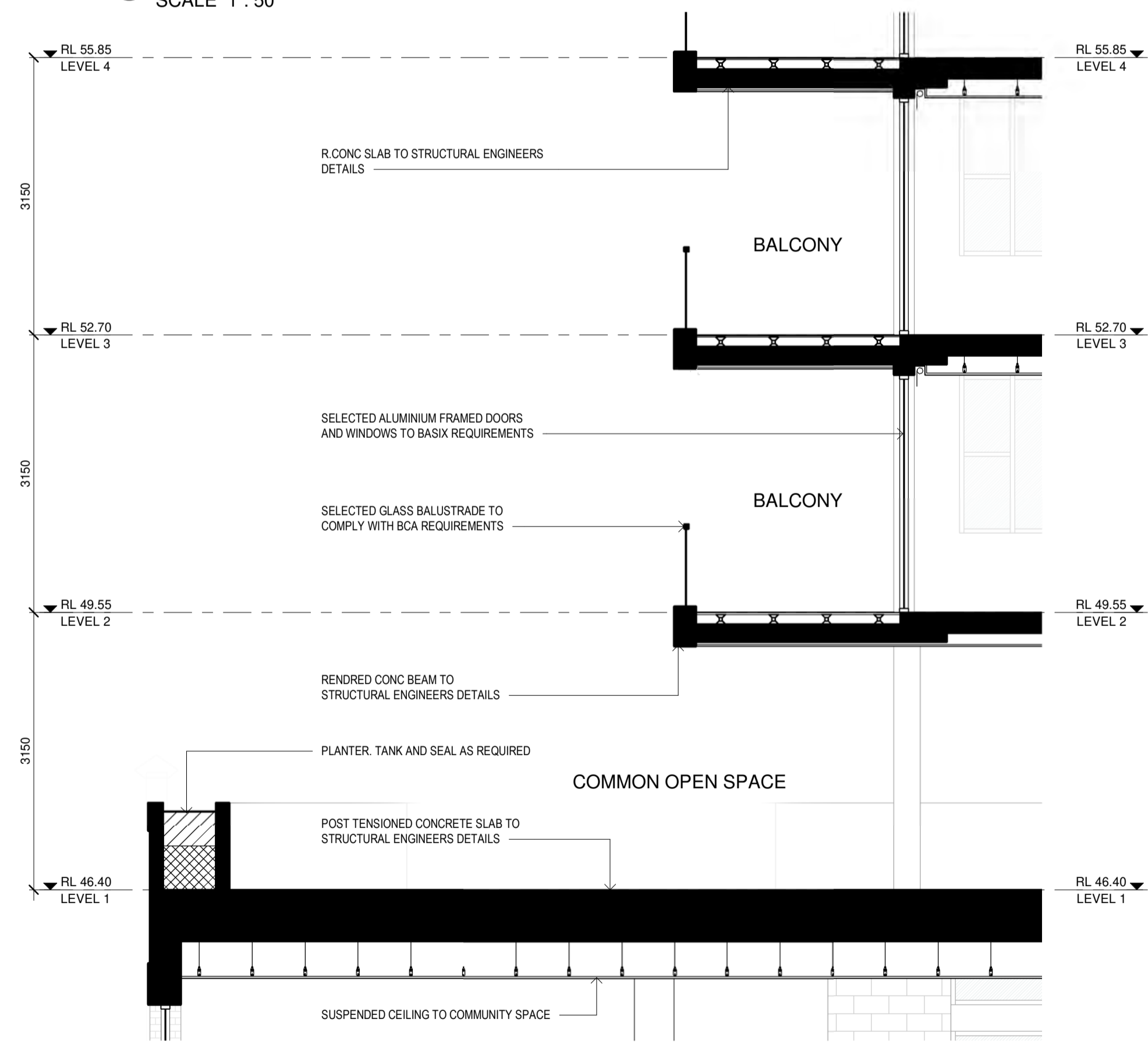
Job Number: 2728



A SECTION A - A
SCALE 1 : 100



H FACADE SECTION H
SCALE 1 : 50



G FACADE SECTION G
SCALE 1 : 50

S455 AMENDMENTS	
P2&P4 PARKING LEVELS	3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN
	PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT
	ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
GROUND FLOOR	NO CHANGES PROPOSED
LEVEL 1	VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS
LEVEL 2	UNITS 201/202/303 COMBINED INTO 2X3 BEDROOM UNITS
	UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS
	UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS
	UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS
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LEVEL 5	SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS
	24 EXTERNAL WALLS
LEVEL 6	SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS
	24 EXTERNAL WALLS
LEVEL 7	NO CHANGES PROPOSED
LEVEL 8	NO CHANGES PROPOSED

0005271110 16 Dec 2022

Assessor Brian Tjepicane
Accreditation No. 105588

Address
6-8 Western Crescent,
Gladesville, NSW, 2111

5.8 Average star rating
NATIONWIDE HOUSE
www.outstar.gov.au

hstar.com.au



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
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 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR/4.5 BUBBLES/LITER/MIN), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
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 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
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S4.55 APPLICATION
NOT FOR CONSTRUCTION

NOTE:
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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
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GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION A - A

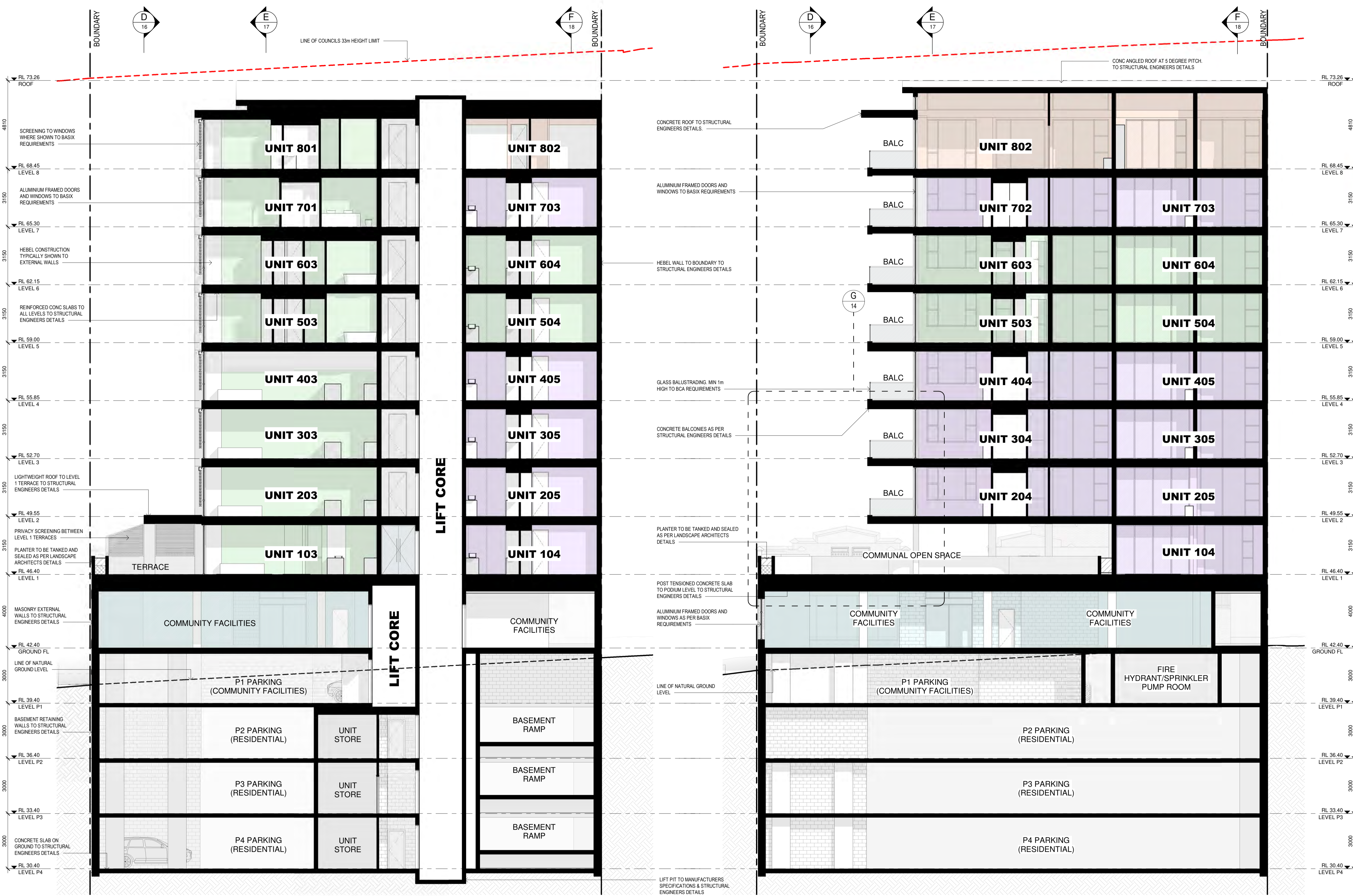
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PO BOX 214 Outley NSW

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Drawn	Checked	Scale
JW	JK	1:100@A1
Project	Issue	
GERON PROPERTY	C	
Date	Sheet	
APRIL 2021	14	
Job Number	Sheet	
2728	14	



S455 AMENDMENTS	
P2&P4 PARKING LEVELS	<ul style="list-style-type: none"> 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
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LEVELS 2-4	<ul style="list-style-type: none"> UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS
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0005271110 16 Dec 2022

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- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
- VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - CARBON MONOXIDE MONITOR + VSD FAN
- CAR PARK LEVEL 4
- VENTILATION SYSTEM (EXHAUST ONLY)
- LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
- GARAGE ROOM - NO MECHANICAL VENTILATION
- COMMUNITY ROOM - NO MECHANICAL VENTILATION
- PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
- GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
- HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
 NOT FOR CONSTRUCTION

SECTION B - B
 SCALE 1 : 100

SECTION C - C
 SCALE 1 : 100

NOTE:
 All existing & overall dimensions are normal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.
C	S455 APPLICATION	16/12/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	

GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION B & C

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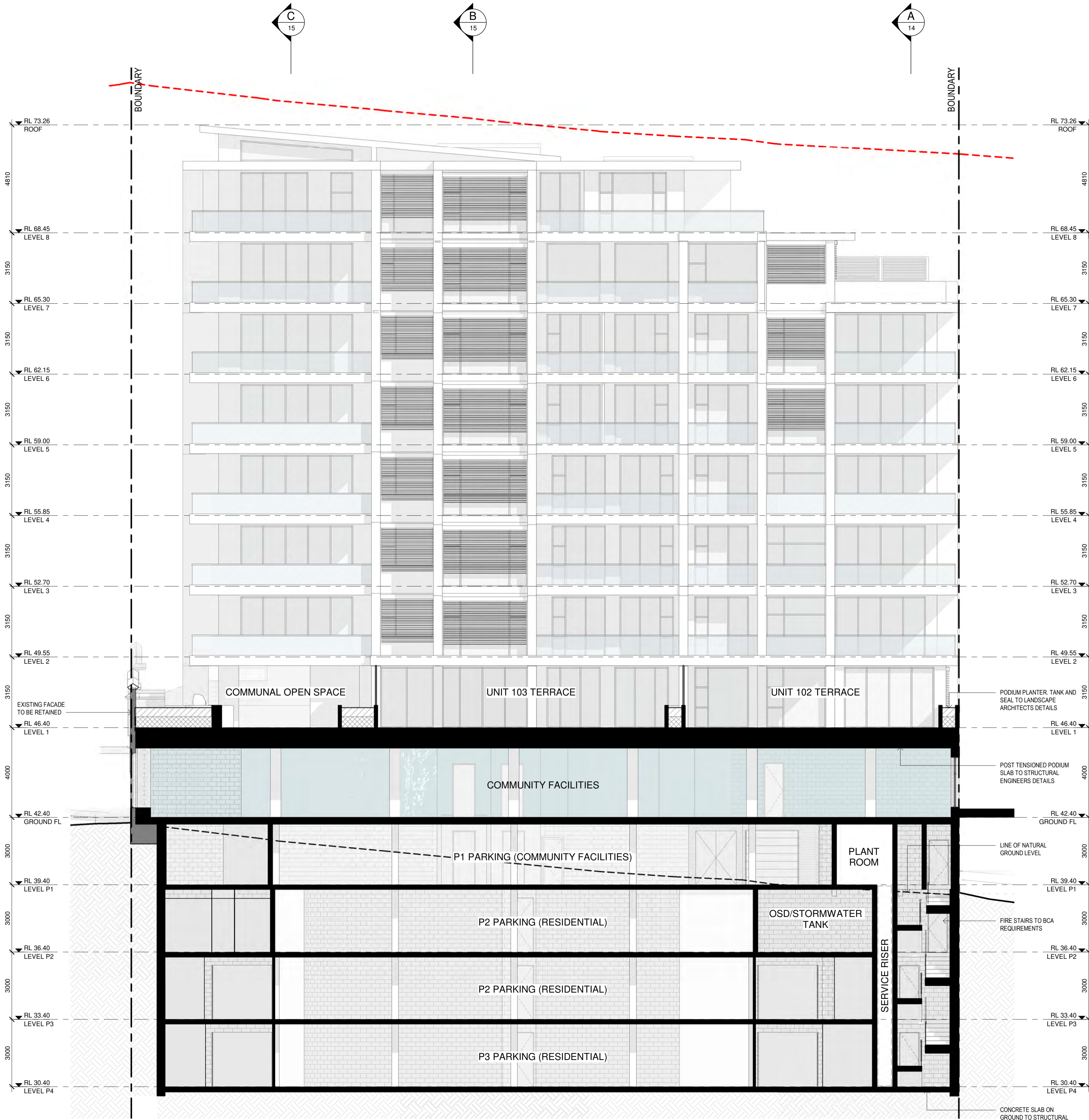
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GERON PROPERTY

Author: JW
 Checker: GJ
 Date: APRIL 2021
 Scale: 1:100@A1
 Sheet: C
 Job Number: 2728
 Sheet: 15



SECTION D - D
SCALE 1 : 100

S455 AMENDMENTS	
P2-P4 PARKING LEVELS	<ul style="list-style-type: none"> 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
GROUND FLOOR	NO CHANGES PROPOSED.
LEVEL 1	VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS
LEVELS 2-4	<ul style="list-style-type: none"> UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS
LEVEL 5	SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS 2-4 EXTERNAL WALLS.
LEVEL 6	SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS 2-4 EXTERNAL WALLS.
LEVEL 7	NO CHANGES PROPOSED.
LEVEL 8	NO CHANGES PROPOSED.

0005271110 16 Dec 2022

5.8
Average star rating

Assessor Brian Tjepicaneic
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Gladesville, NSW, 2111

hstar.com.au



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 5 LIT (4 RATING), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)
 - GAS COOKTOP & ELECTRIC OVEN
 - DISHWASHER TO BE 4 STAR
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING
 - COMMON TAPS TO HAVE 3 STAR RATING
 - NO COMMON LAUNDRY FACILITY
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION

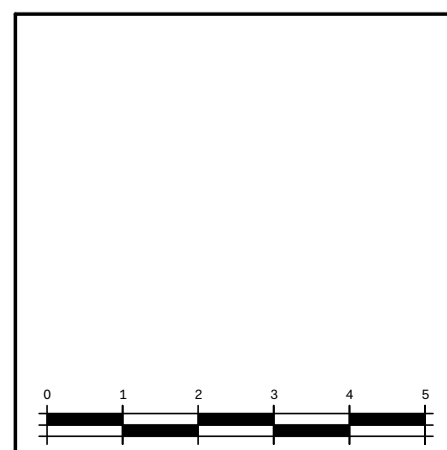
NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r. c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION D - D

Innovate Architects

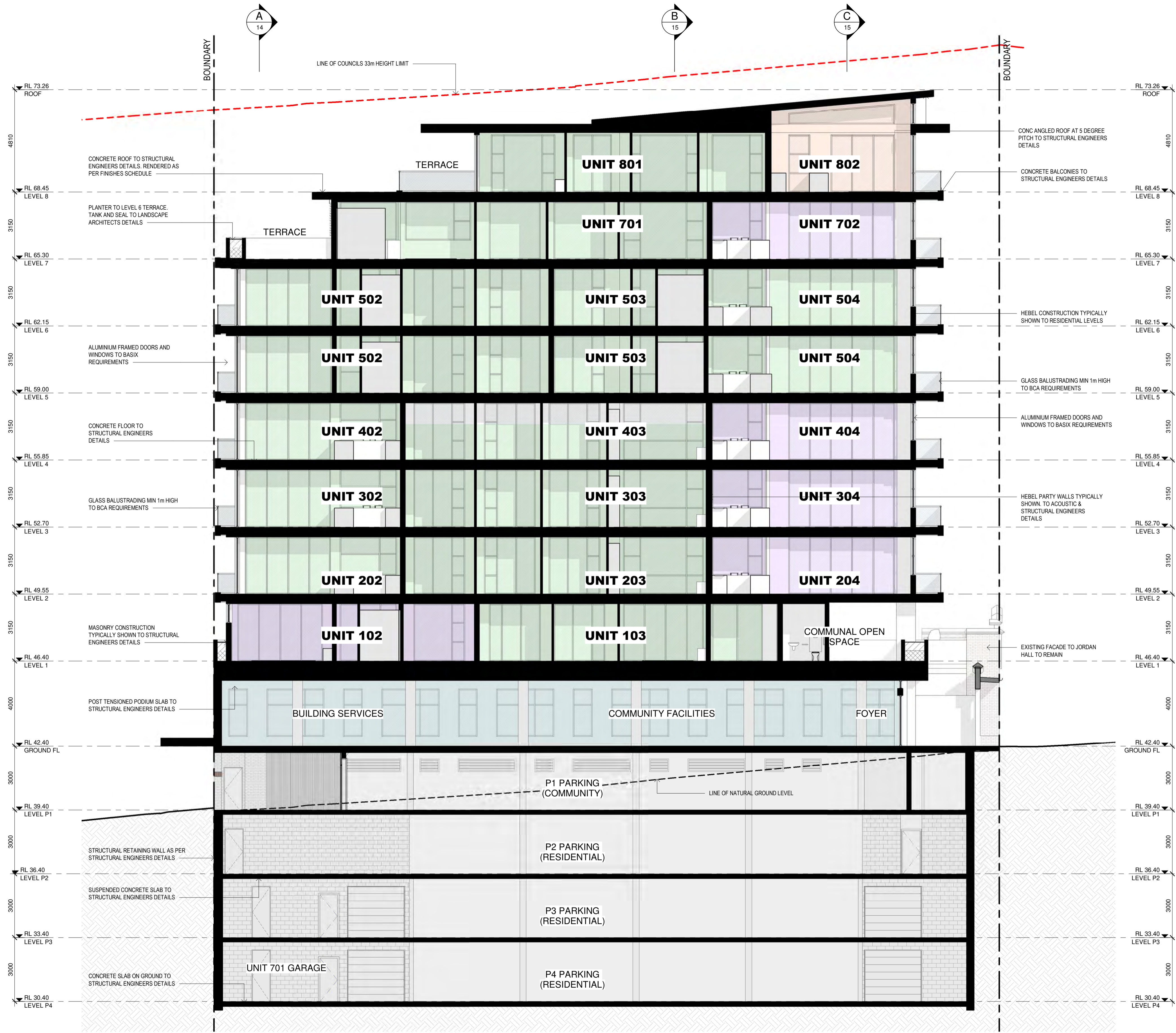
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REGISTERED ARCHITECTS
Notified Architect
Gerrerson Jones
7143

	Drawn JW	Scale 1:100@A1	C	GERON PROPERTY
	Check GJ	Date APRIL 2021		
Job Number 2728	Sheet 16			



SECTION E - E
SCALE 1 : 100

S455 AMENDMENTS	
P2&P4 PARKING LEVELS	<ul style="list-style-type: none"> 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
LEVEL 1	NO CHANGES PROPOSED.
LEVEL 2-4	VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS
LEVEL 5	<ul style="list-style-type: none"> UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS
LEVEL 6	SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS 24 EXTERNAL WALLS
LEVEL 7	SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS 24 EXTERNAL WALLS
LEVEL 8	NO CHANGES PROPOSED.

0005271110 16 Dec 2022

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5.8
Average star rating

NATIONWIDE HOUSE
www.nathouse.com.au

hstar.com.au



CERTIFICATE NUMBER: No. 0005271110

BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) + 4.5 LIT + 6.0 L/MIN); TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
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 - COMMON TAPS TO HAVE 3 STAR RATING.
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- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
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BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
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- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INTERNAL WALLS:**
HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION

NOTE:
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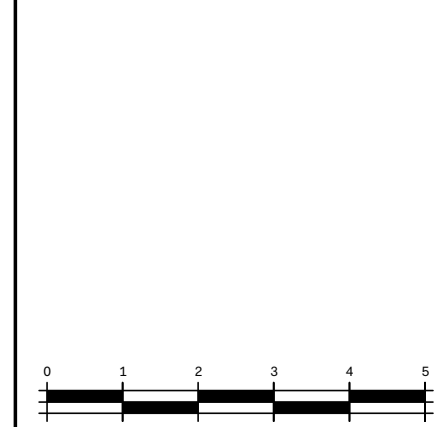
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ISSUE	AMENDMENT		



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION E - E

Innovate Architects

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Drawn: JW
Checked: GJ
Date: APRIL 2021
Scale: 1:100@A1
Sheet: C
Job Number: 2728
Sheet: 17



S455 AMENDMENTS	
P2-P4 PARKING LEVELS	<ul style="list-style-type: none"> 3 ADDITIONAL PARKING SPOTS ADDED TO DESIGN PARKING SPACES & STORAGE AREAS REALLOCATED AND REDISTRIBUTED BASED ON AMENDED LAYOUT ELECTRIC CAR VEHICLE CHARGING TO VISITOR SPACES ON LEVEL P2
GROUND FLOOR	NO CHANGES PROPOSED.
LEVEL 1	NO CHANGES PROPOSED.
LEVELS 2-4	VERTICAL SCREENING ADDED TO WINDOWS AS PER DA CONDITIONS
LEVELS 5-8	<ul style="list-style-type: none"> UNITS 201/202/203 COMBINED INTO 2X3 BEDROOM UNITS UNITS 301/302/303 COMBINED INTO 2X3 BEDROOM UNITS UNITS 401/402/403 COMBINED INTO 2X3 BEDROOM UNITS UNITS 501/502/503 COMBINED INTO 2X3 BEDROOM UNITS VERTICAL SCREENING ADDED TO SELECT WINDOWS AS PER DA CONDITIONS
LEVEL 5	SOUTHWESTERN WALL OF UNIT 502 SETBACK TO MATCH AMENDED LEVELS
LEVEL 6	24 EXTERNAL WALLS.
LEVEL 7	SOUTHWESTERN WALL OF UNIT 602 SETBACK TO MATCH AMENDED LEVELS
LEVEL 8	24 EXTERNAL WALLS.
LEVEL 9	NO CHANGES PROPOSED.
LEVEL 10	NO CHANGES PROPOSED.

0005271110 16 Dec 2022

Assessor Brian Tjepicaneac
Accreditation No. 105588
Address
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Gladesville, NSW, 2111

5.8
Average star rating
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CERTIFICATE NUMBER: No. 0005271110

BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS

- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR/4.5 LIT + 6 L/MIN), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSB FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD.
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

S4.55 APPLICATION
NOT FOR CONSTRUCTION

SECTION F - F
SCALE 1 : 100

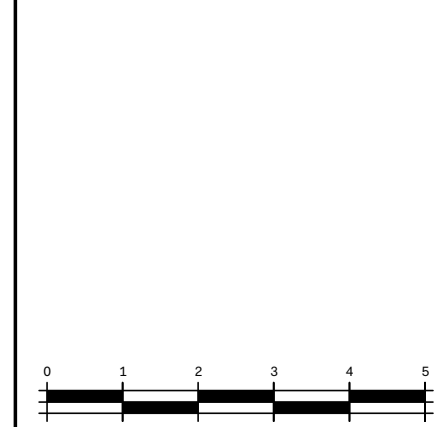
NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanlike manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
C	S455 APPLICATION	16/12/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION F - F

Innovate

Suite 9b, 32 Frederick Street
Culley NSW 2223

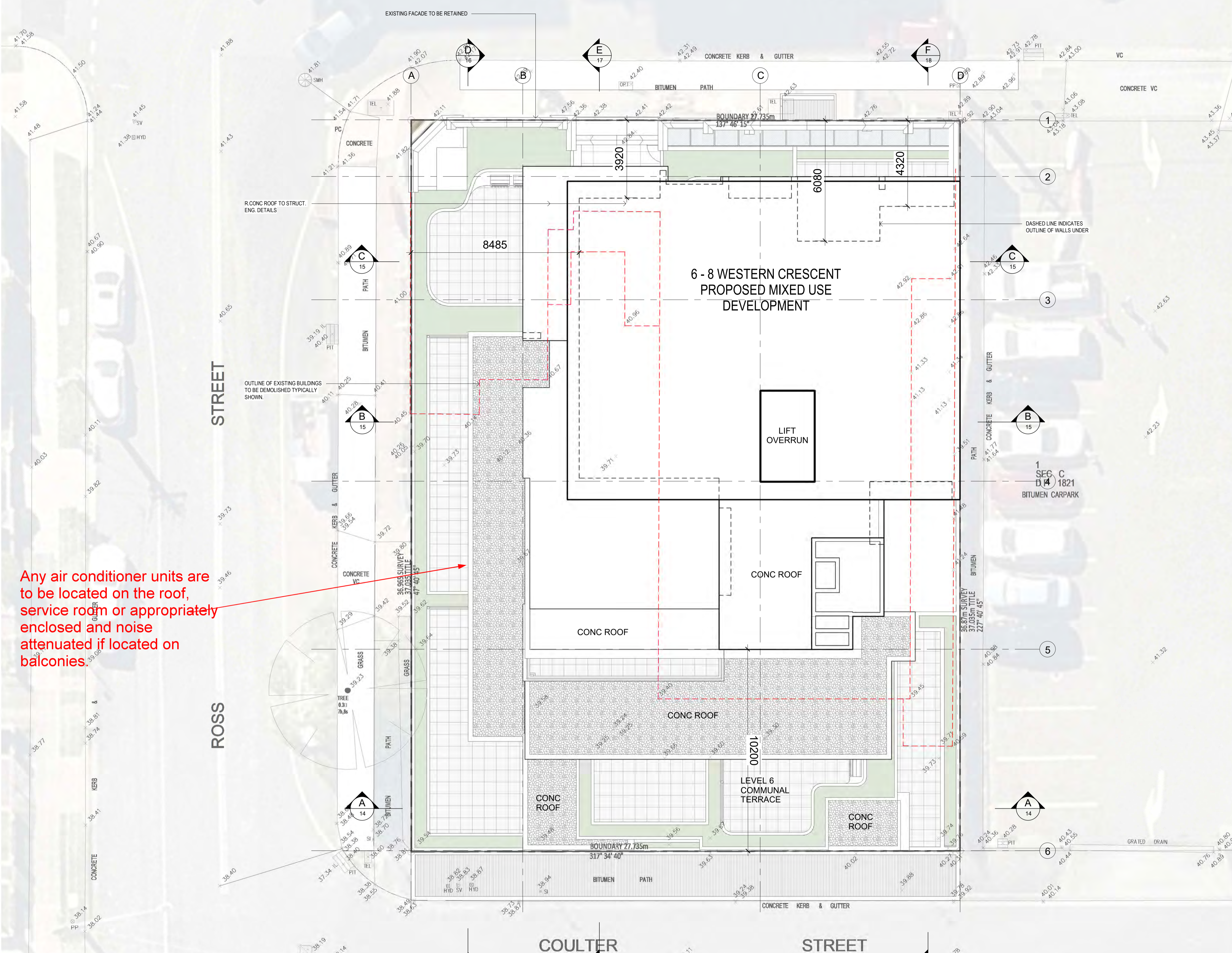
PO BOX 214 Culley NSW

02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

Architects

	Drawn: JW Check: GJ Date: APRIL 2021	Scale: 1:100@A1 Issue: C	GERON PROPERTY
	Job Number: 2728	Sheet: 18	

WESTERN CRESCENT



Any air conditioner units are to be located on the roof, service room or appropriately enclosed and noise attenuated if located on balconies.

SITE CALCULATIONS

SITE AREA	= 1024.4m ²
FLOOR SPACE RLEP 2014 - ZONE B4	
Maximum FSR for Zone B4 = 4.3 : 1	[1024.4 x 4.3] = 4404.92m ²
PROPOSED FLOOR AREAS	
PARKING LEVEL 1 FLOOR AREA:	= 0m ²
GROUND FLOOR AREA:	= 760.9m ²
LEVEL 2 FLOOR AREA:	= 452.2m ²
LEVEL 3 FLOOR AREA:	= 499.2m ²
LEVEL 4 FLOOR AREA:	= 499.2m ²
LEVEL 5 FLOOR AREA:	= 499.2m ²
LEVEL 6 FLOOR AREA:	= 499.2m ²
LEVEL 7 FLOOR AREA:	= 371.3m ²
LEVEL 8 FLOOR AREA:	= 324.1m ²
TOTAL:	= 4404.5m ²
PROPOSED FSR:	= 4.30 : 1

ISSUE B AMENDMENTS

BASEMENT LEVELS	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
P2-P4 PARKING LEVELS	<ul style="list-style-type: none"> P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS. PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BALCONIES TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
GROUND FLOOR	<ul style="list-style-type: none"> GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ABM6. NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
LEVEL 1	<ul style="list-style-type: none"> LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.
LEVELS 2-5	<ul style="list-style-type: none"> LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 45.55 (PREVIOUSLY RL 44.80) LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 45.70 (PREVIOUSLY RL 45.00) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 45.85 (PREVIOUSLY RL 44.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 45.90 (PREVIOUSLY RL 45.50) UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO 10M² MINIMUM. LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504).
LEVEL 6	<ul style="list-style-type: none"> LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6. LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 45.10 (PREVIOUSLY RL 41.00). DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3-BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 7	<ul style="list-style-type: none"> RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7. LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 45.30 (PREVIOUSLY RL 44.10). AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3-BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 8	<ul style="list-style-type: none"> LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 44.45 (PREVIOUSLY RL 41.20). DESIGN OF UNIT 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
LEVEL 9	LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110

BASIX NOTES

- REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
- ### DWELLINGS
- WATER**
 - APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE SHOWERHEADS (3 STAR), SINK (4 STAR), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
 - ENERGY**
 - THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
 - COOLING**
 - LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
 - HEATING**
 - LIVING AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIRCONDITIONING (3 STAR)
 - ARTIFICIAL LIGHTING**
 - BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kawenjie
 Subject to Conditions of Consent

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
 - NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
 - COMMON AREA VENTILATION SYSTEM**
 - CARPARK LEVELS 1, 2 & 3
 - VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - CARBON MONOXIDE MONITOR + VSD FAN
 - CARPARK LEVEL 4
 - VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
 - CENTRAL ENERGY SYSTEMS**
 - LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
 - COMMON AREA LIGHTING**
 - CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
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 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
 - HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
 - ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
 - CONCRETE ON SLAB WITH PLASTERBOARD TO NET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- INT WALLS:**
 - HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS.
 - CONCRETE WITH PLASTERBOARD.
- ROOF:**
 - TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION.

5.4
 Average star rating
 NATIONWIDE HOUSE ENERGY RATING

0005271110 05 Jul 2021
 Assessor Brian Teplcanec
 Accreditation No. 100598
 Address
 6-8 Western Crescent,
 Gladesville, NSW, 2111



DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

1 SITE PLAN SCALE 1 : 100

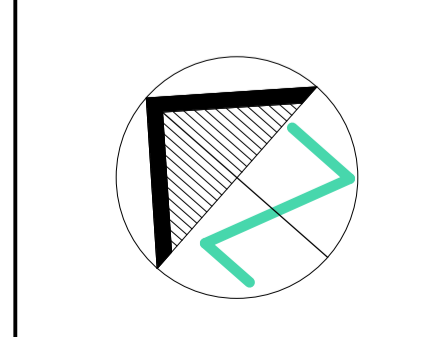
NOTE:
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 Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.
 Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
 All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
 All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	



Client
GERON PROPERTY No.6 PTY LTD
 6-8 WESTERN CRESCENT,
 GLADESVILLE, NSW, 2111

Project
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Address
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Drawing Title
SITE PLAN

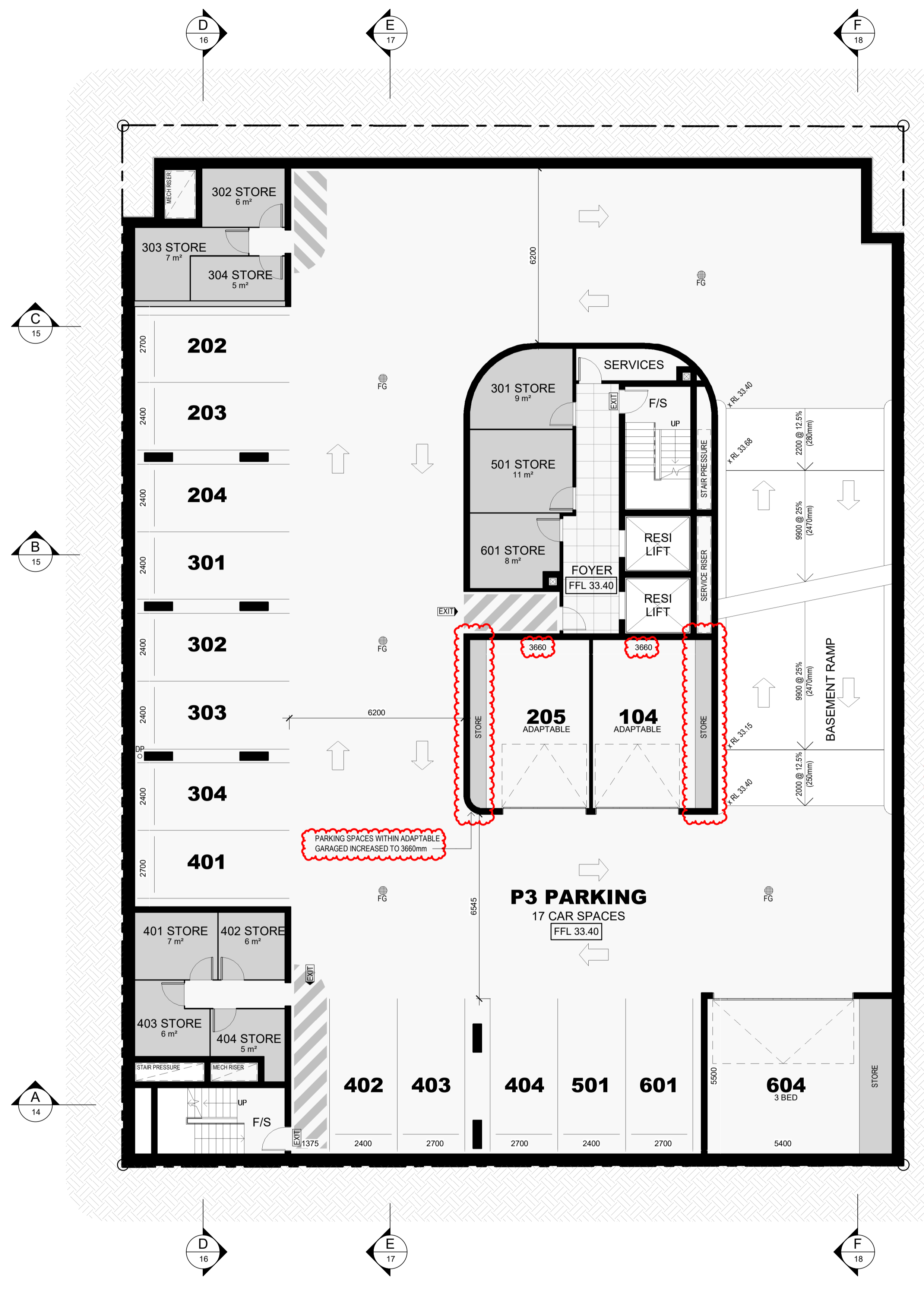
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 Cully NSW 2213
 PO BOX 214 Cully NSW

02 9585 1855
 02 9585 1844
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 www.innovate.com.au

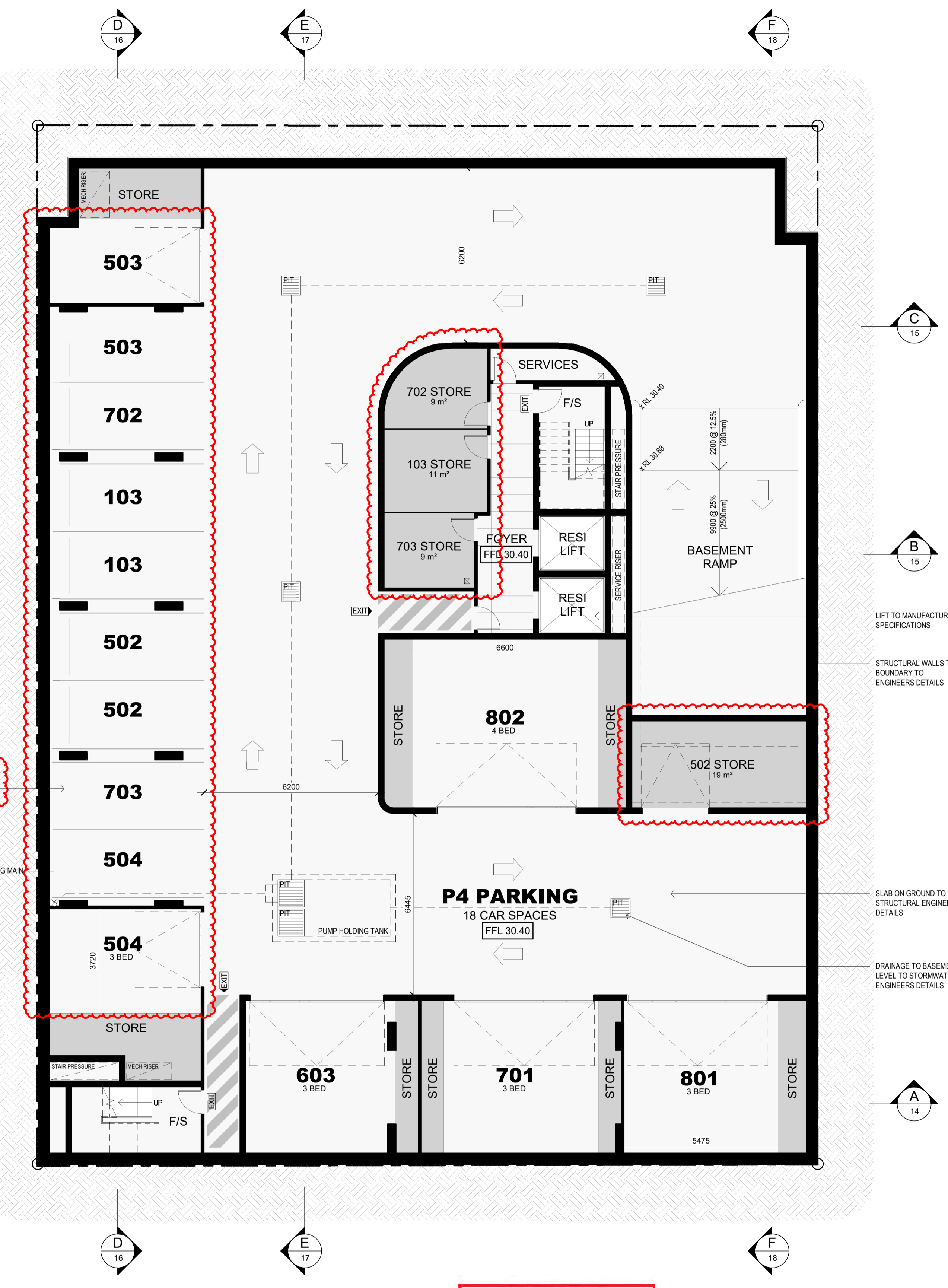
REGISTERED ARCHITECT
 Nominated Architect
 Cameron Jones
 7143

	Drawn JW	Scale 1:100@A1
	Checked GK	Issue A
Date APRIL 2021	Project Number 2728	Sheet 01

GERON PROPERTY



1 LEVEL P3
SCALE 1 : 100



2 LEVEL P4
SCALE 1 : 100

ISSUE B AMENDMENTS	
BASEMENT LEVELS	<ul style="list-style-type: none"> BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
P2-P4 PARKING LEVELS	<ul style="list-style-type: none"> P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS. PORTION OF COLLIER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
ISSUE C AMENDMENTS	
BASEMENT LEVELS	<ul style="list-style-type: none"> ADAPTABLE UNIT GARAGING PARKING SPACES INCREASED TO 3660MM WIDE. STORAGE SPACE REDUCED TO COMPENSATE.
RESIDENTIAL PARKING CALCULATIONS	
RYDE COUNCIL DCP 2014 9.3 PARKING CONTROLS	
<ul style="list-style-type: none"> 0.9-1.2/2 BEDROOM DWELLING 1.4-1.8/3-4 BEDROOM DWELLING 1 VISITOR SPACE PER 5 DWELLINGS 	<ul style="list-style-type: none"> 23.4 - 31.6 SPACES 9.8 - 11.2 SPACES 7 VISITOR SPACES
REQUIRES - 34 - 43 SPACES & 7 VISITOR SPACES	
CERTIFICATE NUMBER: No. 0005271110	
BASIX NOTES	
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION	
DWELLINGS	
WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 6-RLMM; TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR). GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR RATING. BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)
COMMON AREAS AND CENTRAL SYSTEMS	
WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING. COMMON TAPS TO HAVE 3 STAR RATING. NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<ul style="list-style-type: none"> COMMON AREA VENTILATION SYSTEM CAR PARK LEVELS 1, 2 & 3 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VIS FAN CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY/LOBBY - NO MECHANICAL VENTILATION
CENTRAL ENERGY SYSTEMS	<ul style="list-style-type: none"> LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
COMMON AREA LIGHTING	<ul style="list-style-type: none"> CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. HALLWAY/LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
BUILDING ENVELOPE PROPERTIES	
INSULATION REQUIREMENTS	
EXTERNAL WALLS:	HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
GLAZING:	<ul style="list-style-type: none"> ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
FLOOR:	TILES ON SLAB WITH PLASTERBOARD TO WET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
INT WALLS:	HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS PLASTERBOARD ON STUDS
ROOF:	CONCRETE WITH PLASTERBOARD TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE CONCRETE SLAB WITH STUCCO AND R1.0 INSULATION

City of Ryde
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawneje
Subject to Conditions of Consent

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

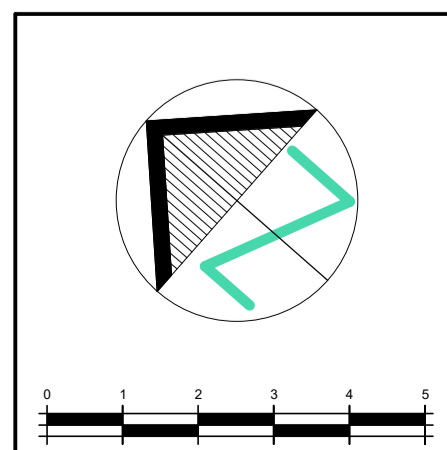
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All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.
C	PARKING AMENDMENT	24/03/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
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P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
P3 & P4 RESIDENTIAL PARKING PLAN

Innovate
Sullivan St, 32 Frederick Street
Culley NSW 2223
PO BOX 214 Culley NSW
REGISTERED ARCHITECTS
Normanville Architect
Camperdown Jones
7143

	Drawn: JW Checked: GK Date: APRIL 2021	Scale: 1:100@A1 Issue: C	GERON PROPERTY
	Job Number: 2728	Sheet: 02	

ISSUE B AMENDMENTS

- BASEMENT LEVELS**
- BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2
 - PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
- P2-P4 PARKING LEVELS**
- P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR
 - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
 - PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN.
 - NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.

ISSUE C AMENDMENTS

- BASEMENT LEVELS**
- ADAPTABLE UNIT GARAGING PARKING SPACES INCREASED TO 360mm WIDE. STORAGE SPACE REDUCED TO COMPENSATE.

RESIDENTIAL PARKING CALCULATIONS

RYDE COUNCIL DCP 2014 9.3 PARKING CONTROLS

0.9 - 1.2 BEDROOM DWELLING	1.4 - 1.5 3.4 BEDROOM DWELLING
1 VISITOR SPACE PER 5 DWELLINGS	26 x 2 BEDROOM DWELLINGS
	23.4 - 31.6 SPACES
	7 x 3.4 BEDROOM DWELLINGS
	9.8 - 11.2 SPACES
	33 TOTAL UNITS
	7 VISITOR SPACES

REQUIRES - 34 - 43 SPACES & 7 VISITOR SPACES

CERTIFICATE NUMBER: No. 0005271110

BASIX NOTES

- REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
- DWELLINGS**
- WATER
 - APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE SHOWER HEADS (3 STAR) & 4 LIT (4 R/LMM).
 - TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
 - ENERGY
 - APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 3 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
 - COOLING
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - HEATING
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - ARTIFICIAL LIGHTING
 - BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

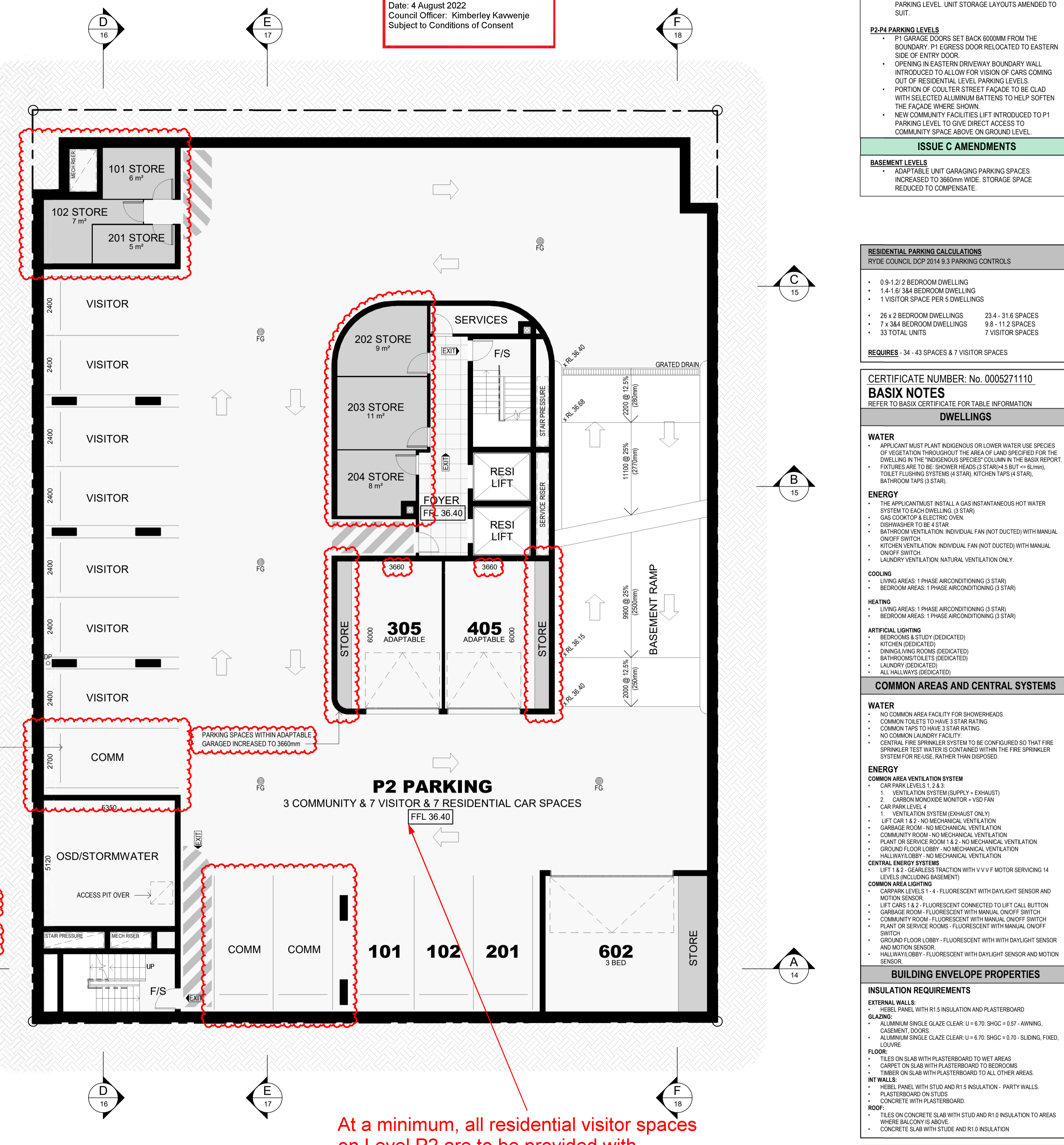
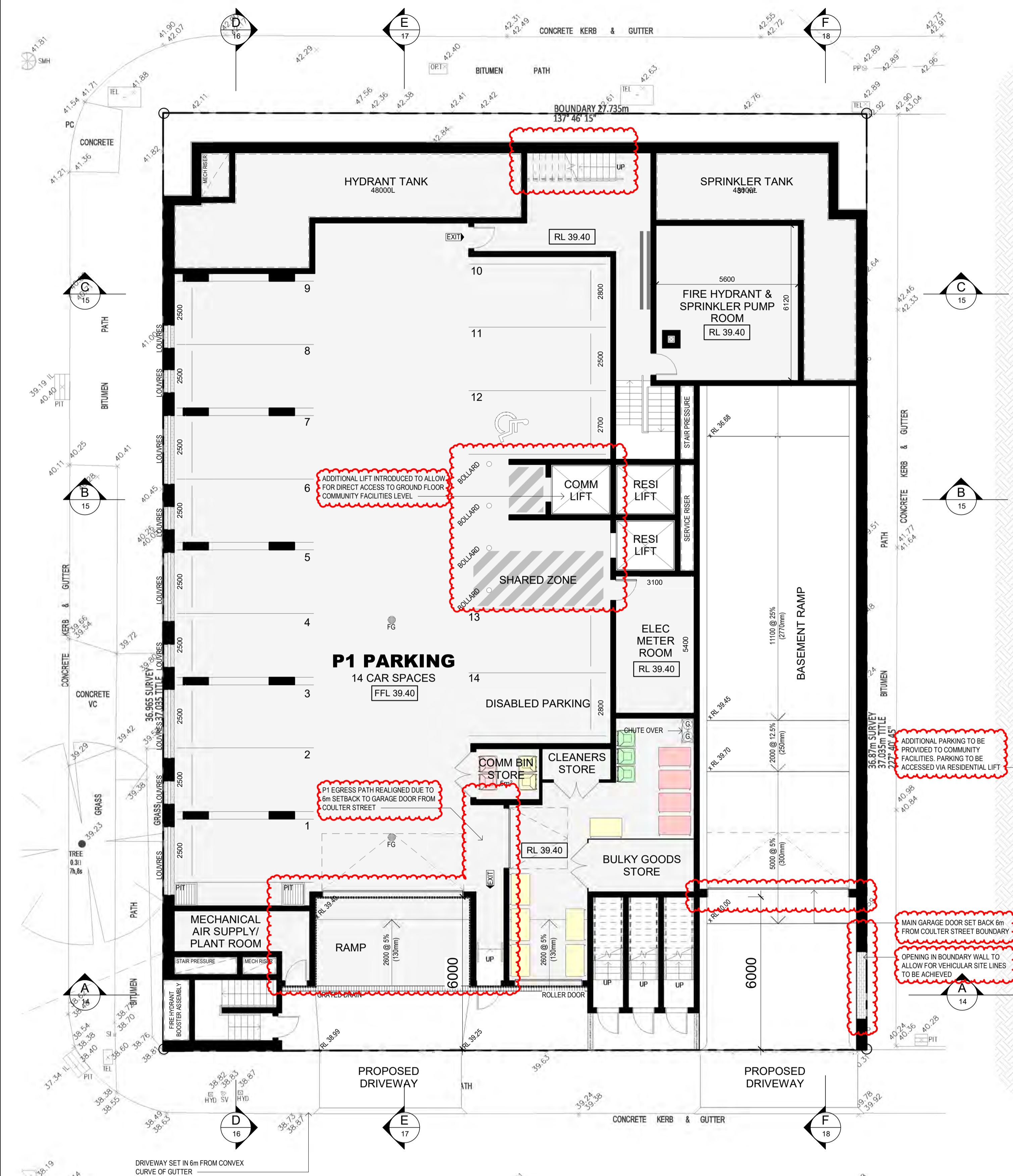
COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
- VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - CARBON MONOXIDE MONITOR + VISO FAN
- CAR PARK LEVEL 4
- VENTILATION SYSTEM (EXHAUST ONLY)
- COMMUNITY ROOM - NO MECHANICAL VENTILATION
- GARAGE ROOM - NO MECHANICAL VENTILATION
- PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
- GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
- HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
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BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
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- TILES ON SLAB WITH PLASTERBOARD TO NET AREAS.
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- WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS.
 - CONCRETE WITH PLASTERBOARD.
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION.

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION



At a minimum, all residential visitor spaces on Level P2 are to be provided with electric vehicle charging points

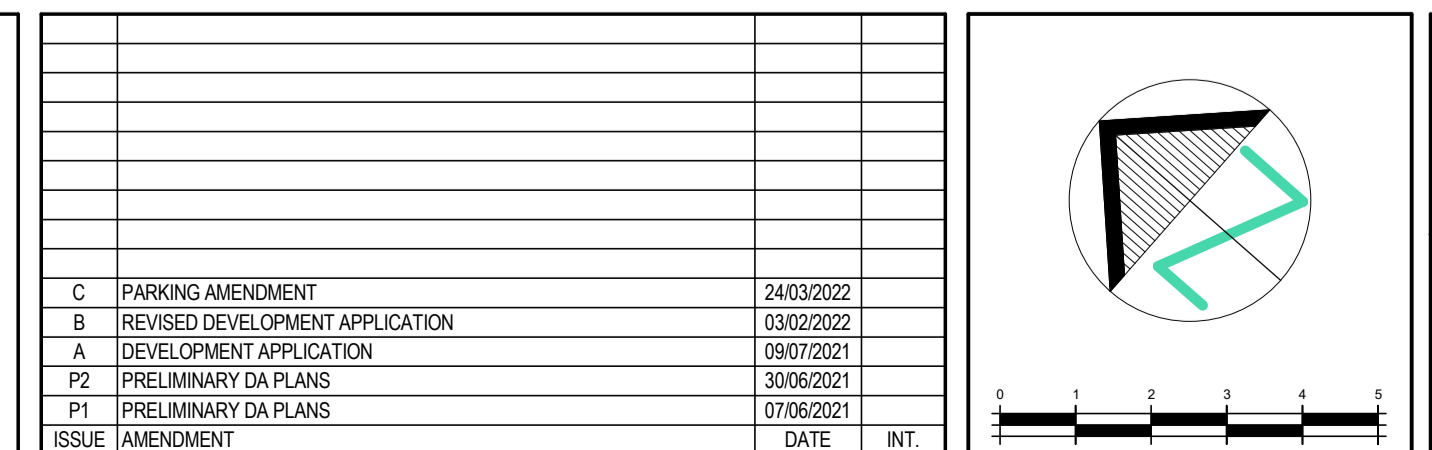
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GERON PROPERTY No.6 PTY LTD
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

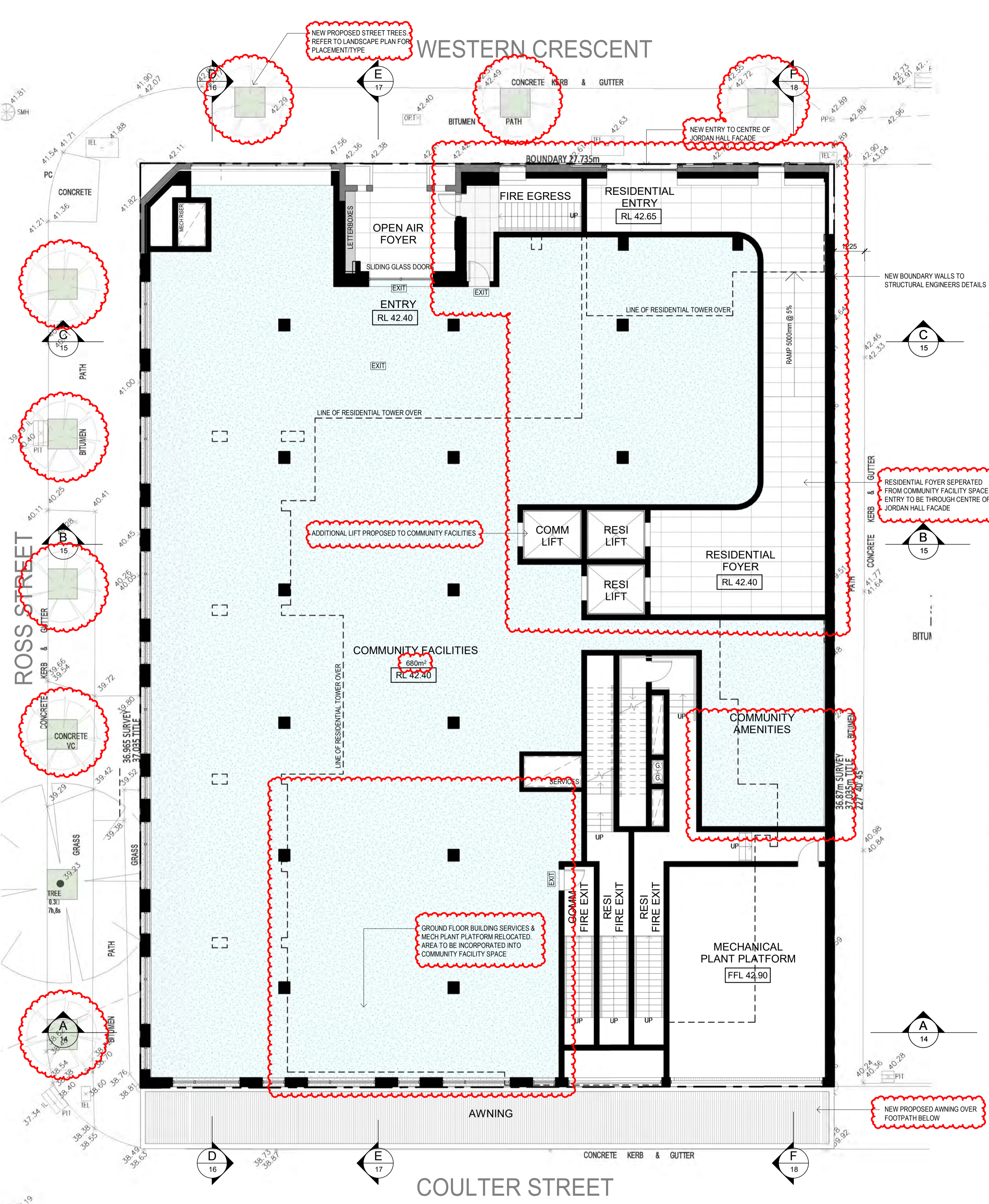
ARCHITECTS
Innovate Architects
2728
03

Innovate
Suite 9b, 32 Frederick Street
Gosley NSW 2223
PO BOX 214 Gosley NSW

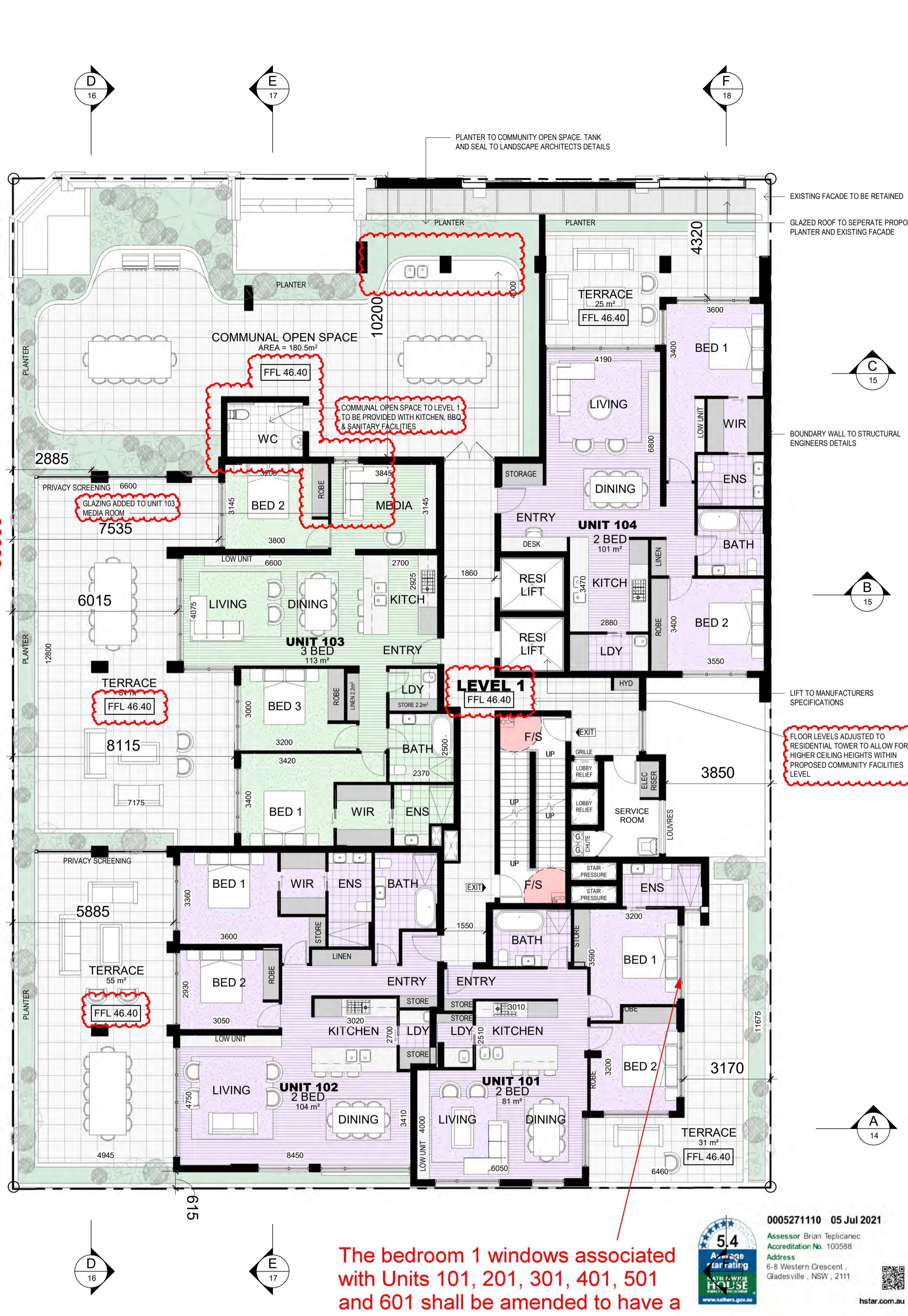
02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

ARCHITECTS
REGISTERED ARCHITECTS
Accredited Architect
Cameron Jones
7143

GERON PROPERTY
2728
03



1 GROUND FLOOR PLAN
SCALE 1 : 100



2 LEVEL 1
SCALE 1 : 100

The bedroom 1 windows associated with Units 101, 201, 301, 401, 501 and 601 shall be amended to have a vertically proportioned screening arrangement which orientates the opening towards the south-west (Coulter Street)

- ISSUE B AMENDMENTS**
- GROUND FLOOR**
 - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 680M2
 - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EXISTING BOUNDARY OF SITE.
 - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
 - AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE
 - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
 - LEVEL 1**
 - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.
 - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES

City of Ryde

Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
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- W/ WALLS:**
- HEBEL PANEL WITH STUO AND R1.5 INSULATION - PARTY WALLS
- PLASTERBOARD ON STUO
- CONCRETE WITH PLASTERBOARD:**
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUO AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
- CONCRETE SLAB WITH STUO AND R1.0 INSULATION

0005271110 05 Jul 2021

Assessor Brian Trepicanic
Accreditation No. 100588

Address
6-8 Western Crescent,
Gladesville, NSW, 2111

54 Average car parking
house

hstar.com.au



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NOT FOR CONSTRUCTION

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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

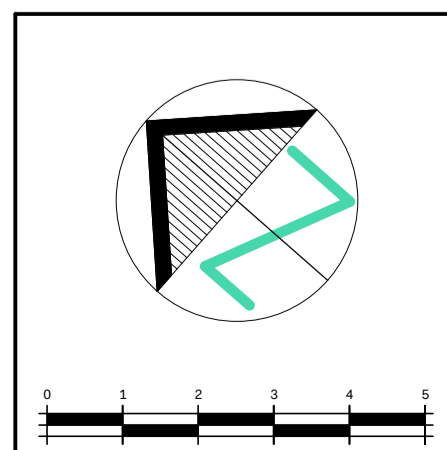
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

GROUND FLOOR + LEVEL 1 FLOOR PLANS

Innovate

Suite 9b, 32 Frederick Street
Cairney NSW 2223

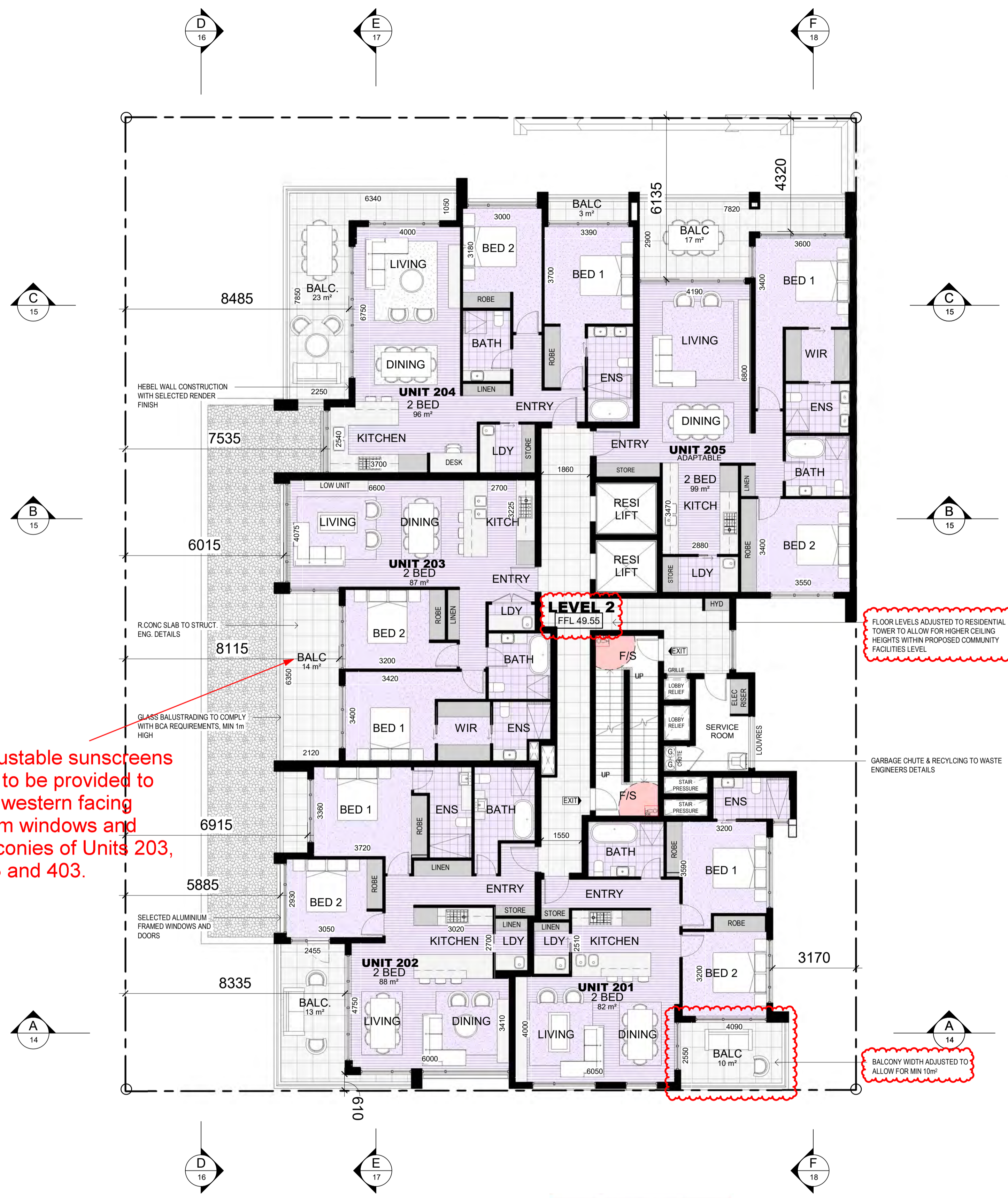
PO BOX 214 Cusley NSW

REGISTRED ARCHITECT
Innovate Architects
Catherine Jones
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	Author	JW	Scale	1:100@A1
	Checker	GRJ	Issue	B
	Date	APRIL 2021		
Job Number	2728			
Sheet	04			
	GERON PROPERTY			

ISSUE B AMENDMENTS	
LEVELS 2 & 3	<ul style="list-style-type: none"> LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80) LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95) UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M² MINIMUM LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504)



City of Ryde
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CERTIFICATE NUMBER: No. 0005271110	
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WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 5 LIT x 6 R/LIN); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR). GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR. BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)
COMMON AREAS AND CENTRAL SYSTEMS	
WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING. COMMON TAPS TO HAVE 3 STAR RATING. NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<ul style="list-style-type: none"> COMMON AREA VENTILATION SYSTEM CARPARK LEVELS 1, 2 & 3 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VSD FAN CARPARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY/OBRRY - NO MECHANICAL VENTILATION CENTRAL ENERGY SYSTEMS LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT COMMON AREA LIGHTING CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. HALLWAY/OBRRY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
BUILDING ENVELOPE PROPERTIES	
INSULATION REQUIREMENTS	<ul style="list-style-type: none"> EXTERNAL WALLS: HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD GLAZING: ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER. FLOOR: TILES ON SLAB WITH PLASTERBOARD TO NET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS. INT WALLS: HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS. PLASTERBOARD ON STUDS. CONCRETE WITH PLASTERBOARD. ROOF: TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE. CONCRETE SLAB WITH STUD AND R1.0 INSULATION

Adjustable sunscreens are to be provided to the western facing room windows and balconies of Units 203, 303 and 403.

FLOOR LEVELS ADJUSTED TO RESIDENTIAL TOWER TO ALLOW FOR HIGHER CEILING HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

FLOOR LEVELS ADJUSTED TO RESIDENTIAL TOWER TO ALLOW FOR HIGHER CEILING HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m²

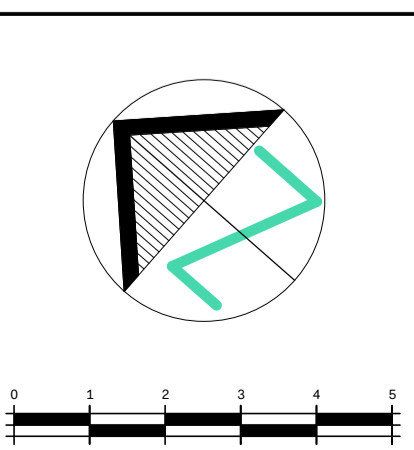
BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m²

1 LEVEL 2
SCALE 1:100

2 LEVEL 3
SCALE 1:100

<p>NOTE: All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.</p> <p>Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.</p> <p>Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.</p>	<p>GENERAL NOTES: All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.</p> <p>All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.</p> <p>All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.</p>	<p>NOTE: Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.</p> <p>COPYRIGHT CLAUSE: This drawing and design is the property of Innovate Architects Pty Ltd and should not be reproduced either in part or whole without the written consent of this firm.</p>
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B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

LEVEL 2 + LEVEL 3 RESIDENTIAL FLOOR PLANS

Innovate Architects

Suite 9b, 32 Frederick Street
 Cusley NSW 2223
 PO BOX 214 Cusley NSW

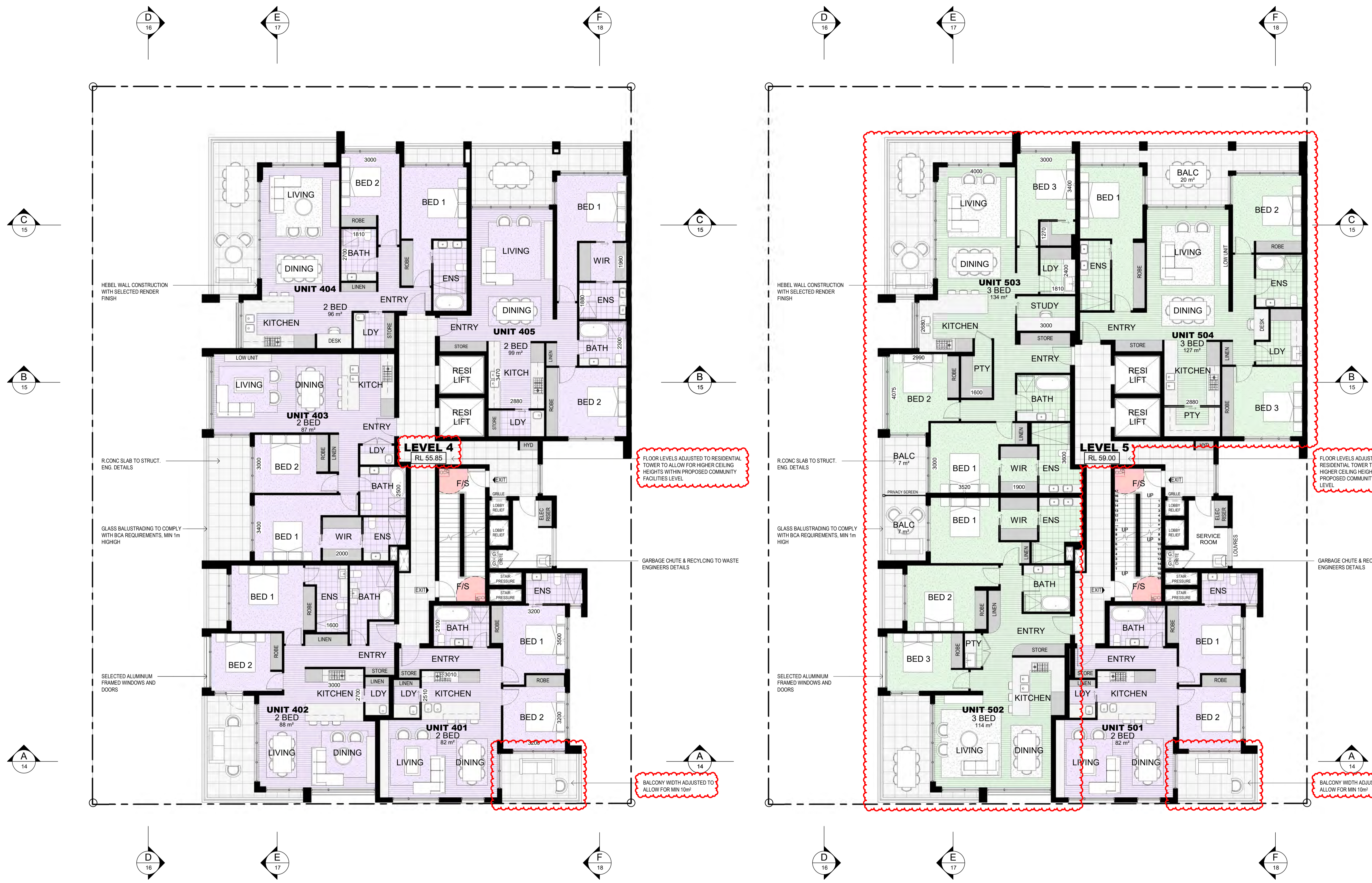
02 9585 1855
 02 9585 1844
 mail@innovate.com.au
 www.innovate.com.au

REGISTERED ARCHITECT
 Nominated Architect
 Cameron Jones
 7143

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

	Design: JW Check: GRJ Date: APRIL 2021	Scale: 1:100@A1 Issue: B	GERON PROPERTY
	Job Number: 2728	Sheet: 05	

ISSUE B AMENDMENTS	
LEVELS 2-5	LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
	LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)
	LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
	LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)
	UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM
	LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504)



FLOOR LEVELS ADJUSTED TO RESIDENTIAL TOWER TO ALLOW FOR HIGHER CEILING HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

FLOOR LEVELS ADJUSTED TO RESIDENTIAL TOWER TO ALLOW FOR HIGHER CEILING HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m²

BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m²

1 LEVEL 4
SCALE 1:100

2 LEVEL 5
SCALE 1:100

City of Ryde
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawenje
Subject to Conditions of Consent

0005271110 05 Jul 2021
Assessor Brian Topicanec
Accreditation No. 100588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

5.4
Average
star rating
NATIONWIDE
HOUSE
www.nuthys.gov.au

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DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

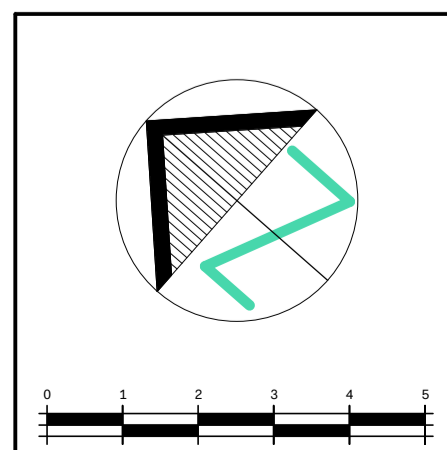
NOTE:
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GENERAL NOTES:
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanlike manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

LEVEL 4 + LEVEL 5 RESIDENTIAL FLOOR PLANS

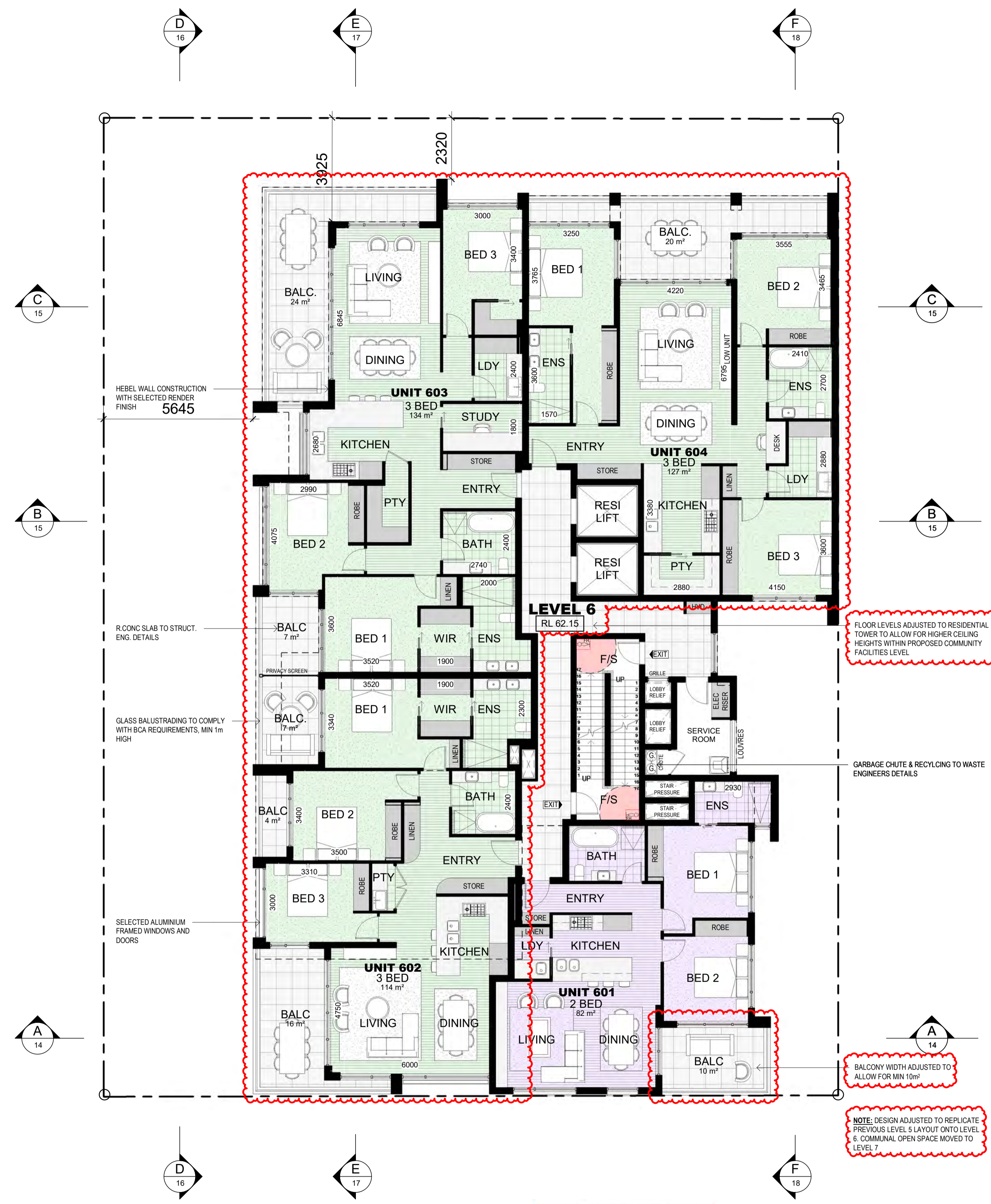
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PO BOX 214 Culley NSW

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Architects

	Author	JW	Scale	1:100@A1
	Checker	GRJ	Issue	B
	Date	APRIL 2021		
Job Number	2728			
Sheet	06			
GERON PROPERTY				

ISSUE B AMENDMENTS	
LEVEL 6	<ul style="list-style-type: none"> LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6 LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05) DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2-BEDROOM UNITS.
LEVEL 7	<ul style="list-style-type: none"> RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7 LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15) AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS, AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT & 2X 2-BEDROOM UNITS.



CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS	
WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & BUBBLES (4 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR) GAS COOKTOP & ELECTRIC OVEN DISHWASHER TO BE 4 STAR BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH LAUNDRY VENTILATION: NATURAL VENTILATION ONLY
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING COMMON TAPS TO HAVE 3 STAR RATING NO COMMON LAUNDRY FACILITY CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<p>COMMON AREA VENTILATION SYSTEM</p> <ul style="list-style-type: none"> CAR PARK LEVELS 1, 2 & 3 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VSD FAN CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY LOBBY - NO MECHANICAL VENTILATION <p>CENTRAL ENERGY SYSTEMS</p> <ul style="list-style-type: none"> LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT <p>COMMON AREA LIGHTING</p> <ul style="list-style-type: none"> CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

INSULATION REQUIREMENTS	<p>EXTERNAL WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD <p>GLAZING:</p> <ul style="list-style-type: none"> ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER <p>FLOOR:</p> <ul style="list-style-type: none"> TILES ON SLAB WITH PLASTERBOARD TO NET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS <p>INT. WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS PLASTERBOARD ON STUDS CONCRETE WITH PLASTERBOARD <p>ROOF:</p> <ul style="list-style-type: none"> TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE CONCRETE SLAB WITH STUCCO AND R1.0 INSULATION
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DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

1 LEVEL 6
 SCALE 1 : 100

2 LEVEL 7
 SCALE 1 : 100

City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kawvenje
 Subject to Conditions of Consent

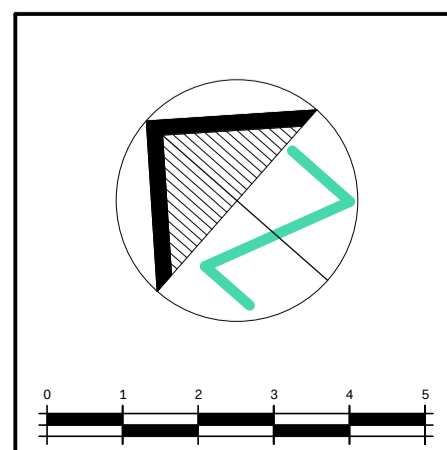
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GERON PROPERTY No.6 PTY LTD
 PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
 LEVEL 6 + LEVEL 7 RESIDENTIAL FLOOR PLANS

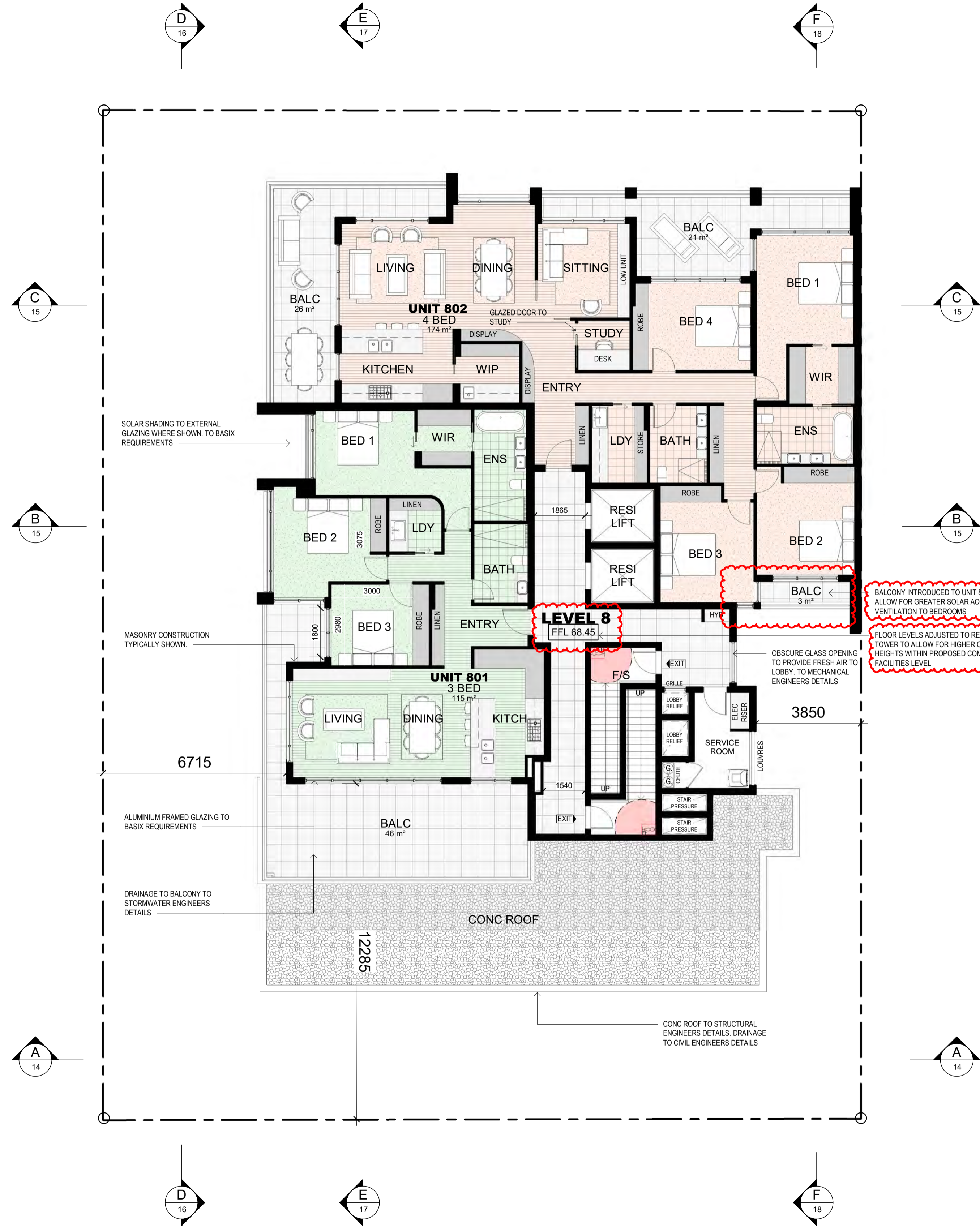
Innovate
 Suite 9b, 32 Frederick Street
 Cusley NSW 2223
 PO BOX 214 Cusley NSW
 REGISTERED ARCHITECT
 Accredited Architect
 Cameron Jones
 7143

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	Drawn	JW	Scale	1:100@A1
	Checked	GRJ	Issue	B
	Date	APRIL 2021		
Job Number	2728			
Sheet	07			

ISSUE B AMENDMENTS

- LEVEL 8**
 - LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 2 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
- LEVEL 9**
 - LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR & LEVEL 6.



City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
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BALCONY INTRODUCED TO UNIT 802 TO ALLOW FOR GREATER SOLAR ACCESS & VENTILATION TO BEDROOMS
 FLOOR LEVELS ADJUSTED TO RESIDENTIAL HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

LEVEL 9 REMOVED

1 LEVEL 8
 SCALE 1 : 100

CERTIFICATE NUMBER: No. 0005271110

BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
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 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) & 5 LIT (4 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
- VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - CARBON MONOXIDE MONITOR + VSD FAN
- CAR PARK LEVEL 4
- VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V F MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
 HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

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Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
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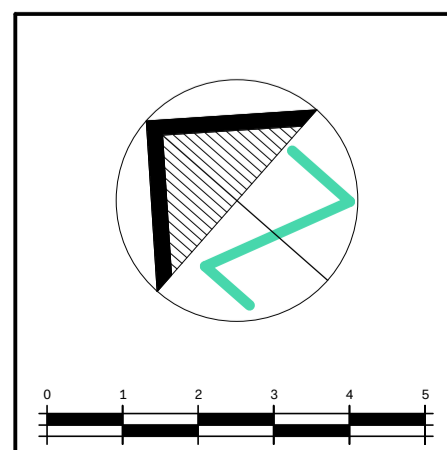
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

LEVEL 8 FLOOR PLAN

Innovate Architects

Suite 9b, 32 Frederick Street
 Cully NSW 2223

PO BOX 214 Cully NSW

02 9585 1855
 02 9585 1844
 mail@innovate.com.au
 www.innovate.com.au

REGISTERED ARCHITECT
 Nominated Architect
 Cameron Jones
 7143

	Drawn: JW Check: GRJ Date: APRIL 2021	Scale: 1:100@A1 Issue: B	GERON PROPERTY
	Job Number: 2728	Sheet: 08	



1 NORTH-WEST ELEVATION - ROSS STREET
SCALE 1 : 100

City of Ryde
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawenjie
Subject to Conditions of Consent

ISSUE B AMENDMENTS	
BASEMENT LEVELS	BASEMENT GARAGE LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
P1-P4 PARKING LEVELS	<ul style="list-style-type: none"> P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS. PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
GROUND FLOOR	<ul style="list-style-type: none"> GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 80M². NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE INCORPORATED INTO COMMUNITY FACILITY SPACE. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
LEVEL 1	<ul style="list-style-type: none"> LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FAÇADE.
LEVELS 2-4	<ul style="list-style-type: none"> LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80). LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95). LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90). LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90). UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M² MINIMUM. LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504).
LEVEL 5	<ul style="list-style-type: none"> LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6. LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05). DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3-BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 7	<ul style="list-style-type: none"> RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7. LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15). AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3-BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVELS 8	<ul style="list-style-type: none"> LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20). DESIGN OF UNIT 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
LEVEL 9	<ul style="list-style-type: none"> LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS	
WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 5.8LIT (4-RL MIN); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR). GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR. BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING. COMMON TAPS TO HAVE 3 STAR RATING. NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<p>COMMON AREA VENTILATION SYSTEM</p> <ul style="list-style-type: none"> CAR PARK LEVELS 1, 2 & 3 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VSD FAN CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) 4. LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY LOBBY - NO MECHANICAL VENTILATION <p>CENTRAL ENERGY SYSTEMS</p> <ul style="list-style-type: none"> LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT <p>COMMON AREA LIGHTING</p> <ul style="list-style-type: none"> CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

INSULATION REQUIREMENTS	<p>EXTERNAL WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD <p>GLAZING:</p> <ul style="list-style-type: none"> ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER. <p>FLOOR:</p> <ul style="list-style-type: none"> TILES ON SLAB WITH PLASTERBOARD TO NET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS. <p>WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS. PLASTERBOARD ON STUDS CONCRETE WITH PLASTERBOARD. <p>ROOF:</p> <ul style="list-style-type: none"> TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE. CONCRETE SLAB WITH STUD AND R1.0 INSULATION
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5.4 Average star rating
www.safrans.gov.au

0005271110 05 Jul 2021
Assessor Brian Teplicanec
Accreditation No. 100588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111
hstar.com.au



DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

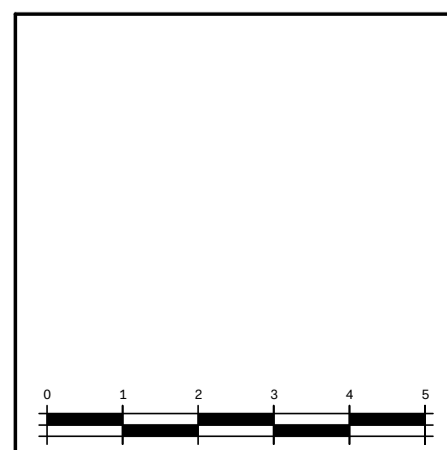
NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, i.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
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P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



Client
GERON PROPERTY No.6 PTY LTD

Address
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Project
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Drawing Title
NORTH WEST ELEVATION (ROSS STREET)

Innovate Architects
Suite 9b, 32 Frederick Street
Culley NSW 2223
PO BOX 214 Culley NSW

02 9585 1855
02 9585 1844
info@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECT
Nominated Architect
Gerrard Jones
7143

Drawn	Checked	Scale	Issue	Sheet	Project
JW	JK	1:100@A1	B	10	GERON PROPERTY
		Job Number 2728	Date APRIL 2021	Sheet 10	Project GERON PROPERTY



1 SOUTH-EAST ELEVATION
SCALE 1 : 100

City of Ryde
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawenje
Subject to Conditions of Consent

ISSUE B AMENDMENTS	
BASEMENT LEVELS	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
P2-P4 PARKING LEVELS	<ul style="list-style-type: none"> P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS. PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM BALUNES TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
GROUND FLOOR	<ul style="list-style-type: none"> GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 80M². NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED TO EASTERN BOUNDARY OF SITE. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
LEVEL 1	<ul style="list-style-type: none"> LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FAÇADE.
LEVELS 2-4	<ul style="list-style-type: none"> LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80) LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90) UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M² MINIMUM. LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
LEVEL 6	<ul style="list-style-type: none"> LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6. LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 61.00 (PREVIOUSLY RL 61.00) DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 7	<ul style="list-style-type: none"> RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7. LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.10) AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 8	<ul style="list-style-type: none"> LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20) DESIGN OF UNIT 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
LEVEL 9	<ul style="list-style-type: none"> LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS	
WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 6L/min (4-6L/min); TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR). GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR. BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING. COMMON TAPS TO HAVE 3 STAR RATING. NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<p>COMMON AREA VENTILATION SYSTEM</p> <ul style="list-style-type: none"> CAR PARK LEVELS 1, 2 & 3 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VFD FAN CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY LOBBY - NO MECHANICAL VENTILATION <p>CENTRAL ENERGY SYSTEMS</p> <ul style="list-style-type: none"> LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT <p>COMMON AREA LIGHTING</p> <ul style="list-style-type: none"> CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

INSULATION REQUIREMENTS	<p>EXTERNAL WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD <p>GLAZING:</p> <ul style="list-style-type: none"> ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER. <p>FLOOR:</p> <ul style="list-style-type: none"> TILES ON SLAB WITH PLASTERBOARD TO NET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS. <p>INT WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS. PLASTERBOARD ON STUDS CONCRETE WITH PLASTERBOARD. <p>ROOF:</p> <ul style="list-style-type: none"> TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE. CONCRETE SLAB WITH STUD AND R1.0 INSULATION
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5.4 Average star rating
www.safrers.gov.au

0005271110 05 Jul 2021
Assessor Brian Trepicamec
Accreditation No. 100588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111

hstar.com.au



DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

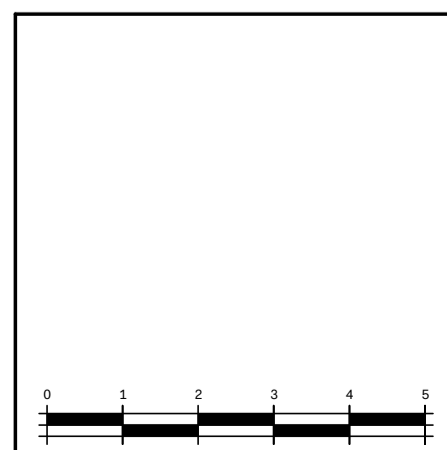
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



Client
GERON PROPERTY No.6 PTY LTD

Address
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Project
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Drawing Title
SOUTH EAST ELEVATION

Innovate Architects

Suite 9b, 32 Frederick Street
Culley NSW 2223
PO BOX 214 Culley NSW

02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECT
Nominated Architect
Gordon Jones
7143

Drawn	Checked	Scale
JW	JK	1:100@A1
Date	Issue	
APRIL 2021	B	
Job Number	Sheet	
2728	11	

GERON PROPERTY

ISSUE B AMENDMENTS

- BASEMENT LEVELS**
 - BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
- P2-P4 PARKING LEVELS**
 - P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.
 - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
 - PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM FINISHES TO HELP SOFTEN THE FACADE WHERE SHOWN.
 - NEW COMMUNITY FACILITIES LEFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
- GROUND FLOOR**
 - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ABM6.
 - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
 - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
 - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
- LEVEL 1**
 - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.
 - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.
- LEVELS 2-4**
 - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
 - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
 - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
 - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.
 - LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3x3 BEDROOM UNITS (502, 503 & 504).
- LEVEL 6**
 - LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
 - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 61.90 (PREVIOUSLY RL 61.05)
 - DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1x3 BEDROOM UNIT & 2x2-BEDROOM UNITS.
- LEVEL 7**
 - RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.
 - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)
 - AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1x3 BEDROOM UNIT & 2x2-BEDROOM UNITS.
- LEVEL 8**
 - LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - DESIGN OF UNIT 80 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
- LEVEL 9**
 - LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kawnege
 Subject to Conditions of Consent

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)
- COMMON AREAS AND CENTRAL SYSTEMS**
- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VFD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- BUILDING ENVELOPE PROPERTIES**
- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
 HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD.
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

5.4
 Average star rating
 Assessor: Brian Trepicame
 Accreditation No. 100588
 Address: 6-8 Western Crescent, Gladesville, NSW, 2111
 hstar.com.au



1 NORTH-EAST ELEVATION (WESTERN CRESCENT)
 SCALE 1 : 100

NOTE:
 All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
 All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
 All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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B	REVISED DEVELOPMENT APPLICATION	03/02/2022
A	DEVELOPMENT APPLICATION	08/07/2021
P2	PRELIMINARY DA PLANS	30/06/2021
P1	PRELIMINARY DA PLANS	07/06/2021
ISSUE	AMENDMENT	

Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing Title	NORTH EAST ELEVATION

Innovate Architects
 Suite 9b, 32 Frederick Street
 Cusley NSW 2223
 PO BOX 214 Cusley NSW
 02 9585 1855
 02 9585 1844
 info@innovate.com.au
 www.innovate.com.au

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

Drawn	JW	Scale	1:100@A1
Checked	GJ	Issue	B
Date	APRIL 2021	Job Number	2728
Sheet	12	Client	GERON PROPERTY



1 SOUTH-WEST ELEVATION - COULTER STREET
SCALE 1 : 100

- ### ISSUE B AMENDMENTS
- BASEMENT LEVELS**
 - BASEMENT GARAGE LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
 - P2-P4 PARKING LEVELS**
 - P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.
 - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
 - PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM MATERIALS TO HELP SOFTEN THE FACADE WHERE SHOWN.
 - NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
 - GROUND FLOOR**
 - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADHEE.
 - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.
 - RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
 - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
 - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
 - LEVEL 1**
 - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.
 - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.
 - LEVELS 2-4**
 - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
 - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
 - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
 - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M² MINIMUM.
 - LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
 - LEVEL 5**
 - LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
 - DESIGN OF LEVEL 5 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
 - LEVEL 6**
 - RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.
 - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)
 - AMENITIES ADDED TO LEVEL 6 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
 - LEVEL 7**
 - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - DESIGN OF UNIT ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
 - LEVEL 8**
 - LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

City of Ryde
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawenjie
Subject to Conditions of Consent

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- ### DWELLINGS
- WATER**
 - APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 5.8LIT (4-RL) MIN; TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
 - ENERGY**
 - THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
 - COOLING**
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - HEATING**
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - ARTIFICIAL LIGHTING**
 - BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
 - NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
 - COMMON AREA VENTILATION SYSTEM**
 - CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
 - CENTRAL ENERGY SYSTEMS**
 - LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT)
 - COMMON AREA LIGHTING**
 - CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- BUILDING ENVELOPE PROPERTIES**
 - INSULATION REQUIREMENTS**
 - EXTERNAL WALLS:**
 - HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
 - GLAZING:**
 - ALUMINUM SINGLE GLAZE CLEAR. U = 6.70. SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINUM SINGLE GLAZE CLEAR. U = 6.70. SHGC = 0.70 - SLIDING, FIXED, LOUIRE.
 - FLOOR:**
 - TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
 - WALLS:**
 - HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD.
 - ROOF:**
 - TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

5.4 Average star rating
www.safrers.gov.au

0005271110 05 Jul 2021
Assessor Brian Trepicanic
Accreditation No. 100588
Address
6-8 Western Crescent,
Gladesville, NSW, 2111
hstar.com.au



DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.

Client
GERON PROPERTY No.6 PTY LTD

Address
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Drawing Title
SOUTH WEST ELEVATION

Project
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

Project
GERON PROPERTY No.6 PTY LTD

Address
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

Drawing Title
SOUTH WEST ELEVATION

Innovate
Suite 9b, 32 Frederick Street
Culley NSW 2223
PO BOX 214 Culley NSW

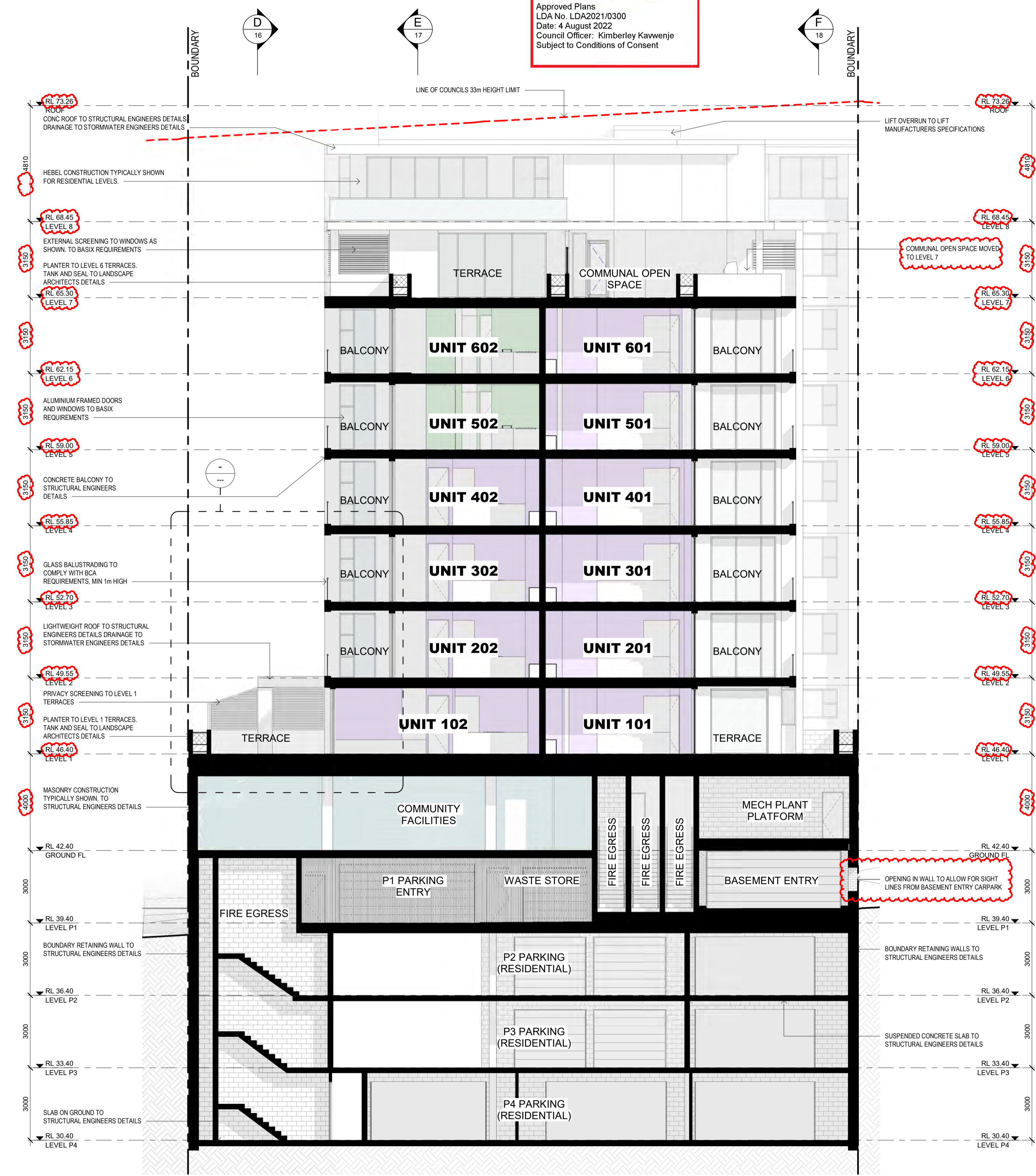
02 9585 1855
02 9585 1844
info@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECT
Notified Architect
Gerrard Jones
7143

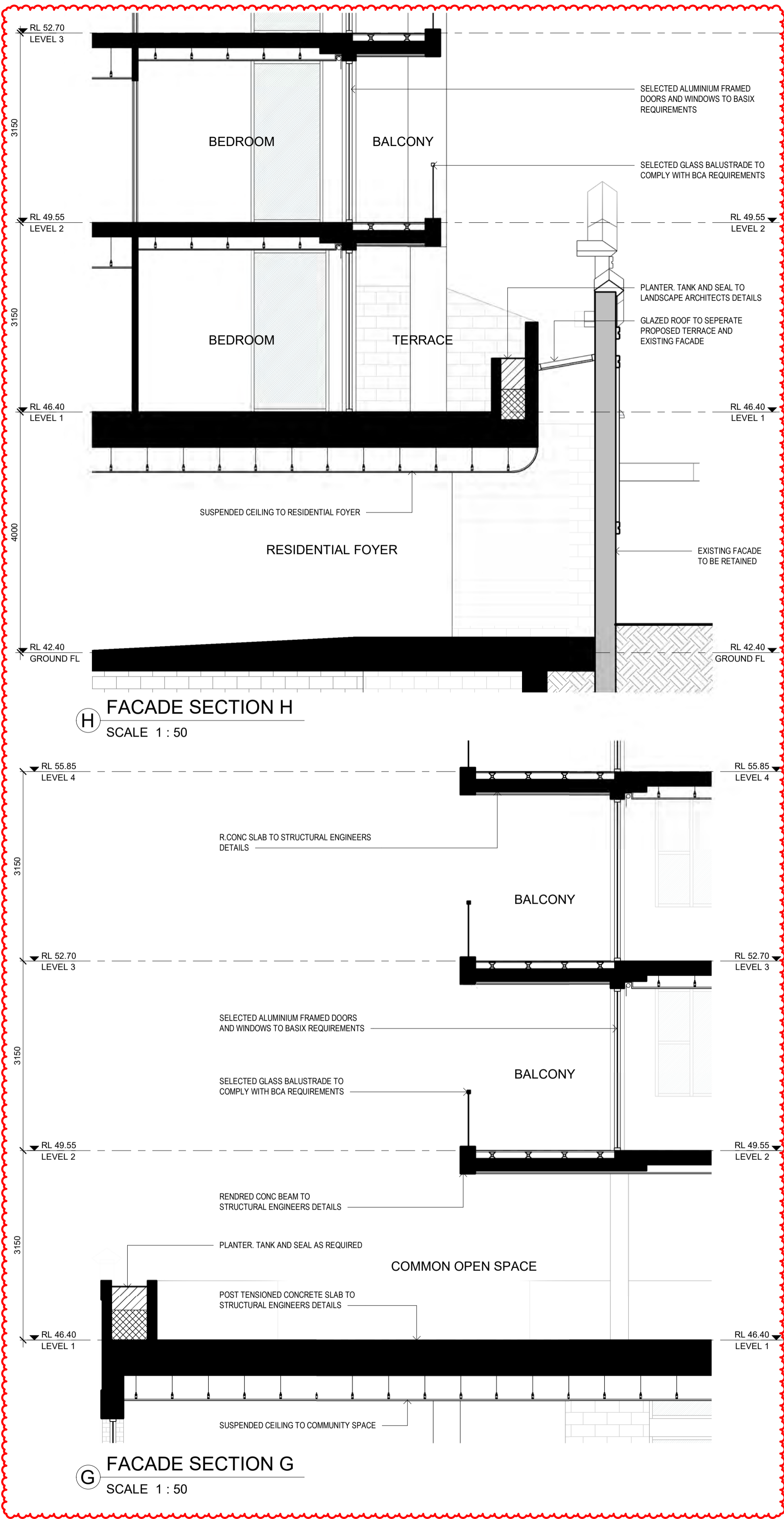
Architects

Job Number	Drawn	Scale	Issue	Sheet	Project
2728	JW	1:100@A1	B	13	GERON PROPERTY

City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kavwenje
 Subject to Conditions of Consent



SECTION A - A
 SCALE 1 : 100



FACADE SECTION H
 SCALE 1 : 50

FACADE SECTION G
 SCALE 1 : 50

- ISSUE B AMENDMENTS**
- BASEMENT LEVELS**
 - BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
 - P1-P4 PARKING LEVELS**
 - P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN EDGE OF ENTRY DOOR.
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 - PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINIUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.
 - NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
 - GROUND FLOOR**
 - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADJACENT NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.
 - RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
 - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE RESERVED FOR PROPOSED COMMUNITY FACILITY SPACE.
 - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
 - LEVEL 1**
 - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE (REAR).
 - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.
 - LEVELS 2-4**
 - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
 - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
 - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
 - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MIN.
 - LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504)
 - LEVEL 5**
 - LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
 - DESIGN OF UNIT 4 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
 - LEVEL 6**
 - RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7
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 - DESIGN LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
 - LEVEL 7**
 - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - DESIGN OF UNIT 6 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
 - LEVEL 8**
 - LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
 - APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) (4 LIT x 6 RL/MIN); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
 - ENERGY**
 - THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
 - COOLING**
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - HEATING**
 - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - ARTIFICIAL LIGHTING**
 - BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)
 - COMMON AREAS AND CENTRAL SYSTEMS**
 - WATER**
 - NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
 - ENERGY**
 - COMMON AREA VENTILATION SYSTEM**
 - CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - 3. VENTILATION SYSTEM (EXHAUST ONLY)
 - 4. VENTILATION SYSTEM (EXHAUST ONLY)
 - 5. LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - 6. GARBAGE ROOM - NO MECHANICAL VENTILATION
 - 7. COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - 8. PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - 9. GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - 10. HALLWAY LOBBY - NO MECHANICAL VENTILATION
 - CENTRAL ENERGY SYSTEMS**
 - LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
 - COMMON AREA LIGHTING**
 - CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARBAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - BUILDING ENVELOPE PROPERTIES**
 - INSULATION REQUIREMENTS**
 - EXTERNAL WALLS:**
 - HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
 - GLAZING:**
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
 - FLOOR:**
 - TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
 - INT WALLS:**
 - HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
 - ROOF:**
 - TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

NOTE:
 All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

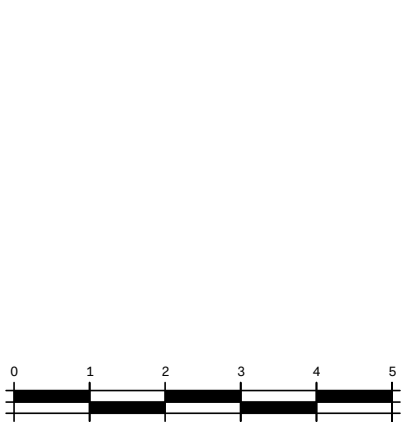
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD
 6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

SECTION A - A

Innovate Architects
 Suite 9b, 32 Frederick Street, Cusley NSW 2223
 PO BOX 214 Cusley NSW
 02 9585 1855
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 mail@innovate.com.au
 www.innovate.com.au

REGISTERED ARCHITECT
 Innovate Architects
 Cameron Jones
 7143

Job Number	Drawn	Scale	Issue	Sheet
2728	JW	1:100@A1	B	14

GERON PROPERTY

- BASEMENT LEVELS**
- BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
- P1-P4 PARKING LEVELS**
- P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN EDGE OF ENTRY DOOR.
 - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
 - PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINIUM MATERIALS TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
- GROUND FLOOR**
- GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADAPT.
 - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
 - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
 - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
- LEVEL 1**
- LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE.
 - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.
- LEVELS 2-5**
- LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
 - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
 - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
 - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M².
 - LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
- LEVEL 6**
- LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
 - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
 - DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
- LEVEL 7**
- RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.
 - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)
 - AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
- LEVEL 8**
- LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - LEVEL 8 FLOOR LEVEL ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
- LEVEL 9**
- LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE SHOWER HEADS (3 STAR), 5/8" (4 RLMM), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE STAR RATED.
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

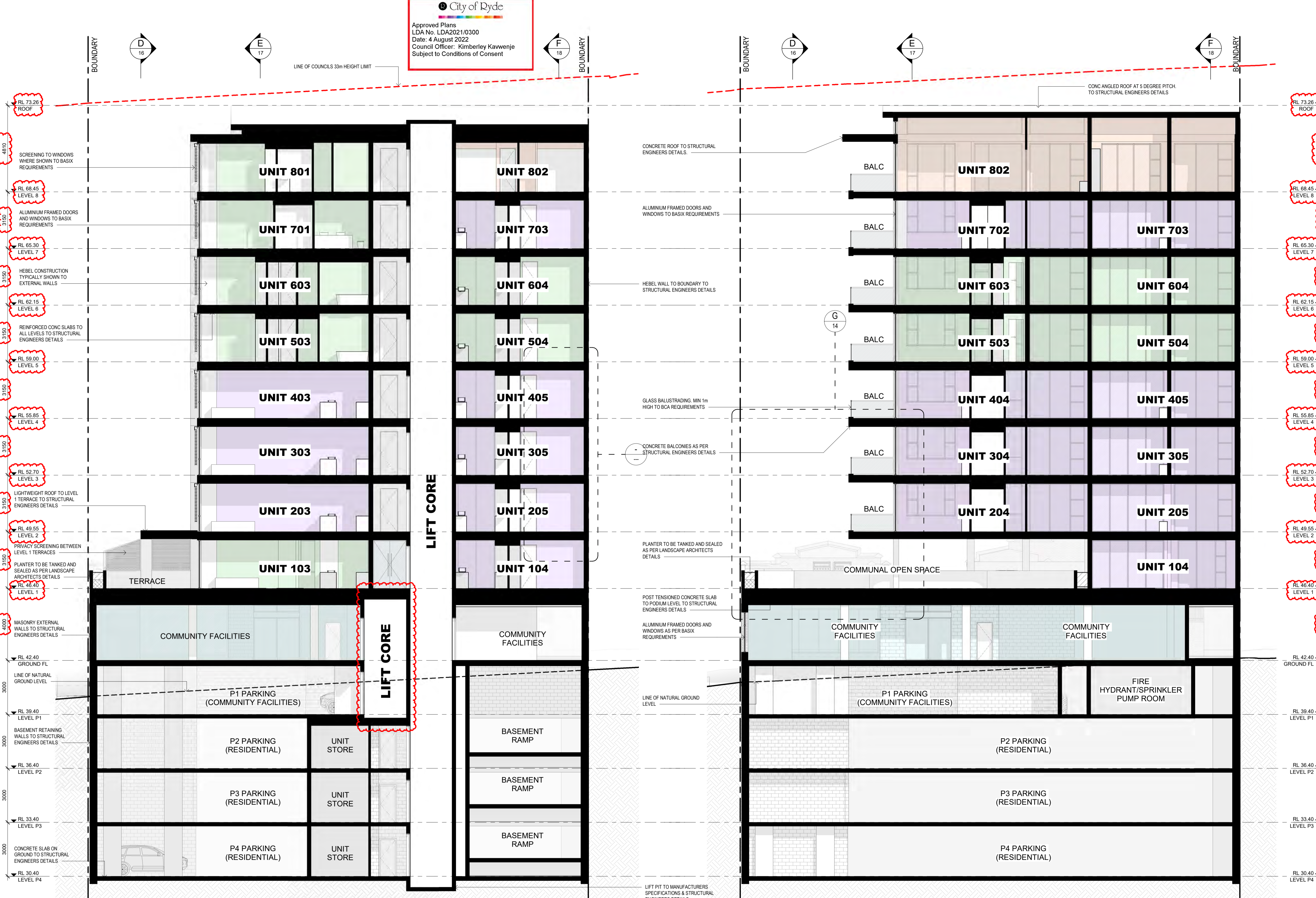
COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS
- WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION



B SECTION B - B
 SCALE 1 : 100

C SECTION C - C
 SCALE 1 : 100

NOTE:
 All existing & overall dimensions are normal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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REVISED DEVELOPMENT APPLICATION	03/02/2022
DEVELOPMENT APPLICATION	08/07/2021
PRELIMINARY DA PLANS	30/06/2021
PRELIMINARY DA PLANS	07/06/2021
ISSUE AMENDMENT	

Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing Title	SECTION B & C

Innovate Architects

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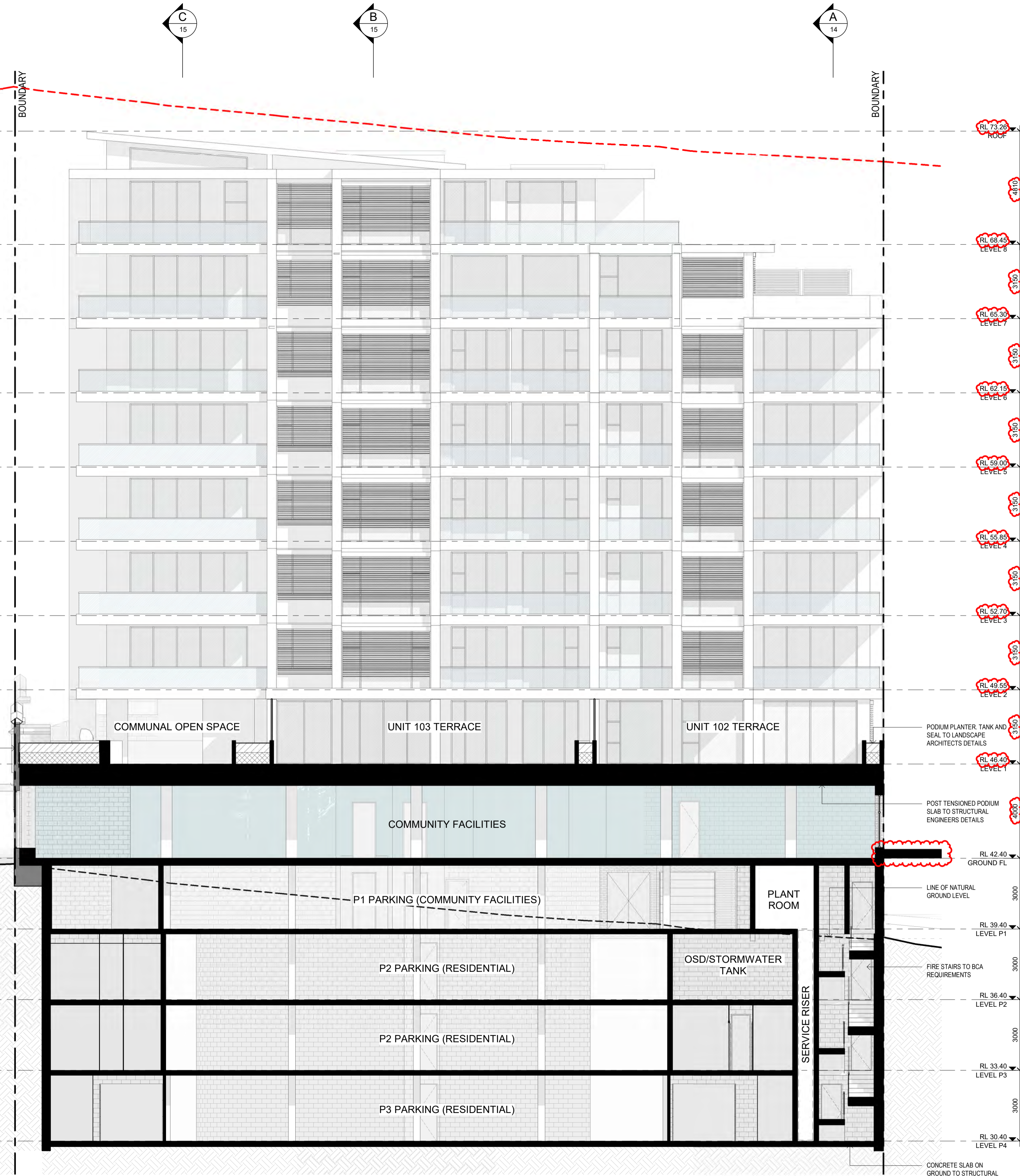
REGISTERED ARCHITECT
 Accredited Architect
 Cameron Jones
 7143

GERON PROPERTY

Job Number: 2728
 Sheet: 15

Client: JW
 Designer: GJK
 Checker: GJK
 Date: APRIL 2021

Scale: 1:100@A1
 Issue: B



City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kawenje
 Subject to Conditions of Consent

ISSUE B AMENDMENTS	
BASEMENT LEVELS	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
P1-P4 PARKING LEVELS	<ul style="list-style-type: none"> P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS. PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
GROUND FLOOR	<ul style="list-style-type: none"> GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ABM6. NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL FOYER REPARTITIONED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
LEVEL 1	<ul style="list-style-type: none"> LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.
LEVELS 2-4	<ul style="list-style-type: none"> LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80) LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90) UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM. LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504)
LEVEL 6	<ul style="list-style-type: none"> LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6. LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 61.00 (PREVIOUSLY RL 61.00) DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3-BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 7	<ul style="list-style-type: none"> RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7. LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.10) AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3-BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 8	<ul style="list-style-type: none"> LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20) DESIGN OF UNIT 804 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
LEVEL 9	<ul style="list-style-type: none"> LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110

BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS	
WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE SHOWER HEADS (3 STAR) & 5LIT + 6L MIN. TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR). GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR. BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING. COMMON TAPS TO HAVE 3 STAR RATING. NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<p>COMMON AREA VENTILATION SYSTEM</p> <p>CAR PARK LEVELS 1, 2 & 3</p> <ol style="list-style-type: none"> VENTILATION SYSTEM (SUPPLY + EXHAUST) CARBON MONOXIDE MONITOR + VSD FAN <p>CAR PARK LEVEL 4</p> <ol style="list-style-type: none"> VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY LOBBY - NO MECHANICAL VENTILATION <p>CENTRAL ENERGY SYSTEMS</p> <ul style="list-style-type: none"> LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT <p>COMMON AREA LIGHTING</p> <ul style="list-style-type: none"> CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR

BUILDING ENVELOPE PROPERTIES

INSULATION REQUIREMENTS	<p>EXTERNAL WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD <p>GLAZING:</p> <ul style="list-style-type: none"> ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER. <p>FLOOR:</p> <ul style="list-style-type: none"> TILES ON SLAB WITH PLASTERBOARD TO MET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS <p>WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS PLASTERBOARD ON STUD CONCRETE WITH PLASTERBOARD <p>ROOF:</p> <ul style="list-style-type: none"> TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE CONCRETE SLAB WITH STUD AND R1.0 INSULATION
--------------------------------	--

5.4
Average star rating
HOUSE
 Assessor: Brian Teplicanic
 Accreditation No. 100588
 Address: 6-8 Western Crescent, Gladesville, NSW, 2111
 hstar.com.au



SECTION D - D
 SCALE 1 : 100

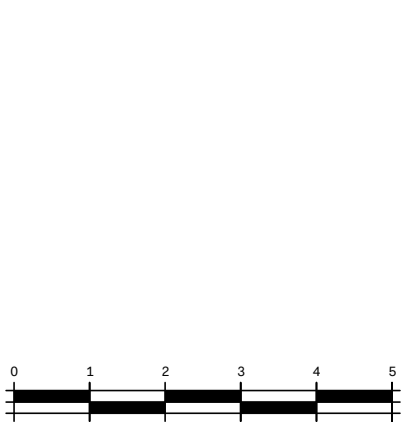
NOTE:
 All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD

PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION D - D

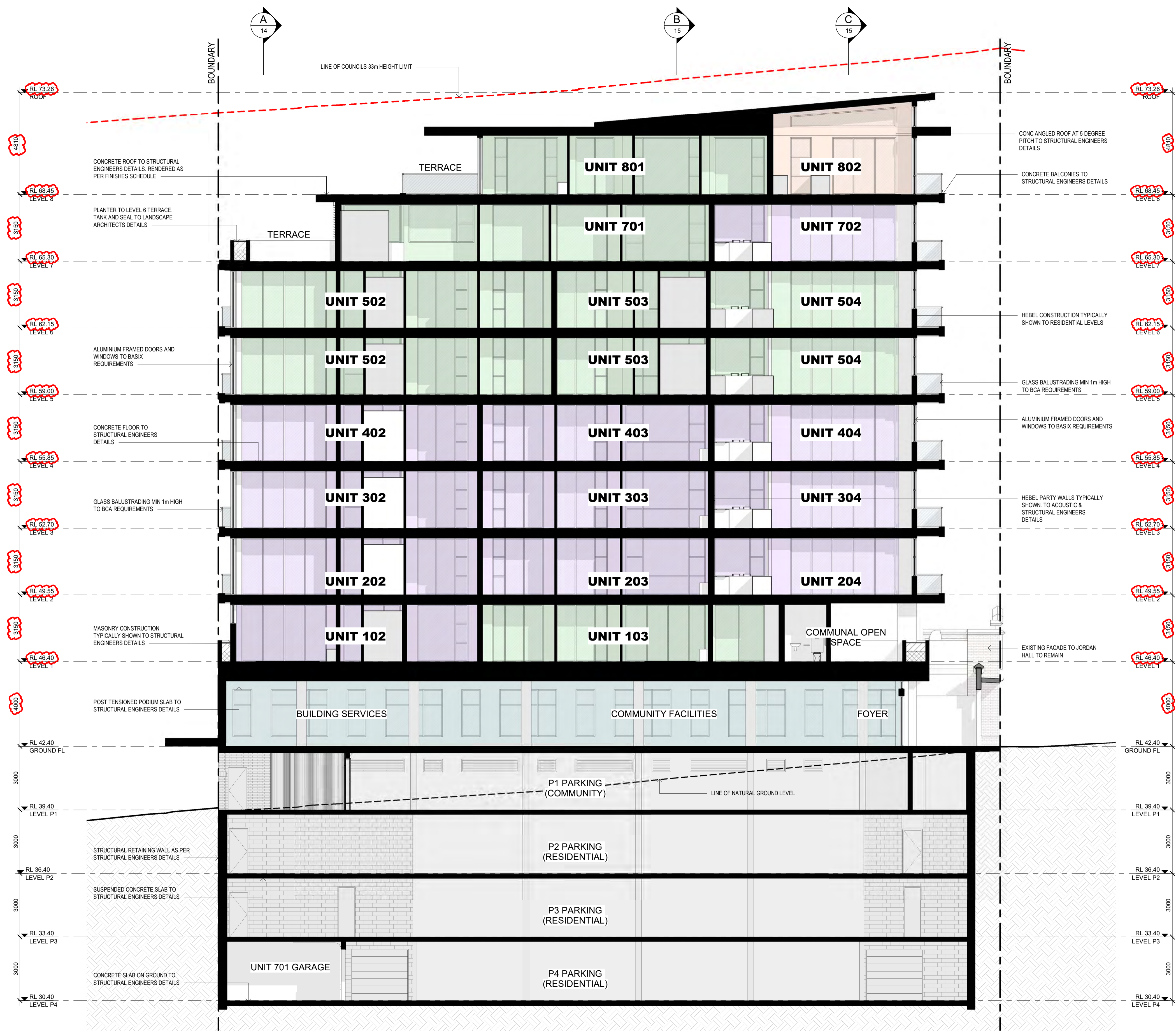
Innovate
 Suite 9b, 32 Frederick Street
 Cully NSW 2223
 PO BOX 214 Cully NSW
 02 9585 1855
 02 9585 1844
 info@innovate.com.au
 www.innovate.com.au

REGISTERED ARCHITECT
 Nominated Architect
 Cameron Jones
 7143

Architects

DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

Drawn	Checked	Scale
JW	JK	1:100@A1
Date	Issue	
APRIL 2021	B	
Job Number	Sheet	
2728	16	



City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kawenje
 Subject to Conditions of Consent

- ISSUE B AMENDMENTS**
- BASEMENT LEVELS**
 - BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
 - P1-P4 PARKING LEVELS**
 - P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.
 - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
 - PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINIUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.
 - NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
 - GROUND FLOOR**
 - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ABM6.
 - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.
 - RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
 - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
 - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
 - LEVEL 1**
 - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.
 - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.
 - LEVELS 2-4**
 - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
 - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
 - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
 - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
 - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.
 - LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504)
 - LEVEL 6**
 - LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6
 - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 61.05)
 - DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
 - LEVEL 7**
 - RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.
 - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 64.15)
 - AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
 - DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
 - LEVEL 8**
 - LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
 - DESIGN OF UNIT 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
 - LEVEL 9**
 - LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
 REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
 - FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 5.8L (4 & 5 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)
 - GAS COOKTOP & ELECTRIC OVEN.
 - DISHWASHER TO BE 4 STAR
 - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
 - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
 - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
 - KITCHEN (DEDICATED)
 - DINING/LIVING ROOMS (DEDICATED)
 - BATHROOMS/TOILETS (DEDICATED)
 - LAUNDRY (DEDICATED)
 - ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
 - COMMON TOILETS TO HAVE 3 STAR RATING.
 - COMMON TAPPS TO HAVE 3 STAR RATING.
 - NO COMMON LAUNDRY FACILITY.
 - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
 - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
 - 2. CARBON MONOXIDE MONITOR + VSD FAN
 - CAR PARK LEVEL 4
 - 1. VENTILATION SYSTEM (EXHAUST ONLY)
 - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
 - GARAGE ROOM - NO MECHANICAL VENTILATION
 - COMMUNITY ROOM - NO MECHANICAL VENTILATION
 - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
 - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
 - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
 - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
 - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
 - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.
 - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO NET AREAS
 - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
 - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- INT. WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
 - PLASTERBOARD ON STUDS
 - CONCRETE WITH PLASTERBOARD.
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
 - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

5.4
Average star rating
HOUSE
 Assessor Brian Trepicame
 Accreditation No. 100588
 Address
 6-8 Western Crescent,
 Gladesville, NSW, 2111

0005271110 05 Jul 2021
 hstar.com.au



DEVELOPMENT APPLICATION
 NOT FOR CONSTRUCTION

SECTION E - E
 SCALE 1 : 100

NOTE:
 All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

GENERAL NOTES:
 All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
 All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
 All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
 Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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B	REVISED DEVELOPMENT APPLICATION	03/02/2022
A	DEVELOPMENT APPLICATION	08/07/2021
P2	PRELIMINARY DA PLANS	30/06/2021
P1	PRELIMINARY DA PLANS	07/06/2021
ISSUE	AMENDMENT	DATE INT.

Client	GERON PROPERTY No.6 PTY LTD	Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title	SECTION E - E

Innovate
 Suite 9b, 32 Frederick Street
 Caley NSW 2213
 PO BOX 214 Caley NSW

02 9585 1855
 02 9585 1844
 mail@innovate.com.au
 www.innovate.com.au

REGISTERED ARCHITECT
 Accredited Architect
 Cameron Jones
 7143

Architects

Drawn	JW	Scale	1:100@A1
Checked	GC	Issue	B
Date	APRIL 2021	Sheet	17
Job Number	2728	Client	GERON PROPERTY



SECTION F - F
SCALE 1 : 100

City of Ryde
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawenje
Subject to Conditions of Consent

ISSUE B AMENDMENTS	
BASEMENT LEVELS	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
P2-P4 PARKING LEVELS	<ul style="list-style-type: none"> P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR. OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS. PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
GROUND FLOOR	<ul style="list-style-type: none"> GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADMM. NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE. GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE. ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
LEVEL 1	<ul style="list-style-type: none"> LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE ONLY. AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.
LEVELS 2-5	<ul style="list-style-type: none"> LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80) LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95) LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90) LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90) UNITS 201, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M² MINIMUM. LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
LEVEL 6	<ul style="list-style-type: none"> LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6. LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05) DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 7	<ul style="list-style-type: none"> RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7. LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15) AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES. DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
LEVEL 8	<ul style="list-style-type: none"> LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20) DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
LEVEL 9	<ul style="list-style-type: none"> LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110
BASIX NOTES
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

DWELLINGS	
WATER	<ul style="list-style-type: none"> APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT. FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) & 4 (4 STAR); TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
ENERGY	<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR). GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO BE 4 STAR. BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH. LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
COOLING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
HEATING	<ul style="list-style-type: none"> LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR) BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
ARTIFICIAL LIGHTING	<ul style="list-style-type: none"> BEDROOMS & STUDY (DEDICATED) KITCHEN (DEDICATED) DINING/LIVING ROOMS (DEDICATED) BATHROOMS/TOILETS (DEDICATED) LAUNDRY (DEDICATED) ALL HALLWAYS (DEDICATED)

COMMON AREAS AND CENTRAL SYSTEMS

WATER	<ul style="list-style-type: none"> NO COMMON AREA FACILITY FOR SHOWERHEADS. COMMON TOILETS TO HAVE 3 STAR RATING. COMMON TAPS TO HAVE 3 STAR RATING. NO COMMON LAUNDRY FACILITY. CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
ENERGY	<p>COMMON AREA VENTILATION SYSTEM</p> <ul style="list-style-type: none"> CAR PARK LEVELS 1, 2 & 3 1. VENTILATION SYSTEM (SUPPLY + EXHAUST) 2. CARBON MONOXIDE MONITOR + VIO FAN CAR PARK LEVEL 4 1. VENTILATION SYSTEM (EXHAUST ONLY) LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION GARAGE ROOM - NO MECHANICAL VENTILATION COMMUNITY ROOM - NO MECHANICAL VENTILATION PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION HALLWAY LOBBY - NO MECHANICAL VENTILATION <p>CENTRAL ENERGY SYSTEMS</p> <ul style="list-style-type: none"> LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT <p>COMMON AREA LIGHTING</p> <ul style="list-style-type: none"> CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR. LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.

BUILDING ENVELOPE PROPERTIES

INSULATION REQUIREMENTS	<p>EXTERNAL WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD <p>GLAZING:</p> <ul style="list-style-type: none"> ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS. ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER. <p>FLOOR:</p> <ul style="list-style-type: none"> TILES ON SLAB WITH PLASTERBOARD TO NET AREAS CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS. <p>INT WALLS:</p> <ul style="list-style-type: none"> HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS PLASTERBOARD ON STUDS CONCRETE WITH PLASTERBOARD <p>ROOF:</p> <ul style="list-style-type: none"> TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE. CONCRETE SLAB WITH STUD AND R1.0 INSULATION
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5.4 Average star rating
Assessor: Brian Trepicanic
Accreditation No. 100588
Address: 6-8 Western Crescent, Gladesville, NSW, 2111
hstar.com.au



DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

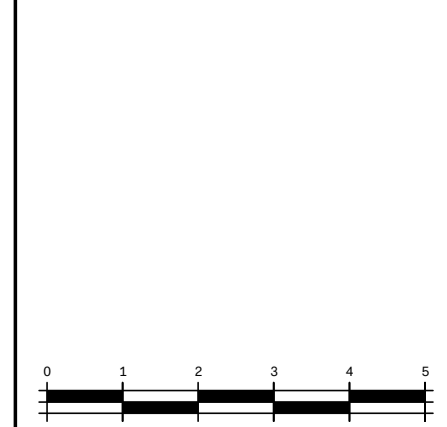
NOTE:
All existing & overall dimensions are normal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.



GERON PROPERTY No.6 PTY LTD
PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
DRAWING TITLE: SECTION F - F

Innovate Architects
Suite 9b, 32 Frederick Street, Sydney NSW 2223
PO BOX 214, Cusley NSW
02 9585 1855
02 9585 1844
info@innovate.com.au
www.innovate.com.au

Drawn	Checked	Scale
JW	GJ	1:100@A1
DATE: APRIL 2021		Sheet: B
Job Number: 2728	Sheet: 18	GERON PROPERTY

LANDSCAPE DA

6-8 WESTERN CRES, GLADESVILLE

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
L-01	COVER SHEET	A3	C	28/1/22
L-02.1	PUBLIC DOMAIN SHEET 1	A3	C	28/1/22
L-02.2	PUBLIC DOMAIN SHEET 2	A3	C	28/1/22
L-03.1	LEVEL 1 SHEET 1	A3	C	28/1/22
L-03.2	LEVEL 1 SHEET 2	A3	C	28/1/22
L-04	LEVEL 7	A3	C	28/1/22
L-05	PLANTING DETAILS	A3	C	28/1/22
L-06	PLANT SCHEDULE	A3	C	28/1/22
L-07	PRECEDENT IMAGERY	A3	C	28/1/22
L-08	NOTES	A3	C	28/1/22
L-09	SPECIFICATION	A3	C	28/1/22

GENERAL NOTES

All work & materials to be carried out in accordance with the Building Code of Australia, all Local and State Government ordinances, relevant Australian Standards, local authorities regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council.

NOTE
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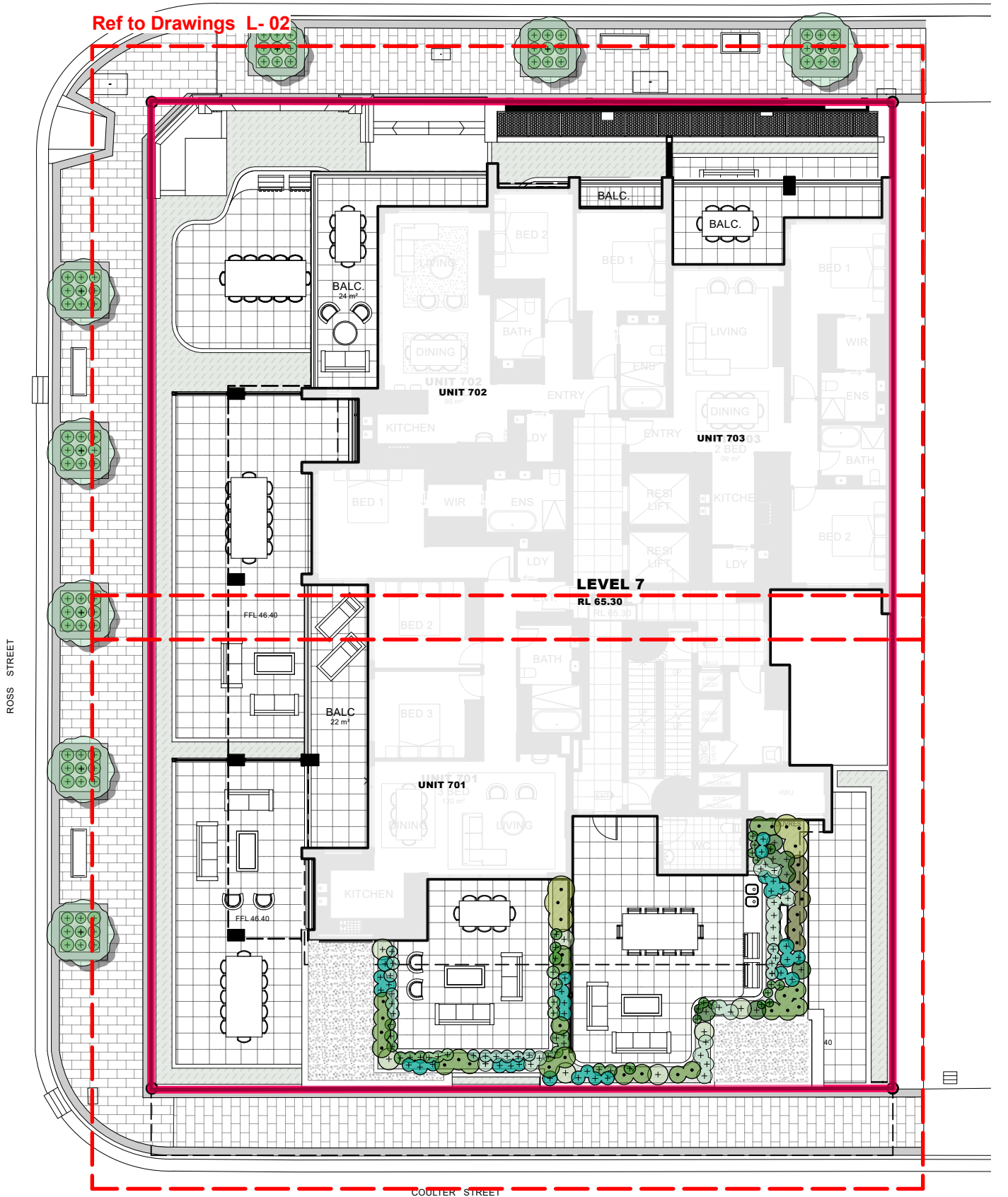
Approved Plans
LDA No. LDA2021/0300
Date: 4 August 2022
Council Officer: Kimberley Kawwenje
Subject to Conditions of Consent

LEGEND

- SITE BOUNDARY
- PROPOSED TREES (Refer plant schedule)
- PROPOSED PLANTING (Refer plant schedule)
- GARDEN: ON STRUCTURE
- GARDEN: ON GRADE
- BUILDING OUTLINE
- PROPOSED POOL
- PAVING TYPE 1 (Concrete)
- PAVING TYPE 3 (Natural Stone Paving)
- HEADER COURSE (Granite Paver)
- BODY PAVER (Granite Paver)

0 2 4 6 8 10m









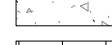


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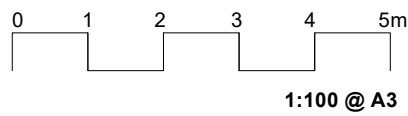


Ref to Drawings L- 03, L- 04

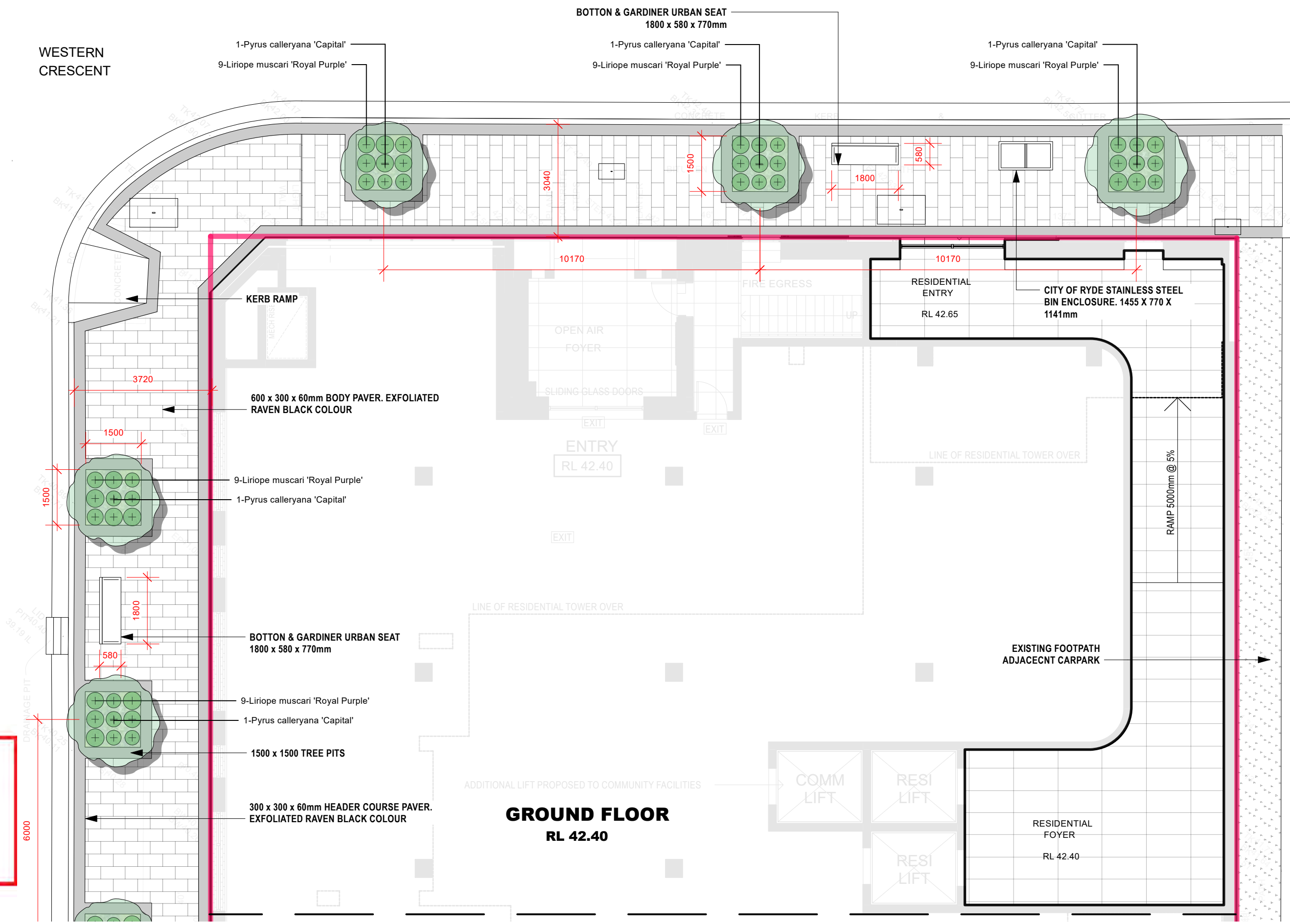



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WESTERN
CRESCENT











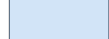


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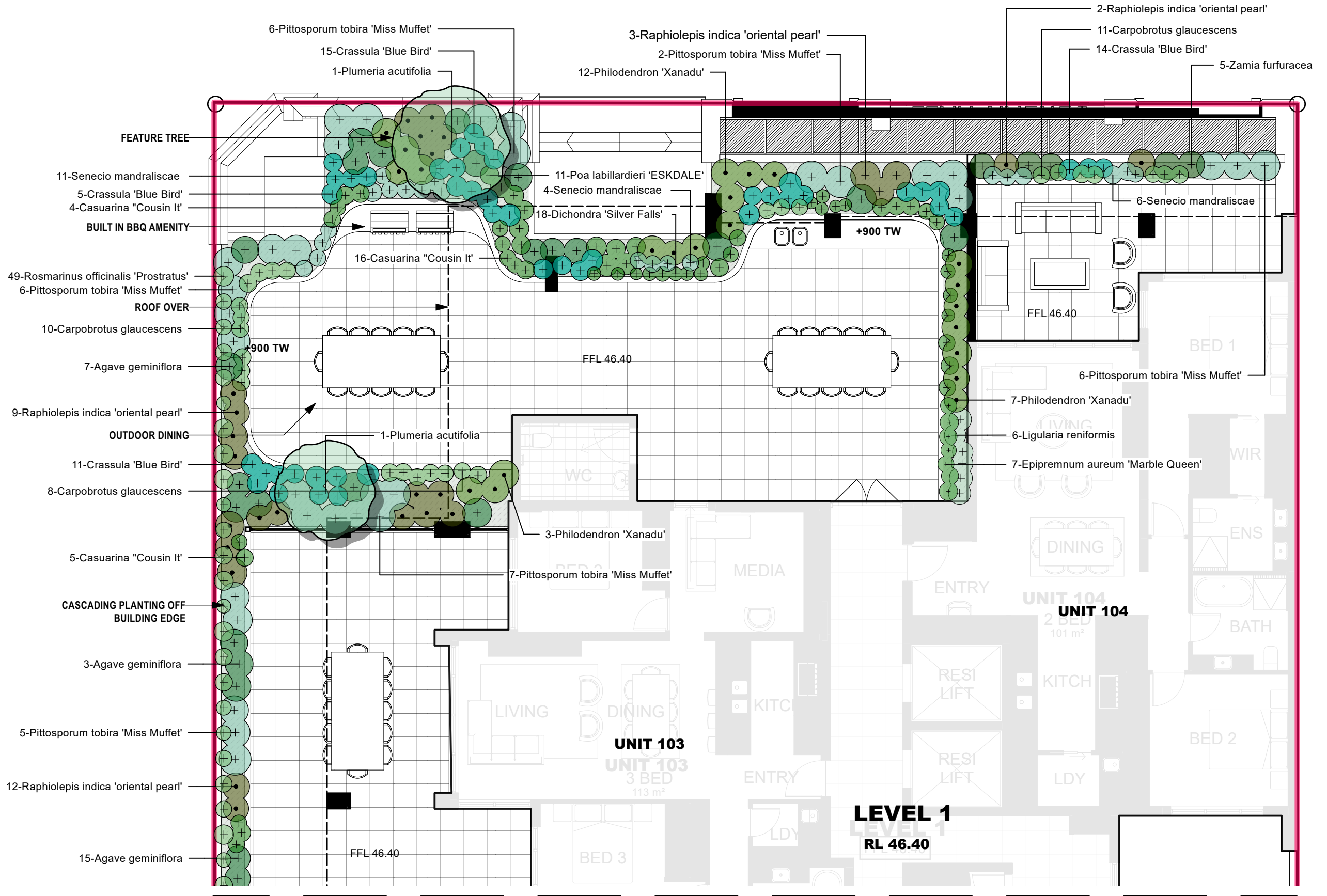
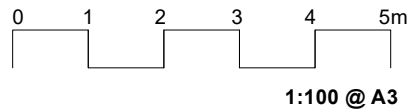


ISSUE	DATE	COMMENT
C	28/1/22	DA AMENDMENTS FOR APPROVAL
B	9/7/21	FOR APPROVAL
A	16/6/21	DRAFT FOR REVIEW

REVISIONS

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REFER TO L-03.2






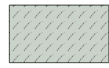


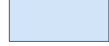

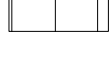
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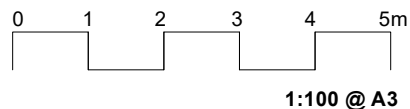
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Address	6-8 WESTERN CRESCENT, GLADESVILLE	Date 28/01/22
Drawing Title	LEVEL 1 SHEET 1	Scale 1:100@A3




ISSUE	DATE	COMMENT
C	28/1/22	DA AMENDMENTS FOR APPROVAL
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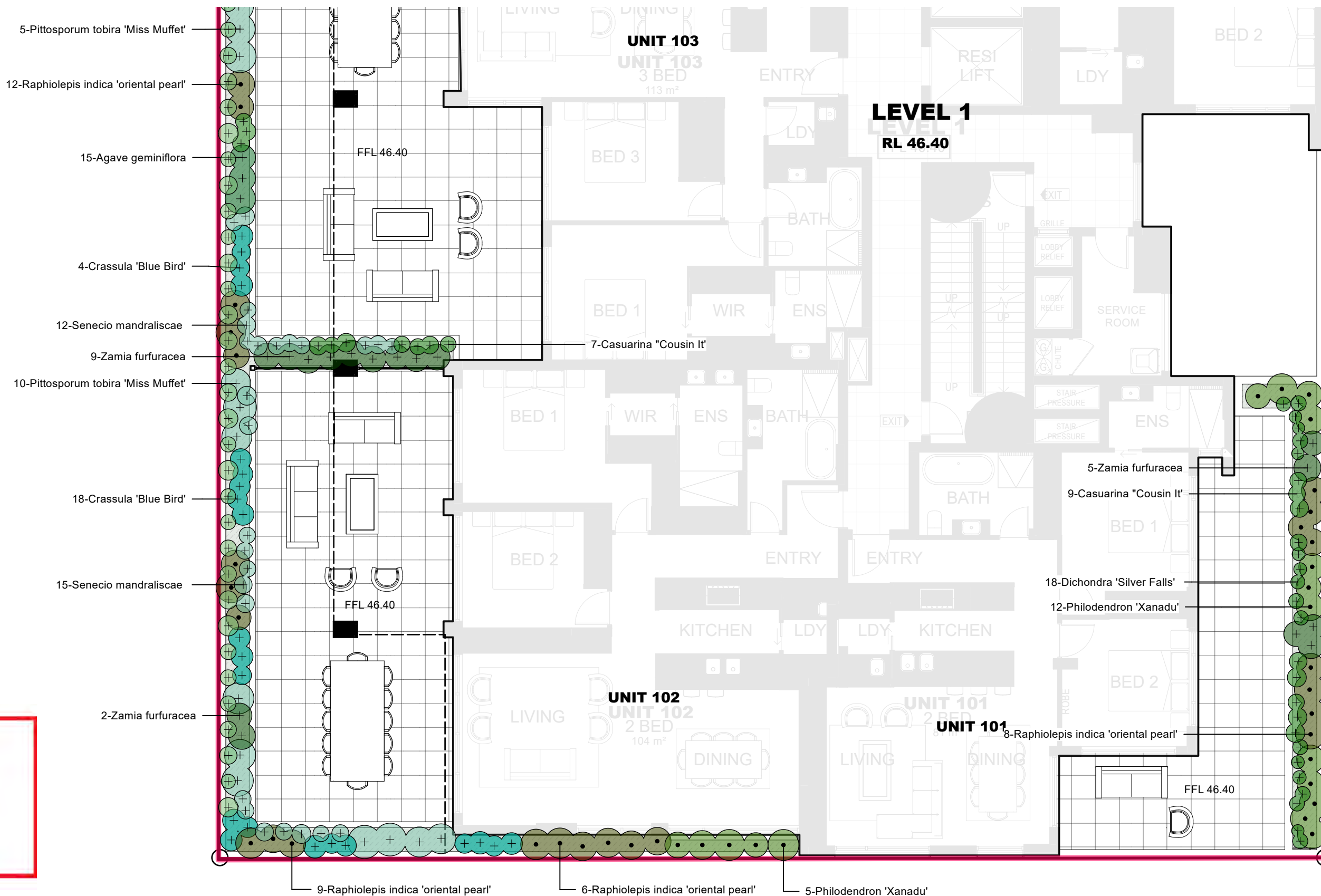
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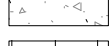
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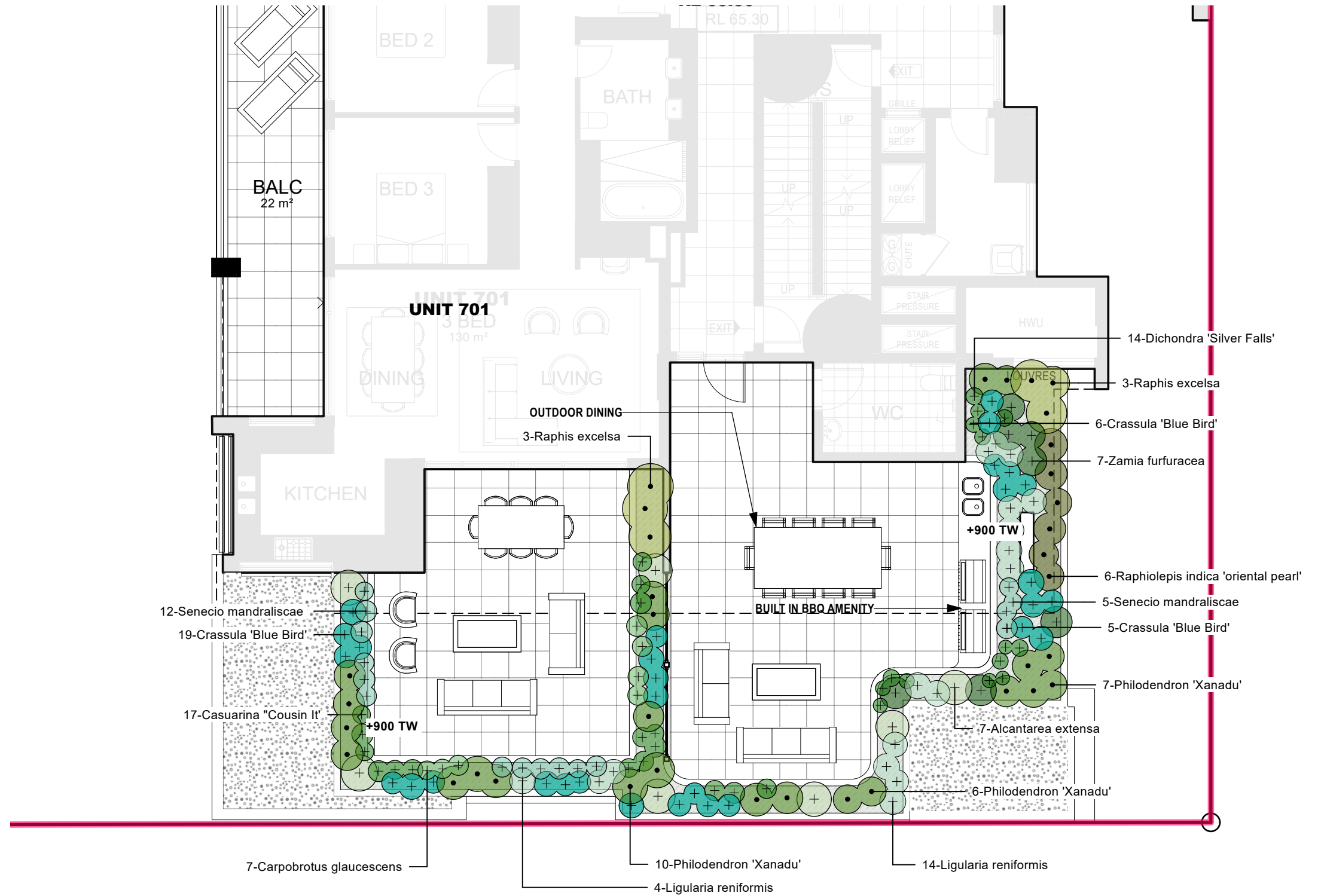
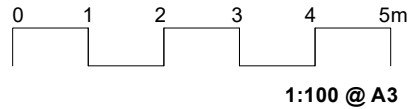



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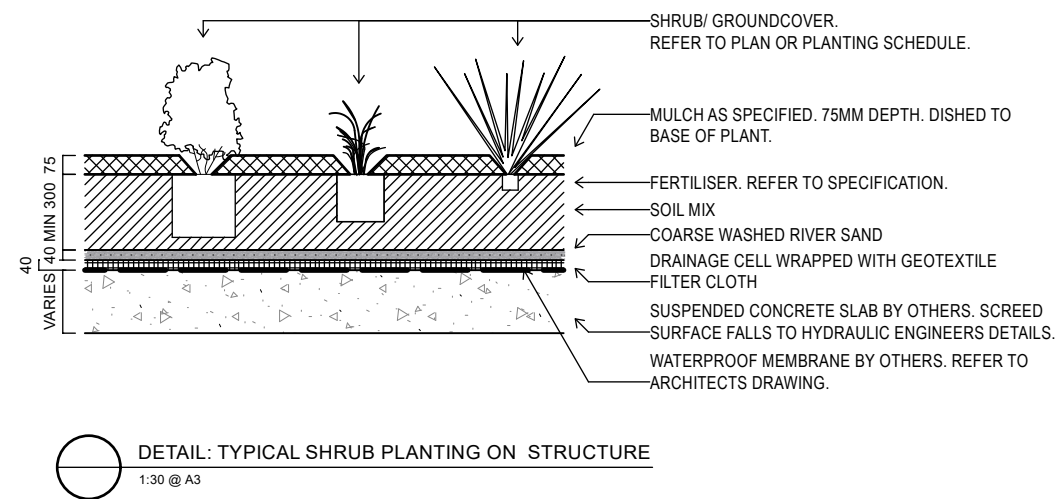
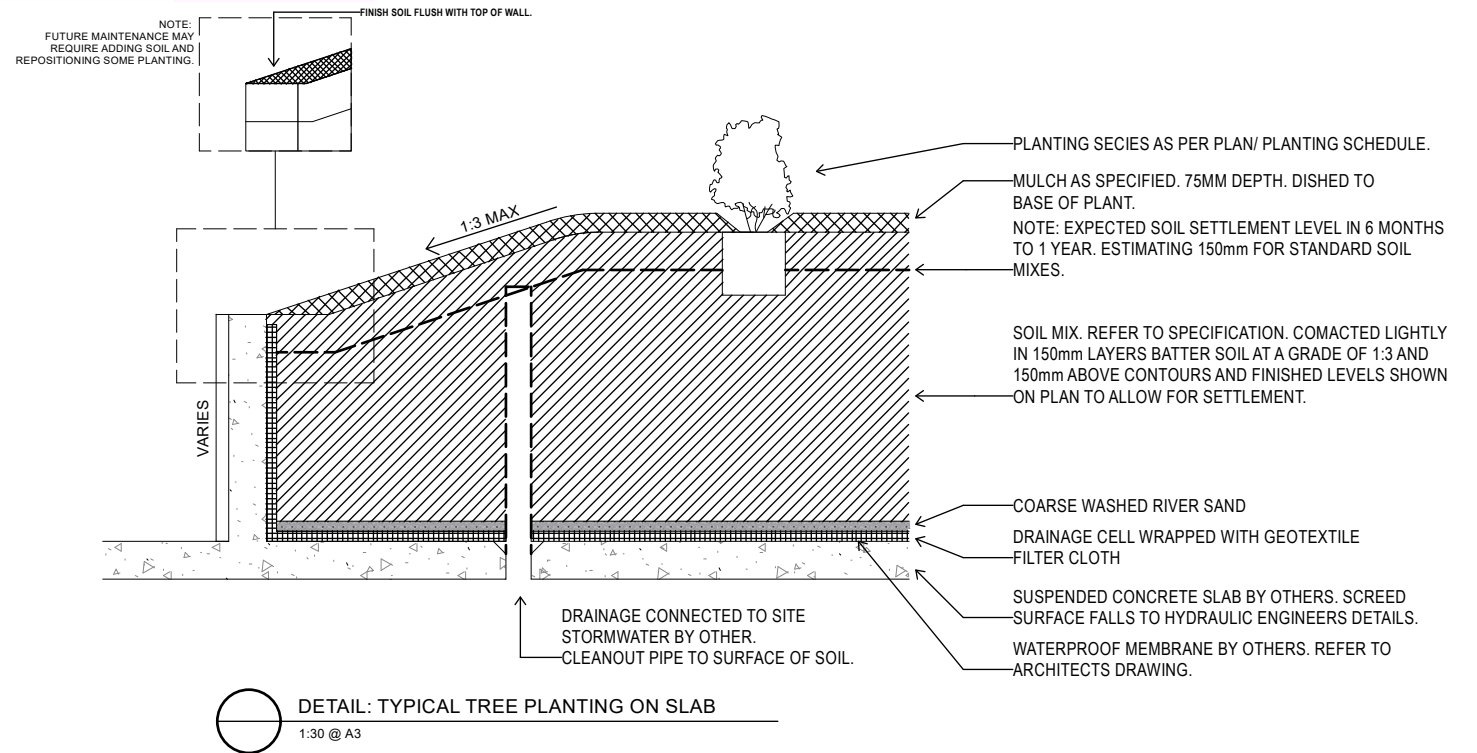
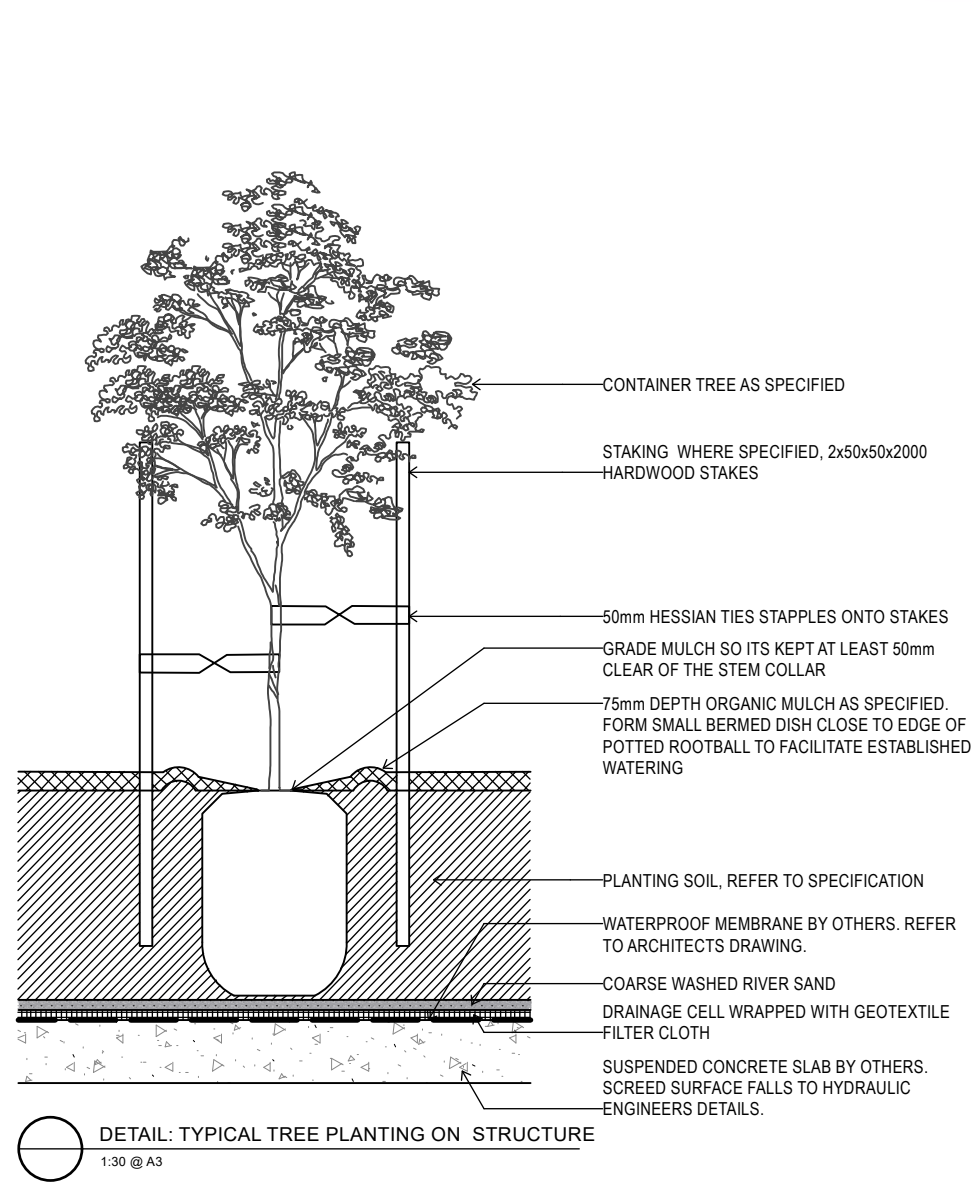

 Approved Plans
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Project	PROPOSED RESIDENTIAL DWELLING	
Address	6-8 WESTERN CRESCENT, GLADESVILLE	Date 28/01/22
Drawing Title	LEVEL 7	Scale 1:100@A3



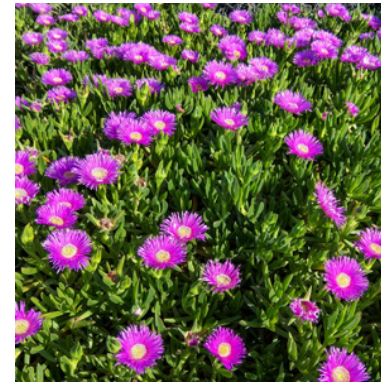
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REVISIONS





Senecio mandraliscae



Carpobrotus glaucescens



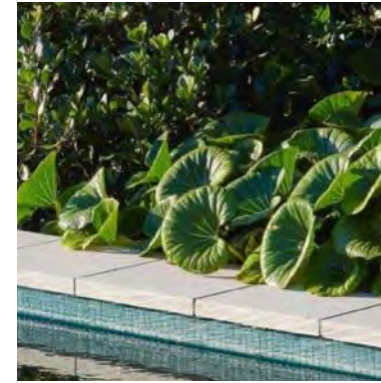
Pittosporum 'Miss Muffet'



Alcantarea imperialis Rubra



Rhapis excelsa



Ligularia reniformis



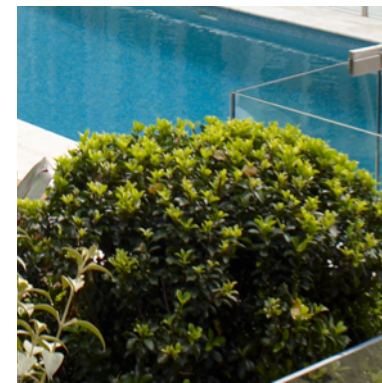
Crassula 'Bluebird'



Casuarina 'Cousin It'

PLANTING SCHEDULE

ID	Botanical Name	Common Name	Scheduled Size
Trees			
PAcut	Plumeria acutifolia	Frangipani	150mm
PCall-c	Pyrus calleryana 'Capital'	Capital Flowering Pear	140mm
Shrubs			
Lig-ren	Ligularia reniformis	Tractor Seat Plant	200mm
Phi-xan	Philodendron 'Xanadu'	Winterborn Philodendron	200mm
Pit-tob-mm	Pittosporum tobira 'Miss Muffet'		200mm
Rap-ind-op	Raphiolepis indica 'oriental pearl'	Indian Hawthorn	---
rap-exc	Rhapis excelsa	Lady Palm	300mm
Ground Covers			
Aga-gem	Agave geminiflora	agave	200 mm
alc-extensa	Alcantarea extensa	Grey Bromeliad	300mm
Car-gla	Carpobrotus glaucescens	Coastal Moonflower, Pigface, Iceplant	140mm
cas'ci'	Casuarina "Cousin It"	Casuarina "Cousin It"	140mm
Cra bl 'jp'-1	Crassula 'Blue Bird'	mini jade	150mm
dic-sf	Dichondra 'Silver Falls'	Silver falls kidney weed	150mm
Epi-aure	Epipremnum aureum 'Marble Queen'	Marble Queen	150mm
Ro-off'Pro	Rosmarinus officinalis 'Prostratus'	Trailing rosemary;Creeping Rosemary	140mm
sen-ma	Senecio mandraliscae	Blue Chalk Sticks	150mm
zam-fu	Zamia furfuracea	Cardboard Plant	150mm
Grasses			
Lir-mus'RP'	Liriope muscari 'Royal Purple'	Giant Lilyturf	140mm
poa 'esk'	Poa labillardieri 'ESKDALE'	lion's tail	150mm



Raphiolepis 'Oriental Pear'



Dichondra 'Silverfalls'



Philodendron Xanadu



Alcantarea extensa



Plumeria acutifolia



Zamia furfuracea



Neomarica gracillis



Agave geminiflora

POOL COMPLIANCE NOTES

The design of the swimming pool and associated equipment must comply with the following requirements:

- i) The Swimming Pools Act & Regulations.
- ii) Australian Standard 1926 Swimming Pool Safety as prescribed under the Building Code of Australia.
- iii) The pump and associated equipment must be sound insulated and/or isolated so that the noise emitted does not exceed an LAeq (15min) of not more than 5 dB(A) above the background level in any octave band from 31.5Hz to 8KHz centre frequencies inclusive at the boundary of the site

The swimming pool excavation and/or swimming pool must be provided with a suitable barrier to prevent a risk of falling into the excavation or pool at all times throughout the construction phase.

Note:

- The measurement of sound must be carried out in accordance with Australian Standard 1055.1.
- Additional information is available from Sutherland Shire Swimming Pool Environmental Specification.
- Landscaping and ancillary structures must not intrude into the child-resistant barrier Non-Climbable Zone.
- Only structures associated with the pool may be located within the pool area.
- Clothes lines, barbeque, sheds, entertainment structure, outside toilets or any other non pool-related structures are not permitted within the pool area.

Before the issue of any Occupation Certificate;

- i) The child resistant barrier must be installed in accordance with A above.
- ii) The swimming pool is to be registered in the NSW Swimming Pool Register.

The pump and associated equipment must be maintained and operated in accordance with the noise levels described above.

- ii) The child resistant barrier must be maintained in accordance with the Australian Standard as described above.

EXTERNAL LIGHTING - AMENITY

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

Ongoing

All lighting must be operated and maintained in accordance with the Standard above.



Approved Plans
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PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.

GENERAL NOTES

GENERAL NOTES

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NOTE

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.

All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out
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IRRIGATION NOTES

All gardens to have installed a drop irrigation system controlled from within the store & run off tank water (with possible town water top up). Irrigation system can be designed and installed by Site Design. Call David James on 0488 358 180

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MATERIAL ESTABLISHMENT - 12 MONTHS
KEY D-DAILY, W-WEEKLY, F-FORTWIGHT, M-MONTHLY, 2ND DAY.

EXEMPT TREE REMOVAL

Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
iv) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.



LANDSCAPE SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.

All outdoor lighting specified by architect or client to be installed by qualified electrician

Anomalies that occur in these plans should be brought to our immediate attention.

Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works.

Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.

- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.

- Earth banks to prevent scour of stockpiles

- Sandbag kerb sediment traps

- Straw bale & geotextile sediment filter.

- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL.

Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

Podium Soil

Equal to ANL Re-Card Podium soil mix. Soil to finish flush with top of wall heights & mounded 300mm above the wall toward the centre of the planterbox. Soil is to be lightly compacted as it is filled in to reduce aeration & soil drop as it decomposes & settles.

2.02 INSTALLATION

a) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

Turf areas - 100mm below finished surface level. Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

b) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

c) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

d) Placement and Preparation of Specified Soil Conditioner & Mixes.

Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2*. Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant. There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging

The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.



Approved Plans

LDA No. LDA2021/0300

Date: 4 August 2022

Council Officer: Kimberley Kavwenje

Subject to Conditions of Consent

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.

- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.

- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.

- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.

- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.

- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.

- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

Clearing litter and other debris from landscaped areas.

Removing weeds, pruning and general plant maintenance.

Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.

Topping up of mulched areas.

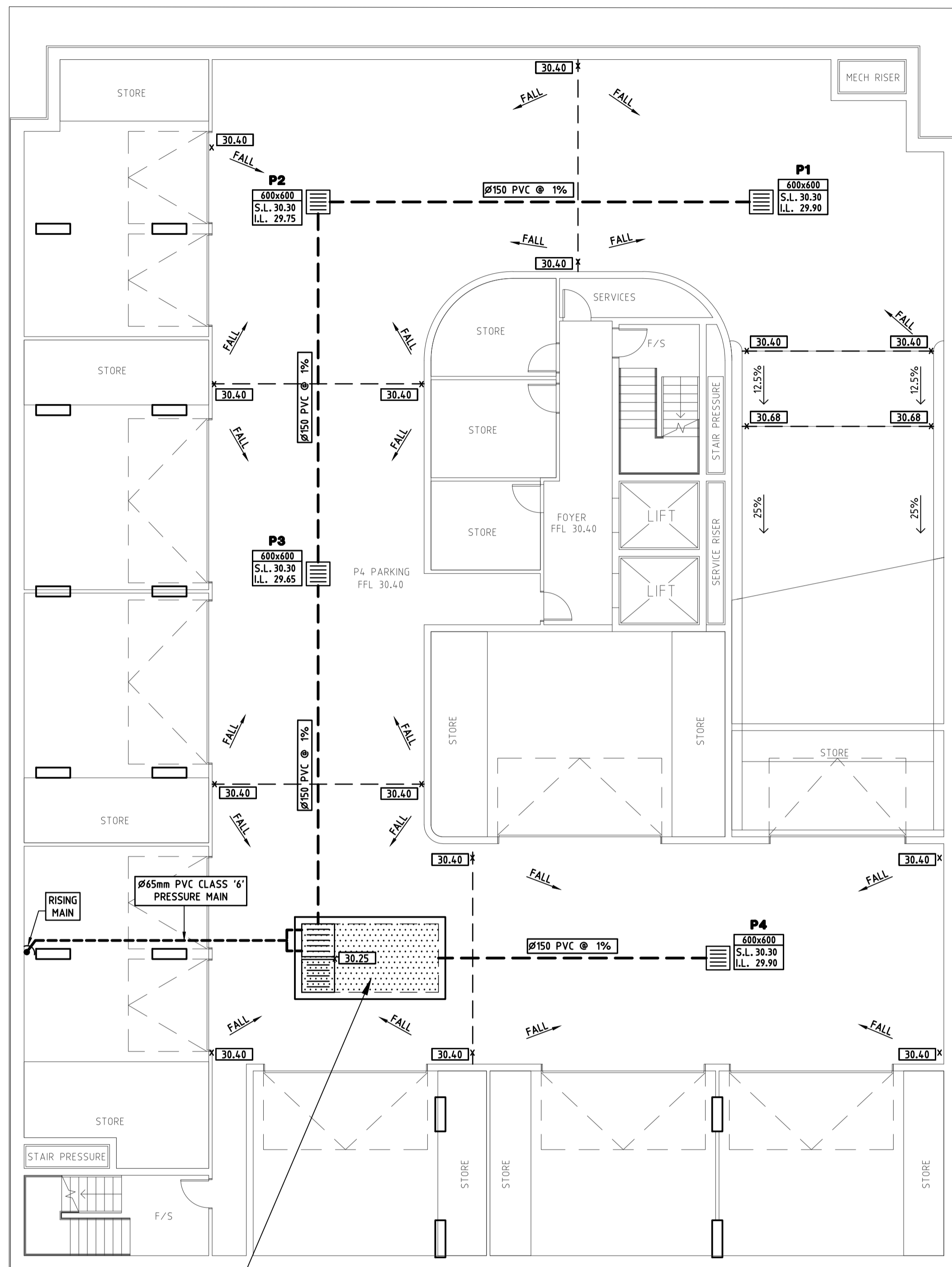
Spray / treatment for Insect and disease control.

Fertilizing with approved fertilizers at correct rates.

Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes

Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.



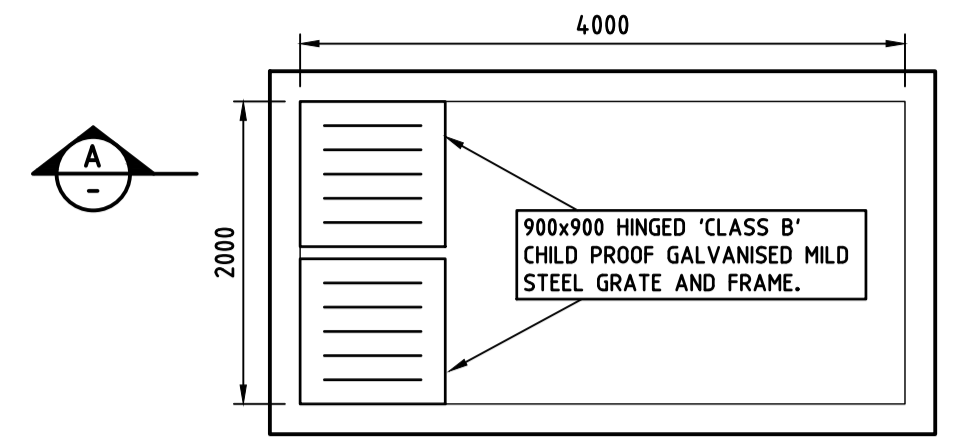
PUMP HOLDING TANK
 AREA = 8.0 Sq.m
 AVERAGE DEPTH = 1000mm
 TWL = RL 30.05
 VOLUME AVAILABLE = 8.0 Cu.m

**STORMWATER LAYOUT PLAN
 BASEMENT 4 LEVEL**
 SCALE 1:100

ALL SUB-SOIL DRAINAGE LINES LAID AROUND BASEMENT WALL PERIMETER SHALL BE CONNECTED TO THE BASEMENT DRAINAGE SYSTEM.

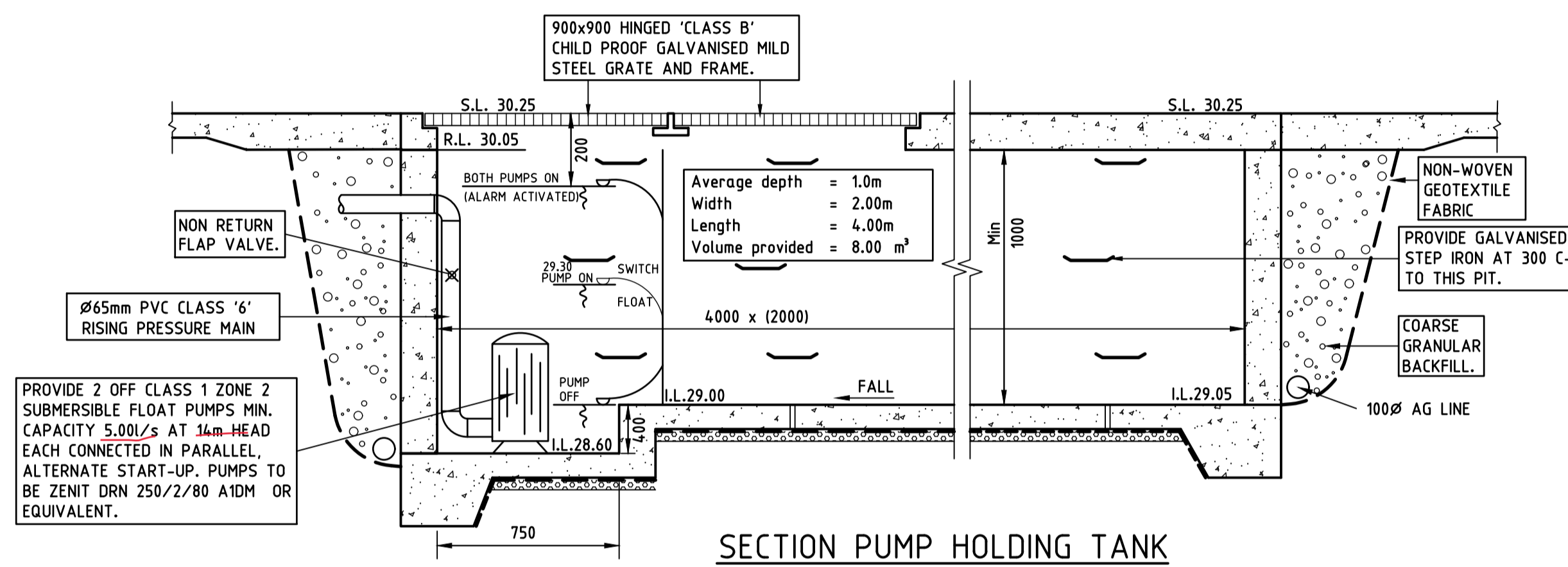
City of Ryde
 Approved Plans
 LDA No. LDA2021/0300
 Date: 4 August 2022
 Council Officer: Kimberley Kawwenje
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City of Ryde
 Development Engineering Service
 Approved Engineering Plans
 Application Number: LDA2021/0300
 Council Officer: Emily Lu
 Date: 15/03/2022



PLAN DETAIL OF PUMP-OUT TANK
 SCALE 1:50

NOTE:
 ① - FOR ALL THE STRUCTURAL DETAILS REFER TO STRUCTURAL ENGINEER'S PLAN.
 ② - ALL THE AG LINES BEHIND THE BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.



SECTION PUMP HOLDING TANK

SECTION A
 SCALE NTS

STANDARD PUMP OUT DESIGN NOTES

- THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-
- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
 - A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
 - A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
 - A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
 - AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

NOTES

1. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
2. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
3. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
4. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
5. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
6. ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
7. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
8. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
9. THE BASE OF ALL DRAINAGE PITS SHALL BE BENCH TO THE INVERT OF THE OULET PIPE.
10. ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
11. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM 100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
12. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
13. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
14. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RTA ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
15. ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONRY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
16. ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF 100mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
17. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

LEGEND

DRAINAGE LINE	---	SURFACE INLET PIT	☐
DRAINAGE LINE TO RAINWATER TANK	---	SEALED JUNCTION PIT	☒
AG. LINE	○	CLEANING EYE (OR INSPECTION EYE)	CE
SILT FENCE	---	DOWN PIPE	DP
EXISTING LEVEL	165.80	SPREADER PIPE	SP
DESIGN LEVEL	166.00	PLANTER GRATE	PG
SILT BARRIER AROUND PIT	☐	RISING MAIN	RISER
TOP OF WALL	R.L. 166.00 - T.O.W 166.00	SPS TRUFO FLAT GRATE, MODEL	☐
		SPECIFIED ON PLAN	

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

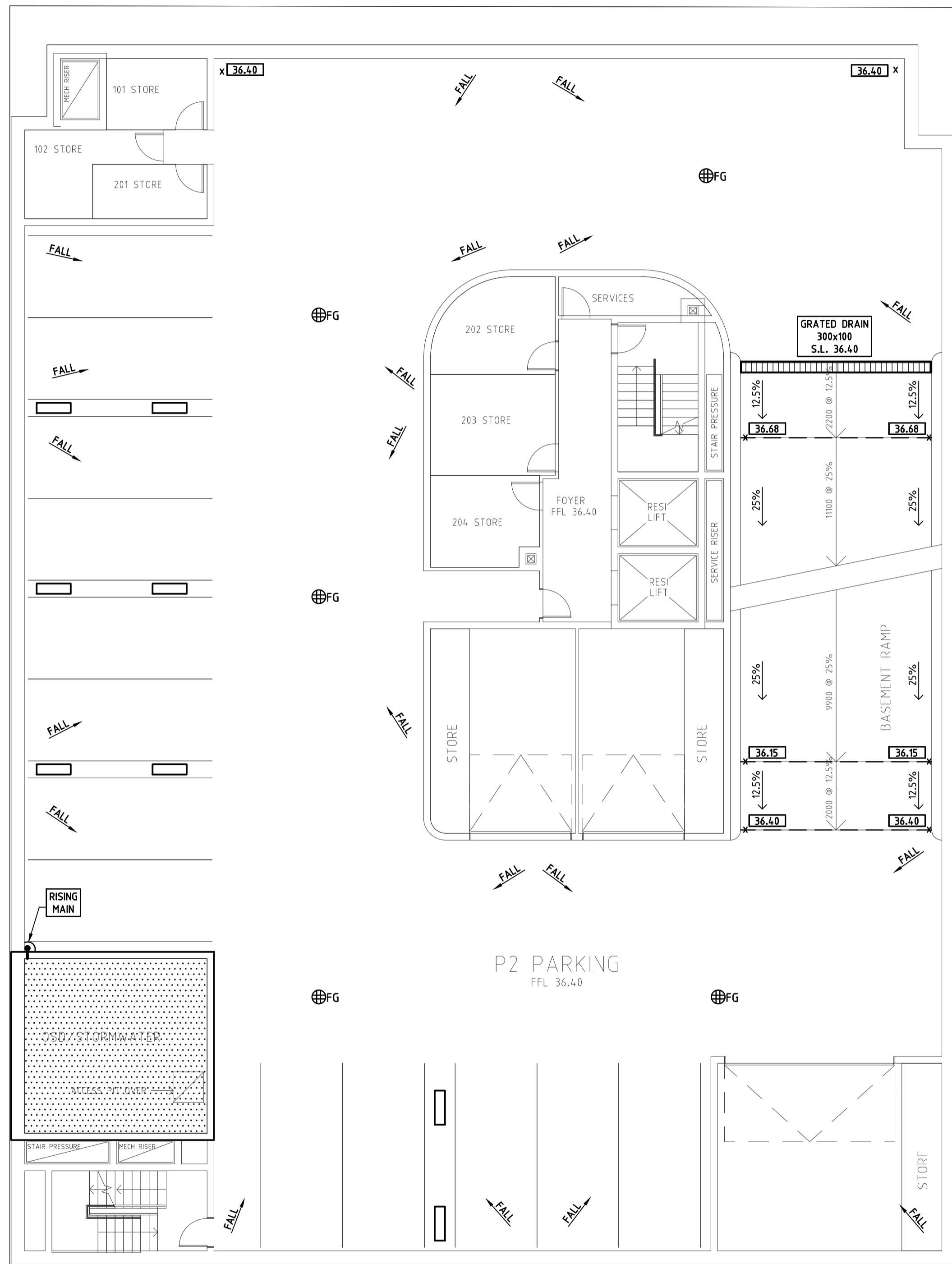
CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

"www.1100.com.au"

WESTERN CRESCENT

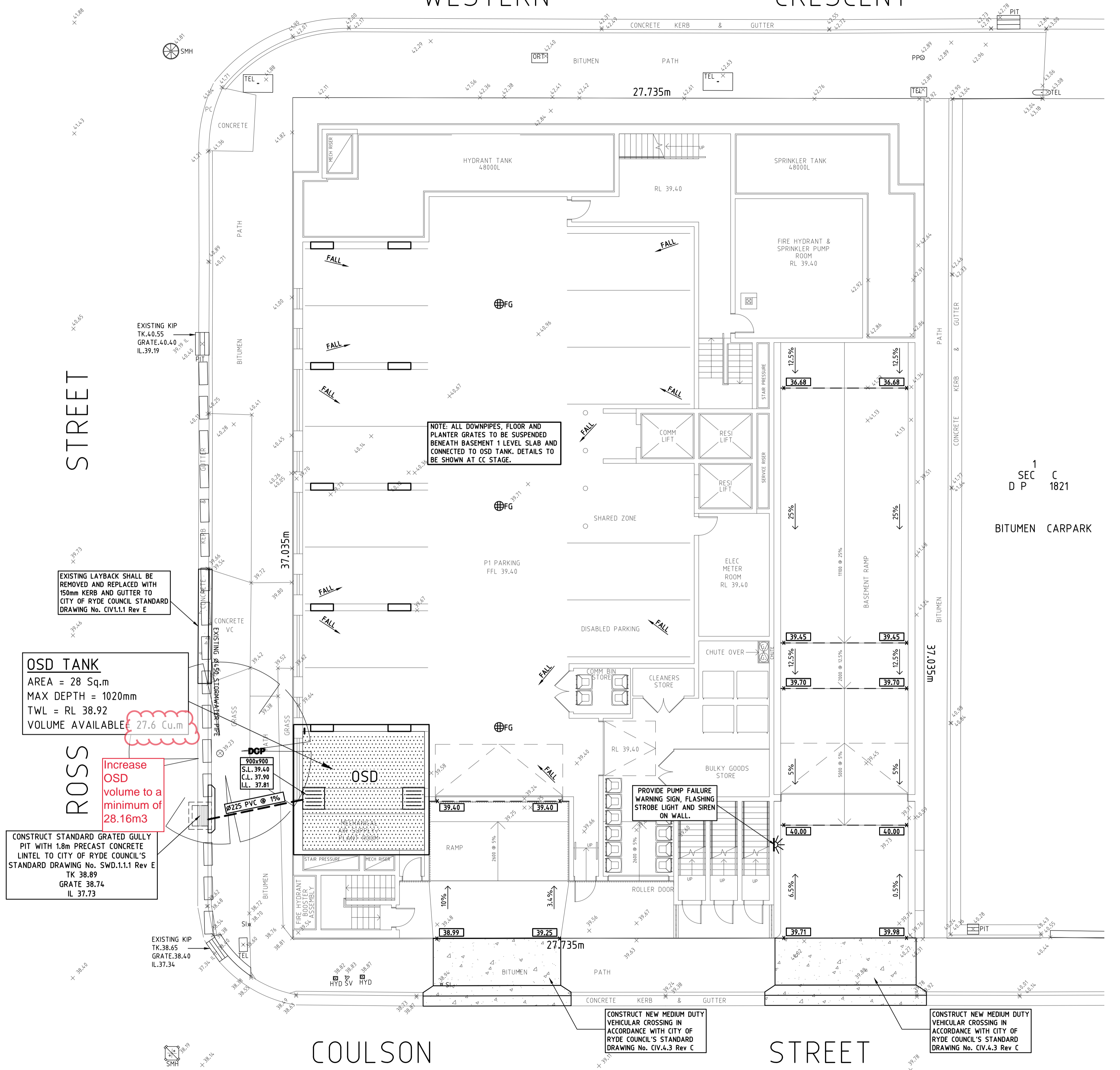
City of Ryde
Approved Plans
LDA No. LDA2021/0300
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Council Officer: Kimberley Kawenje
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City of Ryde
Development Engineering Service
Approved Engineering Plans
Application Number: LDA2021/0300
Council Officer: Emily Lu
Date: 15/03/2022



STORMWATER LAYOUT PLAN
BASEMENT 2 LEVEL
SCALE 1:100

ALL SUB-SOIL DRAINAGE LINES LAID AROUND BASEMENT WALL PERIMETER SHALL BE CONNECTED TO THE BASEMENT DRAINAGE SYSTEM.



STORMWATER LAYOUT PLAN
BASEMENT 1 LEVEL
SCALE 1:100

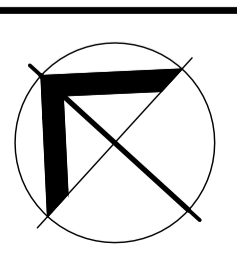
1 SEC C
D P 1821

BITUMEN CARPARK

ISSUE	DESCRIPTION	BY	DATE
B	UPDATED TO SUIT ARCHITECTURAL CHANGES	GE	02/02/22
A	ISSUED FOR DEVELOPMENT APPROVAL	GE	28/06/21

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
CHECKED BY: *Steve Arraj* Date: 02.02.22
STEVE ARR AJ B.E.(CIVIL)



MANCE ARR AJ
CIVIL & STRUCTURAL ENGINEERS
First Floor, 278-282 Church Street, Parramatta
P.O. Box 2555 North Parramatta NSW 1750
Ph. 02 8897 8800 www.maengineers.com.au

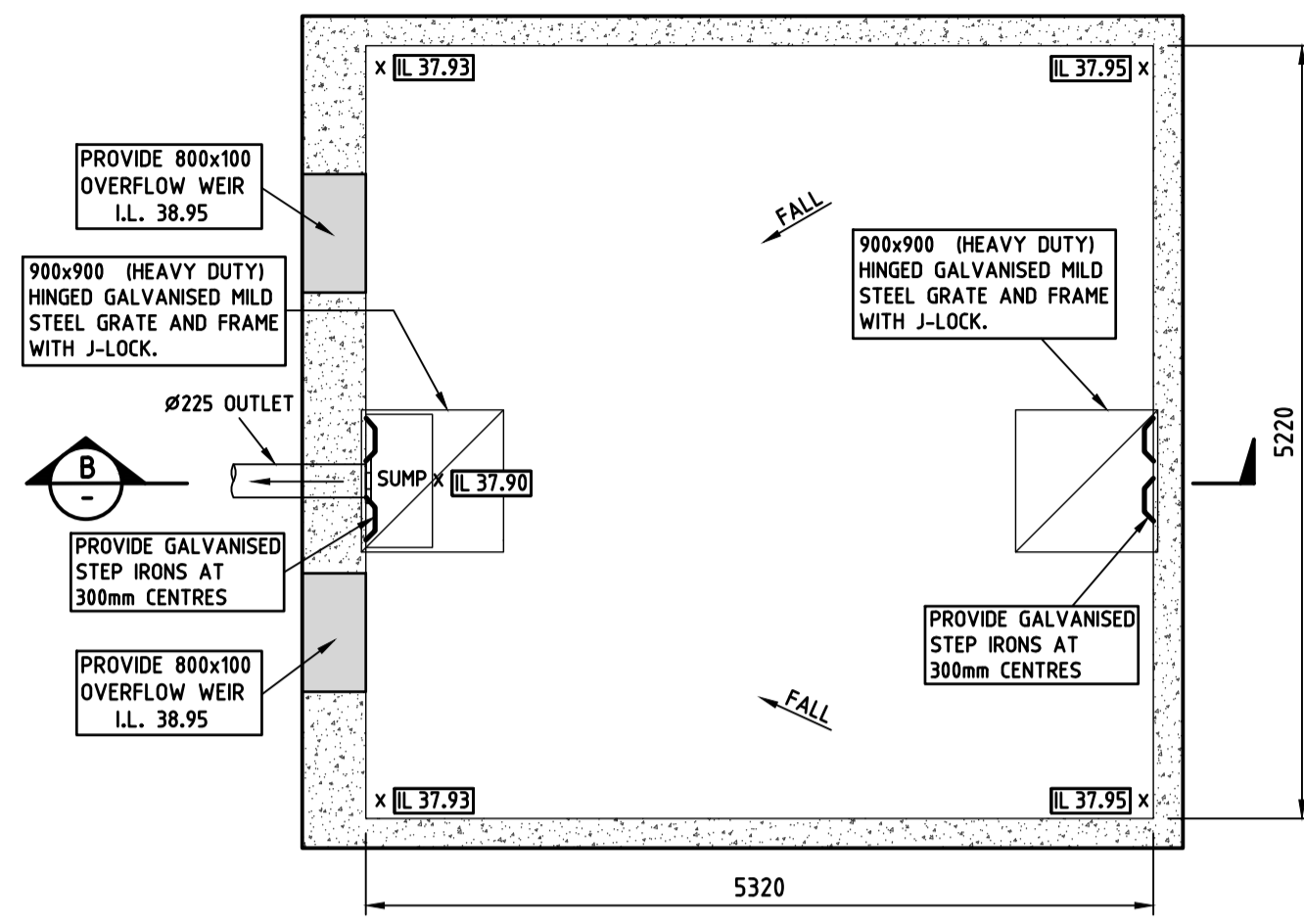
PROJECT
PROPOSED MIXED-USE DEVELOPMENT
6-8 WESTERN CRESCENT,
GLADESVILLE

DRAWING TITLE
CONCEPT STORMWATER LAYOUT DRAWING
BASEMENT 1 & 2 LEVEL

DESIGNED GE
CHECKED SA
DATUM A.H.D.
SCALE 1:100

PROJECT NUMBER
2870-DA
DRAWING NUMBER
SW020

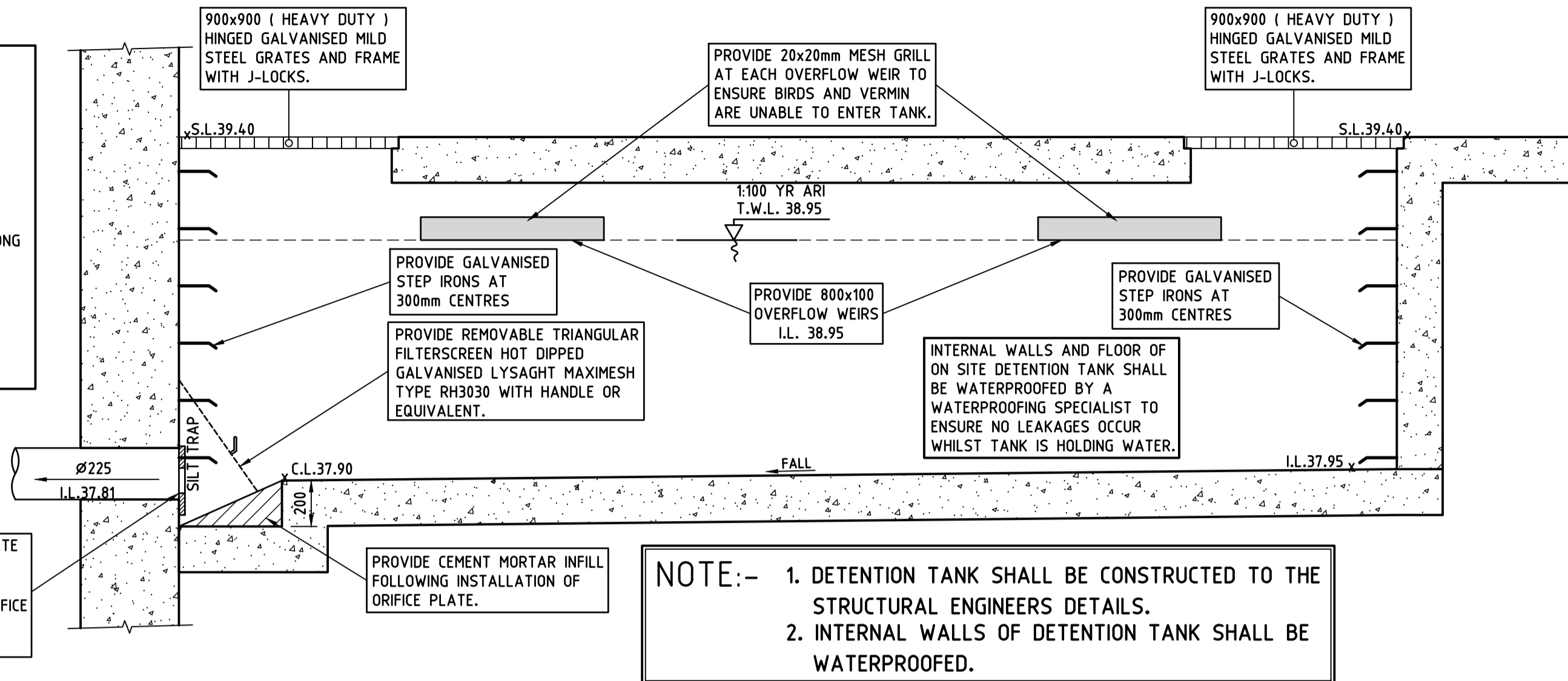
ISSUE
B
A1



PLAN OF OSD TANK
SCALE 1:50

OVERFLOW WEIR CAPACITY
TOTAL INCOMING FLOW @ 1:100YR STORM USING RATIONAL FORMULA:-
C=1
I=235mm/hr
A= 1024m²
Q= 67L/s
THERE ARE 2 x 800x100 OPENINGS PROPOSED ALONG SIDE WALL OF TANK AS SHOWN.
CAPACITY OF EACH OPENING USING THE BROAD CRESTED WEIR FORMULA.
Q_{cap} = 37L/s
THEREFORE FOR 2 OPENINGS THERE IS A TOTAL CAPACITY OF 2x37 = 74L/s ± 67L/s (OK)

300 x 300 x 5Ø STAINLESS STEEL PLATE (EPOXY AND DYNABOLTS) TO PIT WALL USING 4M12 DYNABOLTS.
ORIFICE OUTLET 111 mmØ MACHINED ORIFICE AT CENTER LEVEL 37.90 (OUT LET PIPE I.L. 37.81)



SUSPENDED ON-SITE DETENTION TANK

SECTION B
SCALE 1:20

NOTE:- 1. DETENTION TANK SHALL BE CONSTRUCTED TO THE STRUCTURAL ENGINEERS DETAILS.
2. INTERNAL WALLS OF DETENTION TANK SHALL BE WATERPROOFED.

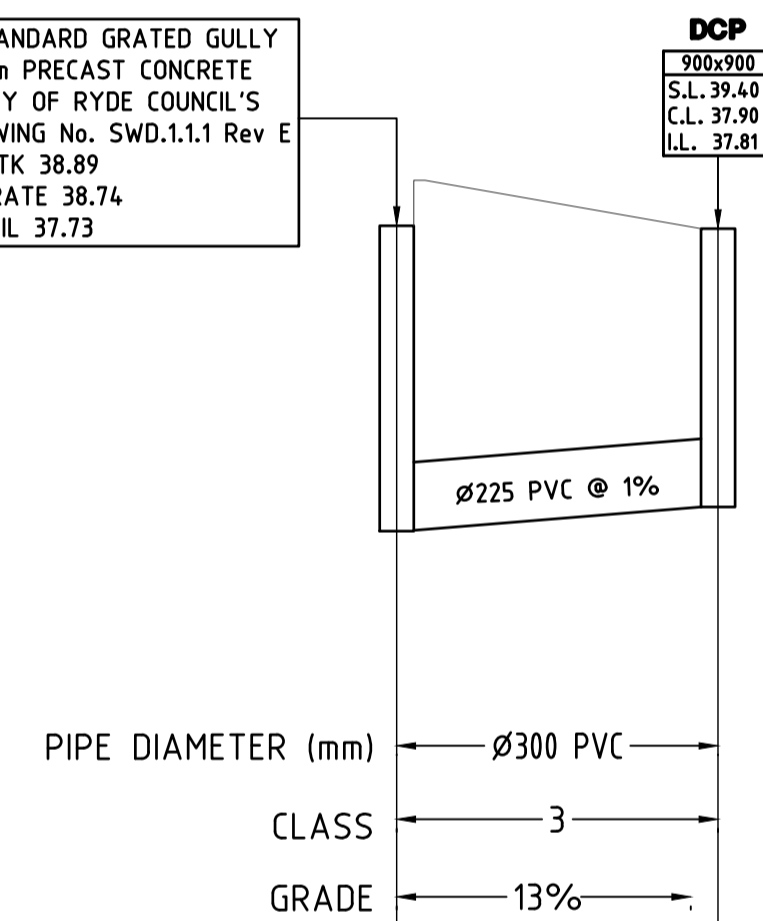


CONFINED SPACE DANGER SIGN

COLOURS - "DANGER" AND BACKGROUND - WHITE
ELLIPTICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - BLACK
OTHER LETTERING AND BORDER - BLACK

- A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.
- B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
- C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.
- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

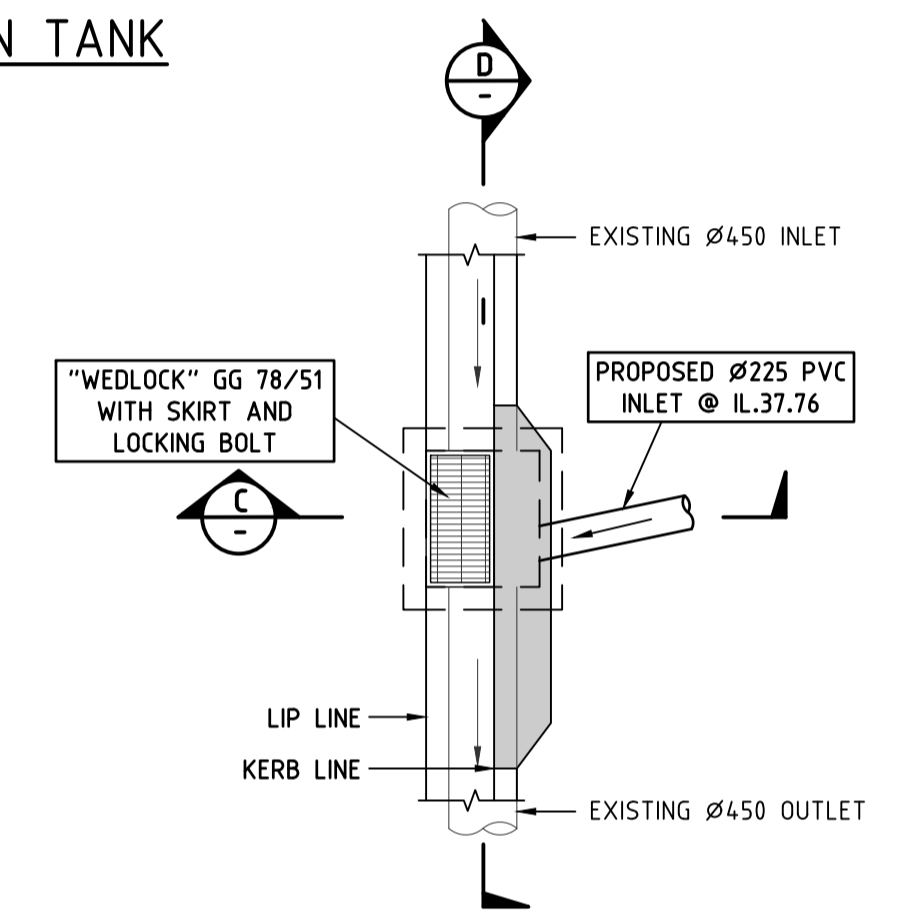
CONSTRUCT STANDARD GRATED GULLY PIT WITH 1.8m PRECAST CONCRETE LINTEL TO CITY OF RYDE COUNCIL'S STANDARD DRAWING No. SWD.1.1.1 Rev E TK 38.89 GRATE 38.74 I.L. 37.73



DRAINAGE LONGSECTION
SCALE 1:100 HOR
1:25 VER

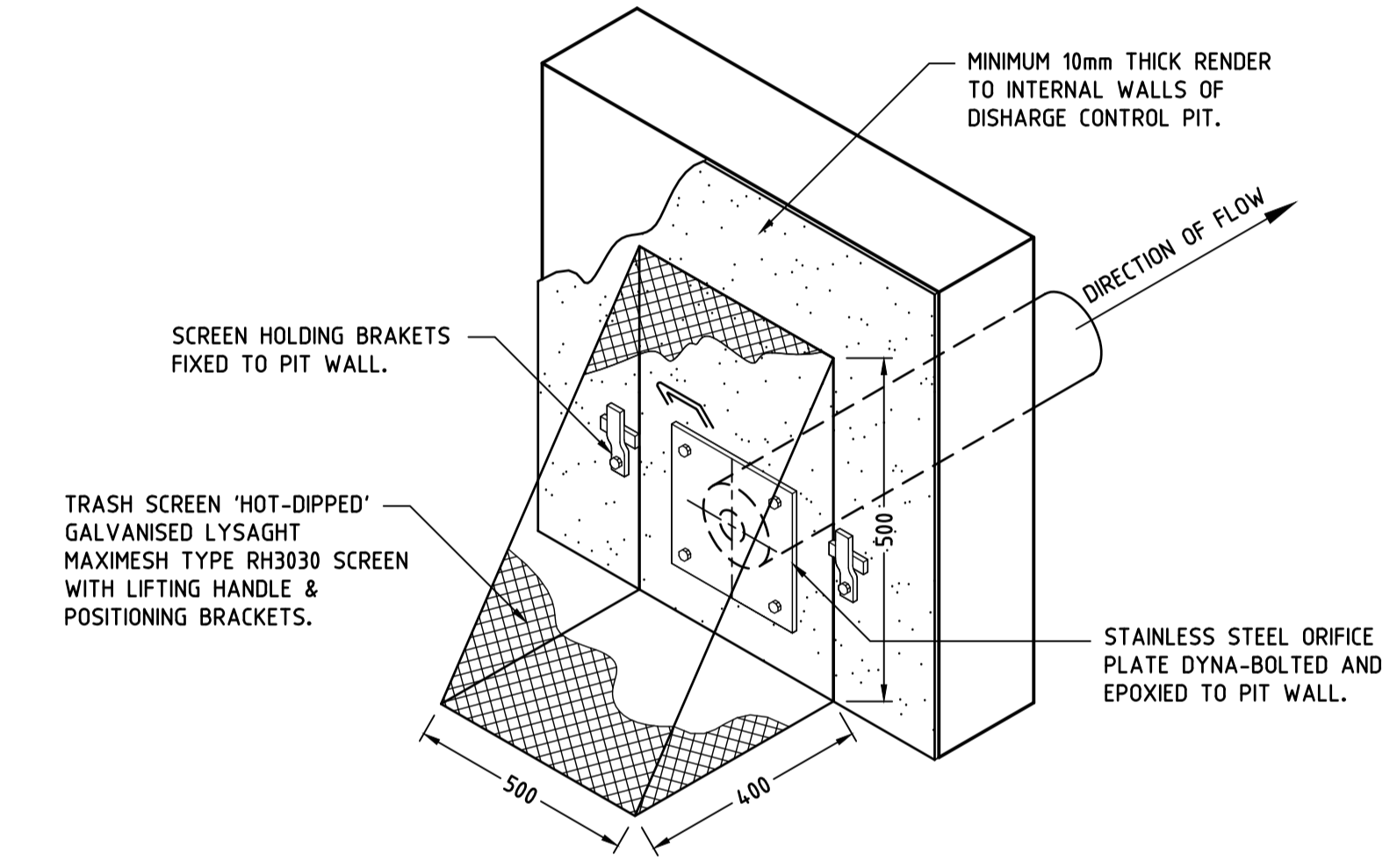
City of Ryde
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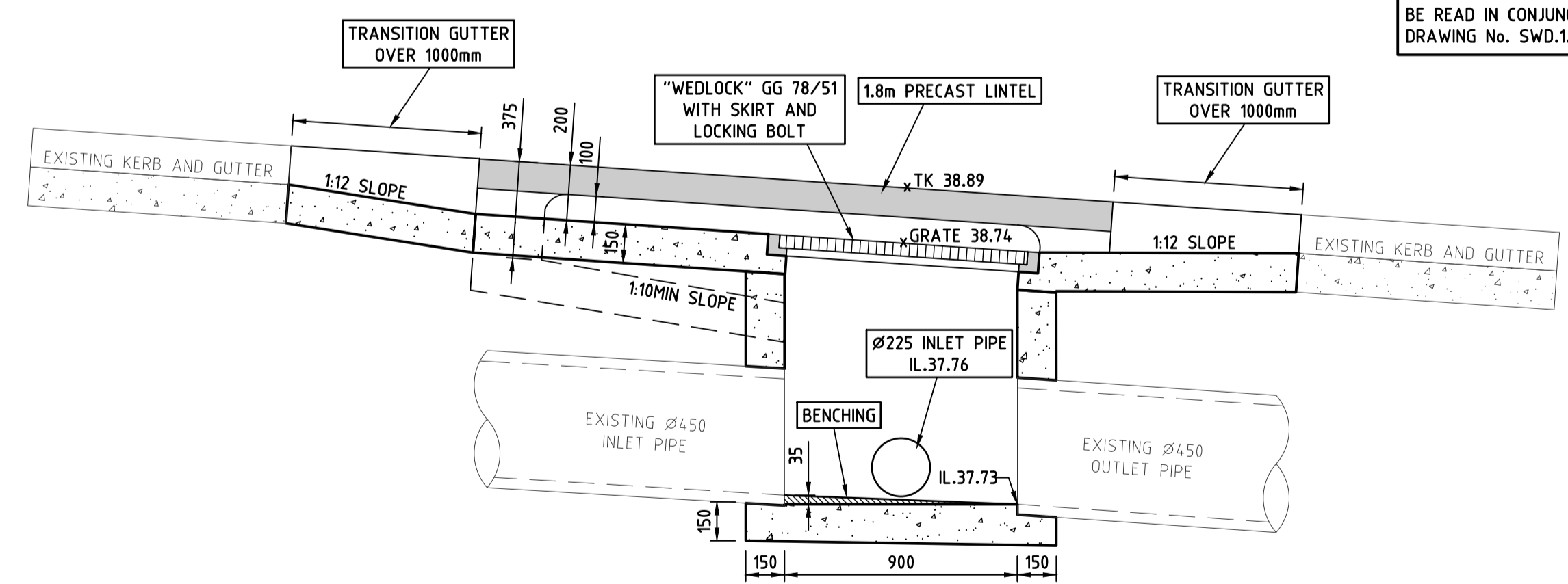


PLAN OF PROPOSED ON-GRADE KERB INLET PIT & PIPE CONNECTION
SCALE 1:50

NOTE:
FOR KERB IN PIT CONSTRUCTION DETAILS PLAN MUST BE READ IN CONJUNCTION WITH COUNCIL'S STANDARD DRAWING No. SWD.1.1.1 REVISION E.

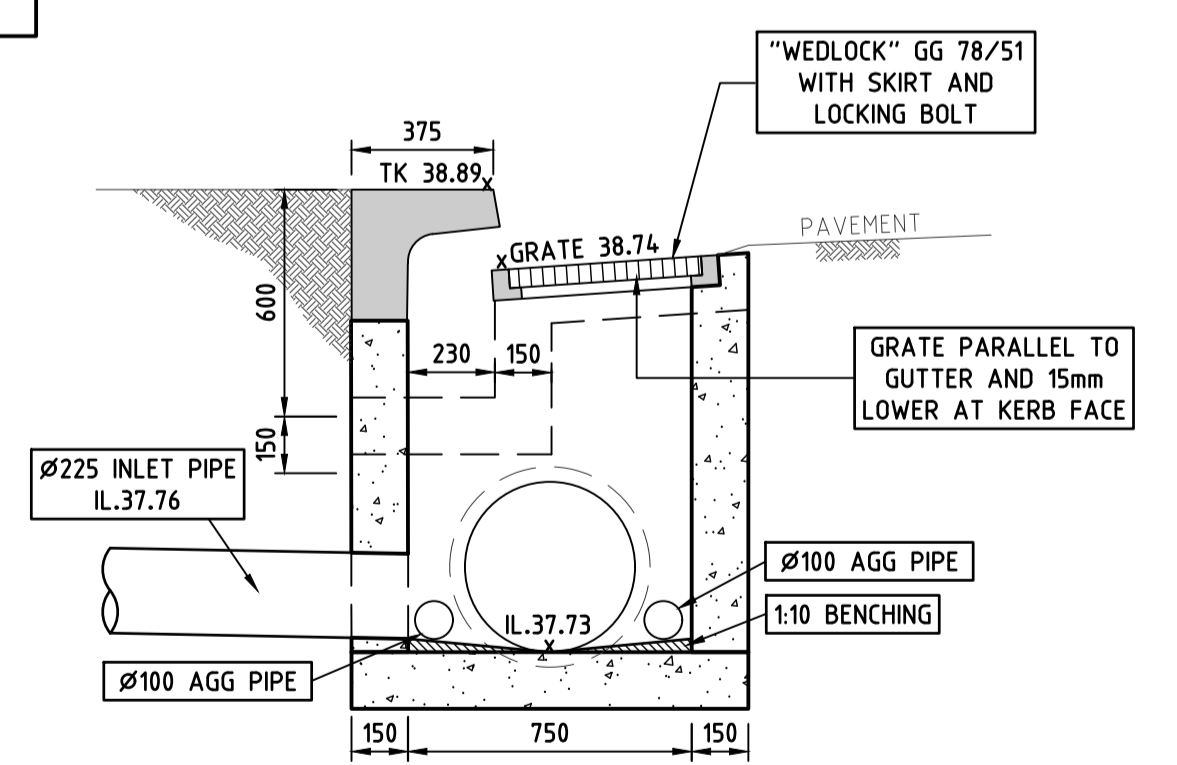


TRASH RACK INSTALLATION DETAIL
NOT TO SCALE



PROPOSED ON-GRADE KERB INLET PIT AND PIPE CONNECTION

SECTION C
SCALE 1:20



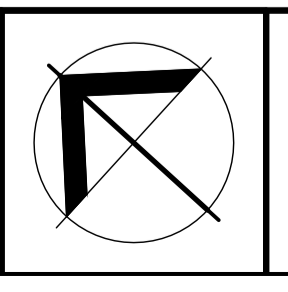
PROPOSED ON-GRADE KERB INLET PIT & PIPE CONNECTION

SECTION D
SCALE 1:20

ISSUE	DESCRIPTION	BY	DATE
B	KERB INLET PIT AND PIPE CONNECTION DETAILS ADDED	GE	02/02/22
A	ISSUED FOR DEVELOPMENT APPROVAL	GE	28/06/21

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CHECKED BY: *Steve Arraj* Date: 02.02.22
STEVE ARRAJ B.E.(CIVIL)



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CIVIL & STRUCTURAL ENGINEERS
First Floor, 278-282 Church Street, Parramatta
P.O. Box 2555 North Parramatta NSW 1750
Ph. 02 8897 8800 www.maengineers.com.au

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
6-8 WESTERN CRESCENT,
GLADESVILLE

DRAWING TITLE
PLAN OF OSD TANK AND SECTION
DETAILS, KERB INLET PIT AND PIPE
CONNECTION DETAILS

DESIGNED GE
CHECKED SA
DATUM A.H.D.
SCALE 1:100

PROJECT NUMBER
2870-DA
DRAWING NUMBER
SW021

ISSUE
B
A1