Item Number: 2

94 Talavera Road, Macquarie Park

Amending Development Application to LDA2022/0020. Amendments include 4 additional storeys to accommodate 24 affordable housing units and 7 market housing units, general re-planning to the internal basements (with no change to the overall footprint) allowing for additional 23 car parking spaces, and minor design changes to the upper ground, level 1, level 8, level 12, and minor changes to the façade.

Report prepared by: Senior Town Planner

Report approved by: Acting Manager Development Assessment

City of Ryde
Local Planning Panel Report

DA Number	LDA2024/0135
Site Address & Ward	94 Talavera Road, Macquarie Park Lot 10, DP1269407 West Ward
Zoning	MU1 Mixed Use Under RLEP 2014
Proposal	Amending Development Application to LDA2022/0020. Amendments include 4 additional storeys to accommodate 24 affordable housing units and 7 market housing units, general re-planning to the internal basements (with no change to the overall footprint) allowing for additional 23 car parking spaces, and minor design changes to the upper ground, level 1, level 8, level 12, and minor changes to the façade.
Property Owner	Boston 126 Pty Ltd
Applicant	UPG Talavera 10 Pty Ltd

Report Author	Mahbub Alam, Senior Town Planner
Lodgement Date	05 July 2024
Notification - No. of Submissions	One (1) submission received in objection to the proposed modifications
Cost of Works	$13,536,147 (new development cost only)
Reason for Referral to LPP	**Sensitive Development** – Development to which *State Environmental Planning Policy (Housing) 2021, Chapter 4 (Design of residential apartment development)* applies in accordance with the *Schedule 1, Part 4 (b) of Local Planning Panels Direction.*
Recommendation	Approval
Attachments	1. Attachment 1 – Proposed Architectural Plans 2. Attachment 2 – Proposed Landscape Plans & Design Report 3. Attachment 3 – Clause 4.6 Variation Request 4. Attachment 4 – ADG Compliance Tables 5. Attachment 5 – Recommended Conditions of Consent 6. Attachment 6 – Conditions of Consent for LDA2020/0020 (as modified). 7. Attachment 7 - Approved Plans for LDA2020/0020 (as modified).

1. Executive Summary

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 (RLPP) for determination as it constitutes sensitive development to which *State Environmental Planning Policy (Housing) 2021, Chapter 4 (Design of residential apartment development)* applies.

This report considers an amending development application under Section 4.15 of the *Environmental Planning and Assessment Act (EP&A) 1979* on land at 94 Talavera Road, Macquarie Park, which is legally described as Lot 10, DP1269407.

The subject amending DA seeks to utilise the provisions of section 4.17(1)(b) of the EP&A Act such that, at the issuance of a development consent for the subject application, LDA2022/0020 (as modified) will be amended to ensure that the two approved DA consents are consistent with each other and may operate simultaneously over the site.

The original DA (LDA2022/0020) provides approval for a 14 storey Residential Flat Buildings (RFB) with 119 apartments, 3 basement levels containing 124 car parking spaces, landscaping, and associated works. LDA2022/0020 was approved by the Land and Environmental Court (LEC) on 31 May 2023 (LEC reference: 2022/00237346). LDA2022/0020 has since been modified by MOD2023/0189 approved on 8 April 2024 for amendments to the basement configuration (including a new basement level B4), parking arrangement and minor internal works. It is further subject to modification (MOD2024/0079) which sought approval for minor internal and façade changes.

The subject amending development application (LDA2024/0135) was lodged on 05 July 2024 and seeks consent for inclusion of 4 additional storeys to accommodate 24 affordable housing units and 7 market housing units, general re-planning to the internal basements allowing for additional 23 car parking spaces, and minor design changes to the upper ground, level 1 (communal open space), level 8 (amalgamate two units into 1 (unit no. 802 & 803)), level 12 (re-palnning to the internal floor area allowing for additional 4 units), and minor changes to the façade.

The application is accompanied by a Clause 4.6 request seeking to vary Clause 4.4 of the Ryde Local Environmental Plan 2014 as the proposal exceeds the allowable FSR. Under the provisions of Clause 4.4 of the RLEP 2014, the subject site is mapped as having a maximum permitted FSR of 3.5:1. However, this amending DA is subject to a 30% FSR bonus under Section 16 of the SEPP (Housing) 2021 as the development provides at least 15% of the FSR towards the affordable housing component of the development. As such, the maximum FSR, including the additional FSR bonus provided under the SEPP (Housing) 2021 is 4.55:1. However, the proposed amending development has an FSR of 4.71:1, which exceeds the overall maximum FSR standard of 4.55:1 by 0.16:1 or 445.3m^2 (3.52%).

Further, it should be noted the following:

The term “affordable housing component” is defined in s.15B of SEPP (Housing) as follows:

> ***Affordable housing component****, of development, means the percentage of the gross floor area used for affordable housing.*

The definition of affordable housing component requires:

a) the gross floor area of the development (which in this case is **13,094m^2** (including variation request)); and
b) the gross floor area to be used for affordable housing (which in this case is **1,985m^2**).

Accordingly, in this case the percentage of the gross floor area used for affordable housing is calculated as 1,985m² / 13,094m² ÷ 100= **15.16%.**

The proposal achieves the objectives of Clause 4.4 of LEP 2014 and Section 15A of SEPP (Housing) 2021 despite the FSR variation as the proposed development will not create any significant additional amenity impact on the adjoining property. The amended proposal is still in keeping with the character of nearby development, with minimal overshadowing and privacy impacts and is compatible with the objectives of the Macquarie Park Corridor.

The proposed variation resultant from the delivery of wintergardens and enclosed lift lobbies established in the original DA (LDA2022/0020 (as modified)) and carried through in this amending application. It is noted that if the wintergardens and enclosed lift lobbies are excluded from GFA calculations, the development as approved and this proposed Amending DA remains entirely compliant with the relevant development standard. Further, the amending proposal still provides appropriate setback as established in LDA2022/0020 (as modified) and maintain the minor amenity impact on the adjoining properties (such as solar access, privacy and overlooking). The applicant has demonstrated that the compliance with the development standard would be unreasonable and unnecessary. The Clause 4.6 request is considered in the body of the report and is supported.

Key concerns raised in the submission included noise, vibration, dust, and privacy (during construction works), solar access and construction completion time. The concerns raised in the submission are addressed in this report and do not warrant refusal of the application.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act*, it is recommended Development Application No. LDA2024/0135 be approved subject to recommended conditions.

2. The Site and Locality

The site is legally defined as Lot 10 in DP 1269407. The site is irregular in shape with an area of 2,780m^2 (see **Figure 1** below).

The site has a street frontage and fully formed pedestrian path to Talavera Road along the south-west boundary. The northern boundary is shared with the M2 off-ramp.

The site is currently under construction as approved under LDA2022/0020 (as amended). Vehicular access to the site is provided through a gated entrance along Talavera Road.

The site slopes downward from the south-west to north-east, with drainage being consistent with the general slope of the site.

A stormwater channel is located along the northern boundary of the site which flows into Shrimptons Creek (approximately 95m north-east of the site) which eventually leads to the Lane Cove River.

Figure 1 Aerial photographs of the site and locality- (Source: Nearmap, Dated 30 October 2024)

3. The Proposal

The proposal seeks consent as an Amending DA to amend the approved consent on the site relating to the construction of a 14-storey residential apartment building with basement car parking (LDA2022/0020 (as modified)).

Section 4.17(1) of the EP&A Act states the following **(emphasis added):**

4.17 Imposition of conditions (cf previous s 80A)
(1) Conditions—generally A condition of development consent may be imposed if—
(a) it relates to any matter referred to in section 4.15(1) of relevance to the development the subject of the consent, or

(b) it requires the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11 in relation to the land to which the development application relates, or
(c) it requires the modification or cessation of development (including the removal of buildings and works used in connection with that development) carried out on land (whether or not being land to which the development application relates), or
(d) it limits the period during which development may be carried out in accordance with the consent so granted, or
(e) it requires the removal of buildings and works (or any part of them) at the expiration of the period referred to in paragraph (d), or
(f) it requires the carrying out of works (whether or not being works on land to which the application relates) relating to any matter referred to in section 4.15(1) applicable to the development the subject of the consent, or
(g) it modifies details of the development the subject of the development application, or
(h) it is authorised to be imposed under section 4.16(3) or (5), subsections (5)–(9) of this section or section 7.11, 7.12, 7.24 or 7.32.

The subject Amending DA proposes amended conditions which will function to modify the existing development consent. The Amending DA does not serve to replace or override the existing consent, but to modify the conditions of the existing consent LDA2022/0020 (as modified) under the provisions of section 4.17(1)(b) of the EP&A Act.

Accordingly, it is intended that the two consents would operate simultaneously over the site, with the subject Amending DA conditions overriding the applicable conditions under LDA2022/0020 (as modified). For clarity the unaffected conditions are also included on the draft conditions of consent (Attachment 5) which are relied upon for the Amending DA.

Subject Amending DA

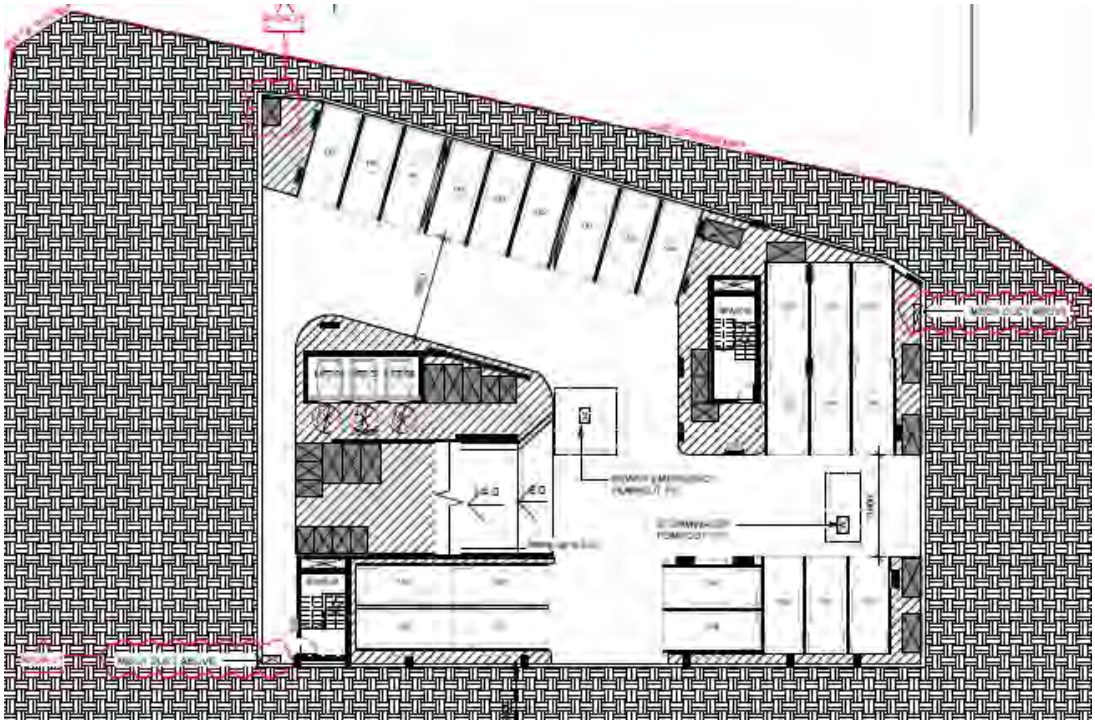
The subject development application seeks consent for alterations and additions to the works approved under Development Consent No. LDA2022/0020 (as modified) which was granted by Court on 31 May 2023. The application seeks consent for the following changes from the initial consent:

- Construction of four additional storeys to facilitate the overall delivery of 24 additional affordable housing units and 7 market housing units (total of 31 additional units). An elevation and artist impression of the additional storeys presented in the proposed development is shown in figure 2 below:

Figure 2 – Western Elevation and Artistic Impression from Talavera Road (Additional storeys shown in red) - (Source: Applicant)

- General replanning to the basement levels, (with no change to the overall footprint) allowing for an additional 23 car parking spaces and provision of FOGO bins.

Approved Basement Level 4



Proposed Basement Level 4

Figure 3 – Comparison of Approved and Proposed Basement Level 4

- Minor design changes to the upper ground level (entry level to the building from Talavera Road) and level 1 courtyard, adjacent the lift lobby, including:
  - Revised design of landscaping fingers into the communal space along the north-western boundary to create more accessible and functional areas,
  - Revised location of the entry to the main lobby adjacent landscaping
  - Inclusion of additional bike parking to the Talavera Road entry
  - Minor replanning of the courtyard to level 1 (adjacent lift lobby) consisting of planter and seating rationalisation from the approved layout.

The changes are shown in figure 4 and 5 below:

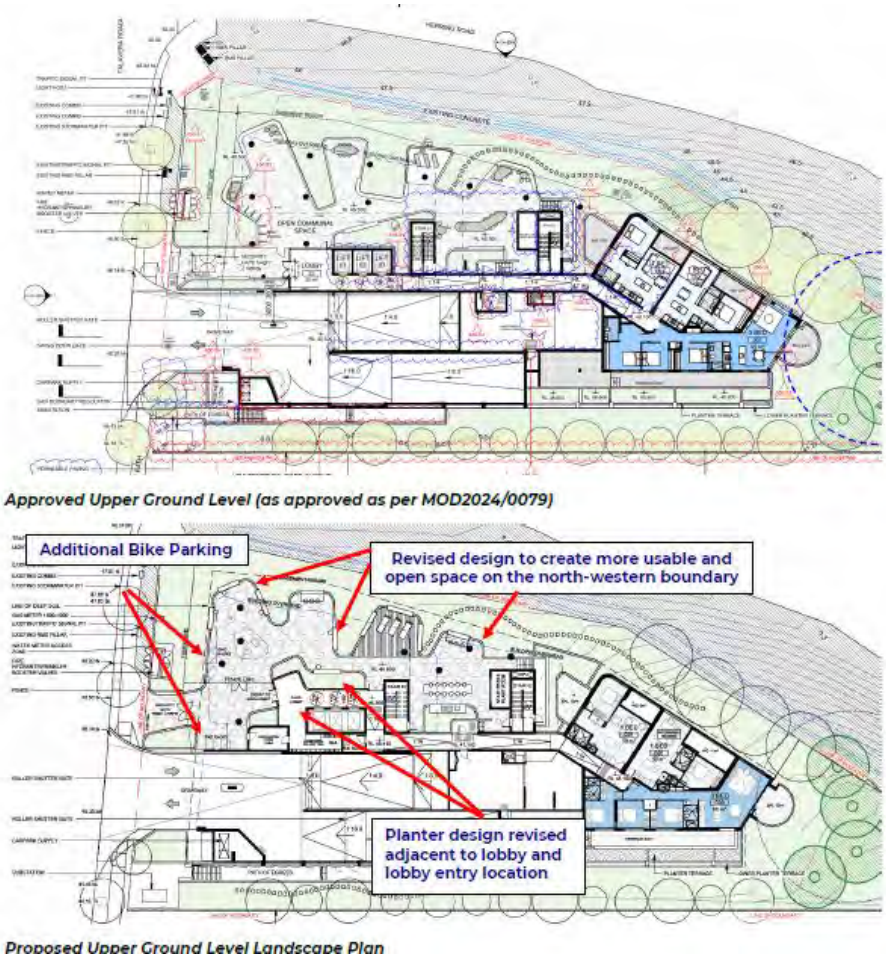


Figure 4 –Comparison of approved and proposed Upper Ground Level - (Source: Applicant)

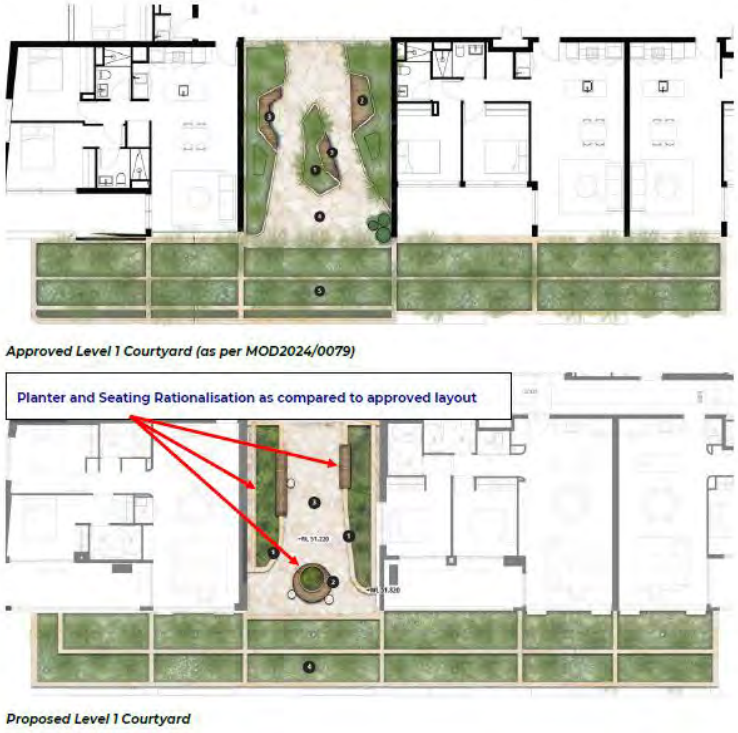
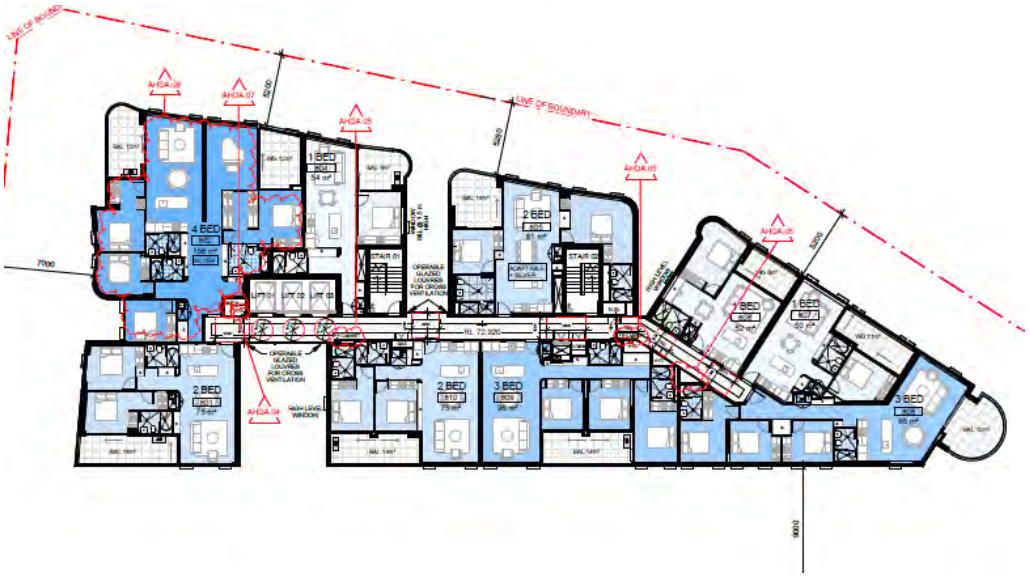


Figure 5 – Comparison of approved and proposed Level 1 Courtyard (Landscape Plan) - (Source: Applicant)

- Minor design changes to level 8 to amalgamate two units into 1 unit (unit no. 802 & 803)) to provide a 4 bedroom unit.

Approved Level 8

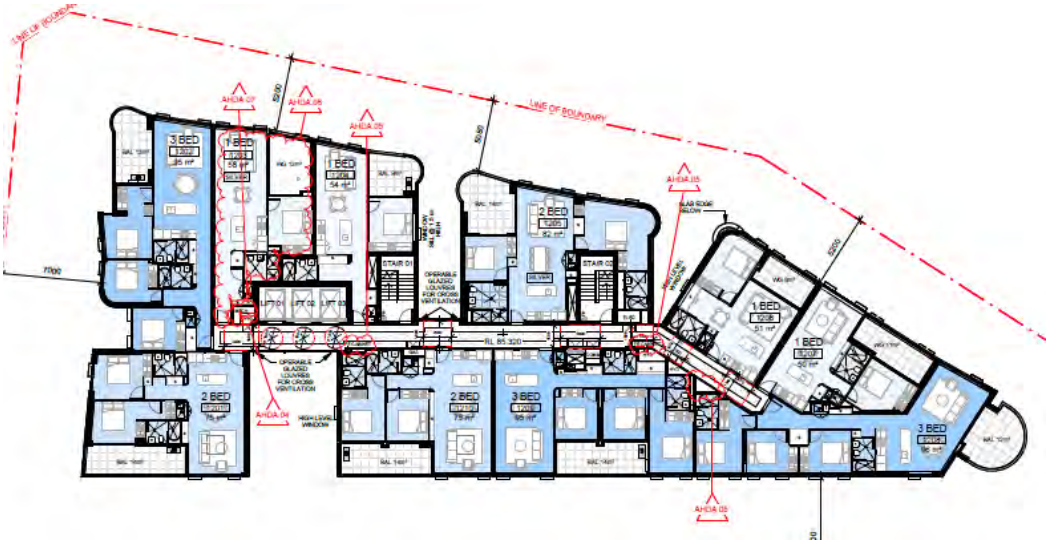


Proposed Level 8

Figure 6 – Comparison of Approved and Proposed Level 8

- Minor design changes to the level 12 to re-palnning to the internal floor area allowing for additional 4 units.

Approved Level 12



Proposed Level 12

Figure 7 – Comparison Approved and Proposed Level 12

- Provide a communal and landscaping area on level 16 (Roof level), consisting of:
  - Creating of 3 x distinct zones, access from a common lobby through the centre of the rooftop, including:
    - Pool and deck (including pool, spa, sauna and sun lounge area)
    - Flexible green space (southwestern corner, separated by planter boxes)
    - Social terrace area (including BBQ, outdoor bar, dining nooks and garden beds

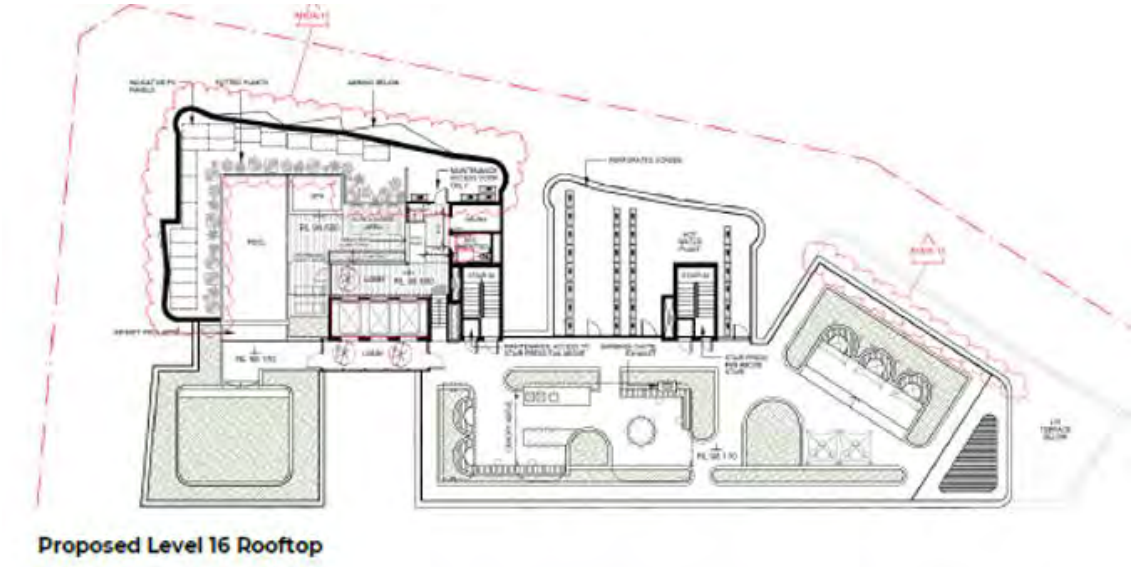


Figure 8 – Comparison between approved and proposed rooftop level- (Source: Applicant)

- Minor façade design revisions to reflect the increased scale of the building.

Development Statistics

The key numeric development information of the approved development (as modified) when compared to the proposed development is summarised in table below:

Component	**Approved (as modified)**	**Proposed**	**Change**
Site Area	2,780m^2	2,780m^2	No Change
GFA	10,256.4m^2	13,094m^2	+2,837.6m^2
FSR	3.69:1	4.71:1	+1.02:1
Maximum Height	46.478m	58m	+11.52m
Apartments			
Market Housing	119 Apartments	126 Apartments	+7 Apartments
Affordable Housing	0 Apartments	24 Apartments	+24 Apartments
Apartment Mix			
1 bedroom	48 x 1 bedroom	59 x 1 bedroom	+11 x 1 bedroom
2 bedroom	36 x 2 bedroom	45 x 2 bedroom	+9 x 2 bedroom
3 bedroom	35 x 3 bedroom	45 x 3 bedroom	+10 x 3 bedroom
4 bedroom	0 x 4 bedroom	1 x 4 bedroom	+1 x 4 bedroom

Car space	124 spaces	147 spaces	+23 spaces

Basement Amendments

General refinements are proposed to the four basement levels and lower ground level to accommodate the additional car parking spaces, storage cages and services required to facilitate the additional accommodation. A revised parking schedule by floor and parking allocation is shown in the below table:

Component	**Approved (as modified)**	**Proposed**	**Change**
Parking Schedule Per Floor			
Lower Ground	17 spaces	16 spaces	-1 spaces
Basement 1	32 spaces	32 spaces	No change
Basement 2	37 spaces	38 spaces	+1
Basement 3	38 spaces	37 spaces	-1
Basement 4	0 spaces	24 spaces	+24
Parking Allocation			
Market Housing	113 Spaces	116 Spaces	+3 Spaces
Affordable Housing	0 Spaces	16 Spaces	+16 Spaces
Visitor Parking	11 Spaces	12 Spaces	+1 Spaces
Car Share	0 Spaces	3 Spaces	+3 Spaces
Total	124 Spaces	147 Spaces	+23 Spaces

4. Background

4.1 History of the site

LDA2022/0020	This application was lodged on 21 January 2022 for site preparation works, tree removal, civil and stormwater infrastructure and vehicular access, and for the construction of a 14 storey residential apartment building comprising 119 units and 2 basement levels with 123 car parking spaces. On 11 August 2022, the applicant appealed the deemed refusal of LDA2022/0020.

	An agreement was reached at the s34 conference, and the Court handed down its decision on 31 May 2023, granting development consent subject to conditions. LDA2022/0020 was accompanied by two clause 4.6 Variation Requests relating to the development's maximum building height and maximum floor space ratio. The approved Development exceeds the height limit by up to 1.478m (or 3.3%) and FSR standard by 0.19:1 (or 5.14%).
MOD2023/0189	This application (being Modification #1) was lodged on 18 September 2023 for modifications to LDA2022/0020 relating to waste management, landscaping, basement and parking configuration (including a new basement level B4), and internal and external changes. The application was approved by Council on 8 April 2024 (under delegation granted by the Sydney North Planning Panel (SNPP) on 2 February 2024)).
MOD2024/0079	This application (being Modification #2) was lodged on 18 April 2024 for modifications to LDA2022/0020 relating to adjustments to services, waste management, minor internal arrangements to the basement and upper residential levels, façade treatments and associated landscaping and communal open space works. The application was approved by Council on 17 June 2024 (under delegation granted by the SNPP on 05 June 2024).

4.2 Application History

05 July 2024	The subject amending DA was lodged with Council.
08 July to 31 July 2024	The subject application was notified and advertised in accordance with the Ryde Community Participation Plan. One submission in objection was received in response.
25 July 2024	An email has been received from the SNPP and advised the following: • *The additional levels do not include any affordable housing units the RSDA threshold for Private Infrastructure and Community Facilities (Affordable Housing) >$5M is not triggered.* • *The total EDC is less than $30M for the Amending DA.* • *Accordingly, the application can be returned to Council and does not require referral to the Sydney North Planning Panel.*
01 July 2024	A request for additional information was sent to the applicant requesting further clarification of the proposed Clause 4.6 variation request.
22 August 2024	A request for additional information was sent to the applicant requesting additional information of the waste management, swept path, and GFA allocation for affordable housing units.

29 August 2024	The DA was presented to the Urban Design Review Panel (UDRP).
04 September 2024	The applicant submitted further clarification of Clause 4.6 variation request.
24 September 2024	UDRP comment was sent to the applicant.
21 October 2024	The applicant submitted additional information including amended architectural Plans and associated updated documents.

5. Planning Assessment

5.1 Environmental Planning and Assessment Act 1979

Section 4.15(1) Matters for consideration

The Amending DA sought are considered against the relevant environmental planning instruments, proposed instruments and relevant parts of the DCP in accordance with Section 4.15(1)(a)(i), (ii) and (iii).

5.2 State Environmental Planning Instruments

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 Remediation of Land

This SEPP aims to *'provide a State-wide planning approach to the remediation of contamination of land.'* Clause 4.6 of this SEPP requires Council to consider whether the site is contaminated, and if so whether it is suitable for the proposed development.

The proposed amending DA does not impact the depth of excavation require or the basement footprint. The site will continue to adhere to the remedial practices approved in LDA2022/0020 (as modified) and can be appropriately made suitable.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Clause 2.119 Development with frontage to classified road

Talavera Road is a classified road. There will be no change to vehicle access arrangements or the safety, efficiency or operation of the existing road under this

amending development application. The amending DA was referred to TfNSW who raised no additional concerns and continued with their recommended conditions issued for the original DA.

Clause 2.120 Impact of road noise or vibration on non-road development

The site is adjacent to the M2 Motorway which is a Classified Road. The accompanying Acoustic Assessment prepared by E-Lab Consulting includes recommendations to ensure compliance with the appropriate noise levels for residential development, measures relating to the mechanical plant, air conditioning units, kitchen/toilet exhaust fans, residential lifts and car park roller door shutter. Council's Environmental Health Section reviewed the amending DA and found the acoustic report satisfactory.

Clause 2.121 Excavation in or immediately adjacent to corridors

All required excavation works are clear of the adjoining M2 Motorway. However, the application was referred to Transport for NSW for consideration, and no objection was raised.

Clause 2.122 Traffic-generating development

The application was referred to TfNSW for their review and comment and no objection was raised.

State Environmental Planning Policy (Housing) 2021

Division 1 In-fill affordable housing

The objective of section 15A, of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households. This division of SEPP (Housing) 2021 includes an FSR and height bonus, up to 30% based proportionally to the affordable housing component.

Clause 15C – Development to which division applies

The proposed alterations and additions seek to deliver in-fill affordable housing in accordance with Chapter 2 of the Housing SEPP. The subject site is located within an "accessible area" as defined by the Policy. The subject site is located approximately 350m walking distance from the Macquarie University metro station.

Section 16 - Affordable housing requirements for additional floor space ratio

Section 16 of the Housing SEPP contains calculations for the provision of floor space ratio and building height bonuses. It states the following:

*(1) **The maximum** floor space ratio for development that includes residential development*

to which this division applies is the maximum permissible floor space ratio for the land plus
*an **additional floor space ratio of up to 30%,** based on the minimum affordable housing*
component calculated in accordance with subsection (2).

*(2) **The minimum affordable housing component**, which must be at least 10%, is calculated as follows—*
Affordable housing component = additional FSR (as a percentage) ÷ 2

(3) If the development includes residential flat buildings or shop top housing, the maximum
building height for a building used for residential flat buildings or shop top housing is the
maximum permissible building height for the land plus an additional building height that is
the same percentage as the additional floor space ratio permitted under subsection (1).

The proposed development is subject to a 30% FSR bonus under Section 16 of the SEPP (Housing) 2021 as the development provides at least 15% of the FSR towards the affordable housing component of the development. As such, the maximum FSR, including the additional FSR bonus provided under the SEPP (Housing) 2021 is 4.55:1. The proposed development has an FSR of 4.71:1, which exceeds the SEPP (Housing) 2021 FSR standard by 0.16:1 or 457m^2 (3.52%). The application is accompanied by a Clause 4.6 request seeking to vary Clause 4.4 of the RLEP 2014 as the proposal exceeds the allowable FSR.

Further, it should be noted the following:

The term “affordable housing component” is defined in s.15B of SEPP (Housing) as follows:

> ***Affordable housing component**, of development, means the percentage of the gross floor area used for affordable housing.*

The definition of affordable housing component requires:

a) the gross floor area of the development (which in this case is **13,094m^2** (including variation request)); and
b) the gross floor area to be used for affordable housing (which in this case is **1,985m^2**).

Accordingly, in this case the percentage of the gross floor area used for affordable housing is calculated as 1,985m² / 13,094m² ÷ 100= **15.16%.**

Given the above, the development is permitted to an additional FSR 30% bonus under subsection (1) and a 30% height bonus under subsection (3) as the affordable housing component is greater than 15% of the GFA.

Maximum permitted height for the site is 45m. A 30% bonus height will allow a maximum height of 58.50m. The amending DA is seeking a maximum height of 58m and complies.

Section 19 Non-discretionary development standards – the Act s4.15

Chapter 2 of the SEPP (Housing) 2021 provided development standards for the proposed development. The proposed development satisfies all non-discretionary development standards. The following identifies the compliance in accordance with the relevant standards:

Section	Proposed development	Comment
19 (2)(a) a minimum site area of 450m^2	2,780m^2	Complies
Clause 19 (2)(b) - A minimum landscaped area that is the lesser of – (i) 35sqm per dwelling, or (ii) 30% of the site area	30% of 2,780m^2 = 834m^2	Complies. Approximately 962m^2 area has been provided
Clause 19 (2)(e) - The following number of parking spaces for dwellings used for affordable housing – (i) 1 bedroom dwelling – at least 0.4 parking spaces (ii) 2 bedroom dwelling – at least 0.5 parking spaces (iii) 3 bedroom dwellings 1	The affordable housing component includes 24 apartments comprised of: 11 x 1 bedroom = 4.4 spaces 3 x 2 bedroom = 1.5 spaces 10 x 3 bedroom = 10 spaces This requires 15.90 spaces.	Complies. 16 spaces have been provided.
Clause 19 (2)(f) - The following number of parking spaces for dwellings not used for affordable housing – (i) 1 bedroom dwelling – at least 0.5 parking spaces (ii) 2 bedroom dwelling – at least 1 parking spaces (iii) 3 bedroom dwellings 1.5	The market housing component includes 126 apartments comprised of: 47 x 1 bedroom = 23.5 spaces 43 x 2 bedroom = 43 spaces 35 x 3 bedroom = 52.5 spaces 1 x 4 bedroom = 1.5 spaces This requires 120 spaces.	Complies – The proposal included overall 147 car parking spaces.
Clause 19 (2)(g) - The minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development.	The proposed apartments satisfy the minimum internal area requirements prescribed by the ADG. The proposed apartments mirror the layout of previously approved apartments.	Complies

Section 20 – Design Requirement

The Section 20 requirements include that the consent authority is to be satisfied that the proposed development meets the desired future character for precincts undergoing transition. The proposed development is located within the Macquarie Park precinct and just opposite of the Macquarie shopping Centre. The proposal will still maintain the approved characteristics and principles of the development's urban design and streetscape appearance. In addition, the proposed development will support the delivery of in-fill affordable housing units in well-located areas as the site is well serviced by existing infrastructure and services, including being within walking distance to public transport services.

Section 21 - Must be used for affordable housing for at least 15 years

The affordable housing apartments are required to be managed by a registered community housing provider for a period of at least 15 years. The applicant has acknowledged this requirement in the statement and endorsed that a condition is included to ensure this requirement is satisfied.

Section 22 - Subdivision permitted with consent

This clause states that the affordable housing apartments may be subdivided with consent from the relevant authority provided the subdivision plans are provided. However, Subdivision is not proposed as part of this application.

Section 145 Referral to design review panel for development applications

The Chapter applies to development for the purposes of residential flat buildings that are three storeys in height or greater.

Section 145 of the SEPP outlines that before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development.

The following table outlines the comments of Council's Urban Design Review Panel in response to the nine design criteria of the SEPP and the commentary on amendments, as provided by the applicant in response to the comments:

Comments of UDRP	**Applicant's and Assessment Officer's comments**
Context and Neighbourhood Character *This is the first time the Panel has reviewed this DA proposal, seeking to amend an existing Court-approved residential apartment building.* *The existing approval comprises a 14 storey (approx 46m) building with 119 apartments and 124 car spaces. Early*	**Applicant's comments** *General comments noted.* **Assessment Officer's comments** UDRP comment has been noted.

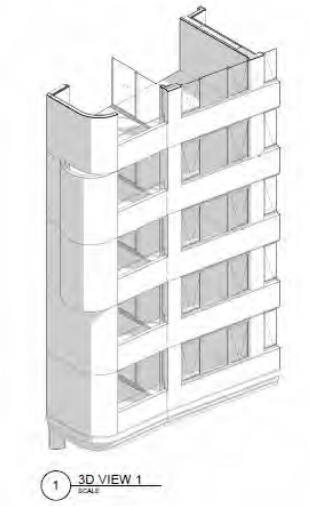
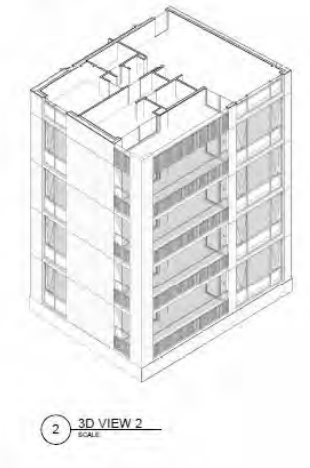
construction works, demolition, site clearing and excavation are underway on the site. *The 'amending' DA proposal seeks to access building height and density bonuses available for the provision of affordable housing and would result in an 18 storey (approx 58m) building with 151 apartments and 149 car spaces.* *The site's development standard for maximum height of building is 45m and the maximum FSR is 3.5:1. The existing consent allows for 46m and 3.7:1. The amending DA now proposes 58m (a 29% exceedance) and 4.7:1 (a 34% exceedance).* *In acknowledgment of the available height and density bonuses, it is proposed that 23 apartments (15% of the total number of dwellings) be provided as affordable housing for a minimum of 15 years.* *The site is located within a part of Macquarie Park that continues to undergo significant renewal. The site benefits from a dual frontage - to Talavera Road and the M2 off ramp. The site is in close proximity to the Macquarie Centre, Macquarie University Station and the bus interchange. A number of recent approvals in the vicinity form a relevant future context for the anticipated scale and character of renewal.* *The proposal is for a residential apartment building that addresses Talavera Road and orients towards the National Park to the north across the M2 motorway. The proposed address points and general arrangement of the proposal remains consistent with the existing consent.* *The primary building form and character - trapezoidal in nature, reflecting the site geometry - with a strong tripartite vertical emphasis remains generally consistent with the existing consent.* *Given the status of the existing consent, and since the proposal is essentially an additional 4-storey vertical extension, the fundamental site planning and general arrangement is supported, subject to some potential further design refinements discussed in this report.*	
Built Form and Scale *Early in the development assessment process for the original DA - on 2 March 2022 - the Panel offered a number of comments on the design proposal, which remain relevant in the context of the subject DA.* *In terms of building form, the DA represents a vertical extension of the existing consent by an additional 4 storeys.*	**Applicant's comments** *We have increased the height of the parapet surrounding the L16 pool area and recessed the slab edge/awning over the L15 terrace to read as a more completely recessive upper most storey in comparison.*

The resultant broad 'slab' form is relieved by an expression of three strong vertical elements. *The Panel encourages some greater differential in the height of these three vertical elements. For example, the degree of enclosure provided to the pool area to the could be increased to read as a more complete storey.* *Similarly, the upper-most apartment in the northerly element might be reconfigured to present as a more completely recessive upper-most storey.* *Refer also to points raised under Landscape for comments regarding the ground level communal open space. The Panel is concerned for the extent of undercroft space proposed in this area,* *Refer also to points raised under Aesthetics for comments on the detailed architectural language and expression.*	*To mitigate the solidity of the parapet increase we have also introduced concrete awnings over L15 balconies.* **Assessment officer's comments** The proposed amended plans have satisfactorily addressed the UDRP recommendation regarding building design.
Density *The Panel acknowledges the policy settings that allow for height and density bonuses in return for the provision of affordable housing.* *The DA appears to be broadly consistent with these policy settings.* *The overshadowing diagrams provided with the DA indicate that additional overshadowing impacts are relatively minor and suggests the proposed density can be accommodated on the site.*	**Applicant's comments** *General comments noted.* **Assessment officer's comments** UDRP comment has been noted.
Sustainability *Sustainability was not explicitly discussed in the meeting, however the Panel encourages the adoption of ambitious ratings and targets.* *The social sustainability benefits of providing affordable and NDIS housing is supported.* *The Panel appreciates the operational requirement of the Community Housing Provider, which tend to encourage the clustering of affordable housing apartments for ease of management.* *Notwithstanding this, the Panel encourages the affordable housing apartments to reflect a representative cross section of apartment types and levels of amenity.*	**Applicant's comments** *This has been achieved with a greater variation in affordable housing unit types.* **Assessment officer's comments** The proposed *affordable housing unit types* is satisfactory.
Landscape *The existing consent and the subject DA each provide for two primary areas of communal open space - one at the roof top and the other at ground level partly situated below the building footprint and configured as an undercroft.*	**Applicant's comments** *We propose to challenge this recommendation for the following reasons:* • *The proposed design has enhanced the original*

The Panel remains concerned for the level of amenity able to be derived from these deeply inset ground level undercroft communal spaces. These spaces are likely to be heavily shaded, affected by traffic noise, low-set relative to the M2 off ramp, possibly windswept, and with constrained outlook. *The Panel is concerned that these spaces will be of little practical amenity and are unlikely to be comfortable to use for significant periods of the year - particularly through the winter months. Vegetation deeply inset close to the building core is less likely to flourish.* *A series of minor amendments are proposed in the detailed configuration of the DA - which are supported - but do not resolve the fundamental limitations of the undercroft space.* *In order to bring an acceptable minimum level of amenity, the Panel suggests a greater degree of enclosure is required, much closer to the building perimeter, with a degree of operability to allow for acoustic and weather control. This may have floor space implications, but is intended to resolve built form, utility and amenity issues.* *At the rooftop, the general level of amenity provided by the proposed communal open space, the diversity of proposed uses, spaces and settings is supported, subject to recommendations made earlier in this report regarding the building form and some emphasis of its stepping profile.*	*approved DA by incorporating a larger lobby space that directly faces the communal area. This improvement fosters better connectivity between the internal and external communal spaces.* • *Enclosing the under-croft area would significantly increase the breaches in GFA. This will also deviate significantly from the original approved scheme that is currently under construction.* **Assessment officer's comments** Ground level undercroft communal space was approved as part of the original DA approval by Court. This amending DA is mainly addition of 4 additional storeys to provide 24 affordable housing units 7 market units. The approved building design will not be altered except minor alterations to adjust the additional storeys. It is acknowledged that UDRP recommended the ground floor communal undercroft area to be enclosed. The subject amended DA however does not seek any major work (except minor rearrangement of the landscaping area and provision of additional bike storage area) within the approved ground floor.. It is also noted that the Construction works have already been started under the original DA approval. Given the above, the approved communal area (unenclosed undercroft) within the ground floor area as per the original approval by

	the Court is considered acceptable.
Amenity *Refer to comments in Landscape for concerns regarding amenity available within communal open spaces provided at ground level.* *The general level of amenity provided within apartments is supported.* *The Panel encourages the exploration of opportunities to lift amenity provided by the strong vertical articulation slots across the scheme.* *For example, the slot addressing the lift lobby could potentially accommodate some extent of expanded communal space in combination with planting, either within the glass line or beyond it.*	**Applicant's comments** *We propose to challenge this recommendation for the following reasons:* *Planting in the notches in front of the lift lobby especially on higher levels will be hard to access and maintain to achieve the desired design outcome. This will also deviate significantly from the original approved scheme that is currently under construction.* **Assessment officer's comments** This amending DA is mainly addition of 4 additional storey to provide 24 affordable housing units 7 market units. The approved building design will not be altered (except minor alterations to adjust the additional storey.) as part of this proposal. Given the above, the justification from the applicant is considered acceptable as it requires significant design changes from the originally approved development. Further, the constructions works have already been started under original DA approval.
Safety *Safety was not specifically discussed during the meeting.* *The Panel acknowledges that in terms of safety, security and passive surveillance, the 'amending' DA remains generally consistent with the existing consent.*	**Applicant's comments** *General comments noted.* **Assessment officer's comments** UDRP comment has been noted as the amending DA will remain consistent with existing consent.

Housing Diversity and Social Interaction *The Panel supports the provision of affordable housing and NDIS housing.* *The broad mix of market housing apartments is supported.*	**Applicant's comments** *General comments noted.* **Assessment officer's comments** UDRP comment has been noted. The proposed apartment mix is similar to existing approved development under LDA2022/0020 (as modified) and it is actually an improvement as a four-bedroom apartment has been included within the amended proposal.
Aesthetics *Given the early phases of construction already underway, the Panel appreciates that the proposed construction methodology, facade systems and architectural language are likely to be well-resolved.* *The Panel encourages this resolved design intent and architecture expression to be provided with the DA.* *In particular, the Panel encourages the preparation of detailed design studies of each primary facade type (ideally in 3D) at a scale of approximately 1:50 to resolve the design intent. The Panel encourages these design studies form part of any development consent.* *Given the detailed architectural expression is reliant on the undulating horizontal 'ribbons' of precast concrete the Panel encourages further 'play' between the horizontal banding associated with balconies and the vertical party walls between units may also improve the overall composition and animation of the proposal.*	**Applicant's comments** *We have provided additional documentation to indicate façade design intent.* *A-DA-8600* **Assessment officer's comments** The submitted façade design intent is satisfactory as recommended by UDRP

	  The above plan will satisfy UDRP's recommendation.

Apartment Design Guide (ADG)

Detailed consideration of the proposal against the Apartment Design Guide (ADG) is provided in Appendix 4 as required by Clause 147(1)(b) of SEPP (Housing) 2021. The subject amending DA does not introduce any new non-compliances.

5.3 Ryde Local Environmental Plan 2014 (RLEP 2014)

Clause 2.3 - Zone Objectives

The land is zoned MU1 Mixed Use under the RLEP. The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives for the MU1 Mixed Use are as follows:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*

- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *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 in the Macquarie Park corridor.*

The amending DA is considered to maintain consistency with the above objectives and does not prevent LDA2022/0020 (as modified) achieving the zone objectives.

Part 4 – Principal Development Standards

The proposal satisfies the relevant provisions of the Ryde LEP 2014 as discussed in the following table:

Ryde LEP 2014	Proposal	Compliance
Clause 4.3(2) - Height	The site is subject to a maximum building height of 45m under the RLEP 2014. However, incorporating the 30% height bonus permitted under the SEPP (Housing) 2021, the site is subject to a maximum building height of 58.5m. The proposed development includes a maximum building height of 58m and complies with the maximum building height.	Yes
Clause 4.4(2) - FSR	The site is subject to a maximum FSR control of 3.5:1 under the RLEP 2014. However, incorporating the 30% FSR bonus permitted under the SEPP (Housing), the site is subject to a maximum FSR of 4.55:1. The FSR of the amending proposal is 4.71:1 which exceeds the FSR control by 0.16:1 or 3.52%. In this instance, a Clause 4.6 Variation is submitted.	**No – see Clause 4.6 discussion below**.
Clause 5.10 - Heritage Conservation *(1) The objectives of this clause are as follows—* *(a) to conserve the heritage significance of heritage items and heritage conservation areas, including*	The site does not contain an item of heritage significance. However, the site is in proximity to heritage item I10 (Macquarie University (ruins)) and item I345 (Macquarie Ice Rink). The site is at a suitable distance to these items as the Macquarie Ice Rink is located inside the Macquarie shopping Centre and the Macquarie University ruins is approximately 870m away from the subject site and it's also obscured by existing buildings and vegetation. Therefore, the proposed development will not	Yes

Ryde LEP 2014	Proposal	Compliance
associated fabric, settings and views, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views, (c) To conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	be contained within the same visual catchment as these heritage items. Due to this separation; the proposed development is not considered to result in any materials or visual impacts on these heritage items. Given the above, the proposed development will not impact the heritage significance of these heritage items.	
Clause 5.21 – Flood Planning	This Amending DA does not seek to vary the ground floor footprint when compared to LDA2022/0020 (as modified). The proposed development will continue to comply with the flood planning requirements.	Yes

Clause 4.6 Exceptions to Development Standards – Floor Space Ratio (FSR)

Overview

Under the provisions of Clause 4.4 of the RLEP2014, the subject site is mapped as having a maximum permitted FSR of 3.5:1. However, this amending DA is subject to a 30% FSR bonus under Section 16 of the SEPP (Housing) 2021 as the development provides at least 15% of the FSR towards the affordable housing component of the development. As such, the maximum FSR, including the additional FSR bonus provided under the SEPP (Housing) 2021 is 4.55:1. The proposed amended development has an FSR of 4.71:1, which exceeds the SEPP (Housing) 2021 FSR standard of 4.55:1 by 0.16:1 or 445.3m^2 (3.52%). The applicant has submitted a Clause 4.6 report in support of FSR variation of SEPP (Housing) 2021 standard and also adopts a precautionary approach to justify RLEP 2014 FSR standard.

Background

During the Section 34 Conciliation Conference of the original DA, the proposal was revised to enclose balconies (wintergardens) and lift lobbies to provide extra amenity to occupants. These enclosures contributed towards additional gross floor area (GFA), and the development was approved with an exceedance of the 3.5:1 FSR standard by an additional 526.4m^2 or 3.69:1 (an additional 5.14%).

Proposed Amending DA

This amended proposal retains the elements that contribute towards FSR (wintergardens and enclosed lift lobbies) and remains to exceed the relevant FSR standard.

The proposed development has a FSR of 4.71:1, which exceeds the SEPP (Housing) 2021 FSR standard of 4.55:1 by 0.16:1 or 445.3m^2 (3.52%).

The following table outlines FSR approved and FSR proposed under this DA. It is noted that with the exclusion of wintergardens and enclosed lift lobbies, the development as approved and the current Amending DA remains entirely compliant with the relevant development standard.

Requirement	**Approved DA**	**Subject Amending DA**
Site Area	2,780m^2	2,780m^2
Maximum FSR and GFA Control	Maximum permitted: 3.5:1 or 9,730m^2 Approved: 10,256.4m^2 (0.19:1 = 3.69:1 or 5.14% variation)	Proposed: 4.71:1 or 13094m^2 Maximum permitted – 4.55:1 (Base FSR + 30% Bonus): 12,649m^2
Total GFA	Approved: 10,256.4m^2 (0.19:1 or 5.14% variation)	Proposed (4.71:1): 13,094.3m^2 (0.16:1 or 3.52% variation)
Internal Area GFA (excluding wintergardens and lift lobbies)	9,744.4m^2 (complies)	12,427.6m^2 (complies)
Wintergardens and Enclosed Lift Lobbies GFA	512m^2	666.7m^2

Assessment

An assessment of the relevant provisions of Clause 4.6 of RLEP 2014 is as follows:

- Clause 4.6(3)(a) - Is compliance unreasonable or unnecessary in the circumstances of the case?
- Clause 4.6(3)(b) - Are there sufficient environmental planning grounds to justify the proposed contravention of the development standard?

Several key Land and Environment Court (NSW LEC) planning principles and judgements have refined the manner in which variations to development standards are required to be approached.

The applicant's written request provides the reasons why compliance with the standard is unreasonable and/or unnecessary, with selected excerpts shown below:

Unreasonable and unnecessary

4.6(3)(a): Compliance with the development standard is unreasonable or unnecessary in the circumstances

This clause 4.6 variation request establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances of the proposed development because the objectives of the standard are achieved and accordingly justifies the variation to the Floor Space Ratio development standard.

The objectives of the standard are achieved notwithstanding non-compliance with the standard.

The following section identifies how the objectives of Clause 4.4(1) of the RLEP is achieved notwithstanding non-compliance with the standard Whilst there are no standards within Section 16 of the Housing SEPP, the objectives of Section 15A are addressed below.

Ryde Local Environmental Plan 2014

The objectives of the development standard contained in clause 4.4 of the RLEP 2014 are:

- *provide effective control over the bulk of future development,*
- *to allow appropriate levels of development for specific areas*
- *in relation to land identified as a Centre on the Centres Map—to consolidate development and encourage sustainable development patterns around key public transport infrastructure.*

Objective 4.4(1)(a): Provide effective control over the bulk of future development.

The proposed development has a bulk and scale that is anticipated by the planning controls that apply to the site. The envelope of the building sits within the height controls applicable to the site and has setbacks consistent with the surrounds. The site is also surrounded by sites with much higher development potential in terms of density and height including the concept approval sites for Macquarie Centre (double the height of the subject site) and the Meriton development to the north (greater than 4 times the height). Within this context, the bulk of the development is clearly controlled.

Objective 4.4(1)(b): To allow appropriate levels of development for specific areas.

The site is located within Macquarie Park and adjoins Macquarie University, Macquarie Centre and several residential and commercial developments. The proposed development for a residential flat building is completely supported based on the

surrounding urban built form even with the minor exceedance in FSR that result from the continuation of wintergardens and enclosed lift lobbies.

Objective 4.4(1)(C): In relation to land identified as a Centre on the Centres Map—to consolidate development and encourage sustainable development patterns around key public transport infrastructure.

The site is located within the Macquarie Park Corridor on the Centres Map.

The site is almost an 'island' as it does not have direct engagement with the surrounding uses with the exception to the adjacent residential uses and serviced apartments to the south. Given the use of the proposed development and the adjoining sites, and with consideration to the site constraints such as the small lot size of the site and its orientation, the development provides appropriate setback to the south as established in LDA2022/0020 which balances the needs for consolidation and development patterns with the need to preserve residential amenity such as solar access, privacy and overlooking.

Additionally, the site and southern adjoining development share the same height control of 45m. The proposed development provides a compliant height scheme at the street frontage which will be visible to the public domain. Therefore, this gives the impression that the proposed development and adjoining site adheres to the same height control, with the only change being the natural ground variation and accordingly, both developments will demonstrate a consistent pattern and achieve the objective of this control.

State Environmental Planning Policy (Housing) 2021

The objective of the in-fill affordable housing provisions within the Housing SEPP is noted and addressed below:

- *The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.*

Objective: The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.

The amended development will facilitate the delivery of 24 affordable housing units which will be managed by a registered community housing provider for a period of 15 years commencing from the day of the relevant occupational certificate being issued. As such, the needs of very low, low and moderate income households will be met through the 24 new units and the proposal will satisfy the objectives in Section 15A of the Housing SEPP.

The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.

As outlined above, the approved development exceeded the relevant FSR standard by 0.19:1 or 526.4m^2. This is as a result of the inclusion of additional facilities which contribute towards FSR were to be included in the development such as

wintergardens and enclosed lift lobbies requested by the City of Ryde during the Section 34 Conciliation Conference.

The proposed Amending Development Application retains the established principle of keeping these items (wintergardens and enclosed lift lobbies) without sacrificing the FSR bonus granted under the Housing SEPP to cater for these approved elements. If done, the reduction in FSR towards the affordable housing component would be inconsistent with the objectives of the In-fill provisions in the Housing SEPP (Section 15A) which seeks to promote the delivery of new in-fill affordable housing.

The purpose of the FSR standard is considered not relevant as this application seeks to 'carry over' additional facilities which contribute towards FSR as requested by Council during the Section 34 Conciliation Conference. As such, compliance with this control is not considered relevant and therefore compliance is deemed unnecessary and would go against the principles established in LDA2022/0020 and the objectives of the In-fill provisions in the Housing SEPP.

Conclusion on clause 4.6(3)(a)
The above sections have demonstrated that compliance with the floor space ratio development standard is unreasonable or unnecessary in the circumstances of the case. The objectives of the FSR development standard, set out in Clause 4.4 of the RLEP 2014 and Section 15A of the Housing SEPP have been achieved by the proposed development notwithstanding a minor exceedance resultant from the delivery of wintergardens and enclosed lift lobbies established in LDA2022/0020 and carried through in this application. Further, the above section demonstrates that the purpose of the standard is considered not relevant and for compliance to be unreasonable.

Assessment Officer's Comments:

The proposal achieves the objectives of Clause 4.4 of LEP 2014 and Section 15A of SEPP (Housing) 2021 despite the FSR variation. The proposed variation resultant from the delivery of wintergardens and enclosed lift lobbies established in the original DA (LDA2022/0020 (as modified)) and carried through in this amending application. Further, the amending proposal still provides appropriate setback as established in LDA2022/0020 (as modified) and maintain the minor amenity impact on the adjoining properties (such as solar access, privacy and overlooking). The applicant has demonstrated that the compliance with the development standard would be unreasonable and unnecessary.

Environmental planning grounds

The justification in the applicant's request and Assessment Officer's comments are below:

Clause 4.6(3)(b): Environmental planning grounds to justify contravening the development standard

- *The following environmental features of the site lead to a development response that contributes to the creation of gross floor area:*
  - *The steep topography of the site*

  - *This results in the waste rooms constituting GFA despite being located below ground level (ie. in lower ground level).*

- *The presence of the M2 and off-ramp*
  - *This creates an acoustic environment that promotes the use of wintergardens for balconies which would not constitute GFA if left open.*
- *Southerly winds*
  - *This promotes the enclosure of the lift lobby on the southern façade which also would not constitute GFA if left open.*

- *The principles of providing wintergardens and enclosed lift lobbies were requested by Council during the Section 34 Conciliation Conference. These principles have been carried over to provide a continuous design and ensure Council would be satisfied of the level of amenity that future residents would receive.*
- *Whilst this additional floor area constitutes GFA, it neither contributes to the bulk of the building (since the waste rooms are below ground and the wintergardens and lift lobbies are encased in glazed elements) nor adds any density to the building.*
- *Importantly, if each of these areas of GFA were deleted, the FSR for the development would be lower than the FSR control – see the Development Calculations (GFA) Sheets 01-03 and **Table 1** which identify, in essence, that the development excluding the wintergardens and lift lobbies has an FSR of 4.55:1 in conformity with the control. Ignoring the waste room on lower ground would take the development below that number.*
- *Given that one of the primary purposes of the FSR standard is to effectively control bulk, the environmental issues identified above constitute environmental planning grounds to justify the breach of the standard.*
- *The development, as a whole, remains to delivery a suitable quantum of FSR, corresponding to an appropriate built form for the local context, being close to public transport, amenities and services.*
- *The development as a whole coincides with the NSW Government's implementation of in-fill affordable housing reforms which aim to encourage private developers to boost the delivery of affordable housing and aligns with the NSW Government's commitment to the National Housing Accord which seek to deliver approximately 377,000 new well-located dwellings by 30 June 2029.*

Conclusion on clause 4.6(3)(b)

For the reasons mentioned above, there are sufficient environmental planning grounds to justify the contravention of the maximum FSR development standard, as it directly responds to the environmental characteristics of the site and promotes good design and amenity of the built environment (objective 1.3(b) and 1.3(g) of the Environmental Planning and Assessment Act 1979).

Assessment Officer's Comments:

The applicant has identified sufficient environmental planning grounds to vary the FSR standard. Particularly, the steep topography of the site and this result in the waste rooms constituting GFA despite being in lower ground level. The site is also located adjacent to the M2 motorway, and this creates an acoustic concern that promotes the use of wintergardens for balconies. Further, the southerly winds promote the enclosure of lift lobbies. The proposed variation resultant from the delivery of wintergardens and enclosed lift lobbies established in the original DA (LDA2022/0020 (as modified)) and carried through in this amending application.

The proposed variation is considered suitable to accommodate the scale and type of development proposed.

Summary

The applicant has submitted a Clause 4.6 written request that seeks to justify contravention of the development standard Clause 4.4 FSR. Pursuant to Clause 4.6(3)(a) of RLEP 2014, the written request has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case. The written request has demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard, as required by Clause 4.6(3)(b).

Pursuant to Clause 4.6(3) of RLEP 2014, Council is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3) (a) & (b). Council is of the opinion that the proposed development will not be contrary to the public interest because of consistency with the objectives of the development standard for FSR.

Accordingly, the proposed variation is supported.

5.4 Draft Environmental Planning Instruments

There are no draft Environmental Planning Instruments for consideration.

5.5 Ryde Development Control Plan 2014 (RDCP 2014)

The application does not adversely impact upon the considerations made (and approved) under LDA2022/0020, MOD2023/0189, and MOD2024/0079. However, consideration of key provisions in the RDCP 2014 that relate to the nature of the proposed amendment are addressed below.

Part 4.5 Macquarie Park Corridor

This part of the DCP 2024 mainly contains controls relating to the structure of Macquarie Park and are not directly applicable to the proposed amendment.

Section 7.4, 7.6, and 7.8 of this part of the DCP 2024 includes the setback controls and massing. The proposed amending development retains the approved setbacks and massing form established in LDA2022/0020 (as modified).

Part 7.2 Waste Minimisation and Management

This amending application was accompanied by an Operational Waste Management Plan (OWMP), prepared by Elephants Foot, dated 18/10/2024. The submitted OWMP was reviewed by Council's Waste Management Team who raised no objection subject to condition.

Part 9.3 Parking Controls

In accordance with section 19 (2) (e) of the SEPP (Housing) 2021, the following number of parking spaces for dwellings used for affordable housing:

(i) for each dwelling containing 1 bedroom – at least 0.4 parking spaces, or
(ii) for each dwelling containing 2 bedrooms – at least 0.5 parking space, or
(iii) for each dwelling containing at least 3 bedrooms – at least 1 parking space.

In accordance with *Part 9.3: Parking Controls of the RDCP 2014,* the following *maximum* off-street car parking rates applicable to the (market) residential apartment component of the development proposal:

Residential Development – Macquarie Park Corridor
- *1 bedroom dwelling: 0.6 spaces/dwelling*
- *2 bedroom dwelling: 0.9 spaces/dwelling*
- *3 bedroom dwelling: 1.4 spaces/dwelling*
- *Visitors: 1 space per 10 dwellings*
- *Car Share: 1 space per 50 proposed parking spaces*

Considering of the above parking rates to the various components of the development proposal yields an off-street car parking requirement of 147 spaces, as set out below:

Proposed Development	Required	Provided
In-fill Affordable Residential (24 Apartments)	16 spaces (SEPP)	16 spaces
Non-affordable Residential (126 Apartments)	116 spaces (DCP)	116 spaces
Visitors (126Apartments)	12 spaces (DCP)	12 spaces
Car Share	3 spaces (DCP)	3 spaces
TOTAL	**147 spaces**	**147 spaces**

Based on the 147 car parking spaces, a total of 15 bicycle spaces would be required. The plans depict 8 spaces within the upper ground level and there is ample space for bicycle parking within the 4 basement level.

The previously approved basement footprint, including the approved vehicular access and loading arrangements also remain unchanged, consistent with the original approval under LDA2022/0020 (as modified).

This amending application was accompanied by A Traffic and Parking Assessment Report, prepared by Varga Traffic Planning Pty Ltd, dated 21 October 2024. The submitted Traffic and Parking Assessment Report was reviewed by Council's Development and Traffic Engineer who raised no objection.

5.6 Planning Agreements OR Draft Planning Agreements

No Planning Agreement is required or has been offered to be entered into with Council.

5.7 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 within the development proposal. In this instance, this amending DA will deliver additional 32 units.

The contributions payable with respect to the increase housing density on the subject site (being for residential development within the Macquarie Park Area) are as follows:

A – Contribution Type	**B – Contribution Amount**
Community & Cultural Facilities	$192,856.24
Open Space & Recreation Facilities	$371,816.79
Roads & Traffic Management Facilities	$26,355.57
Plan Administration	$8,865.24
The total contribution is	**$599,893.84**

Condition No. 34 on the payment of Section 7.11 Contribution of $**599,893.84** (additional levy for the additional 32 units under this amending DA) has been included in the draft notice of determination attached as Attachment 5.

5.7.1 Housing Productivity Contribution (HPC)

The applicable HPC is imposed as a condition being $326,635.05 for the high-density residential development. It is noted that the HPC is only applicable for the new additional market units which will be located within the new additional floor level (level 12-16) under this amending DA. It is also noted that the proposed affordable housing unit has been allocated withing the existing approved floor level (upper ground to level 6). The cost of the contribution will be indexed at the time of payment and will be subject to a discount in accordance with the transitional arrangements.

5.8 Any matters prescribed by the Regulation

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.

The proposal is consistent with the Regulation. Clause 69 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). These matters have been addressed via standard conditions of consent regarding compliance with the BCA and Australian Standards.

The proposal is consistent with Clause 61 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2001. A standard condition is imposed requiring the person having the benefit of this consent to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken.

6. 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.

Shadow diagrams was accompanied by this application and the key hours of 9am, 12pm and 3pm are replicated in figure 6 below. The use of the blue overlay demonstrates the extent of overshadowing for mass which exceeds the 45m height limit. No significant additional overshadowing will occur to surrounding residential units. It is also noted that the overshadowing created from this amending DA is entirely within the shadows generated by the 94-112 Talavera Road development from 2pm onwards.

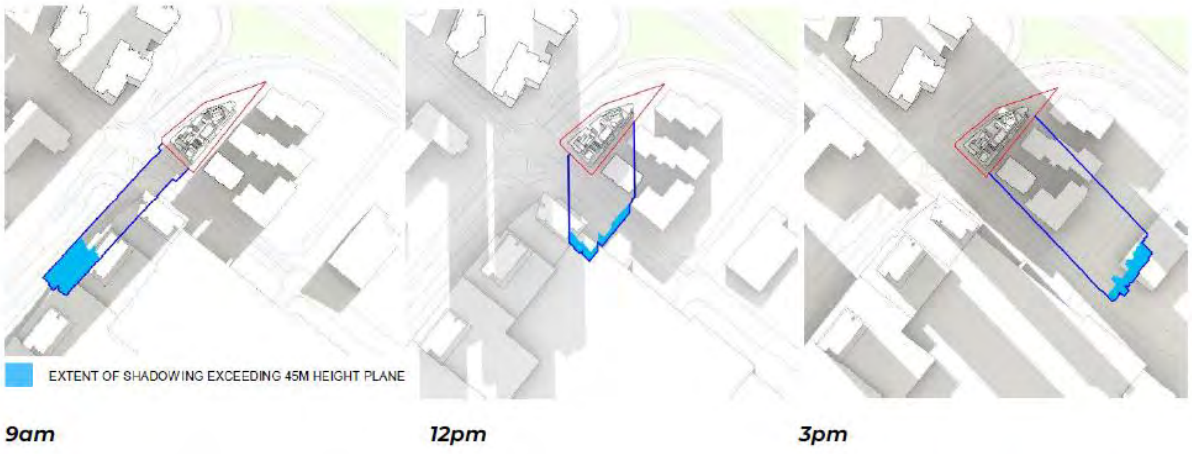


Figure 6 – Shadow diagrams- (Source: Applicant)

7. Suitability of the site for the development

The subject site suitability has been established through the SEPP (Housing) 2021 as being within an accessible area, being approximately 350m walking distance from Macquarie University Station. The site is also located in close proximity to other modes of public transport and has a high level of road access. This amending proposal is for

the addition of four additional storeys to facilitate 24 affordable housing units and additional 7 market housing units. The proposed addition of 24 affordable housing units will contribute to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households. The subject site suitability is also established at the strategic planning stage, being located within the Macquarie Park Corridor which has been designed to cater for the mixed-use development where people can live and work and get advantage from the existing infrastructure provisions (e.g. Metro station and M2 motorway). The overall proposal will deliver total 150 residential units (combination of 1, 2, 3, & 4 bedrooms) for community and it will positively contribute to the NSW government housing supply target. The proposal also positively contributes to the overall architectural quality of the Macquarie Park Corridor and fits sensitively into the streetscape.

This assessment demonstrates the overall proposal will not result in any significant adverse impacts to adjoining properties or the streetscape. The proposed site is therefore considered to be suitable for the development.

8. Public Notification and Submissions

In accordance with Council's Community Participation Plan and Procedures, the application was publicly exhibited between 08 July and 31 July 2024 to the same properties as those notified under LDA2022/0020. In response, one (1) submission was received objecting to the proposed modifications.

The following issues were raised in the submissions received and have formed part of the assessment:

Issue Raised	**Comment**
Noise, vibration, dust, and privacy issue during construction works	These issues were raised with the applicant and the applicant has confirmed that the basement excavation activities have been completed and it should now minimise noise, vibration and dust. The applicant has also confirmed that during the construction of the facade of the building, safety screens are implemented to act as a guard for the building's surroundings. This should also assist with privacy between neighbouring buildings and minimise any dust that may be caused from construction works. Further, in accordance with the consent condition no. 12 the construction works can 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.
Construction completion time	This issue was raised with applicant and the applicant has confirmed that the development with the additional floors would also be completed by the end of Q1 2026 so this should not go beyond the anticipated timeframe stated in the submission.

Reduction of solar access	Shadow diagram was accompanied by this application. The submitted shadow diagram shows that no significant additional overshadowing will occur to surrounding residential units.

The issues raised in the submissions are considered in the above table and do not warrant refusal of this DA.

9. Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Traffic Engineering	No objection subject conditions.
Waste Management	No objection, subject to conditions
Public Domain	No objection subject to conditions
Development Engineering	No objection subject to condition.
Environmental Management	No objection subject to condition.
Landscape Architect	No objection subject to condition.
Transport for NSW (TfNSW)	No objection subject to condition.
Sydney Water	No objection subject to condition.
Rural Fire Service (RFS)	The development application was referred to RFS for their general review and comment. However, no correspondence has been received from RFS. In this instance it is considered that RFS has no issues regarding this amending DA and the conditions provided as part of the original DA will stay as it is.

10. 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 proposed residential flat building development does not significantly or unreasonably affect surrounding sites.

This amending proposal includes an additional 31 units (including 24 affordable housing units) in addition to the approved 119 units which contribute to the NSW

Government housing supply target. The proposed development supports the delivery of in-fill affordable housing units in well-located areas.

The proposed residential apartments which positively contribute to the high quality housing stock and provides housing diversity in the Macquarie Park Corridor. The proposed development remains to provide a built form that will achieve a high standard of architectural design that contribute to the quality and character of the area. The overall design of the proposed development offers a high quality development outcome which is not contrary to the public interest.

The issues raised in the submission do not warrant the refusal of the DA.

On this basis, the proposal is not considered to raise any issues that would be contrary to the public interest.

11. Conclusion

This development application has been considered in accordance with the requirements of the EP&A Act and Regulations as outlined in this report. The site continues to be suitable for this residential apartment development and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

- The proposed residential apartment building development is consistent with the objectives and development standards for land zoned MU1 Mixed Use.
- This proposal positively contributes to the overall architectural quality of the Macquarie Park Corridor and fits sensitively into the streetscape.
- The issue raised in the submission does not warrant the refusal of the application and has been adequately addressed in the Assessment report.
- The proposed development does not create unreasonable environmental impact to existing adjoining development.
- The proposal is not contrary to the public interest.
- The site is considered to be suitable for the proposed development.

12. Recommendation

A. That the Ryde Local Planning Panel (RLPP), as the consent authority, grant development consent to Development Application No. LDA2024/0135 for a residential flat building development at land at 94 Talavera Road, Macquarie Park, subject to the draft conditions contained in **Attachment 5**.
B. THAT the Ryde Local Planning Panel accepts that the Clause 4.6 written request to vary the Floor Space Ratio (FSR) standard (Clause 4.4) in LEP 2014 has adequately addressed the matters in subclause (3) as it is consistent with the objectives of the development standard in Clause 4.4 and the objectives of the MU1 Mixed Use Zone of Ryde Local Environmental Plan 2014.
C. That those who made a submission be advised of the decision.

Report prepared by: 23 January 2025

Mahbub Alam
Senior Town Planner

Report approved by:

Sohail Faridy
Acting Manager Development Assessment

Attachments:

1. Attachment 1 – Proposed Architectural Plans
2. Attachment 2 – Proposed Landscape Plans & Design Report
3. Attachment 3 – Clause 4.6 Variation Request
4. Attachment 4 – ADG Compliance Tables
5. Attachment 5 – Recommended Conditions of Consent
6. Attachment 6 – Conditions of Consent for LDA2020/0020 (as modified).
7. Attachment 7 - Approved Plans for LDA2020/0020 (as modified).

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2	ISSUE FOR COORDINATION	DS	03/11/2023
3	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
4	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
5	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

DEVELOPMENT APPLICATION

TALAVERA ROAD | LOT 10

MACQUARIE PARK, NSW

DRAWING LIST

SHEET No.	SHEET NAME
A-DA-0000	COVER SHEET
A-DA-0001	CHANGES REGISTER
A-DA-1000	SITE PLAN
A-DA-2100	BASEMENT 4 FLOOR PLAN
A-DA-2101	BASEMENT 3 FLOOR PLAN
A-DA-2102	BASEMENT 2 FLOOR PLAN
A-DA-2103	BASEMENT 1 FLOOR PLAN
A-DA-2104	LOWER GROUND FLOOR PLAN
A-DA-2110	UPPER GROUND FLOOR PLAN
A-DA-2111	LEVEL 1 TYPICAL FLOOR PLAN
A-DA-2112	LEVEL 2 TYPICAL FLOOR PLAN
A-DA-2113	LEVEL 3 TYPICAL FLOOR PLAN
A-DA-2114	LEVEL 4 TYPICAL FLOOR PLAN
A-DA-2115	LEVEL 5 TYPICAL FLOOR PLAN
A-DA-2116	LEVEL 6 TYPICAL FLOOR PLAN
A-DA-2117	LEVEL 7 TYPICAL FLOOR PLAN
A-DA-2118	LEVEL 8 TYPICAL FLOOR PLAN
A-DA-2119	LEVEL 9 TYPICAL FLOOR PLAN
A-DA-2120	LEVEL 10 TYPICAL FLOOR PLAN
A-DA-2121	LEVEL 11 TYPICAL FLOOR PLAN
A-DA-2122	LEVEL 12 TYPICAL FLOOR PLAN
A-DA-2123	LEVEL 13 TYPICAL FLOOR PLAN
A-DA-2124	LEVEL 14 TYPICAL FLOOR PLAN
A-DA-2125	LEVEL 15 TYPICAL FLOOR PLAN
A-DA-2126	LEVEL 16 ROOF PLAN
A-DA-3001	NORTH ELEVATION
A-DA-3002	SOUTH ELEVATION
A-DA-3003	EAST ELEVATION
A-DA-3004	WEST ELEVATION
A-DA-3005	TALAVERA ROAD WEST ELEVATION
A-DA-3006	HERRING ROAD NORTH ELEVATION
A-DA-4001	SECTION AA
A-DA-4002	SECTION BB
A-DA-4003	SECTION CC
A-DA-4004	SECTION DD
A-DA-4005	SECTION EE
A-DA-8001	ADAPTABLE & SILVER LIVING UNIT PLANS
A-DA-8002	ADAPTABLE & SILVER LIVING UNIT PLANS
A-DA-8003	ADAPTABLE & SILVER LIVING UNIT PLANS
A-DA-8101	ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 01
A-DA-8102	ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 02
A-DA-8103	ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 03
A-DA-8201	SHADOW DIAGRAMS SHEET 01
A-DA-8202	SHADOW DIAGRAMS SHEET 02
A-DA-8301	DEVELOPMENT CALCULATIONS (GFA) SHEET 01
A-DA-8302	DEVELOPMENT CALCULATIONS (GFA) SHEET 02
A-DA-8400	DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET
A-DA-8401	DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01
A-DA-8402	DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02
A-DA-8600	FACADE DESIGN INTENT
A-DA-8601	ARTIST IMPRESSION 1 - VIEW FROM TALAVERA ROAD LOOKING NORTH

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
COVER SHEET

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-0000	**Revision:** 6

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DA CHANGES REGISTER

Change	Description	Sheet
AHDA.01	REVISED MECH DUCT LOCATION	A-DA-2100 - BASEMENT 4 FLOOR PLAN
AHDA.02	REVISED PARKING ALLOCATION	A-DA-2100 - BASEMENT 4 FLOOR PLAN
		A-DA-2101 - BASEMENT 3 FLOOR PLAN
		A-DA-2102 - BASEMENT 2 FLOOR PLAN
		A-DA-2103 - BASEMENT 1 FLOOR PLAN
		A-DA-2104 - LOWER GROUND FLOOR PLAN
AHDA.03	REVISED STORAGE CAGE LAYOUT	A-DA-2100 - BASEMENT 4 FLOOR PLAN
		A-DA-8401 - DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01
AHDA.04	REVISED HYDRAULIC CUPBOARD	A-DA-2111 - LEVEL 1 TYPICAL FLOOR PLAN
		A-DA-2112 - LEVEL 2 TYPICAL FLOOR PLAN
		A-DA-2113 - LEVEL 3 TYPICAL FLOOR PLAN
		A-DA-2114 - LEVEL 4 TYPICAL FLOOR PLAN
		A-DA-2115 - LEVEL 5 TYPICAL FLOOR PLAN
		A-DA-2116 - LEVEL 6 TYPICAL FLOOR PLAN
		A-DA-2117 - LEVEL 7 TYPICAL FLOOR PLAN
		A-DA-2118 - LEVEL 8 TYPICAL FLOOR PLAN
		A-DA-2119 - LEVEL 9 TYPICAL FLOOR PLAN
		A-DA-2120 - LEVEL 10 TYPICAL FLOOR PLAN
		A-DA-2121 - LEVEL 11 TYPICAL FLOOR PLAN
		A-DA-2122 - LEVEL 12 TYPICAL FLOOR PLAN
		A-DA-2123 - LEVEL 13 TYPICAL FLOOR PLAN
		A-DA-2124 - LEVEL 14 TYPICAL FLOOR PLAN
		A-DA-2125 - LEVEL 15 TYPICAL FLOOR PLAN
AHDA.05	REVISED FE CABINET LOCATION	A-DA-2111 - LEVEL 1 TYPICAL FLOOR PLAN
		A-DA-2112 - LEVEL 2 TYPICAL FLOOR PLAN
		A-DA-2113 - LEVEL 3 TYPICAL FLOOR PLAN
		A-DA-2114 - LEVEL 4 TYPICAL FLOOR PLAN
		A-DA-2115 - LEVEL 5 TYPICAL FLOOR PLAN
		A-DA-2116 - LEVEL 6 TYPICAL FLOOR PLAN
		A-DA-2117 - LEVEL 7 TYPICAL FLOOR PLAN
		A-DA-2118 - LEVEL 8 TYPICAL FLOOR PLAN
		A-DA-2119 - LEVEL 9 TYPICAL FLOOR PLAN
		A-DA-2120 - LEVEL 10 TYPICAL FLOOR PLAN
		A-DA-2121 - LEVEL 11 TYPICAL FLOOR PLAN
		A-DA-2122 - LEVEL 12 TYPICAL FLOOR PLAN
		A-DA-2123 - LEVEL 13 TYPICAL FLOOR PLAN
		A-DA-2124 - LEVEL 14 TYPICAL FLOOR PLAN
		A-DA-2125 - LEVEL 15 TYPICAL FLOOR PLAN
AHDA.06	REVISED AFFORDABLE HOUSING ALLOCATION	A-DA-2111 - LEVEL 1 TYPICAL FLOOR PLAN
AHDA.07	NEW MECH CUPBOARD	A-DA-2117 - LEVEL 7 TYPICAL FLOOR PLAN
		A-DA-2118 - LEVEL 8 TYPICAL FLOOR PLAN
		A-DA-2119 - LEVEL 9 TYPICAL FLOOR PLAN
		A-DA-2120 - LEVEL 10 TYPICAL FLOOR PLAN
		A-DA-2121 - LEVEL 11 TYPICAL FLOOR PLAN
		A-DA-2122 - LEVEL 12 TYPICAL FLOOR PLAN
		A-DA-2123 - LEVEL 13 TYPICAL FLOOR PLAN
		A-DA-2124 - LEVEL 14 TYPICAL FLOOR PLAN
		A-DA-2125 - LEVEL 15 TYPICAL FLOOR PLAN
AHDA.08	REVISED UNIT LAYOUT	A-DA-2117 - LEVEL 7 TYPICAL FLOOR PLAN
		A-DA-2119 - LEVEL 9 TYPICAL FLOOR PLAN
		A-DA-2120 - LEVEL 10 TYPICAL FLOOR PLAN
		A-DA-2121 - LEVEL 11 TYPICAL FLOOR PLAN
		A-DA-2122 - LEVEL 12 TYPICAL FLOOR PLAN
		A-DA-2123 - LEVEL 13 TYPICAL FLOOR PLAN
		A-DA-2124 - LEVEL 14 TYPICAL FLOOR PLAN
		A-DA-2125 - LEVEL 15 TYPICAL FLOOR PLAN
		A-DA-8002 - ADAPTABLE & SILVER LIVING UNIT PLANS
		A-DA-8003 - ADAPTABLE & SILVER LIVING UNIT PLANS
		A-DA-8302 - DEVELOPMENT CALCULATIONS (GFA) SHEET 02
AHDA.09	NEW UNIT MERGE	A-DA-2118 - LEVEL 8 TYPICAL FLOOR PLAN
		A-DA-8002 - ADAPTABLE & SILVER LIVING UNIT PLANS
		A-DA-8101 - ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 01
		A-DA-8102 - ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 02
		A-DA-8103 - ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 03
		A-DA-8302 - DEVELOPMENT CALCULATIONS (GFA) SHEET 02
AHDA.10	REVISED ADAPTABLE UNIT ALLOCATION	A-DA-8001 - ADAPTABLE & SILVER LIVING UNIT PLANS
AHDA.11	REVISED ROOF LAYOUT	A-DA-1000 - SITE PLAN
		A-DA-2126 - LEVEL 16 ROOF PLAN
AHDA.12	NEW AWNING	A-DA-3001 - NORTH ELEVATION
		A-DA-3006 - HERRING ROAD NORTH ELEVATION
AHDA.13	REVISED PARAPET	A-DA-1000 - SITE PLAN
		A-DA-2126 - LEVEL 16 ROOF PLAN
		A-DA-2125 - LEVEL 15 TYPICAL FLOOR PLAN
		A-DA-3001 - NORTH ELEVATION
		A-DA-3002 - SOUTH ELEVATION
		A-DA-3003 - EAST ELEVATION
		A-DA-3004 - WEST ELEVATION
		A-DA-3005 - TALAVERA ROAD WEST ELEVATION
		A-DA-3006 - HERRING ROAD NORTH ELEVATION
		A-DA-4001 - SECTION AA
		A-DA-4002 - SECTION BB
		A-DA-4003 - SECTION CC
		A-DA-4004 - SECTION DD
		A-DA-4004 - SECTION DD
		A-DA-4005 - SECTION EE
AHDA.14	REVISED MECH VENT LOCATION	A-DA-3002 - SOUTH ELEVATION
AHDA.15	REVISED BIN ROOM SIZE AND LAYOUT	A-DA-2104 - LOWER GROUND FLOOR PLAN
		A-DA-8301 - DEVELOPMENT CALCULATIONS (GFA) SHEET 01
AHDA.16	REVISED DOOR SWING DIRECTION	A-DA-2104 - LOWER GROUND FLOOR PLAN
AHDA.17	REVISED DOOR TYPE	A-DA-2104 - LOWER GROUND FLOOR PLAN
AHDA.18	REVISED GFA	A-DA-8301 - DEVELOPMENT CALCULATIONS (GFA) SHEET 01
		A-DA-8302 - DEVELOPMENT CALCULATIONS (GFA) SHEET 02
AHDA.19	REVISED ADG STORAGE LAYOUT & CAPACITY	A-DA-8400 - DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET
		A-DA-8401 - DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01
		A-DA-8402 - DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02

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1	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

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Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
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4	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
5	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

SIEMENS

TALAVERA ROAD

112 TALAVERA RD
MERITON

STAGE 02
APPROVED ENVELOPE

3PM - MARCH 21

JUNE 21 - 3PM

3PM - DECEMBER 21

HERRING ROAD

SUMMER WINDS

M2 ON RAMP

M2 OFF RAMP

M2 MOTORWAY

DECEMBER 21 - 12 PM

JUNE 21 - 12 PM

MARCH 21 - 12 PM

AHDA 11

AHDA 13

BUS ONLY

M2 ONLY

HERRING RD

BOUNDARY

DRAIN

JUNE 21 - 9AM

SUMMER WINDS

MARCH 21 - 9AM

APPROVED BUILDING ENVELOPE

APPROVED BUILDING ENVELOPE

TALAVERA ROAD

MERITON SERVICED APARTMENT

MERITON STRATA TITLED APARTMENT

DECEMBER 21 - 9AM

MERITON STRATA TITLED APARTMENT

MERITON SERVICED APARTMENT

MACQUARIE CENTRE SHOPPING MALL

WINTER WINDS

WINTER SUN
21 JUNE

EQUINOX SUN
21 MARCH

SUMMER SUN
21 DECEMBER

LANDSCAPE LEGEND

- FUTURE DEVELOPMENT
- EXISTING RESIDENTIAL
- EXISTING RETAIL CENTRE
- EXISTING ROAD
- EXISTING LANDCAPE
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
- EXISTING INDICATIVE CONTEXT TREES

1 SITE PLAN
SCALE 1 : 500

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Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SITE PLAN

Document Control Status:
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DEVELOPMENT APPLICATION

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Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-1000	**Revision:** 5

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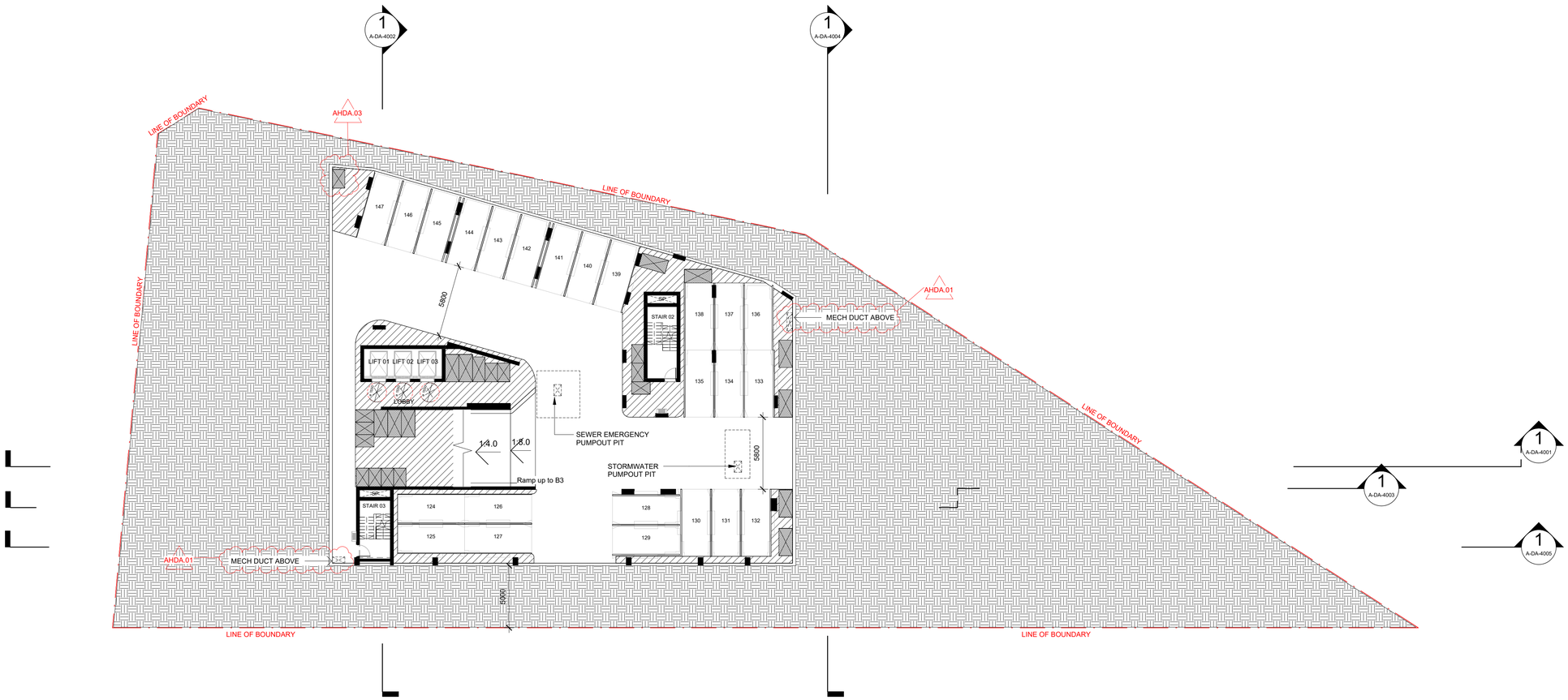

AHDA.02

PARKING SCHEDULE

Level	TYPE	NUMBER OF SPACES
BASEMENT 4	RESIDENTIAL	24
BASEMENT 4: 24		24
BASEMENT 3	ACCESSIBLE	4
BASEMENT 3	RESIDENTIAL	33
BASEMENT 3: 37		37
BASEMENT 2	ACCESSIBLE	4
BASEMENT 2	RESIDENTIAL	34
BASEMENT 2: 38		38
BASEMENT 1	ACCESSIBLE	5
BASEMENT 1	RESIDENTIAL	26
BASEMENT 1	VISITOR	1
BASEMENT 1: 32		32
LOWER GROUND FLOOR	ACCESSIBLE	2
LOWER GROUND FLOOR	ACCESSIBLE VISITOR	1
LOWER GROUND FLOOR	CAR SHARE	3
LOWER GROUND FLOOR	VISITOR	10
LOWER GROUND FLOOR: 16		16
TOTAL: 147		147

AHDA.02

PARKING ALLOCATION AFFORDABLE HOUSING

PROPOSED DEVELOPMENT	PARKING ALLOCATIONS
IN-FILL AFFORDABLE RESIDENTIAL (24 APARTMENTS)	16 SPACES (SEPP)
NON-AFFORDABLE RESIDENTIAL (126 APARTMENTS)	116 SPACES (DCP)
VISITORS (126 APARTMENTS)	12 SPACES (DCP)
CAR SHARE	3 SPACES (DCP)
TOTAL	**147 SPACES**

AHDA.02

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Rev	Description	By	Date
1	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
2	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

STORMWATER LEGEND

- STORMWATER PIT
- ACCESS HATCH
- RWO — RAINWATER OUTLET
- GRATED TRENCH DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
- EXISTING INDICATIVE CONTEXT TREES

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

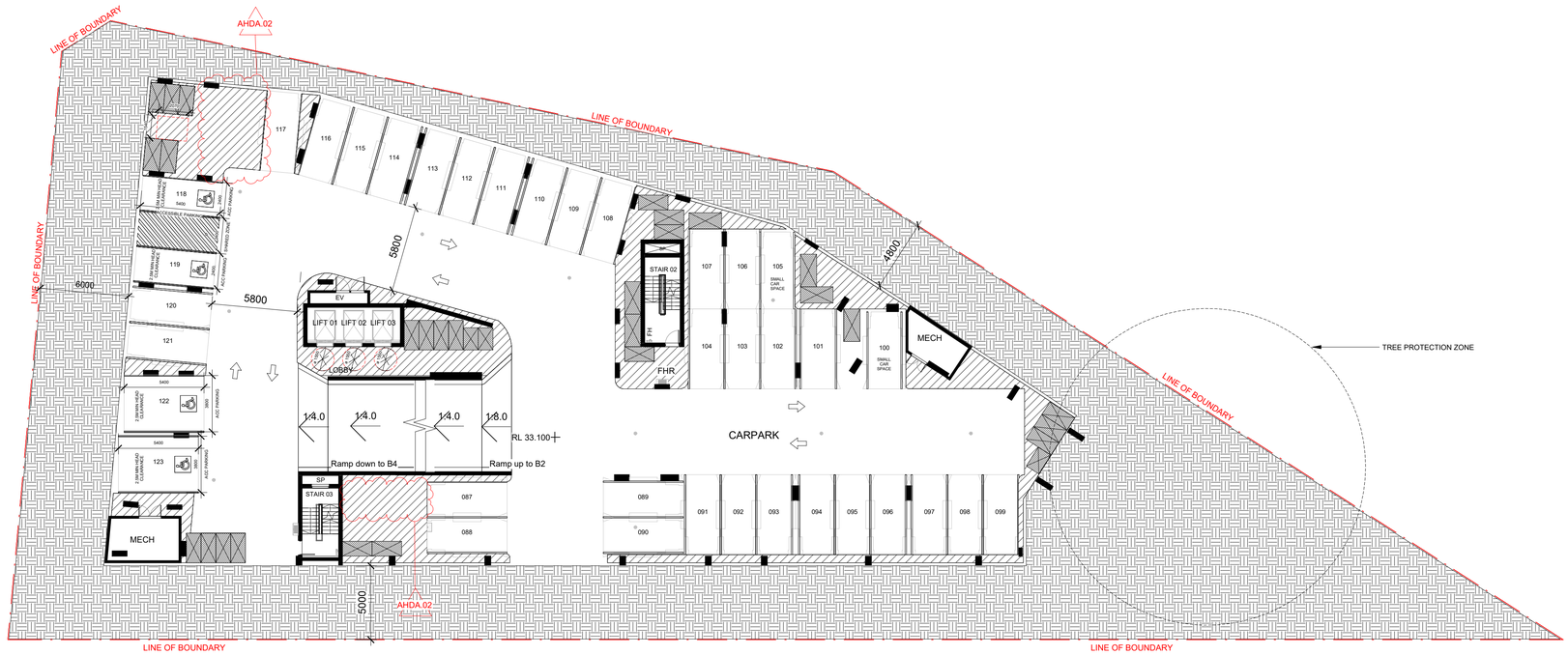
94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
BASEMENT 4 FLOOR PLAN

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2100	**Revision:** 2

PLOT STAMP DATE: 21/01/2025 2:42:39 PM



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PARKING SCHEDULE

Level	TYPE	NUMBER OF SPACES
BASEMENT 4	RESIDENTIAL	24
BASEMENT 4: 24		24
BASEMENT 3	ACCESSIBLE	4
BASEMENT 3	RESIDENTIAL	33
BASEMENT 3: 37		37
BASEMENT 2	ACCESSIBLE	4
BASEMENT 2	RESIDENTIAL	34
BASEMENT 2: 38		38
BASEMENT 1	ACCESSIBLE	5
BASEMENT 1	RESIDENTIAL	26
BASEMENT 1	VISITOR	1
BASEMENT 1: 32		32
LOWER GROUND FLOOR	ACCESSIBLE	2
LOWER GROUND FLOOR	ACCESSIBLE VISITOR	1
LOWER GROUND FLOOR	CAR SHARE	3
LOWER GROUND FLOOR	VISITOR	10
LOWER GROUND FLOOR: 16		16
TOTAL: 147		147

AHDA.02

PARKING ALLOCATION AFFORDABLE HOUSING

PROPOSED DEVELOPMENT	PARKING ALLOCATIONS
IN-FILL AFFORDABLE RESIDENTIAL (24 APARTMENTS)	16 SPACES (SEPP)
NON-AFFORDABLE RESIDENTIAL (126 APARTMENTS)	116 SPACES (DCP)
VISITORS (126 APARTMENTS)	12 SPACES (DCP)
CAR SHARE	3 SPACES (DCP)
TOTAL	**147 SPACES**

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2	ISSUE FOR COORDINATION	DS	03/11/2023
3	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
4	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
5	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

STORMWATER LEGEND

- STORMWATER PIT
- ACCESS HATCH
- RWO — RAINWATER OUTLET
- GRATED TRENCH DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
- EXISTING INDICATIVE CONTEXT TREES

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
BASEMENT 3 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2101	**Revision:** 6

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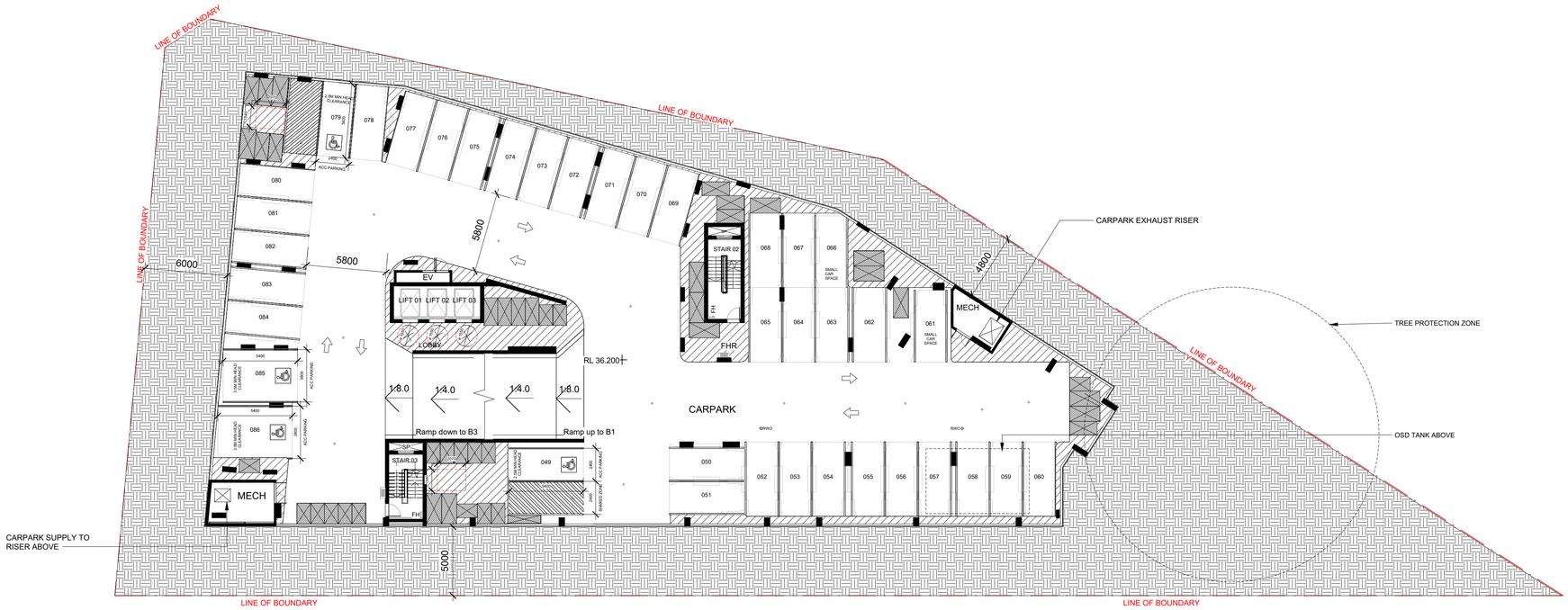

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PARKING SCHEDULE

Level	TYPE	NUMBER OF SPACES
BASEMENT 4	RESIDENTIAL	24
BASEMENT 4: 24		24
BASEMENT 3	ACCESSIBLE	4
BASEMENT 3	RESIDENTIAL	33
BASEMENT 3: 37		37
BASEMENT 2	ACCESSIBLE	4
BASEMENT 2	RESIDENTIAL	34
BASEMENT 2: 38		38
BASEMENT 1	ACCESSIBLE	5
BASEMENT 1	RESIDENTIAL	26
BASEMENT 1	VISITOR	1
BASEMENT 1: 32		32
LOWER GROUND FLOOR	ACCESSIBLE	2
LOWER GROUND FLOOR	ACCESSIBLE VISITOR	1
LOWER GROUND FLOOR	CAR SHARE	3
LOWER GROUND FLOOR	VISITOR	10
LOWER GROUND FLOOR: 16		16
TOTAL: 147		147

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PARKING ALLOCATION AFFORDABLE HOUSING

PROPOSED DEVELOPMENT	PARKING ALLOCATIONS
IN-FILL AFFORDABLE RESIDENTIAL (24 APARTMENTS)	16 SPACES (SEPP)
NON-AFFORDABLE RESIDENTIAL (126 APARTMENTS)	116 SPACES (DCP)
VISITORS (126 APARTMENTS)	12 SPACES (DCP)
CAR SHARE	3 SPACES (DCP)
TOTAL	**147 SPACES**

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Scale 1:200

0 2m 4m 10m 20m

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5	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

STORMWATER LEGEND

- STORMWATER PIT
- ACCESS HATCH
- RWO — RAINWATER OUTLET
- GRATED TRENCH DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title BASEMENT 2 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2102	**Revision:** 6

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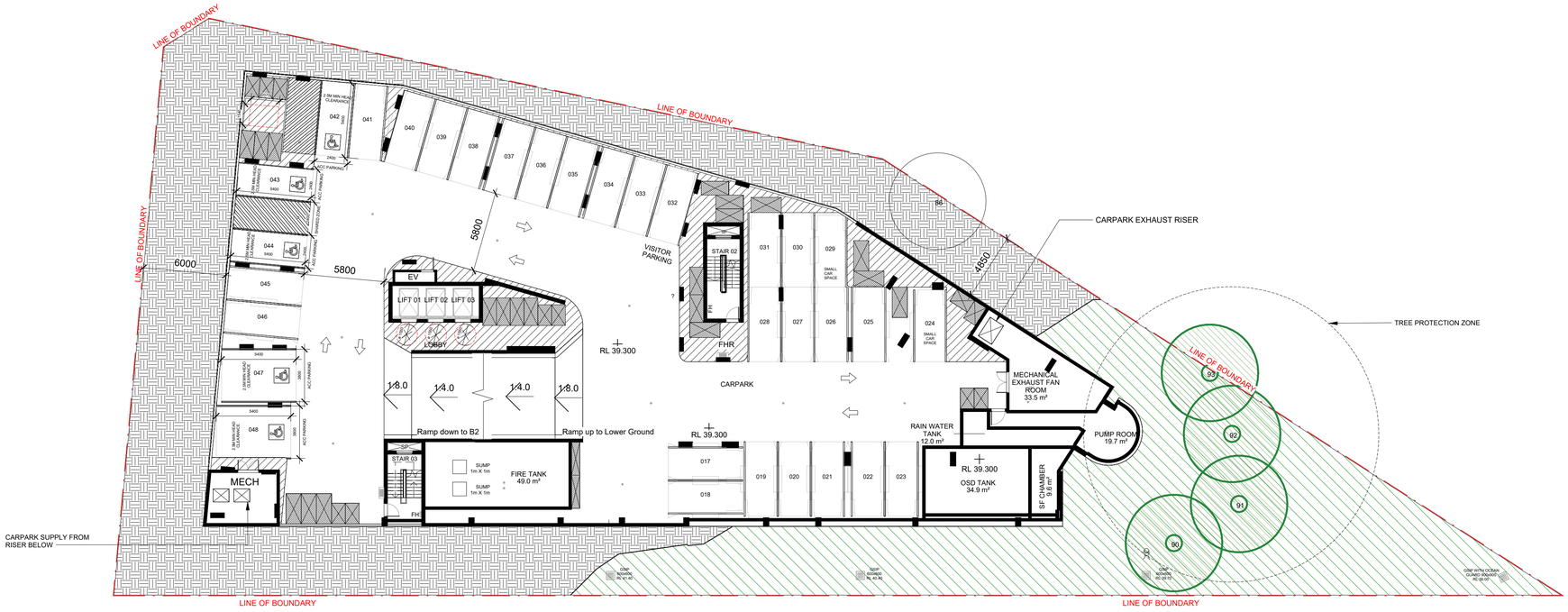

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PARKING SCHEDULE

Level	TYPE	NUMBER OF SPACES
BASEMENT 4	RESIDENTIAL	24
BASEMENT 4: 24		24
BASEMENT 3	ACCESSIBLE	4
BASEMENT 3	RESIDENTIAL	33
BASEMENT 3: 37		37
BASEMENT 2	ACCESSIBLE	4
BASEMENT 2	RESIDENTIAL	34
BASEMENT 2: 38		38
BASEMENT 1	ACCESSIBLE	5
BASEMENT 1	RESIDENTIAL	26
BASEMENT 1	VISITOR	1
BASEMENT 1: 32		32
LOWER GROUND FLOOR	ACCESSIBLE	2
LOWER GROUND FLOOR	ACCESSIBLE VISITOR	1
LOWER GROUND FLOOR	CAR SHARE	3
LOWER GROUND FLOOR	VISITOR	10
LOWER GROUND FLOOR: 16		16
TOTAL: 147		147

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PARKING ALLOCATION AFFORDABLE HOUSING

PROPOSED DEVELOPMENT	PARKING ALLOCATIONS
IN-FILL AFFORDABLE RESIDENTIAL (24 APARTMENTS)	16 SPACES (SEPP)
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VISITORS (126 APARTMENTS)	12 SPACES (DCP)
CAR SHARE	3 SPACES (DCP)
TOTAL	**147 SPACES**

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6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
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- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

STORMWATER LEGEND

- STORMWATER PIT
- ACCESS HATCH
- RWO — RAINWATER OUTLET
- GRATED TRENCH DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
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Nominated Architects
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title BASEMENT 1 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2103	**Revision:** 6

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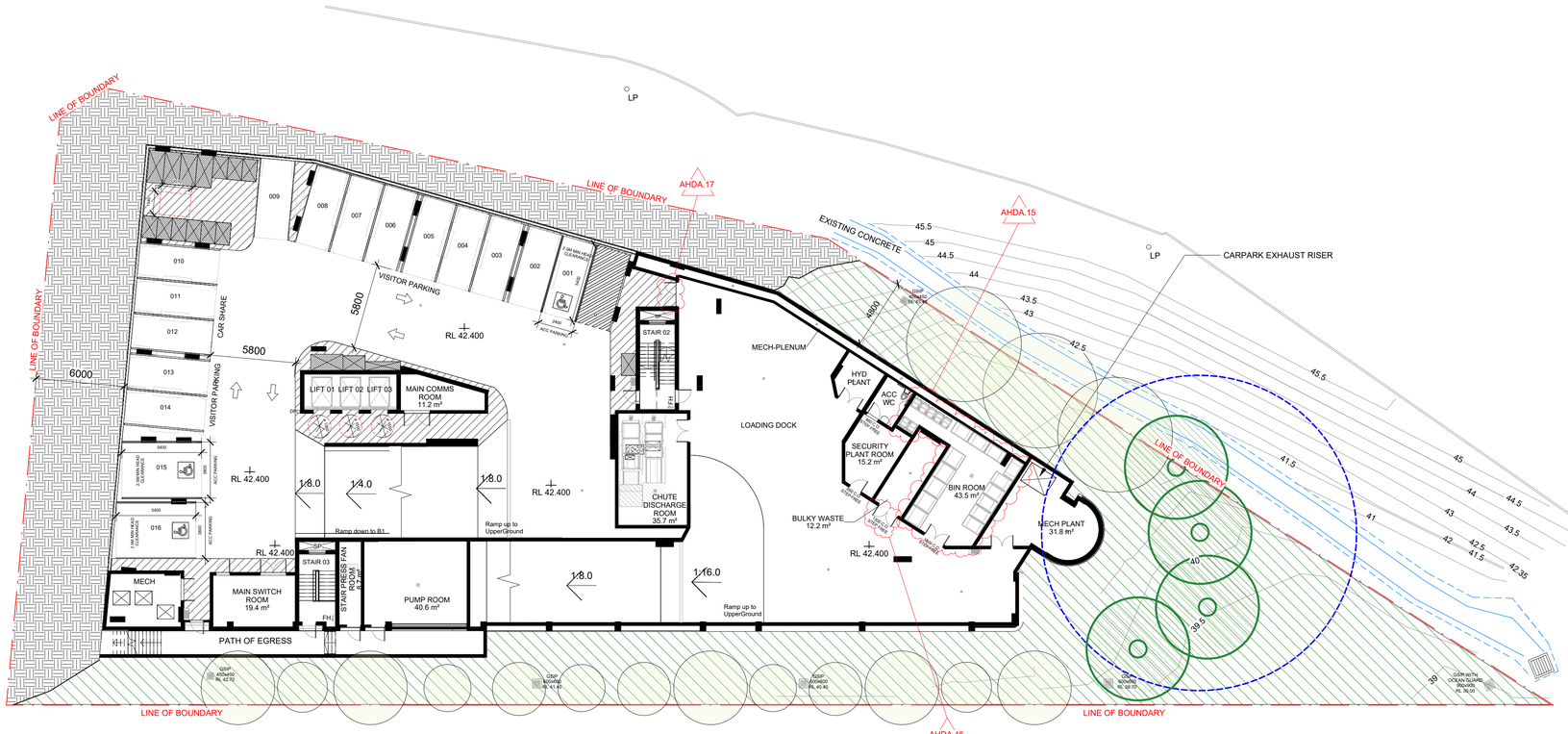

MERITON BLDG A

MERITON BLDG B

MERITON BLDG C

PARKING SCHEDULE

Level	TYPE	NUMBER OF SPACES
BASEMENT 4	RESIDENTIAL	24
BASEMENT 4: 24		24
BASEMENT 3	ACCESSIBLE	4
BASEMENT 3	RESIDENTIAL	33
BASEMENT 3: 37		37
BASEMENT 2	ACCESSIBLE	4
BASEMENT 2	RESIDENTIAL	34
BASEMENT 2: 38		38
BASEMENT 1	ACCESSIBLE	5
BASEMENT 1	RESIDENTIAL	26
BASEMENT 1	VISITOR	1
BASEMENT 1: 32		32
LOWER GROUND FLOOR	ACCESSIBLE	2
LOWER GROUND FLOOR	ACCESSIBLE VISITOR	1
LOWER GROUND FLOOR	CAR SHARE	3
LOWER GROUND FLOOR	VISITOR	10
LOWER GROUND FLOOR: 16		16
TOTAL: 147		147

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PARKING ALLOCATION AFFORDABLE HOUSING

PROPOSED DEVELOPMENT	PARKING ALLOCATIONS
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CAR SHARE	3 SPACES (DCP)
TOTAL	**147 SPACES**

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Scale 1:200

0 2m 4m 10m 20m

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5	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
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- 3 BEDROOM
- SLIDING DOOR DIRECTION
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- ADG STORAGE CAGE ALLOCATIONS
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- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

STORMWATER LEGEND

- STORMWATER PIT
- ACCESS HATCH
- RWO — RAINWATER OUTLET
- GRATED TRENCH DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title LOWER GROUND FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2104	**Revision:** 6

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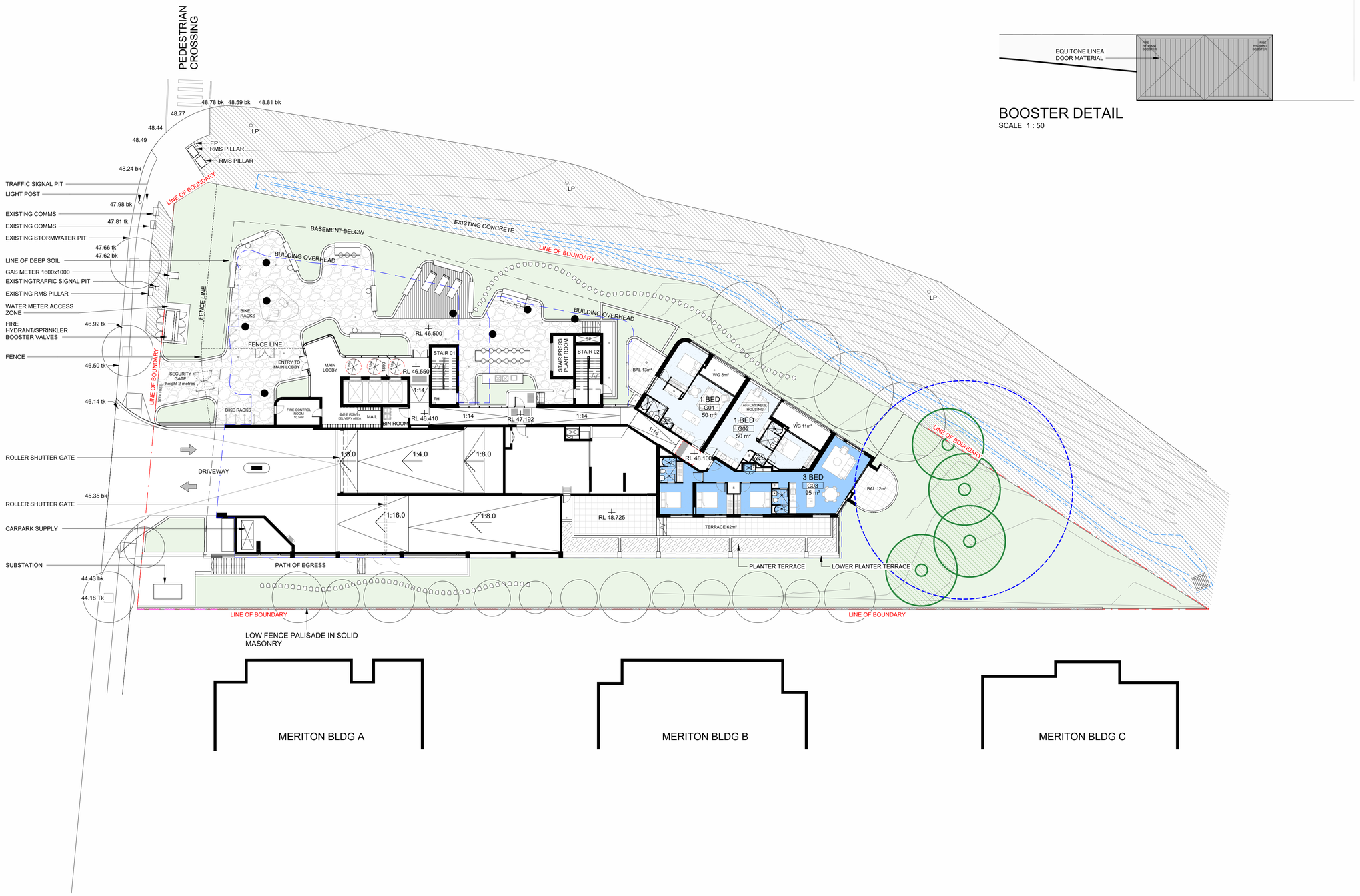

BOOSTER DETAIL

SCALE 1 : 50

Scale 1:200

0 2m 4m 10m 20m

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4	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
5	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX X — ELEVATION REFERENCE
- X XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

STORMWATER LEGEND

- STORMWATER PIT
- ACCESS HATCH
- RWO — RAINWATER OUTLET
- GRATED TRENCH DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
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- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
UPPER GROUND FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2110	**Revision:** 7

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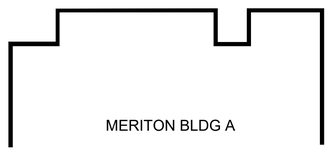
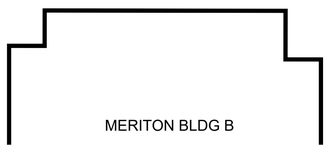
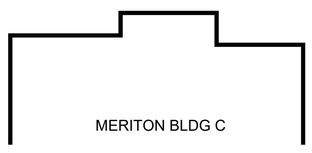
6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024







LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
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- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 1 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2111	**Revision:** 7

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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
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- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 2 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2112	**Revision:** 7

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Scale 1:200

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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 3 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
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- VOID
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Russell Lee no. 6367

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Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 4 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
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- VOID
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Russell Lee no. 6367

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TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 5 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
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7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024
8	FOR REVISED DEVELOPMENT APPLICATION	COX	20/12/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
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Scale 1:200

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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 6 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

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Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 20/12/2024
Drawing Number: A-DA-2116	**Revision:** 8

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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 7 TYPICAL FLOOR PLAN

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 8 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
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5	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
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- ADG STORAGE CAGE ALLOCATIONS
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- FHR — FIRE HOSE REEL

Scale 1:200

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Russell Lee no. 6367

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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 9 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
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5	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- FH — FIRE HYDRANT
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Russell Lee no. 6367

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Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 10 TYPICAL FLOOR PLAN

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Co-ordinated: DS	**Drawn:** LH
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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- X / XX-XX — SECTION REFERENCE
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- SP — STAIR PRESSURISATION
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- FHR — FIRE HOSE REEL

Scale 1:200

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Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 11 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
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6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
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- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

Scale 1:200

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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 12 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
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LEGEND: PLANS

- 1 BEDROOM
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- 3 BEDROOM
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- A/C — AIR CONDITIONING UNITS
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- ADG STORAGE CAGE ALLOCATIONS
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Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 13 TYPICAL FLOOR PLAN

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
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5	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
7	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- A/C — AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- SP — STAIR PRESSURISATION
- FH — FIRE HYDRANT
- FHR — FIRE HOSE REEL

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 15 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2125	**Revision:** 7

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4	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
5	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
6	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
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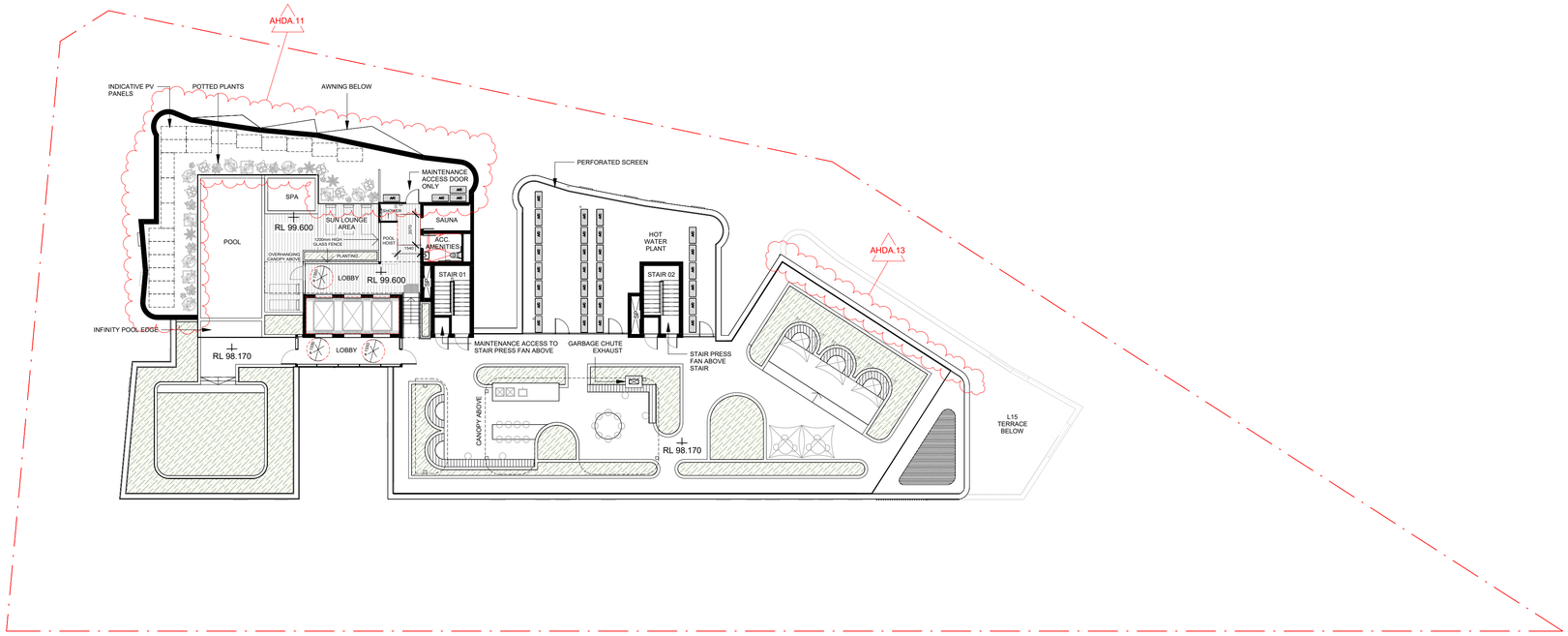

Scale 1:200

0 2m 4m 10m 20m

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Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
LEVEL 16 ROOF PLAN

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-2126	**Revision:** 7

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5	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
PERMITTED HEIGHT BONUS UNDER HOUSING SEPP	30%
TOTAL PERMITED HEIGHT ALLOWANCE INCLUDING HOUSING SEPP BONUS	58.5m
PROPOSED HEIGHT: (FROM RL 46.500 to RL 104.500)	58m

Scale 1:200

0 2m 4m 10m 20m

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URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
NORTH ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-3001	**Revision:** 6

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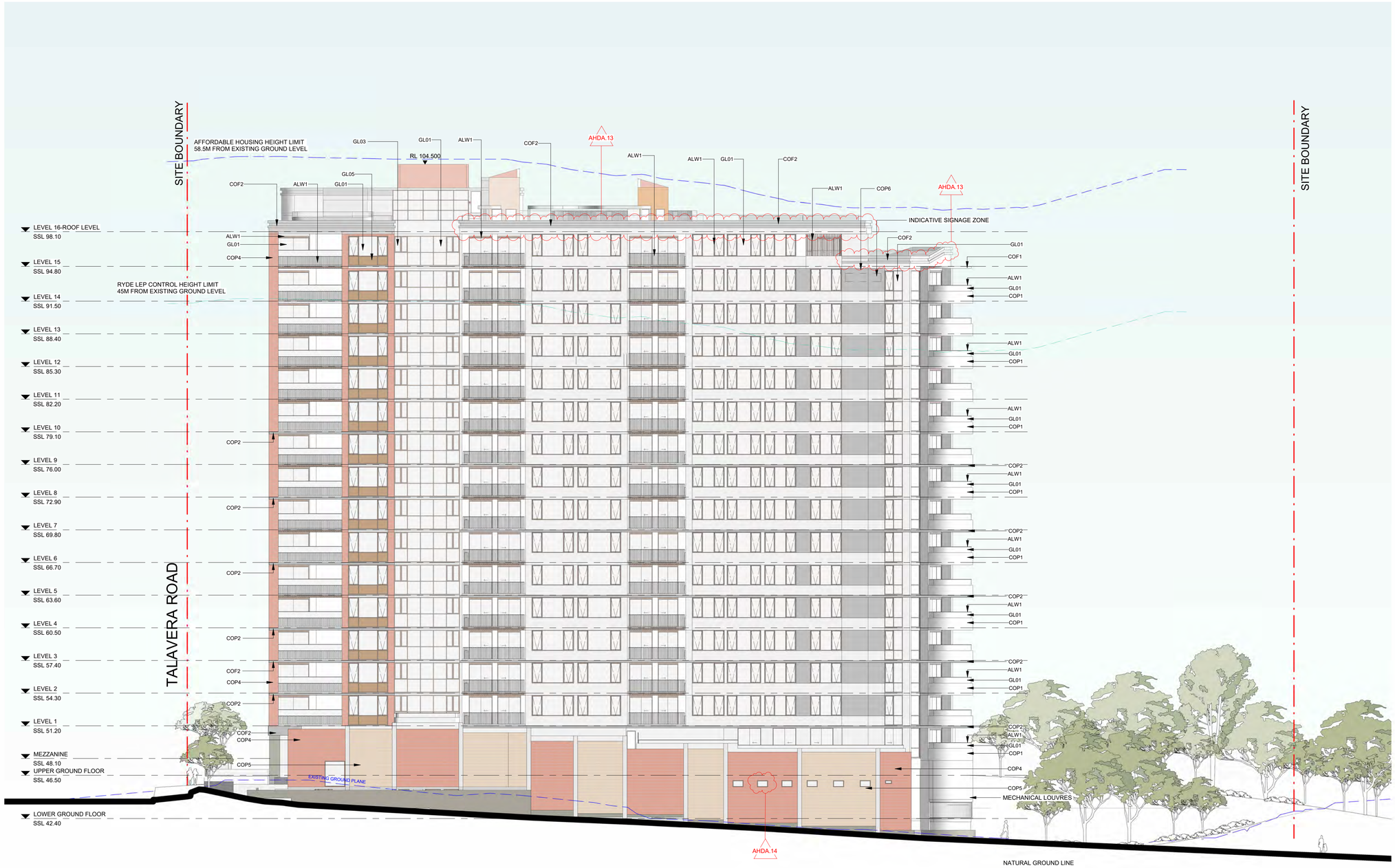
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
PERMITTED HEIGHT BONUS UNDER HOUSING SEPP	30%
TOTAL PERMITED HEIGHT ALLOWANCE INCLUDING HOUSING SEPP BONUS	58.5m
PROPOSED HEIGHT: (FROM RL 46.500 to RL 104.500)	58m



Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SOUTH ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-3002	**Revision:** 6

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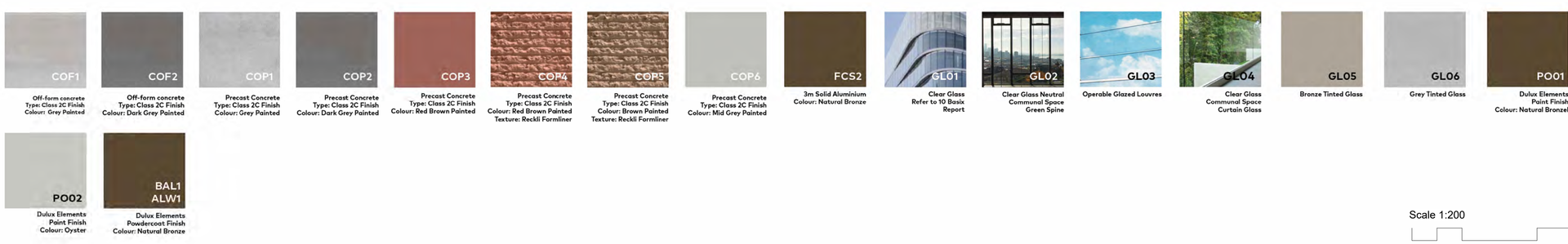
5	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
6	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
PERMITTED HEIGHT BONUS UNDER HOUSING SEPP	30%
TOTAL PERMITED HEIGHT ALLOWANCE INCLUDING HOUSING SEPP BONUS	58.5m
PROPOSED HEIGHT: (FROM RL 46.500 to RL 104.500)	58m



Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
EAST ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-3003	**Revision:** 6

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HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
PERMITTED HEIGHT BONUS UNDER HOUSING SEPP	30%
TOTAL PERMITED HEIGHT ALLOWANCE INCLUDING HOUSING SEPP BONUS	58.5m
PROPOSED HEIGHT: (FROM RL 46.500 to RL 104.500)	58m

Scale 1:200

0 2m 4m 10m 20m

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221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
WEST ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-3004	**Revision:** 6

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1 TALAVERA ROAD WEST ELEVATION
SCALE 1 : 500

Scale 1:500

0 5m 10m 25m 50m

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Project
TALAVERA ROAD - LOT 10
94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
TALAVERA ROAD WEST ELEVATION

Document Control Status:
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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
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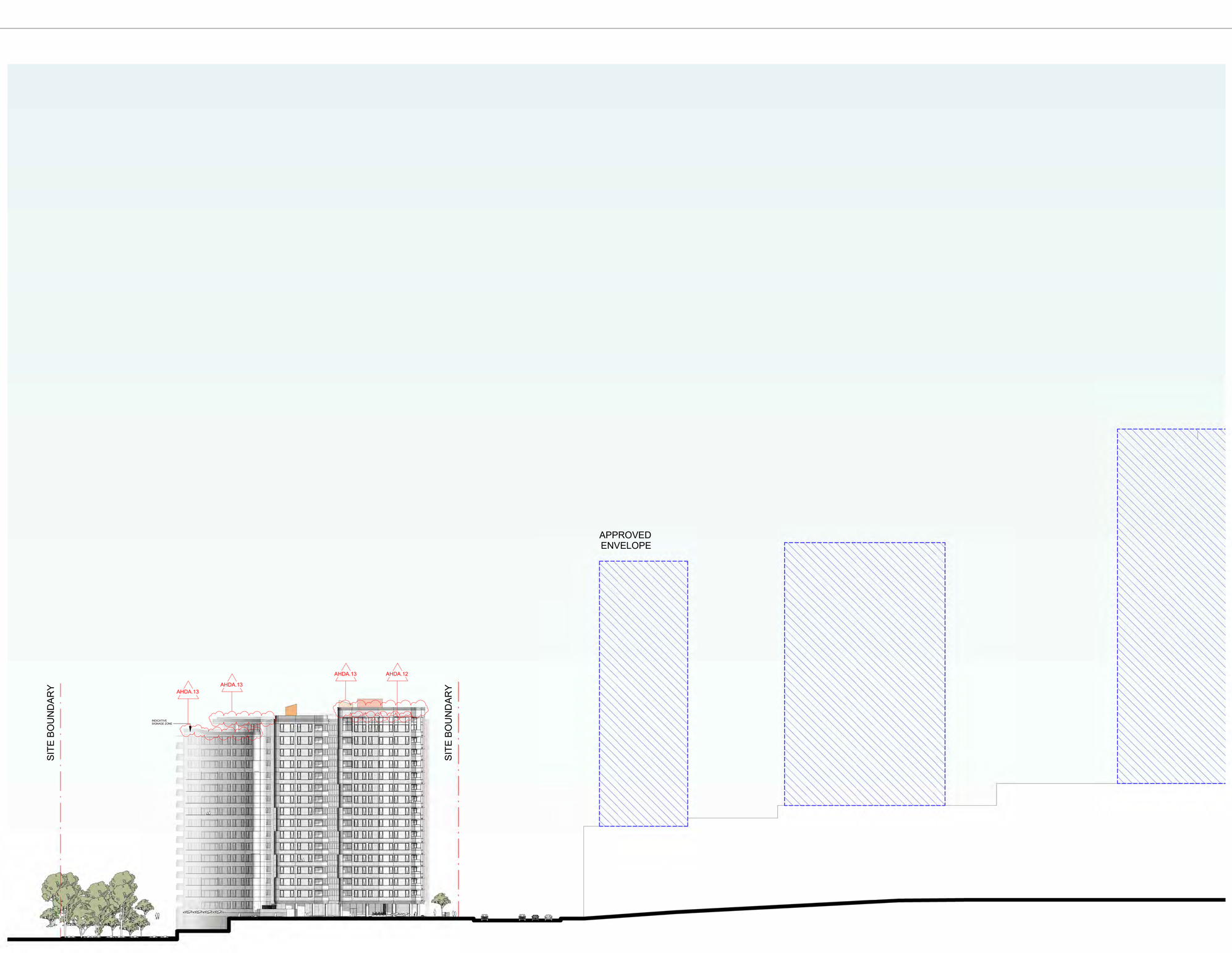

1 HERRING ROAD NORTH ELEVATION
SCALE 1 : 500

Scale 1:500

0 5m 10m 25m 50m

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Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
HERRING ROAD NORTH ELEVATION

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-3006	**Revision:** 3

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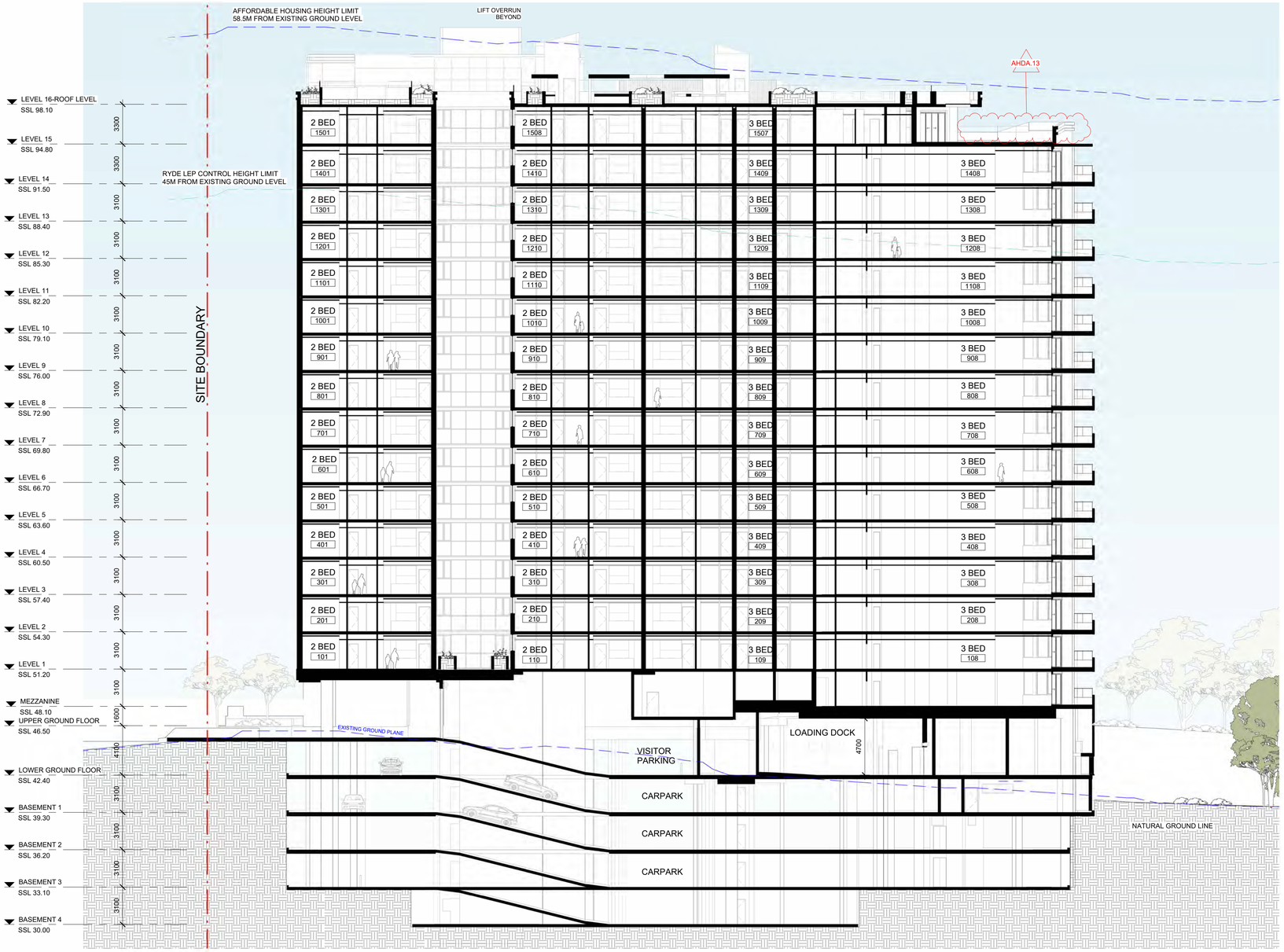

Scale 1:200

0 2m 4m 10m 20m

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HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
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TOTAL PERMITED HEIGHT ALLOWANCE INCLUDING HOUSING SEPP BONUS	58.5m
PROPOSED HEIGHT: (FROM RL 46.500 to RL 104.500)	58m

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Russell Lee no. 6367

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221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SECTION AA

Document Control Status:
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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
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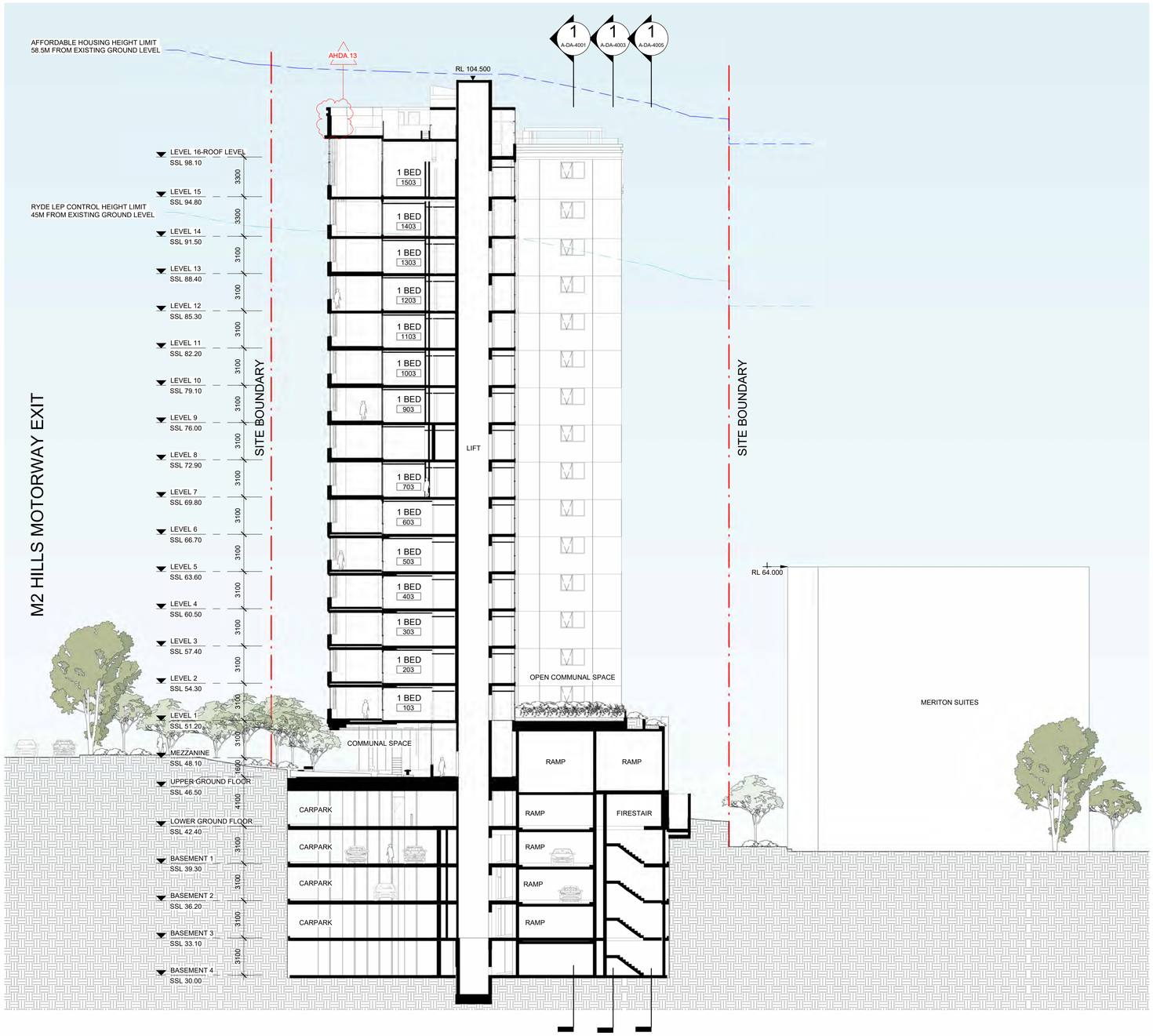
5	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024



Scale 1:200

0 2m 4m 10m 20m

HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
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Russell Lee no. 6367

Client
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Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SECTION BB

Document Control Status:
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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-4002	**Revision:** 5

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HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
AFFORDABLE HOUSING GFA AS A PROPORTION OF TOTAL GFA	1897sqm 15% total GFA
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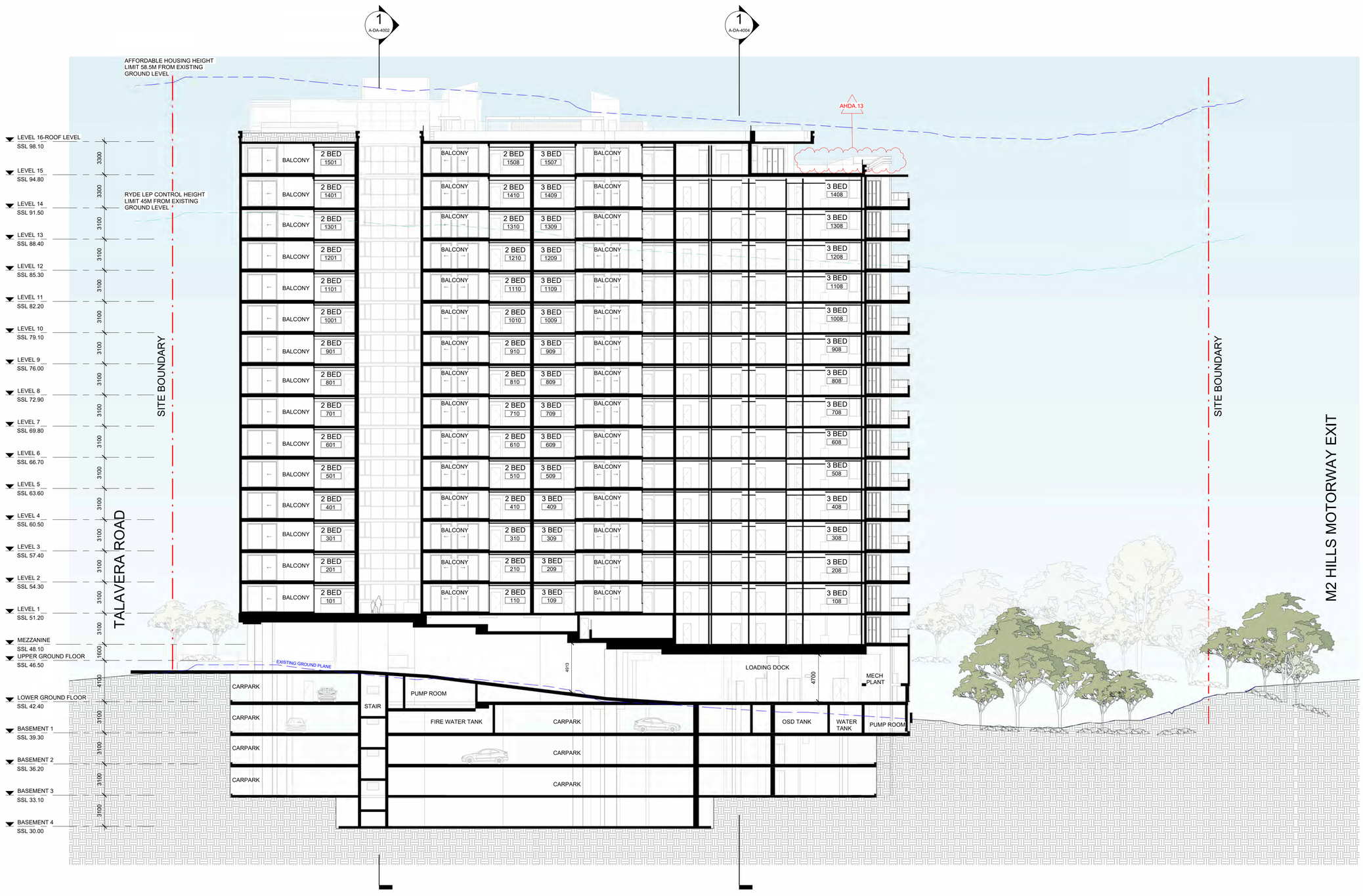

Scale 1:200

0 2m 4m 10m 20m

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Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SECTION CC

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
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HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
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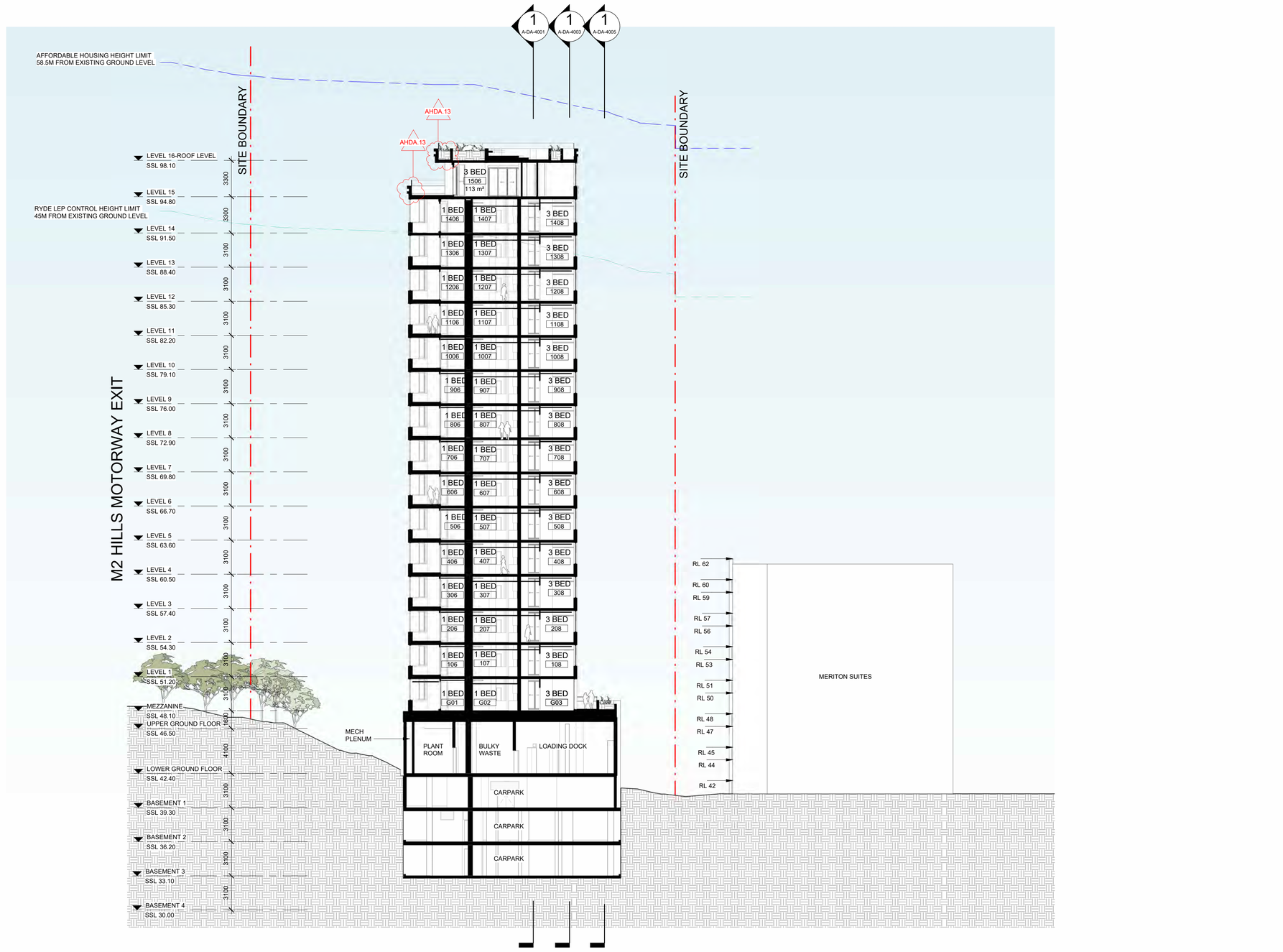

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SECTION DD

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-4004	**Revision:** 5

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5	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

HEIGHT CONTROLS BREAKDOWN:

RYDE LEP CONTROL	45m
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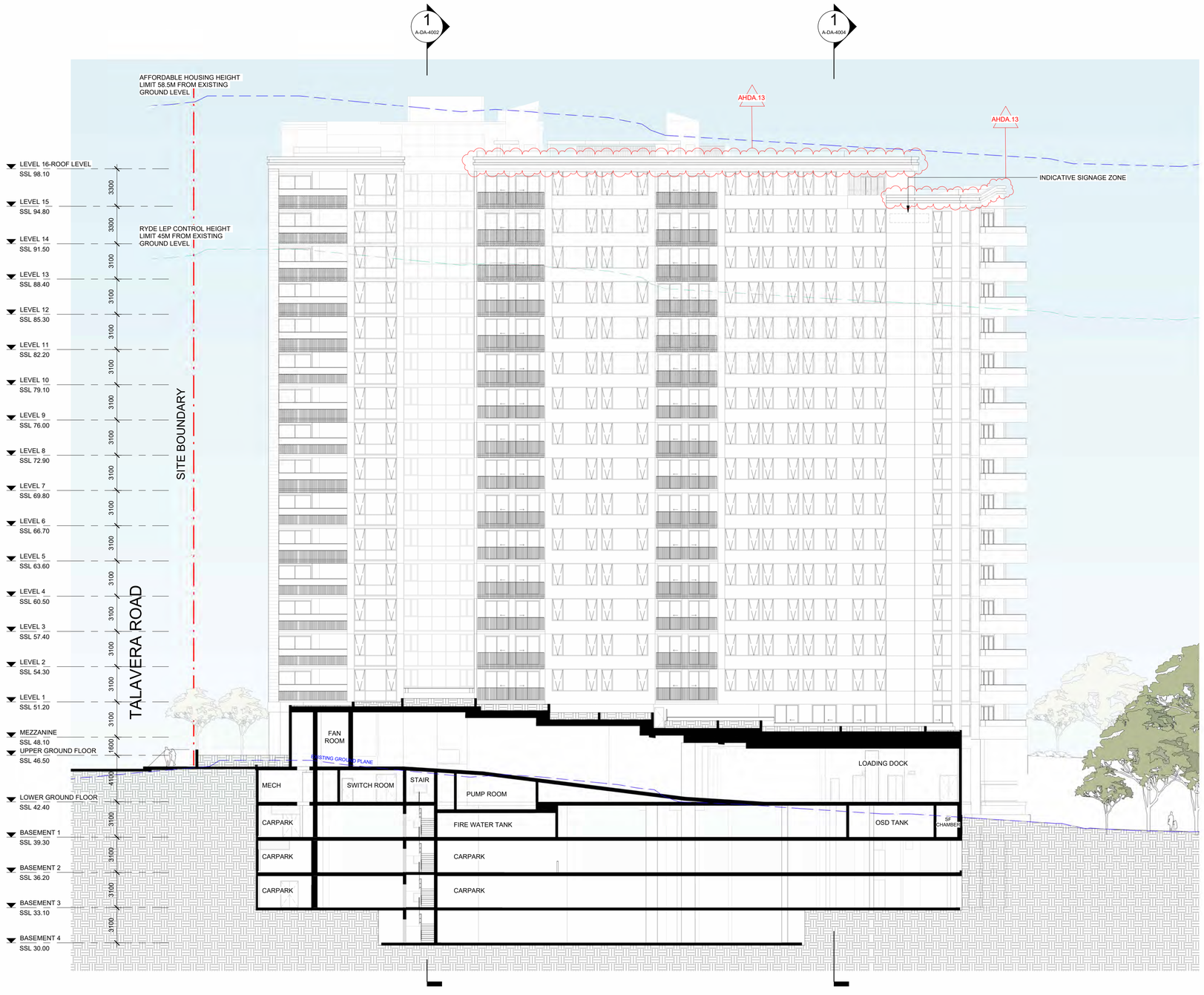

Scale 1:200

0 2m 4m 10m 20m

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Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SECTION EE

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-4005	**Revision:** 5

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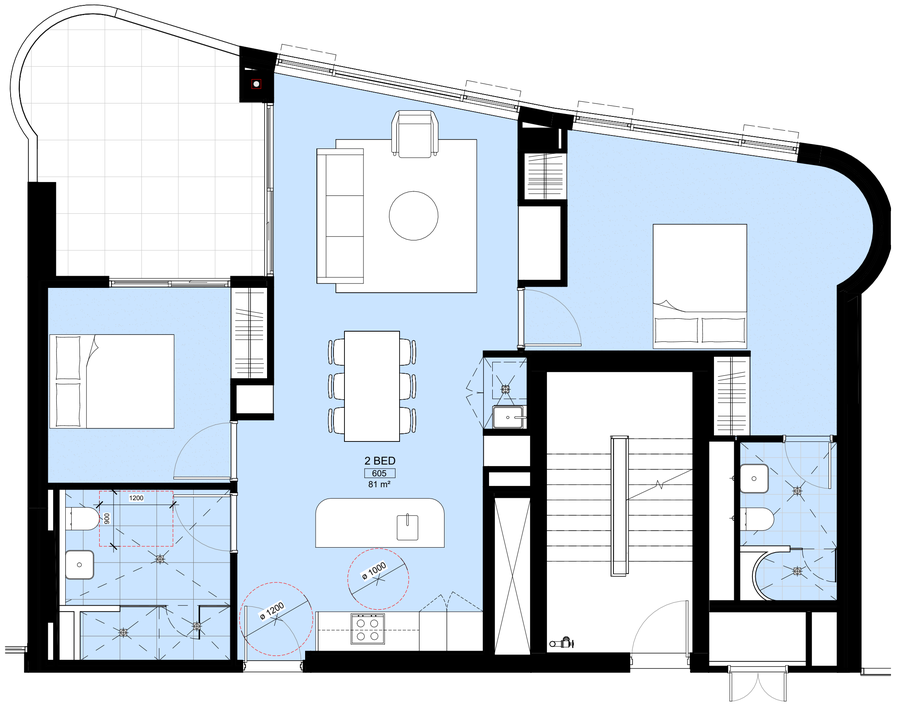
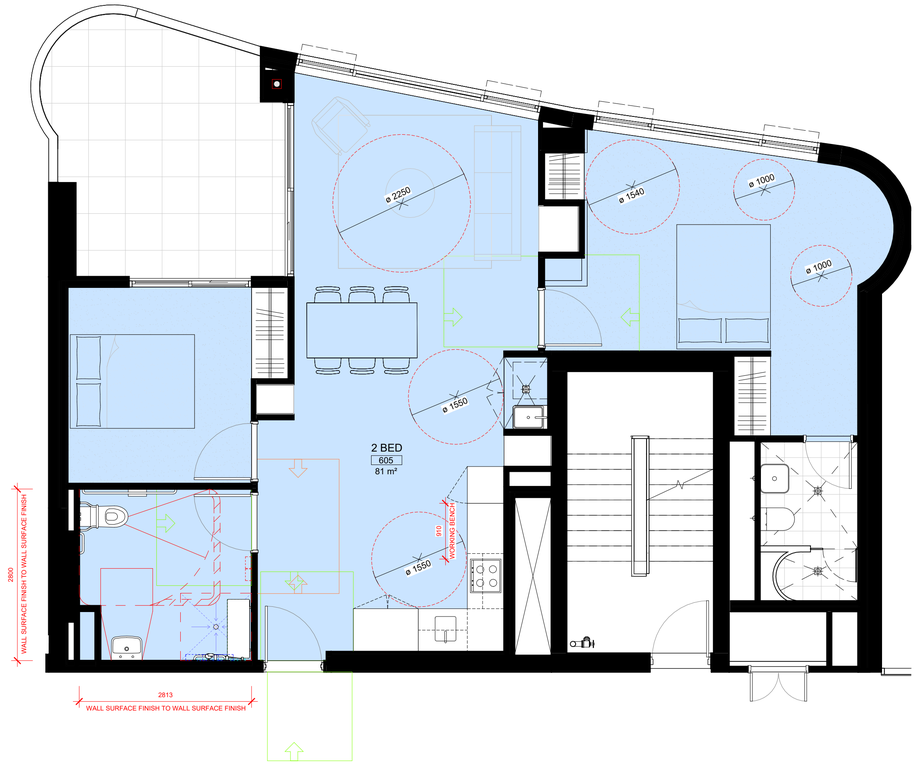
4	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
5	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024



3 PRE-ADAPTABLE & LIVABLE UNIT - LEVEL 06
SCALE 1 : 50



4 POST-ADAPTABLE & LIVABLE UNIT - LEVEL 06
SCALE 1 : 50

PRE-ADAPTABLE UNITS

LEVEL 5 - UNIT 505
LEVEL 6 - UNIT 605
LEVEL 7 - UNIT 705
LEVEL 8 - UNIT 805
LEVEL 9 - UNIT 905

AHDA.10

SILVER LEVEL LIVABLE UNIT

LEVEL 1 - UNIT 105
LEVEL 2 - UNIT 205
LEVEL 3 - UNIT 305
LEVEL 4 - UNIT 405
LEVEL 5 - UNIT 505
LEVEL 6 - UNIT 605
LEVEL 7 - UNIT 705
LEVEL 8 - UNIT 805
LEVEL 9 - UNIT 905
LEVEL 10 - UNIT 1005
LEVEL 11 - UNIT 1105
LEVEL 12- UNIT 1205
LEVEL 13- UNIT 1305
LEVEL 14- UNIT 1405
LEVEL 15- UNIT 1505

POST-ADAPTABLE UNITS

LEVEL 5 - UNIT 505
LEVEL 6 - UNIT 605
LEVEL 7 - UNIT 705
LEVEL 8 - UNIT 805
LEVEL 9 - UNIT 905

AHDA.10

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ADAPTABLE & SILVER LIVING UNIT PLANS

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 50 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8001	**Revision:** 5

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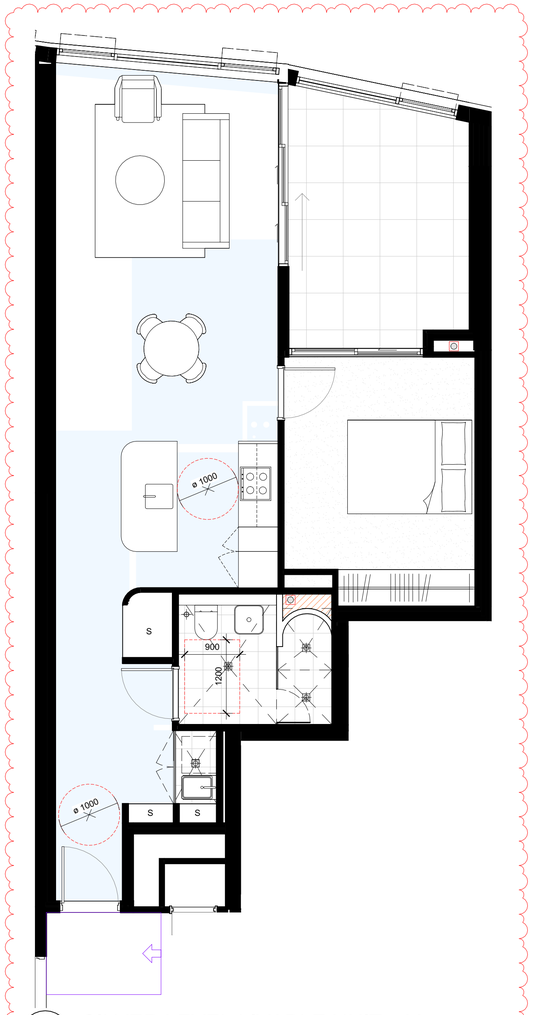
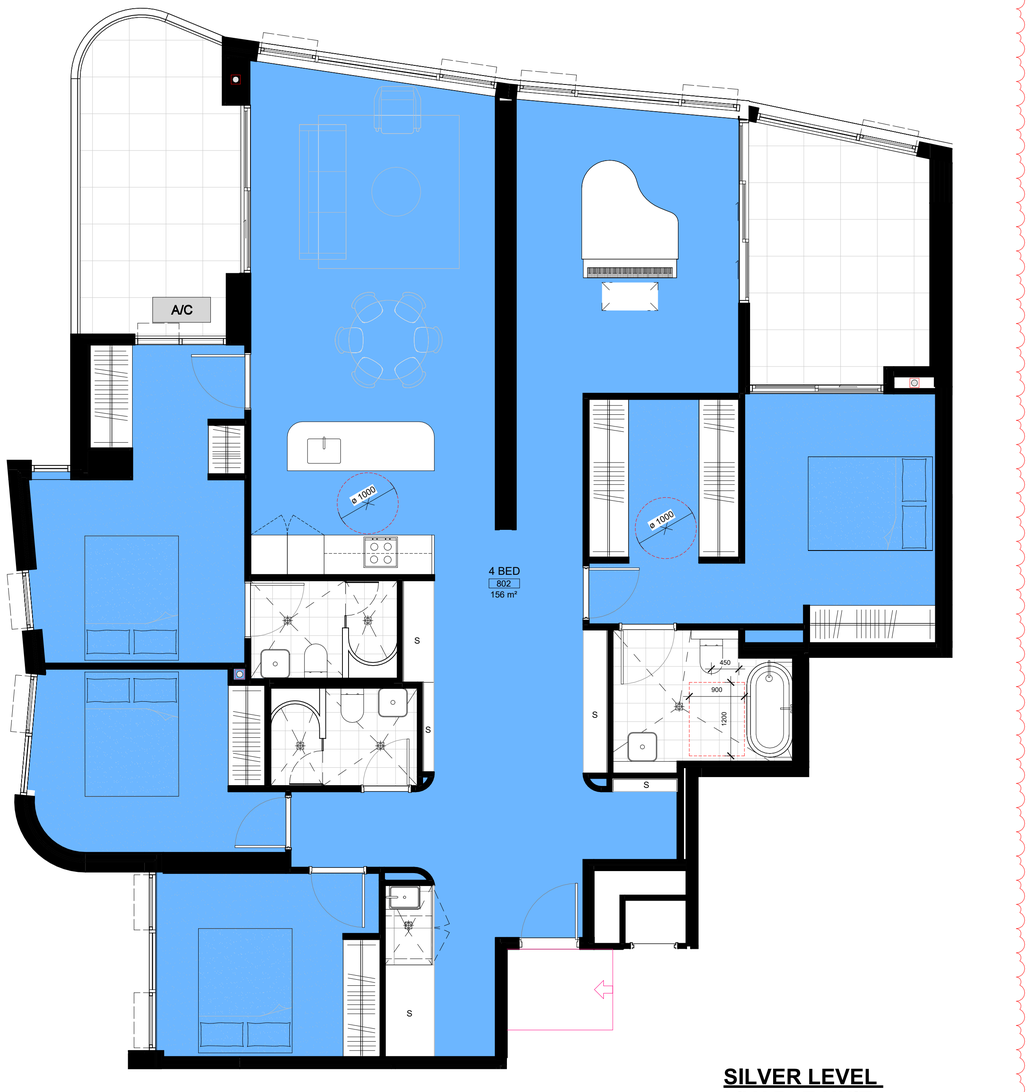
4	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
5	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024



1 SILVER LEVEL LIVABLE UNIT - 03
SCALE 1 : 50



2 SILVER LEVEL LIVABLE UNIT - 802
SCALE 1 : 50

SILVER LEVEL LIVABLE UNITS

LEVEL 1 - UNIT 103
LEVEL 2 - UNIT 203
LEVEL 3 - UNIT 303
LEVEL 4 - UNIT 403
LEVEL 5 - UNIT 503
LEVEL 6 - UNIT 603
LEVEL 7 - UNIT 703
LEVEL 9 - UNIT 903
LEVEL 10 - UNIT 1003
LEVEL 11 - UNIT 1103
LEVEL 12 - UNIT 1203
LEVEL 13 - UNIT 1303
LEVEL 14 - UNIT 1403
LEVEL 15 - UNIT 1503

SILVER LEVEL LIVABLE UNIT

LEVEL 8 - UNIT 802

AHDA.08

AHDA.09

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ADAPTABLE & SILVER LIVING UNIT PLANS

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 50 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8002	**Revision:** 5

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2	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
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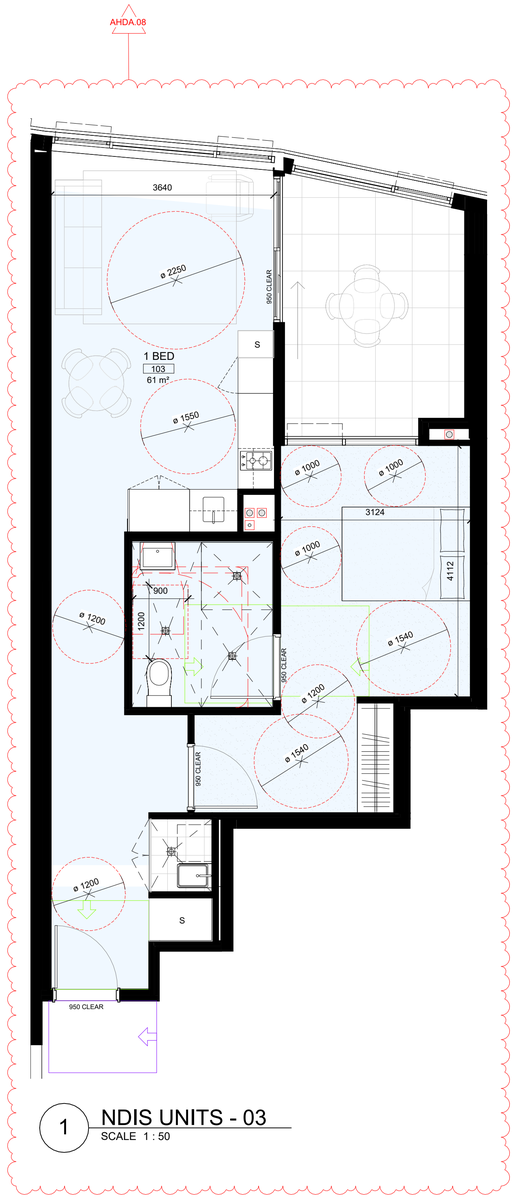
4	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
5	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

NDIS/ADAPTABLE UNITS

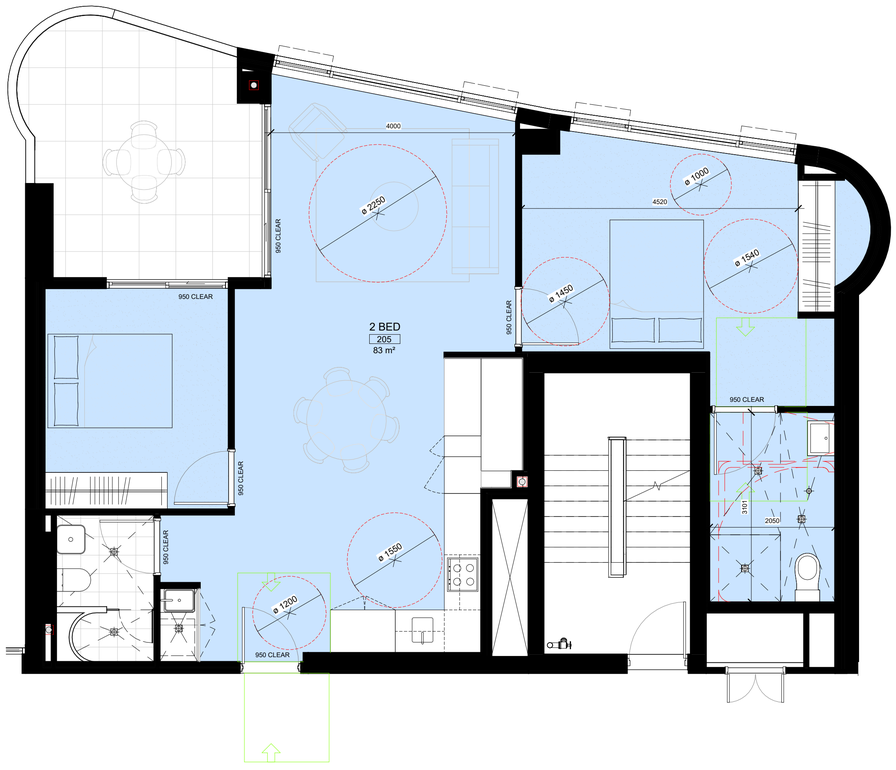
LEVEL 1 - UNIT 103
LEVEL 2 - UNIT 203
LEVEL 3 - UNIT 303
LEVEL 4 - UNIT 403
LEVEL 5 - UNIT 503
LEVEL 6 - UNIT 603



1 NDIS UNITS - 03
SCALE 1 : 50

NDIS/ADAPTABLE UNITS

LEVEL 1 - UNIT 105
LEVEL 2 - UNIT 205
LEVEL 3 - UNIT 305
LEVEL 4 - UNIT 405



2 NDIS UNITS - 05
SCALE 1 : 50

Scale 1:200

0 2m 4m 10m 20m

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ADAPTABLE & SILVER LIVING UNIT PLANS

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 50 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8003	**Revision:** 5

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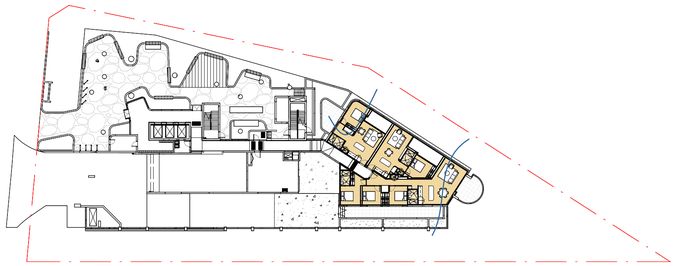
2	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

RESIDENTIAL TOWER	UNITS	%
MIN 2 HOURS OF DIRECT SOLAR ACCESS	105	70
TOTAL NUMBER OF UNITS	150	
CROSS VENTILATION		
TOTAL NUMBER OF UNITS (FIRST 9 LEVELS)	82	
ADG MINIMUM 60% OF APP. ON FIRST 9 LEVELS ACHIEVING CROSS VENT	57	69
APP. WITH NO SUNLIGHT %		
TOTAL APARTMENT % WITH NO SUNLIGHT	0	0

AHDA.09

SOLAR ACCESS LEGEND

- MORE THAN 2 HRS
- LESS THAN 2 HRS
- NO SOLAR ACCESS



UPPER GROUND

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	3 UNITS
LESS THAN 2 HOURS	0 UNITS
NATURAL CROSS VENTILATION	2 UNITS
TOTAL NO. OF UNITS	3 UNITS

LEVEL 1

CALCULATIONS FOR JUNE 21, 9AM - 3PM

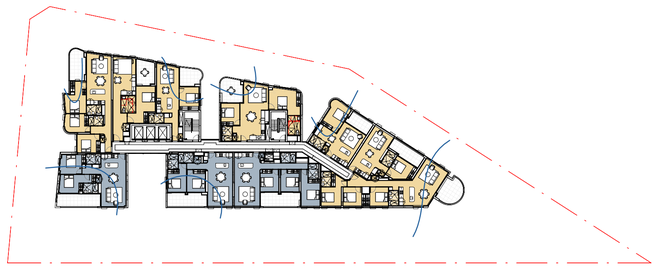
MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 2

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 3

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS



LEVEL 4

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS

Scale 1:500

0 5m 10m 25m 50m

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Nominated Architects
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 01

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8101	**Revision:** 4

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3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

RESIDENTIAL TOWER	UNITS	%
MIN 2 HOURS OF DIRECT SOLAR ACCESS	105	70
TOTAL NUMBER OF UNITS	150	
CROSS VENTILATION		
TOTAL NUMBER OF UNITS (FIRST 9 LEVELS)	82	
ADG MINIMUM 60% OF APP. ON FIRST 9 LEVELS ACHIEVING CROSS VENT	57	69
APP. WITH NO SUNLIGHT %		
TOTAL APARTMENT % WITH NO SUNLIGHT	0	0

LEVEL 5

CALCULATIONS FOR JUNE 21, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 6

CALCULATIONS FOR JUNE 21, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS

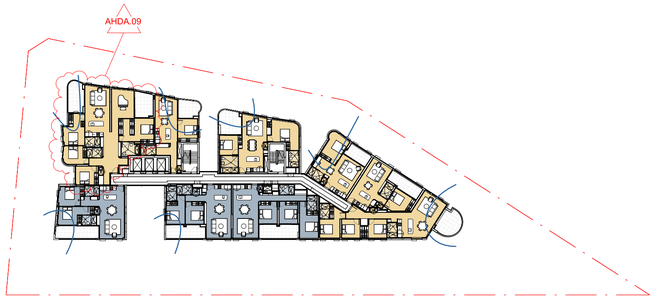
LEVEL 7

CALCULATIONS FOR JUNE 21, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	10 UNITS

SOLAR ACCESS LEGEND

- MORE THAN 2 HRS
- LESS THAN 2 HRS
- NO SOLAR ACCESS

AHDA.09



LEVEL 8

CALCULATIONS FOR JUNE 21, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SUNLIGHT	6 UNITS
LESS THAN 2 HOURS	3 UNITS
NATURAL CROSS VENTILATION	7 UNITS
TOTAL NO. OF UNITS	9 UNITS

AHDA.09

LEVEL 9

CALCULATIONS FOR JUNE 21, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	10 UNITS

Scale 1:500

0 5m 10m 25m 50m

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 02

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8102	**Revision:** 4

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3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

RESIDENTIAL TOWER	UNITS	%
MIN 2 HOURS OF DIRECT SOLAR ACCESS	105	70
TOTAL NUMBER OF UNITS	150	
CROSS VENTILATION		
TOTAL NUMBER OF UNITS (FIRST 9 LEVELS)	82	
ADG MINIMUM 60% OF APP. ON FIRST 9 LEVELS ACHIEVING CROSS VENT	57	69
APP. WITH NO SUNLIGHT %		
TOTAL APARTMENT % WITH NO SUNLIGHT	0	0

AHDA.09

LEVEL 10

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 11

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 12

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	10 UNITS

SOLAR ACCESS LEGEND

- MORE THAN 2 HRS
- LESS THAN 2 HRS
- NO SOLAR ACCESS

LEVEL 13

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 14

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	7 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	10 UNITS

LEVEL 15

CALCULATIONS FOR JUNE 21, 9AM - 3PM

MIN. 2 HOURS OF DIRECT SUNLIGHT	5 UNITS
LESS THAN 2 HOURS	3 UNITS
TOTAL NO. OF UNITS	8 UNITS

Scale 1:500

0 5m 10m 25m 50m

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS VENTILATION SHEET 03

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8103	**Revision:** 4

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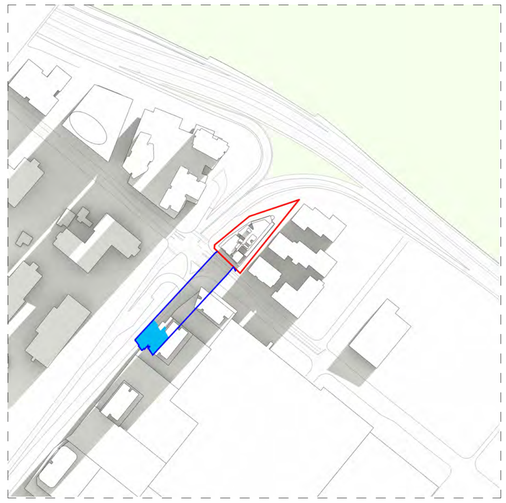
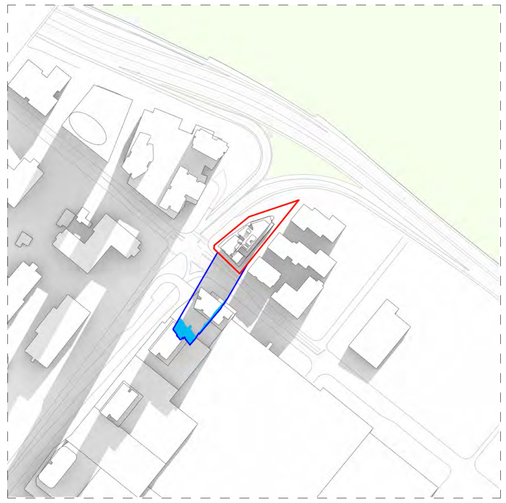
3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

SHADOW DIAGRAMS
TALAVERA ROAD

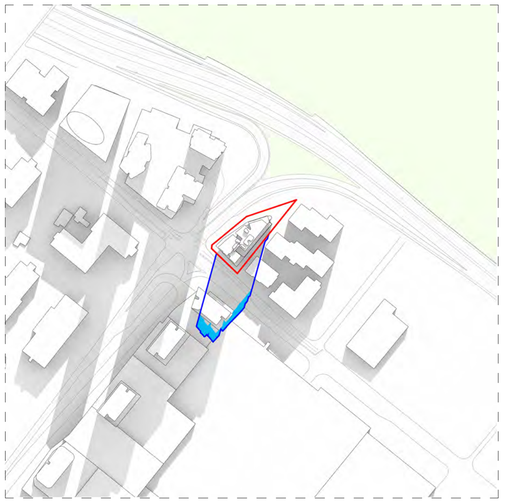
EXTENT OF SHADOWING EXCEEDING 45M HEIGHT PLANE



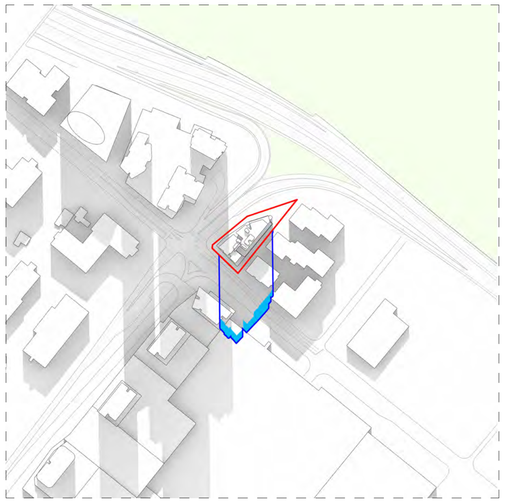
WINTER SOLSTICE
9AM



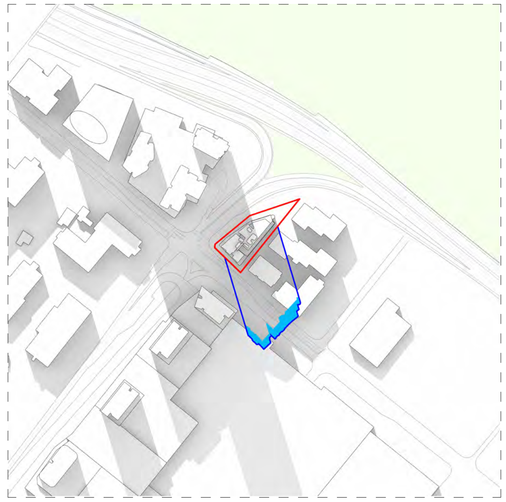
WINTER SOLSTICE
10AM



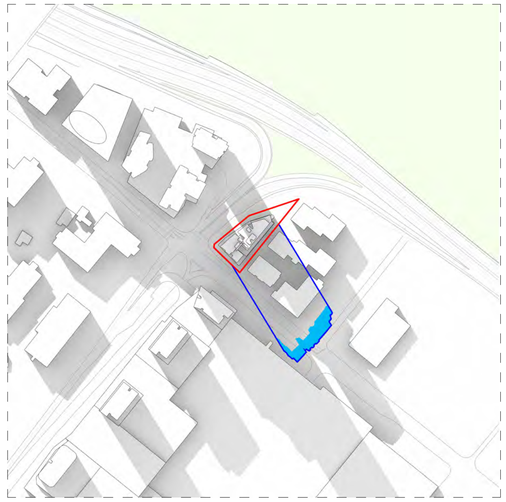
WINTER SOLSTICE
11AM



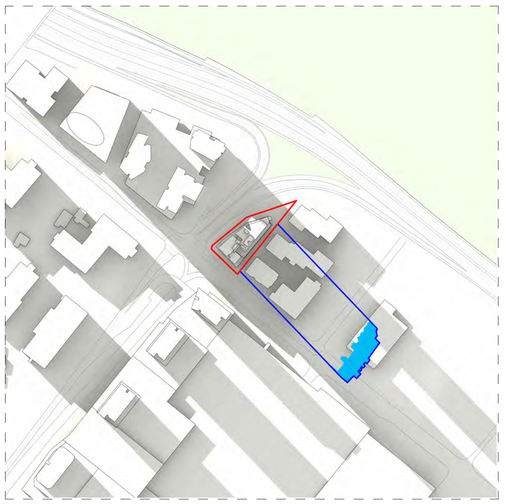
WINTER SOLSTICE
12PM



WINTER SOLSTICE
1PM



WINTER SOLSTICE
2PM



WINTER SOLSTICE
3PM

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SHADOW DIAGRAMS SHEET 01

Document Control Status:

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DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8201	**Revision:** 4

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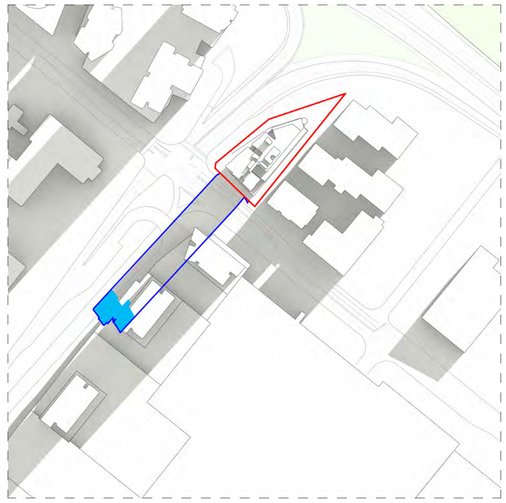
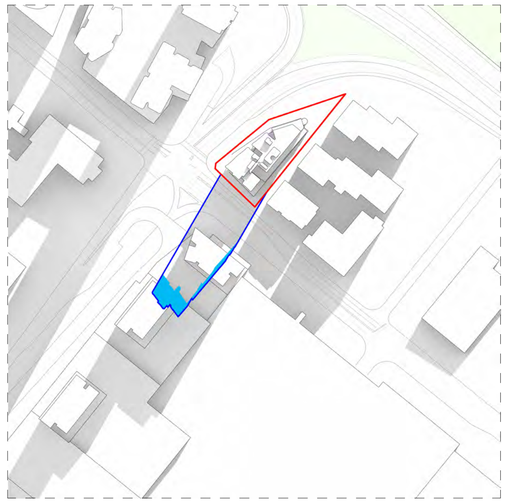
3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

SHADOW DIAGRAMS
TALAVERA ROAD

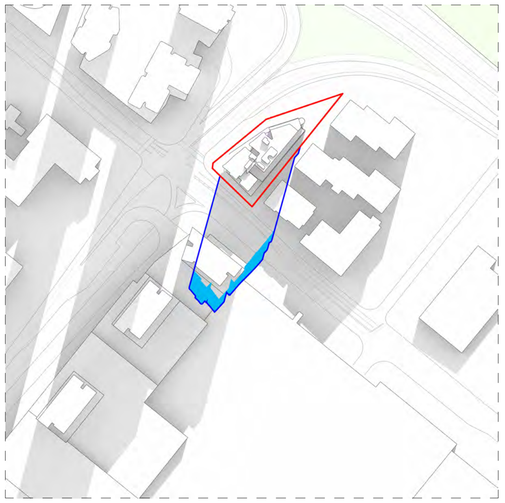
EXTENT OF SHADOWING EXCEEDING 45M HEIGHT PLANE



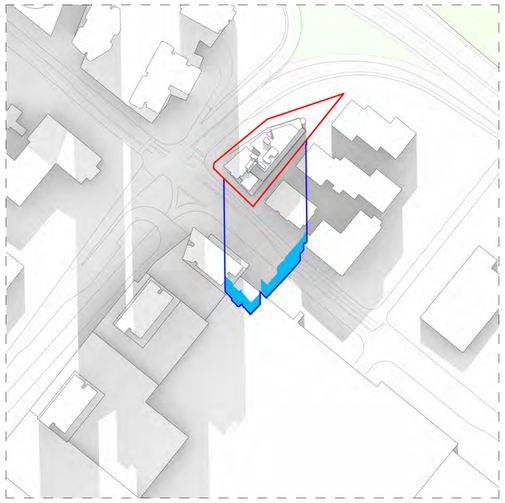
WINTER SOLSTICE
9AM



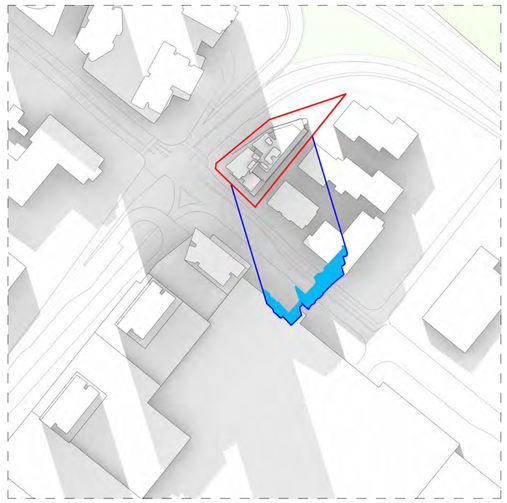
WINTER SOLSTICE
10AM



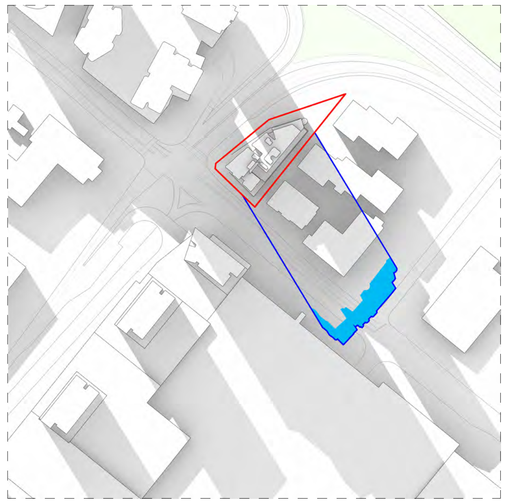
WINTER SOLSTICE
11AM



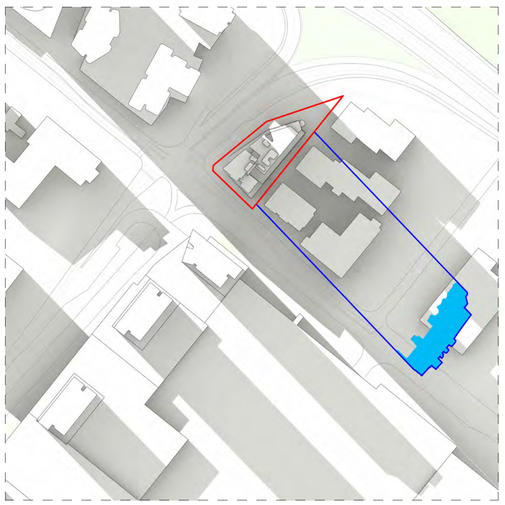
WINTER SOLSTICE
12PM



WINTER SOLSTICE
1PM



WINTER SOLSTICE
2PM



WINTER SOLSTICE
3PM

Cox Architecture

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
SHADOW DIAGRAMS SHEET 02

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8202	**Revision:** 4

PLOT STAMP DATE: 16/10/2024 5:16:23 PM

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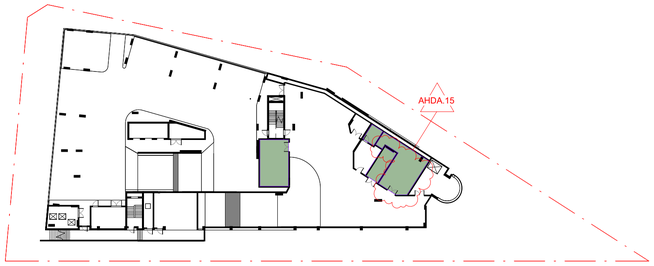
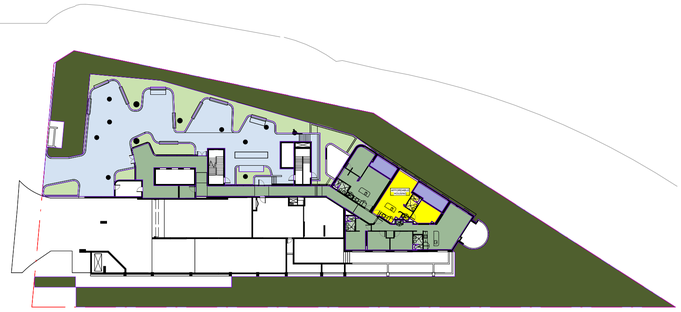
Rev	Description	By	Date
1	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
2	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
3	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	19/12/2024

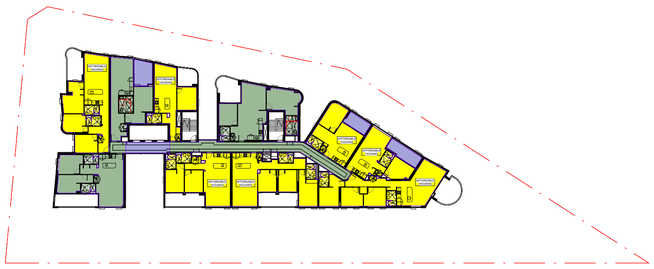


1 LOWER GROUND FLOOR
SCALE 1 : 500



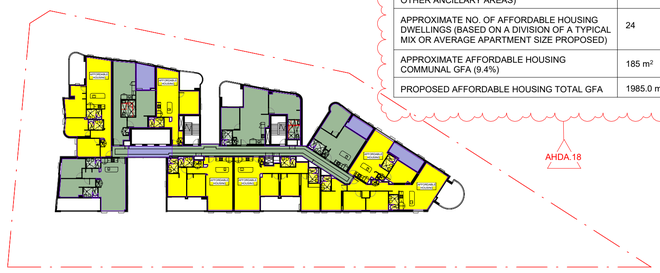
2 UPPER GROUND FLOOR
SCALE 1 : 500

3 LEVEL 1
SCALE 1 : 500

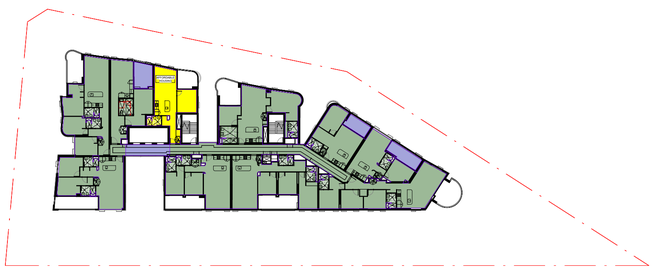


4 LEVEL 2
SCALE 1 : 500

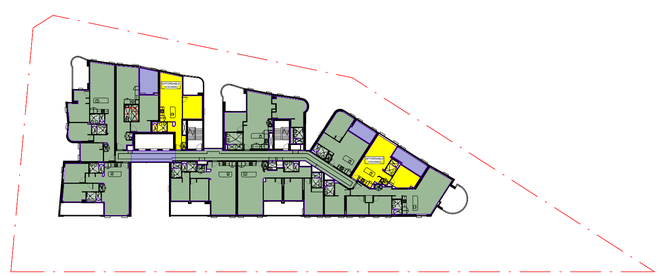
5 LEVEL 3
SCALE 1 : 500



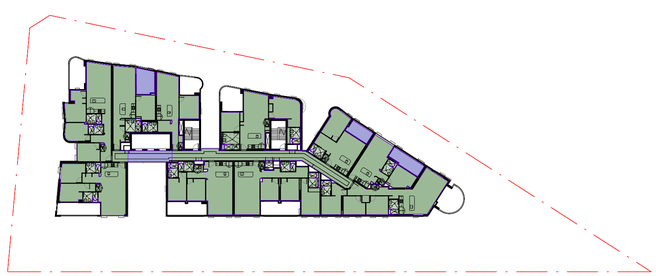
6 LEVEL 4
SCALE 1 : 500



7 LEVEL 5
SCALE 1 : 500



8 LEVEL 6
SCALE 1 : 500



9 LEVEL 7
SCALE 1 : 500

SEPP CALCULATIONS

SITE AREA	2,780 m²
EXISTING CONTROL/GFA	3.5:1 / 9,730 m²
+30% OF CONTROL	4.55:1 / 12,649 m²

EXISTING AND PROPOSED CALCULATIONS

EXISTING/APPROVED	
EXISTING APPROVED FSR	3.69:1
EXISTING APPROVED GFA	10,258 m²
EXTENT OF VARIATION (BEYOND 3.5:1 CONTROL)	0.19:1 / 5.43%
PROPOSED	
PROPOSED FSR	4.71:1
PROPOSED GFA (INCLUDING WINTER GARDEN)	13,094 m²
TOTAL COMMUNAL AREA GFA	1231 m² / 9.4%
EXTENT OF VARIATION [(BEYOND 4.55:1 (CONTROL +30%)]	0.16:1 / 3.52%
15% OF THE PROPOSED GFA (NOT EXCLUDING COMMUNAL SPACES OR ANY OTHER ANCILLARY AREAS)	1964.1 m²
APPROXIMATE NO. OF AFFORDABLE HOUSING DWELLINGS (BASED ON A DIVISION OF A TYPICAL MIX OR AVERAGE APARTMENT SIZE PROPOSED)	24
APPROXIMATE AFFORDABLE HOUSING COMMUNAL GFA (9.4%)	185 m²
PROPOSED AFFORDABLE HOUSING TOTAL GFA	1985.0 m²

Area Schedule (GFA)

Level	Area
LOWER GROUND FLOOR	98.8 m²
UPPER GROUND FLOOR	308.8 m²
LEVEL 1	808.1 m²
LEVEL 2	808.1 m²
LEVEL 3	807.7 m²
LEVEL 4	807.7 m²
LEVEL 5	808.2 m²
LEVEL 6	807.9 m²
LEVEL 7	806.0 m²
LEVEL 8	806.1 m²
LEVEL 9	807.8 m²
LEVEL 10	807.7 m²
LEVEL 11	807.7 m²
LEVEL 12	806.6 m²
LEVEL 13	807.7 m²
LEVEL 14	807.6 m²
LEVEL 15	702.9 m²
LEVEL 16-ROOF LEVEL	12.3 m²
Grand total: 43	12427.6 m²
FSR	4.47:1

Additional Area Schedule (GFA)

Level	Area
UPPER GROUND FLOOR	19.0 m²
LEVEL 1	43.7 m²
LEVEL 2	43.7 m²
LEVEL 3	43.7 m²
LEVEL 4	43.7 m²
LEVEL 5	43.7 m²
LEVEL 6	43.7 m²
LEVEL 7	43.7 m²
LEVEL 8	43.7 m²
LEVEL 9	43.7 m²
LEVEL 10	43.7 m²
LEVEL 11	43.7 m²
LEVEL 12	43.6 m²
LEVEL 13	43.7 m²
LEVEL 14	43.7 m²
LEVEL 15	24.5 m²
LEVEL 16-ROOF LEVEL	12.1 m²
Grand total: 61	666.7 m²

Communal Space, Landscaping, Deep Soil

Level	Area
Communal Open Space	
LEVEL 1	43 m²
LEVEL 16-ROOF LEVEL	494 m²
UPPER GROUND FLOOR	369 m²
Communal Open Space	906 m²
Deep Soil	
UPPER GROUND FLOOR	975 m²
Deep Soil	975 m²
Landscape	
LEVEL 1	14 m²
LEVEL 16-ROOF LEVEL	147 m²
UPPER GROUND FLOOR	162 m²
Landscape	324 m²

Scale 1:500

0 5m 10m 25m 50m

Cox Architecture

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
DEVELOPMENT CALCULATIONS (GFA) SHEET 01

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8301	**Revision:** 4

PLOT STAMP DATE: 19/12/2024 11:26:37 AM

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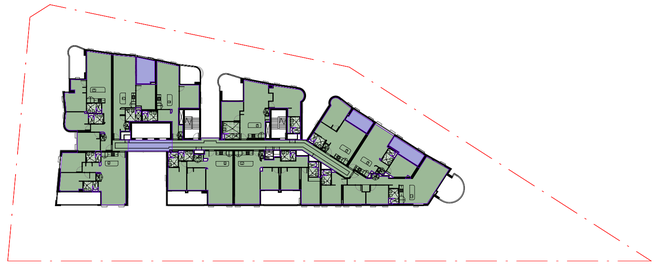
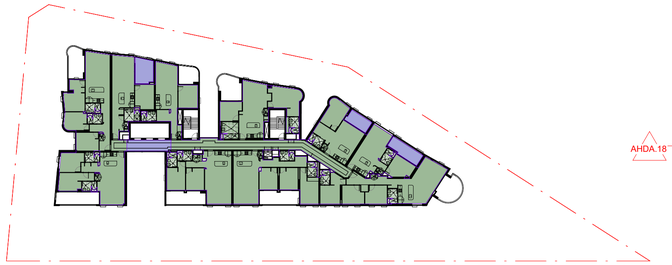
Rev	Description	By	Date
1	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
2	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
3	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	19/12/2024

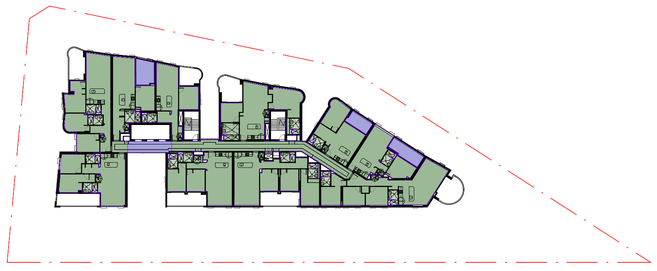
10 LEVEL 8
SCALE 1 : 500



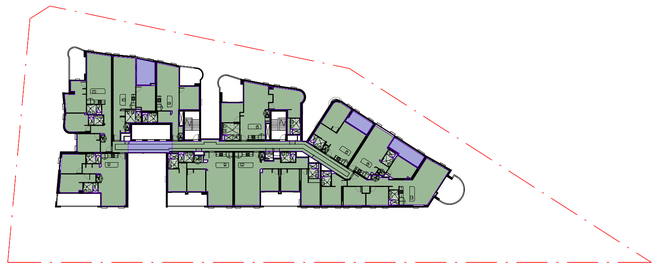
11 LEVEL 9
SCALE 1 : 500



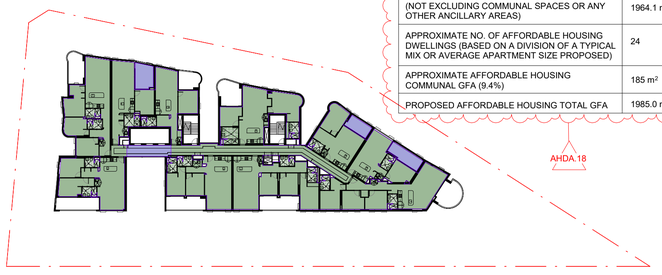
12 LEVEL 10
SCALE 1 : 500



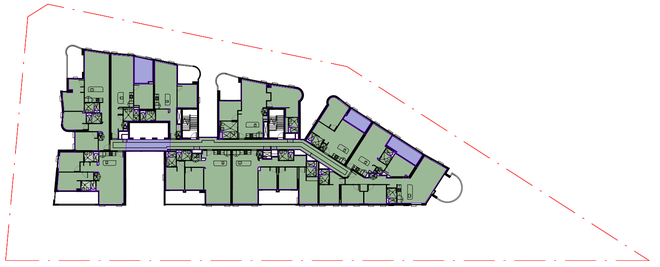
13 LEVEL 11
SCALE 1 : 500



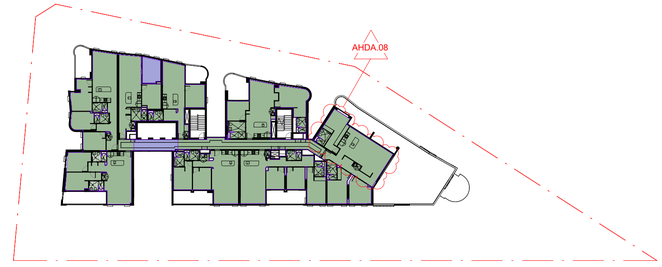
14 LEVEL 12
SCALE 1 : 500



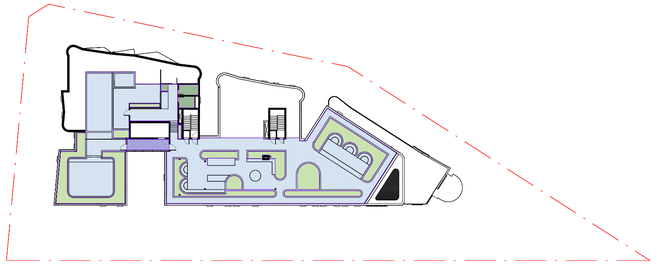
15 LEVEL 13
SCALE 1 : 500



16 LEVEL 14
SCALE 1 : 500



17 LEVEL 15
SCALE 1 : 500



18 LEVEL 16-ROOF LEVEL
SCALE 1 : 500

Scale 1:500

0 5m 10m 25m 50m

SEPP CALCULATIONS

SITE AREA	2,780 m²
EXISTING CONTROL/GFA	3.5:1 / 9,730 m²
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LEVEL 2	808.1 m²
LEVEL 3	807.7 m²
LEVEL 4	807.7 m²
LEVEL 5	808.2 m²
LEVEL 6	807.9 m²
LEVEL 7	806.0 m²
LEVEL 8	806.1 m²
LEVEL 9	807.8 m²
LEVEL 10	807.7 m²
LEVEL 11	807.7 m²
LEVEL 12	806.6 m²
LEVEL 13	807.7 m²
LEVEL 14	807.6 m²
LEVEL 15	702.9 m²
LEVEL 16-ROOF LEVEL	12.3 m²
Grand total: 39	12427.6 m²
FSR	4.47:1

Additional Area Schedule (GFA)

Level	Area
UPPER GROUND FLOOR	19.0 m²
LEVEL 1	43.7 m²
LEVEL 2	43.7 m²
LEVEL 3	43.7 m²
LEVEL 4	43.7 m²
LEVEL 5	43.7 m²
LEVEL 6	43.7 m²
LEVEL 7	43.7 m²
LEVEL 8	43.7 m²
LEVEL 9	43.7 m²
LEVEL 10	43.7 m²
LEVEL 11	43.7 m²
LEVEL 12	43.6 m²
LEVEL 13	43.7 m²
LEVEL 14	43.7 m²
LEVEL 15	24.5 m²
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Level	Area
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Communal Open Space	906 m²
Deep Soil	
UPPER GROUND FLOOR	975 m²
Deep Soil	975 m²
Landscape	
LEVEL 1	14 m²
LEVEL 16-ROOF LEVEL	147 m²
UPPER GROUND FLOOR	162 m²
Landscape	324 m²

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coxarchitecture.com.au

Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
DEVELOPMENT CALCULATIONS (GFA) SHEET 02

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 19/12/2024
Drawing Number: A-DA-8302	**Revision:** 4

PLOT STAMP DATE: 19/12/2024 11:13:55 AM

TALAVERA ROAD - ADG STORAGE CALCULATIONS

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Rev	Description	By	Date
1	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
2	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

ADG - Storage Calculations - Talavera Road

Unit Number	Unit Type	InternalStorage	ExternalStorage	Total Storage	ADG Minimum Requirements
UPPER GROUND					
G01	1 BED	3.069 m³	3.000 m³	6.069 m³	6 m³
G02	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
G03	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
				22.911 m³	
LEVEL 1					
101	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
102	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
103	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
104	1 BED	3.163 m³	3.000 m³	6.163 m³	6 m³
105	2 BED	5.178 m³	4.000 m³	9.178 m³	8 m³
106	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
107	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
108	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
109	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
110	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.111 m³	
LEVEL 2					
201	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
202	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
203	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
204	1 BED	3.163 m³	3.000 m³	6.163 m³	6 m³
205	2 BED	5.178 m³	4.000 m³	9.178 m³	8 m³
206	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
207	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
208	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
209	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
210	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.111 m³	
LEVEL 3					
301	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
302	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
303	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
304	1 BED	3.163 m³	3.000 m³	6.163 m³	6 m³
305	2 BED	5.178 m³	4.000 m³	9.178 m³	8 m³
306	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
307	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
308	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
309	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
310	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.111 m³	
LEVEL 4					
401	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
402	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
403	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
404	1 BED	3.163 m³	3.000 m³	6.163 m³	6 m³
405	2 BED	5.178 m³	4.000 m³	9.178 m³	8 m³
406	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
407	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
408	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
409	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
410	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.111 m³	
LEVEL 5					
501	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
502	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
503	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
504	1 BED	3.163 m³	3.000 m³	6.163 m³	6 m³
505	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
506	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
507	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
508	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
509	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
510	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				84.118 m³	

ADG - Storage Calculations - Talavera Road

Unit Number	Unit Type	InternalStorage	ExternalStorage	Total Storage	ADG Minimum Requirements
LEVEL 6					
601	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
602	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
603	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
604	1 BED	3.163 m³	3.000 m³	6.163 m³	6 m³
605	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
606	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
607	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
608	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
609	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
610	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				84.118 m³	
LEVEL 7					
701	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
702	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
703	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
704	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
705	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
706	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
707	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
708	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
709	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
710	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.607 m³	
LEVEL 8					
801	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
802	4 BED	8.218 m³	5.000 m³	13.218 m³	10 m³
804	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
805	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
806	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
807	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
808	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
809	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
810	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				82.386 m³	
LEVEL 9					
901	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
902	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
903	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
904	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
905	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
906	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
907	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
908	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
909	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
910	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.607 m³	
LEVEL 10					
1001	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
1002	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
1003	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
1004	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
1005	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
1006	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
1007	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
1008	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
1009	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
1010	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.607 m³	

ADG - Storage Calculations - Talavera Road

Unit Number	Unit Type	InternalStorage	ExternalStorage	Total Storage	ADG Minimum Requirements
LEVEL 11					
1101	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
1102	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
1103	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
1104	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
1105	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
1106	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
1107	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
1108	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
1109	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
1110	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.607 m³	
LEVEL 12					
1201	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
1202	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
1203	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
1204	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
1205	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
1206	1 BED	3.020 m³	3.000 m³	6.020 m³	6 m³
1207	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
1208	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
1209	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
1210	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				84.376 m³	
LEVEL 13					
1301	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
1302	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
1303	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
1304	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
1305	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
1306	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
1307	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
1308	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
1309	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
1310	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.607 m³	
LEVEL 14					
1401	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
1402	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
1403	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
1404	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
1405	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
1406	1 BED	4.251 m³	3.000 m³	7.251 m³	6 m³
1407	1 BED	3.819 m³	3.000 m³	6.819 m³	6 m³
1408	3 BED	5.023 m³	5.000 m³	10.023 m³	10 m³
1409	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
1410	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				85.607 m³	
LEVEL 15					
1501	2 BED	4.000 m³	4.000 m³	8.000 m³	8 m³
1502	3 BED	5.439 m³	5.000 m³	10.439 m³	10 m³
1503	1 BED	3.000 m³	3.000 m³	6.000 m³	6 m³
1504	1 BED	4.652 m³	3.000 m³	7.652 m³	6 m³
1505	2 BED	4.185 m³	4.000 m³	8.185 m³	8 m³
1506	3 BED	9.182 m³	5.000 m³	14.182 m³	10 m³
1507	3 BED	6.950 m³	5.000 m³	11.950 m³	10 m³
1508	2 BED	5.288 m³	4.000 m³	9.288 m³	8 m³
				75.696 m³	

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URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8400	**Revision:** 4

PLOT STAMP DATE: 16/10/2024 5:17:16 PM

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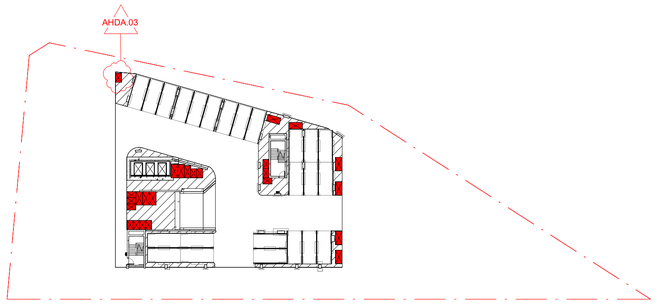
Rev	Description	By	Date
1	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
2	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

ADG STORAGE LEGEND

- INTERNAL ADG STORAGE
- EXTERNAL ADG STORAGE



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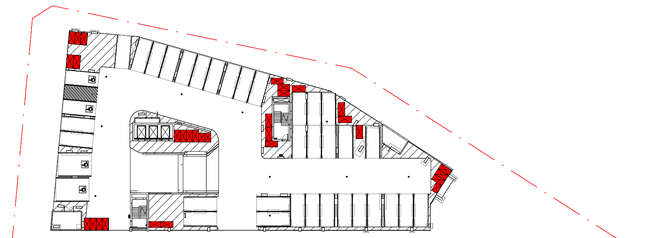

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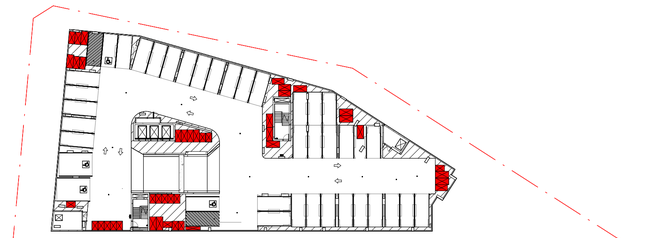

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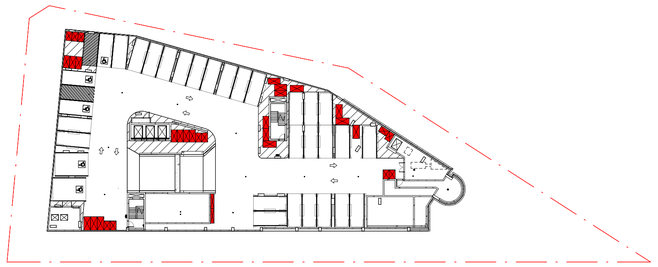

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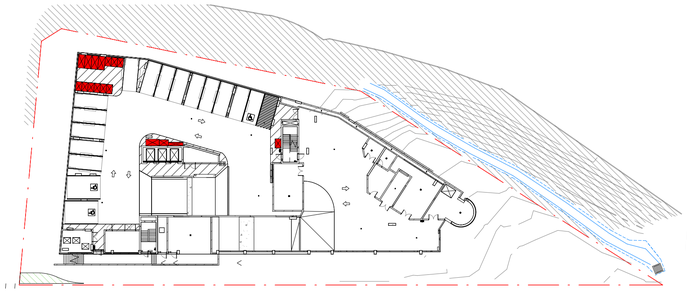

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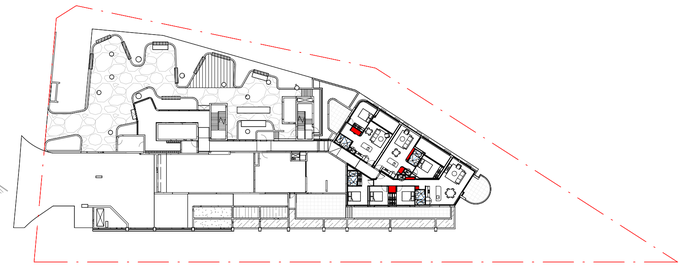

6 UPPER GROUND STORAGE
SCALE 1 : 500

7 LEVEL 1 STORAGE
SCALE 1 : 500

8 LEVEL 2 STORAGE
SCALE 1 : 500

9 LEVEL 3 STORAGE
SCALE 1 : 500

10 LEVEL 4 STORAGE
SCALE 1 : 500

11 LEVEL 5 STORAGE
SCALE 1 : 500

12 LEVEL 6 STORAGE
SCALE 1 : 500

Scale 1:500

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 500 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8401	**Revision:** 4

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Rev	Description	By	Date
1	DRAFT - ISSUE FOR COORDINATION	DS	24/11/2023
2	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
3	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
4	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

ADG STORAGE LEGEND

- INTERNAL ADG STORAGE
- EXTERNAL ADG STORAGE

1 LEVEL 7 STORAGE
SCALE 1 : 500

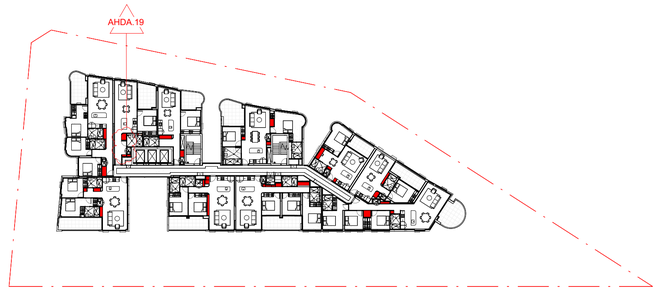
2 LEVEL 8 STORAGE
SCALE 1 : 500

3 LEVEL 9 STORAGE
SCALE 1 : 500

4 LEVEL 10 STORAGE
SCALE 1 : 500

5 LEVEL 11 STORAGE
SCALE 1 : 500

6 LEVEL 12 STORAGE
SCALE 1 : 500



7 LEVEL 13 STORAGE
SCALE 1 : 500

8 LEVEL 14 STORAGE
SCALE 1 : 500

9 LEVEL 15 STORAGE
SCALE 1 : 500

Scale 1:500

0 5m 10m 25m 50m

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Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 500 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8402	**Revision:** 4

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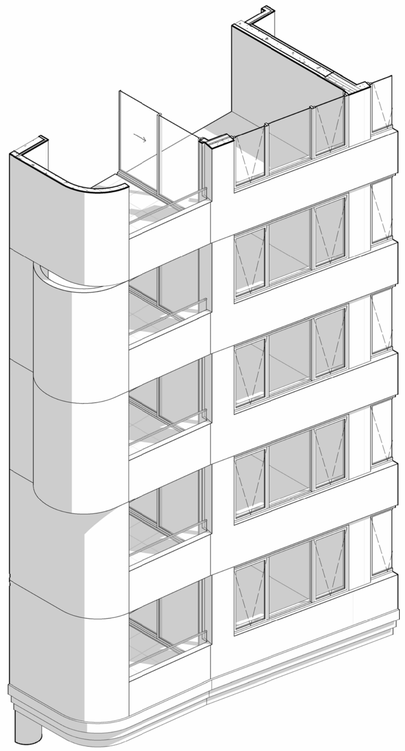
Rev	Description	By	Date
1	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024



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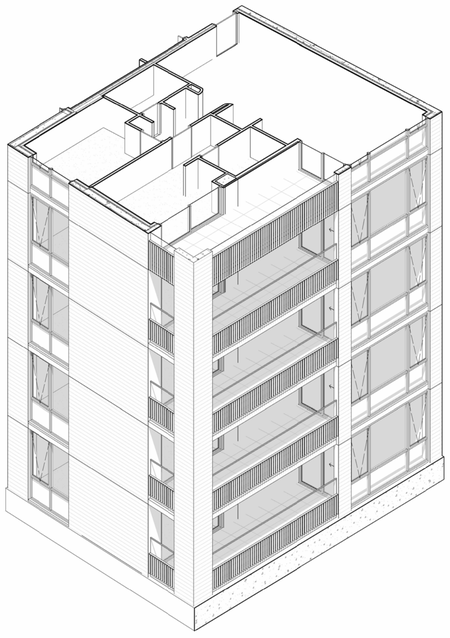
SCALE



2 3D VIEW 2
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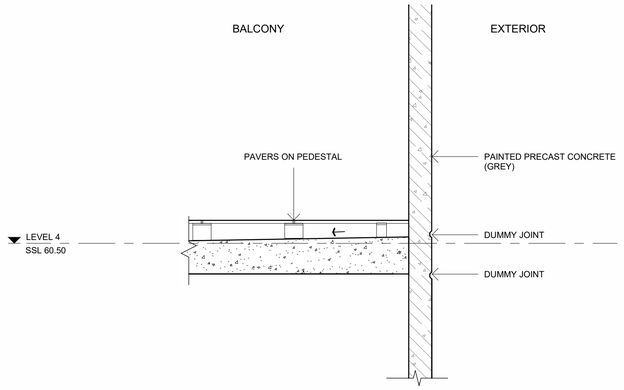

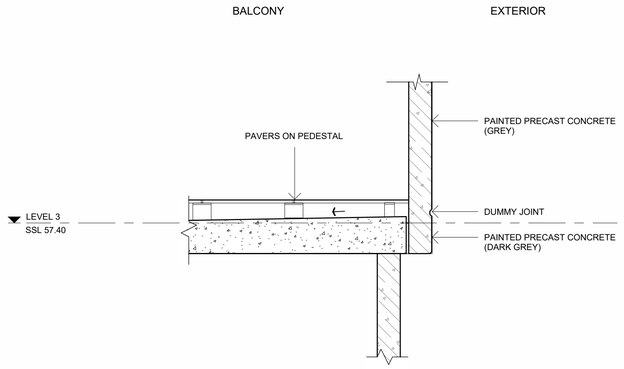

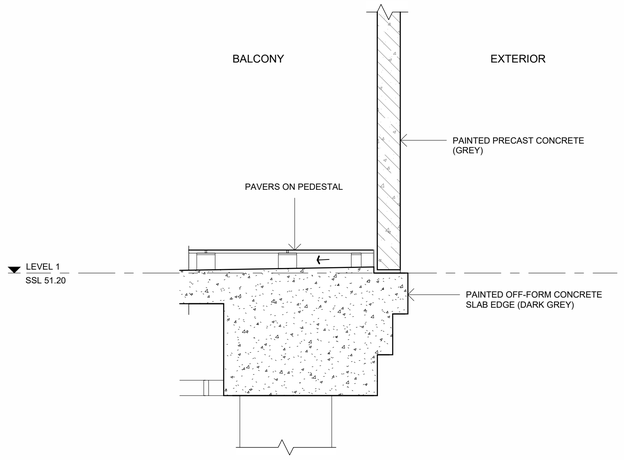

3 SECTION 1
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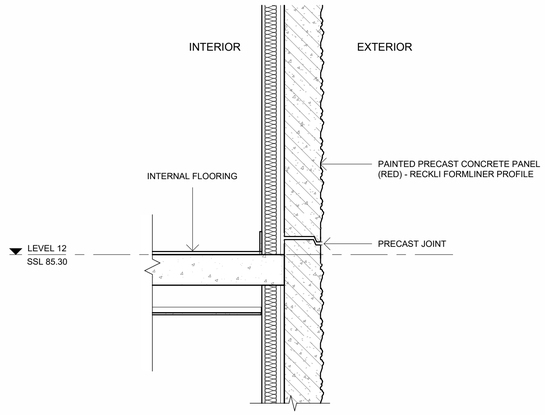

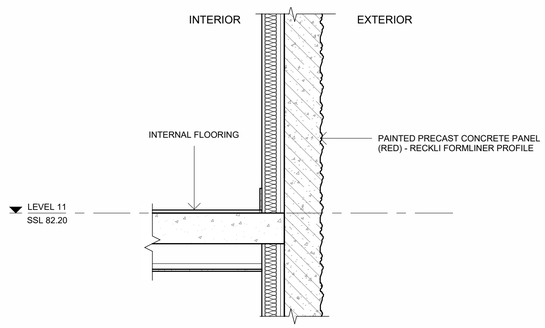

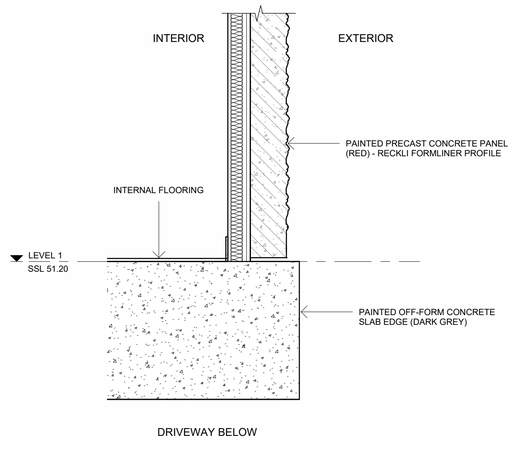

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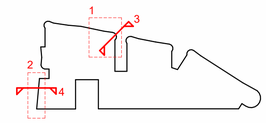

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URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
FACADE DESIGN INTENT

Document Control Status:
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 20 @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8600	**Revision:** 1

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Rev	Description	By	Date
1	DRAFT - ISSUE FOR REVIEW	CY	15/12/2023
2	FOR DEVELOPMENT APPLICATION	COX	18/04/2024
3	FOR REVISED DEVELOPMENT APPLICATION	COX	16/10/2024

1. View from Talavera Road Looking South East

2. View from Talavera Road Looking North East

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Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

94 TALAVERA ROAD, MACQUARIE PARK NSW

Drawing Title
ARTIST IMPRESSION 1 - VIEW FROM TALAVERA ROAD LOOKING NORTH

Document Control Status:

NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Co-ordinated: DS	**Drawn:** LH
Project Architect: CY	**Scale:** @ A1
Project Director: RJ	**Date:** 16/10/2024
Drawing Number: A-DA-8601	**Revision:** 3

PLOT STAMP DATE: 16/10/2024 5:59:37 PM

ARCADIA

LOT 10 Talavera Road

Macquarie Park, NSW, 2113

Landscape DA Design Report

Prepared for Urban Property Group

May 2024

We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.

We acknowledge the Traditional Custodians of the land that our site sits on today, the Wallumattagal Clan of the Dharug nation, as well as extending our respects to the Traditional Custodians of the lands we live and work on across Australia.

We are proud that we live in the country with the world's oldest continuous living cultures, and we are working on playing our part as allies to First Nations people across Australia.

Always was, always will be.

Issue B: Landscape DA Design Report
Date: 3rd May 2024
Prepared By:
Nicole Wilson, Principal
Rania Martono, Landscape Architect

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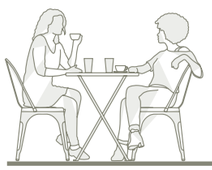
Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

Contents



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1.0

CONTEXT AND ANALYSIS

Context and Analysis

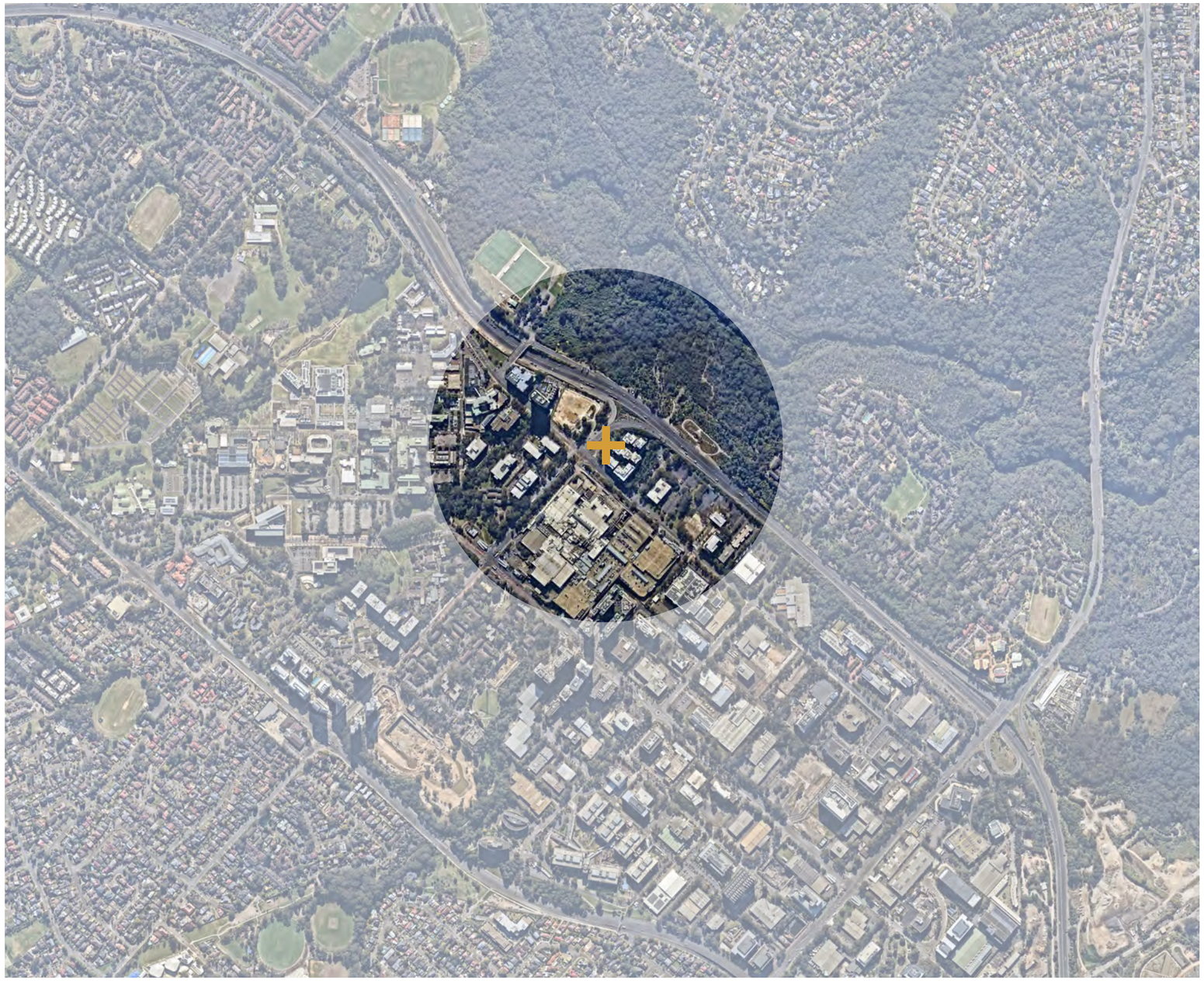
Context

Located in north Macquarie Park, 94 Talavera Road offers an opportunity to provide an exciting luxury residential complex with amenity offered the public and residents alike, while connecting to the beautiful ecologies of the Lane Cove National Park.

Located on the north-western edge of the Macquarie Park employment hub within the City of Ryde LGA, the site is well serviced by public transport and set within a leafy street context. Adjacent to Macquarie Shopping Centre, there is opportunity to connect with the existing retail/commercial amenity as well as Macquarie University.

The leafy existing canopy and northern aspect also offer an opportunity to bolster landscape character and provide high amenity to residents and the public.

A leafy site with an established tree canopy, there is an opportunity to emphasise the ecological value of the site and offer an activated ground plane.



Context and Analysis

History

Ancient Geological Context

The site is situated on the Hornsby plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period. Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of Sydney's ridge-lines, before draining into the vast and deep canyons we now call Sydney Harbour. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding drainage canyons and forming Sydney Harbour and its tributary river system - including as Lane Cove river.

Dreaming stories tell of the migration of our first people following the last ice age, from the flooding canyons to higher ground, where clan groups lived and cared for Country for thousands of years.

Wallumattagal

The Wallumattagal clan of the Dharug Nation are the traditional custodians of the land where Macquarie Park now stands.

The totem for the Wallumattagal is the Snapper, 'Wallumai' in Dharug language. The clan likely named themselves after the Wallumai, which was once plentiful around the area and considered a great delicacy.

12,000BP - 1788

At the time of European arrival, the Wallumattagal clan of the Dharug Nation occupied the lands around Ryde and Lane Cove River, including the land upon which Macquarie Park now stands. The Wallumattagal clans were great trackers, fisher-people and hunters, and created a system of murus (pathways) along the ridge-lines, connecting to other clan groups and beyond. During the early years of colonisation, many of the clans that made up the Dharug Nation, including the Wallumattagal were decimated by small pox and became unable to maintain control of their ancestral lands.

Settlement - Present

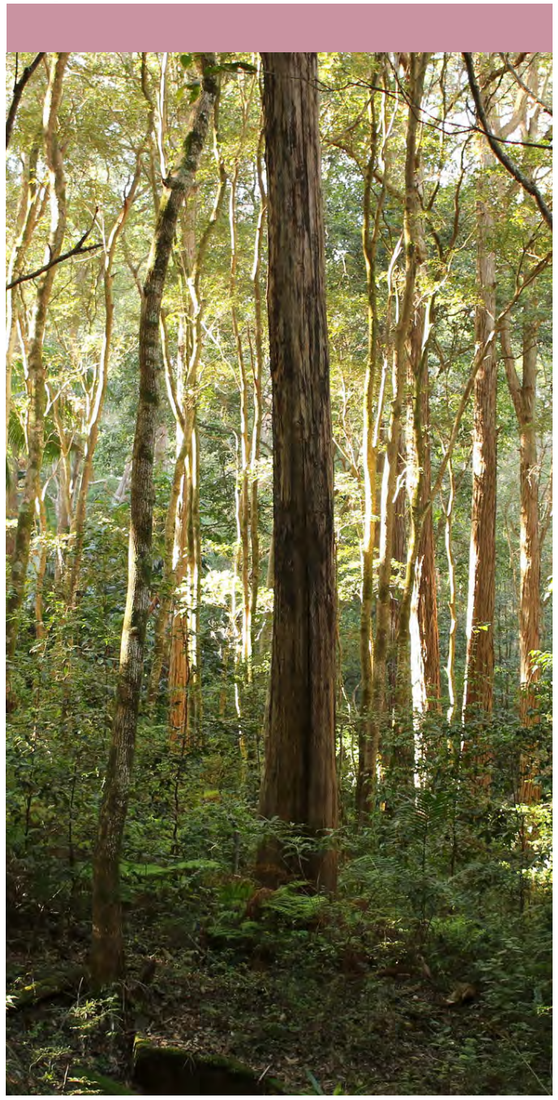
Located North of the centre of the City of Ryde LGA, Macquarie Park once formed the greater North Ryde area. In 1792, much of the areas were granted to British service-men and was renamed the 'Field of Mars', owing to the Roman God of War. During the early years of the 1800s, further land grants were awarded to emancipated convicts as the colony expanded in search of raw materials and fertile farming lands.

Context and Analysis
Flora

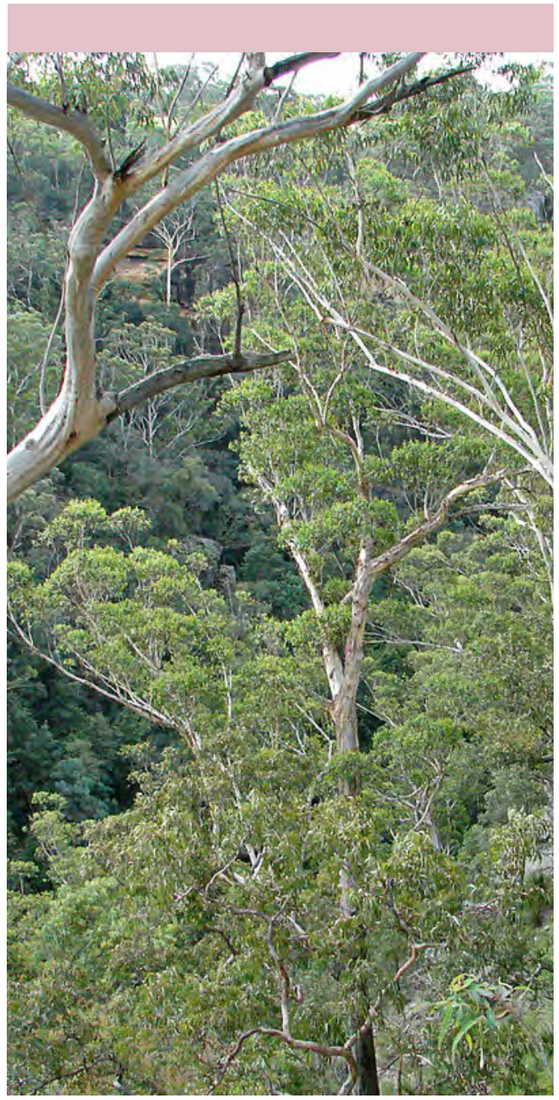
Once known as North Ryde, the site sits in a transitional area between two critically endangered EEC's - Turpentine - Ironbark Forest and Shale-Sandstone Transitional Forest. Additionally, the site is located within close proximity to Sydney Sandstone Gully Forest and the iconic Sydney Blue Gum Forest.

Sydney Blue Gum High Forest

Turpentine-Ironbark Forest



Shale-Sandstone Transitional Forest



Sydney Sandstone Gully Forest

Context and Analysis

Fauna

The area surrounding the site is full of diverse native fauna that contributes to the rich ecosystem found in Macquarie Park. With the decrease of native habitat in Sydney, it is important to consider the growth of local ecologies by including plants endemic to the area which are of significant to endangered and valued native species.

Powerful Owl

Australian King Parrot

Grey Headed Flying Fox

Gang Gang Cockatoo

Australian Native Bee

Yellow-bellied Sheathtail-bat

Superb Fairy Wren

New Holland Honey Eater

2.0
VISION

Vision

A landscaped sanctuary to call home.

A shared “backyard”

of intimate garden spaces, complemented by an expansive rooftop landscape of diverse amenity that welcomes family and friends to stay and play.

Design Principles

DIVERSITY OF SPACES

The design will create a series of distinct spaces for people to connect with friends and family. From the small-scale, semi-private garden spaces, to the eastern social terrace enriched with amenity for community gathering; the site will become a place of diverse connections.

CELEBRATE LOCAL ECOLOGY

Planting palettes will be reflective of the local ecology to delineate and create interesting transitions between the zones. The site will act as an ecological connection in the landscape, with strong continuity to the riparian corridor.

FRAME AND HOLD THE VIEWS

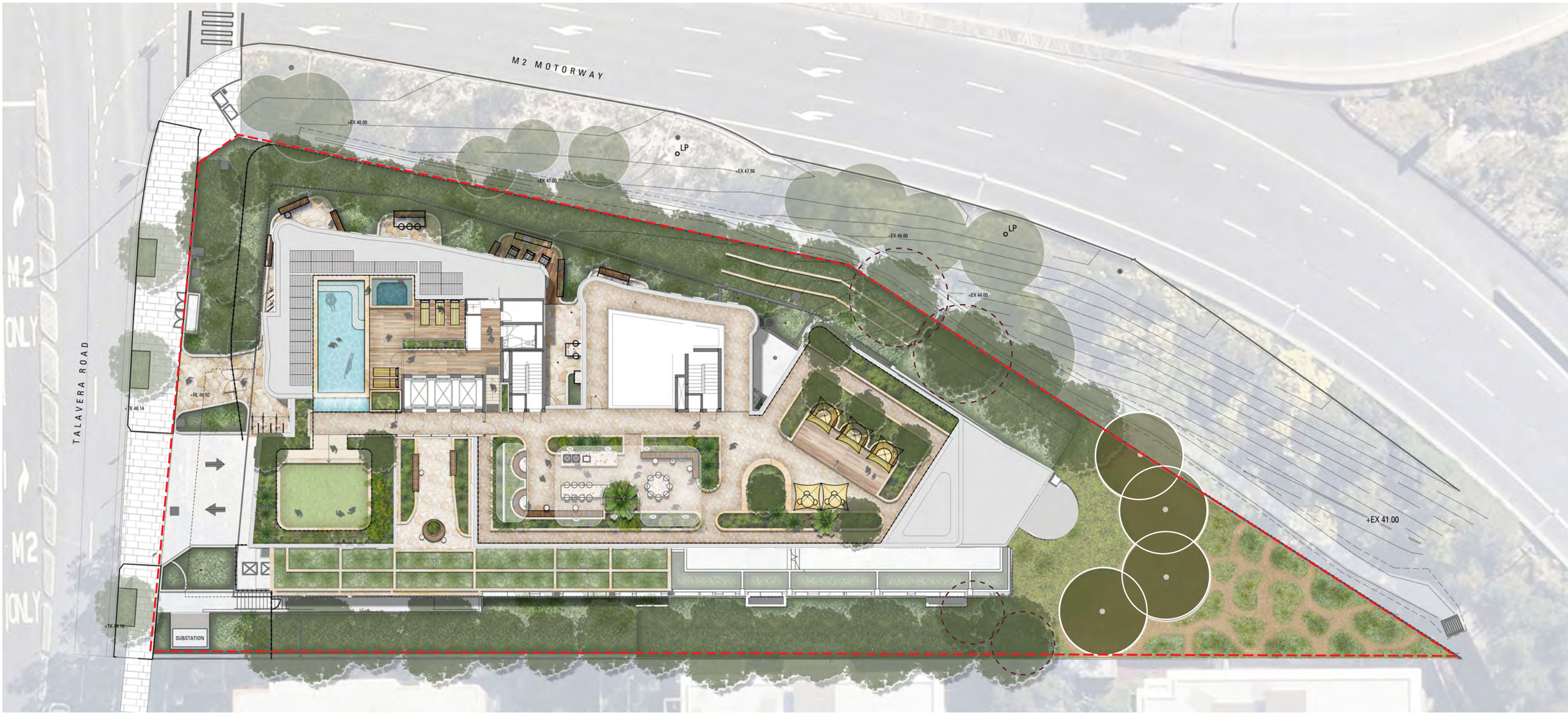
The landscape design will work with built form to direct views to the beautiful Lane Cove National Park. The rooftop terrace will capitalise on expansive bushland views. Diverse planting forms will frame and shape views for an ever-changing view frame.

GEOLOGICAL AND INDIGENOUS INFLUENCES

Celebrate the local geological and Indigenous influences through the ground plane (paving selection) and planting choices. Strengthen a sense of place through these layers.

3.0
LANDSCAPE MASTERPLAN

Landscape Masterplan



KEY

EXISTING TREES TO BE RETAINED

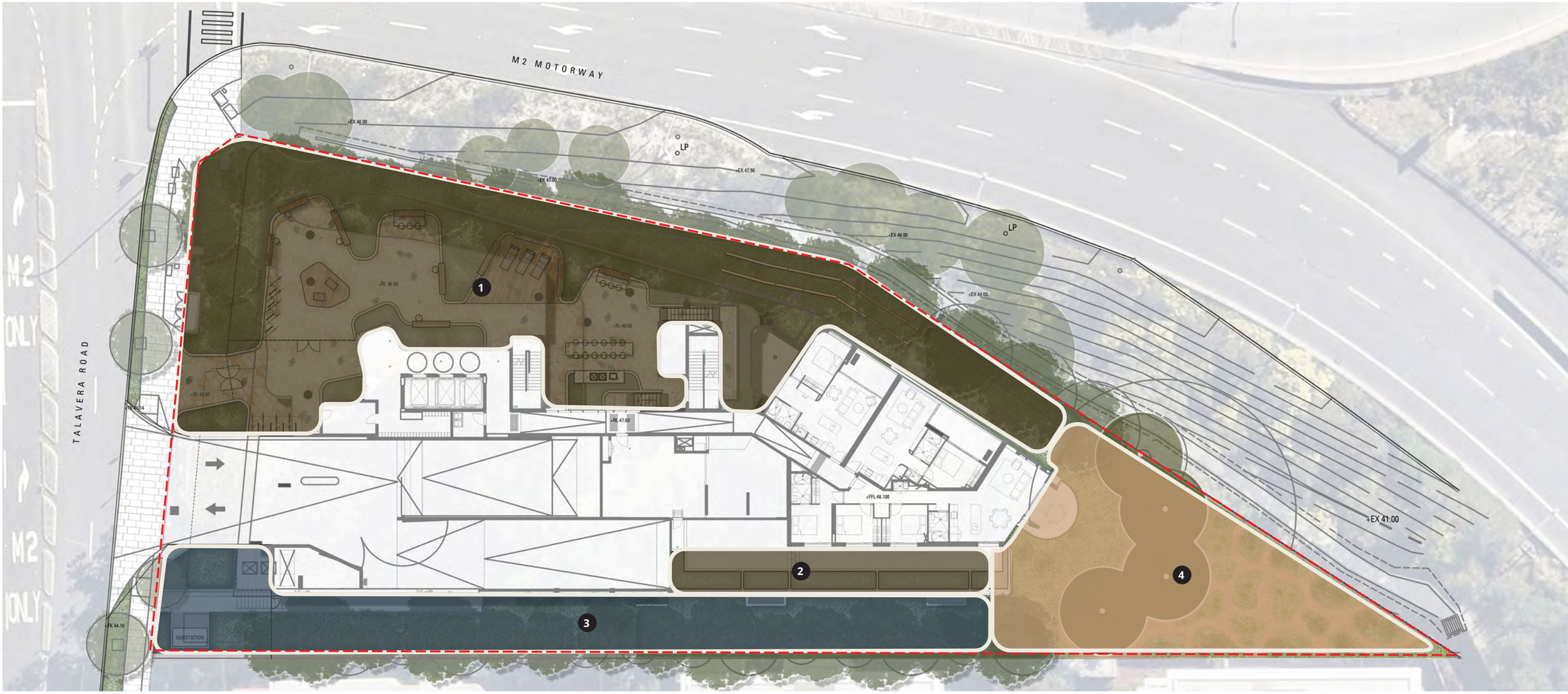
TREES TO BE REMOVED UNDER ORIGINAL DA CONSENT

1:200 @ A3 0 1 2 4 6 8m

ARCADIA

Masterplan Analysis

Ground Level Landscape Typologies



KEY

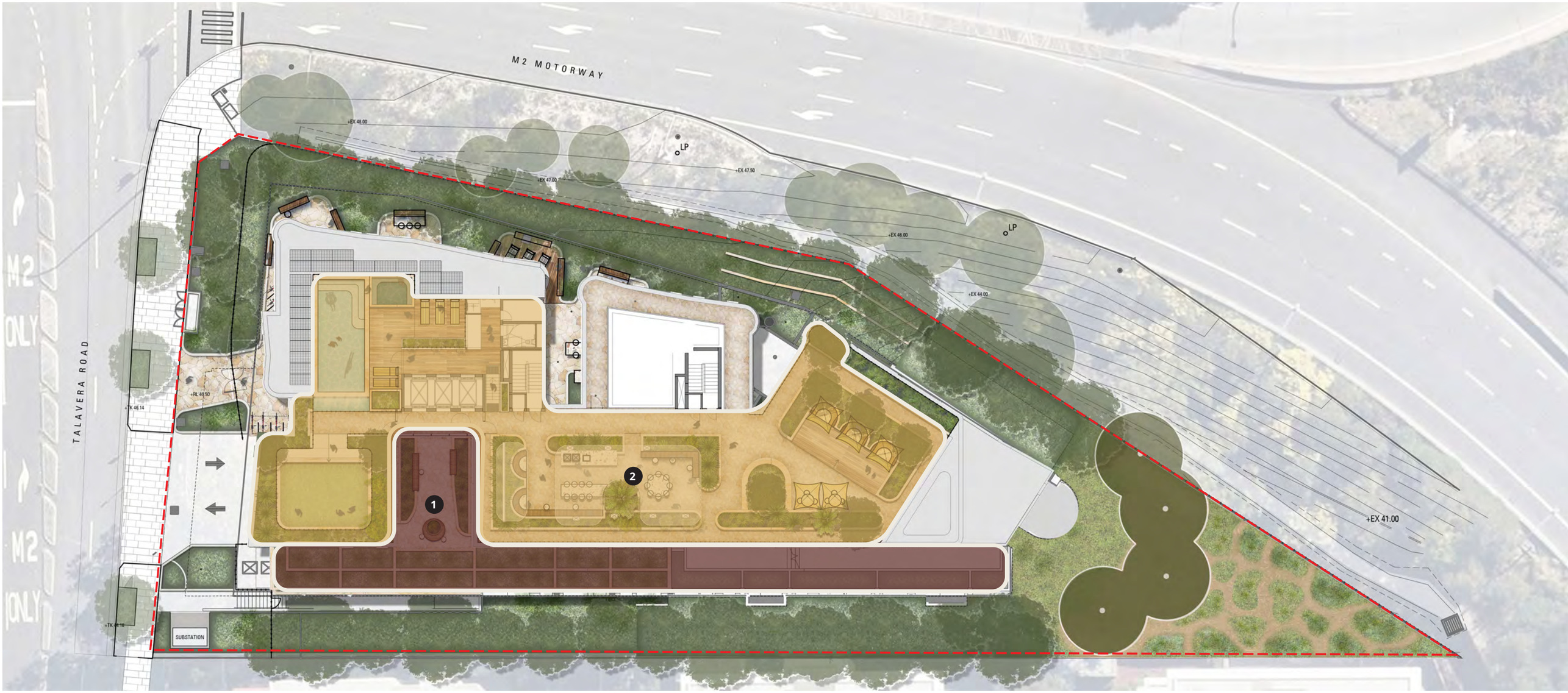
1. **UPPER GROUND COMMUNAL LANDSCAPE**
2. **UPPER GROUND SOUTHERN PLANTER**
3. **SOUTHERN PERIPHERY PLANTING**
4. **APZ LANDSCAPE**

1:300 @ A3 0 1.5 3 6 9 12m

ARCADIA

Masterplan Analysis

Podium Landscape Typologies



KEY

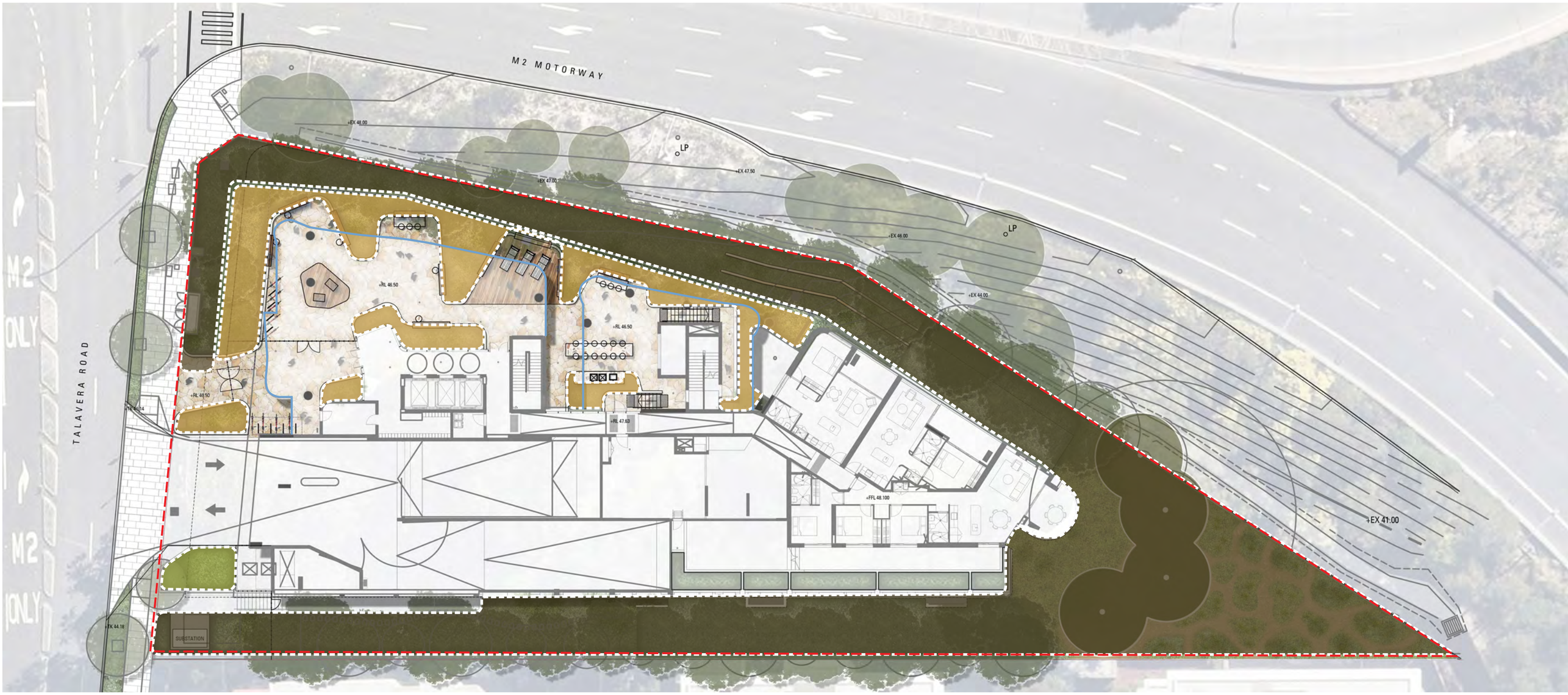
1. **LEVEL 1 COURTYARD AND SOUTHERN PLANTER**
2. **LEVEL 16 COMMUNAL OPEN SPACE**

1:300 @ A3 0 1.5 3 6 9 12m

ARCADIA

Masterplan Analysis

Ground Level Soil Depth



KEY

- **DEEP SOIL (1110 SQM)**
- **1000MM SOIL DEPTH (13 SQM ON SLAB)**
- **600MM SOIL DEPTH (155 SQM ON SLAB)**

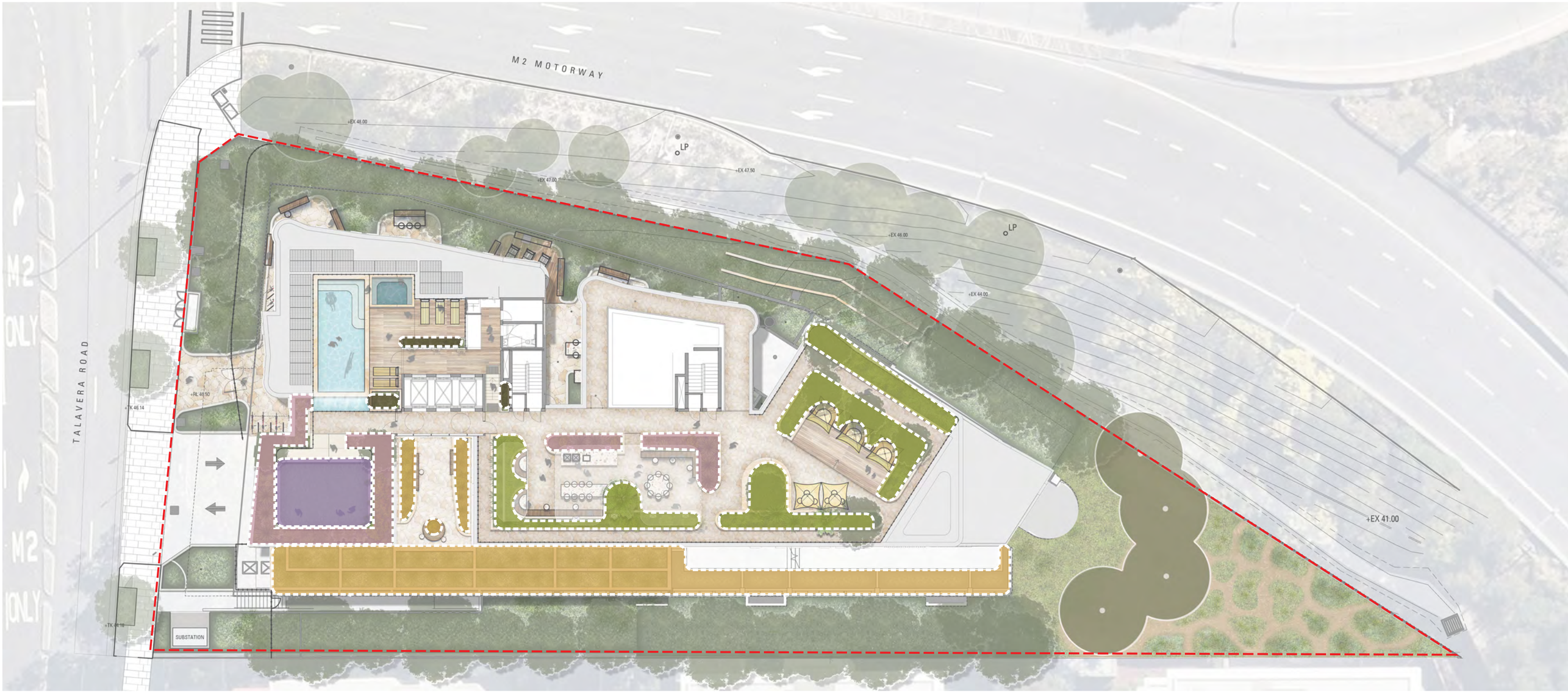
GF TOTAL PLANTING AREA = 1,278 SQM

1:300 @ A3

0 1.5 3 6 9 12m

Masterplan Analysis

Podium Soil Depth



KEY

- **1000MM SOIL DEPTH (90 SQM)**
- **600MM SOIL DEPTH (180 SQM)**
- **500MM SOIL DEPTH (65 SQM)**
- **300MM SOIL DEPTH (45 SQM)**

L1 TOTAL PLANTING AREA = 180 SQM

L16 TOTAL PLANTING AREA = 200 SQM

1:300 @ A3

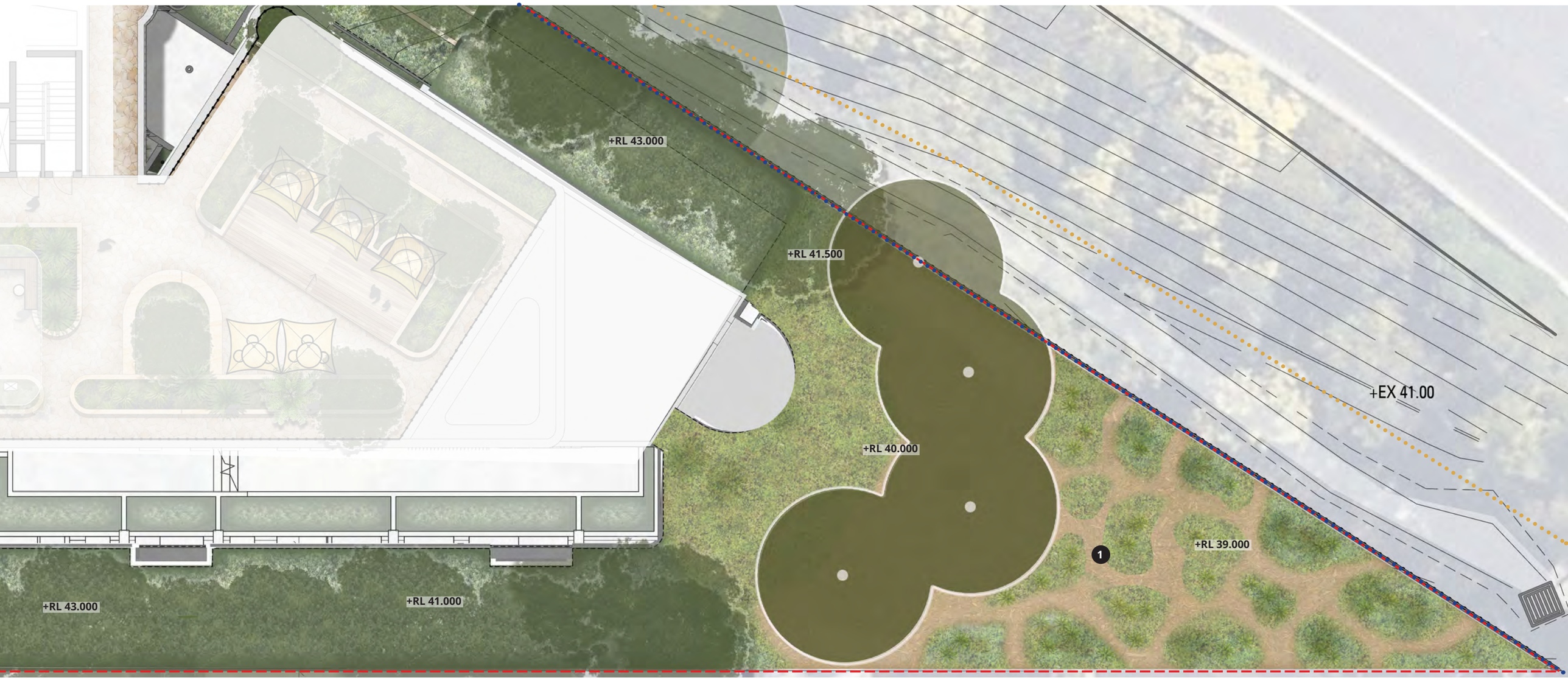
0 1.5 3 6 9 12m

ARCADIA

4.0

IN THE DETAIL

APZ Zone



Legend

1 APZ planting zone - Retain existing trees. Native, shady understory planting.

Proposed Fence

Existing Fence

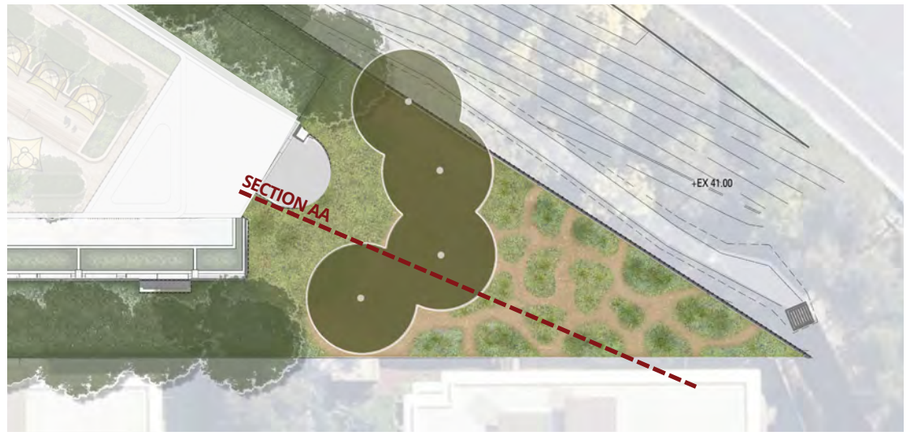
Site Boundary

1:150 @ A3 0 0.5 1 2 4 6m

ARCADIA

APZ Zone

Landscape Section



KEY

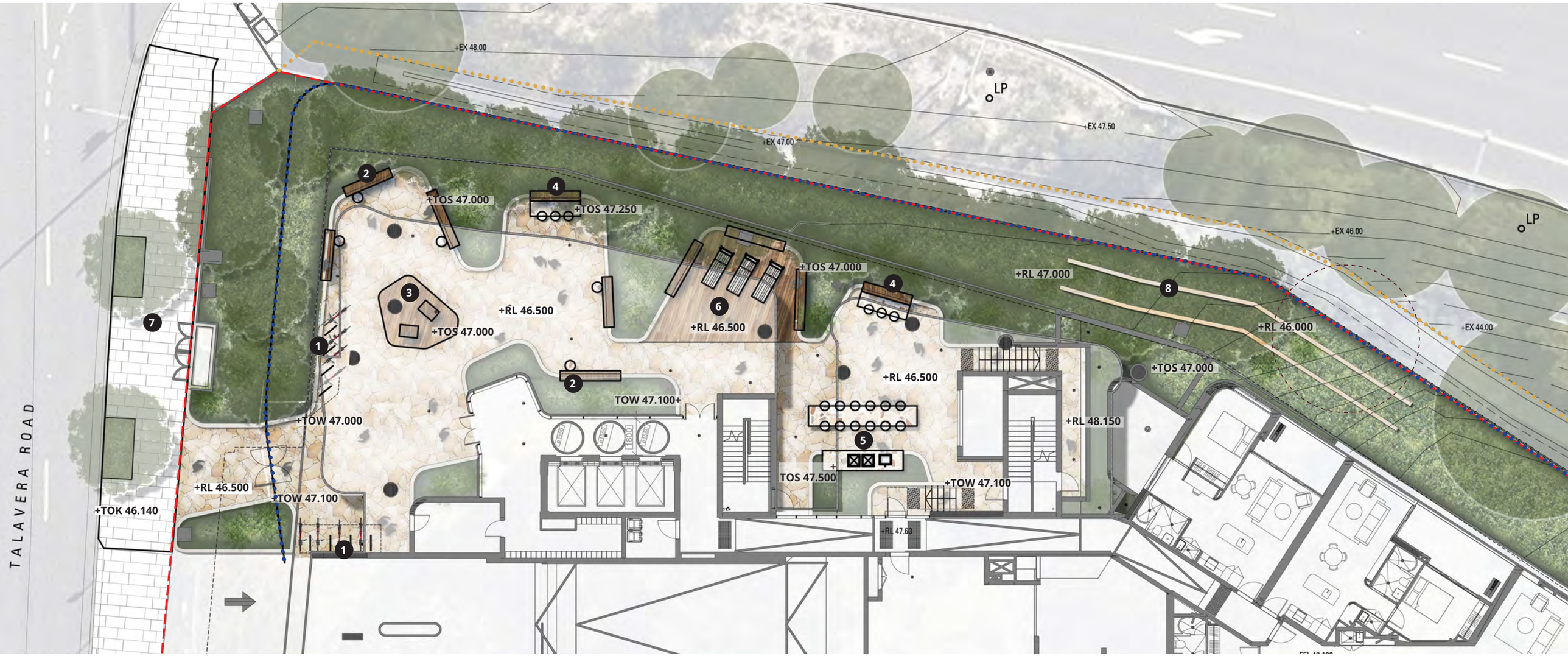
1. EXISTING TREES TO BE RETAINED
2. PROPOSED FENCE
3. NATIVE SHADY UNDERSTOREY PLANTING

SITE BOUNDARY

1:75 @ A3 0 0.75 1.5 2.25 3m

ARCADIA

Upper Ground Communal Open Space



KEY

1. BIKE PARKING STATION
2. BESPOKE SEATING WITH ATTACHED COFFEE TABLE
3. FLEX RAISED TIMBER SEATING
4. OUTDOOR DINING
5. BBQ AND ENTERTAINMENT
6. FLEX DECK SPACE
7. NEW PUBLIC DOMAIN PAVING
8. SANDSTONE RETAINING WALL

Extent of proposed fence

Extent of existing fence

Site Boundary

1:200 @ A3

0 1 2 4 6 8m

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Upper Ground Communal Open Space

Landscape Program

KEY

Arrival
Meeting, Cycle Storage, Seating, Planting

Winter Garden
Flexible play elements, Gathering/ Exercise

BBQ/Kitchen Area
BBQ, outdoor bar, dining nooks & garden beds

Gathering
Zone for communal gatherings and informal events

Rest Points
Seating and outdoor workstations, communal gathering space

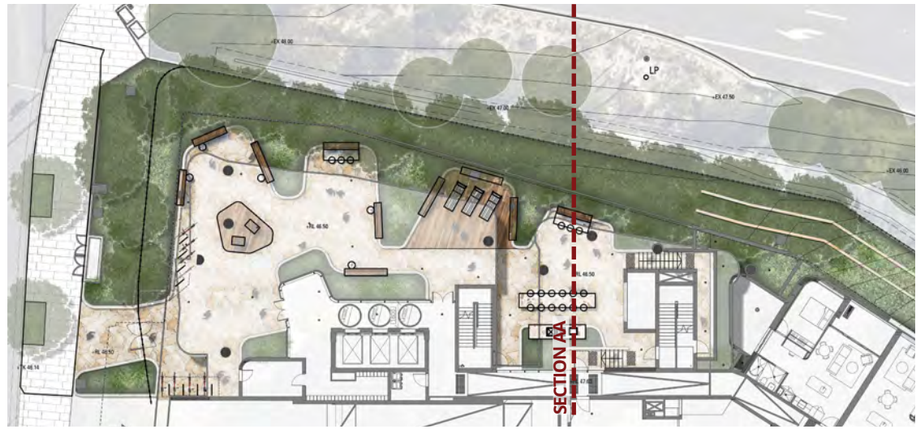
1:200 @ A3

0 1 2 4 6 8m

ARCADIA

Upper Ground Communal Open Space

Landscape Section



KEY

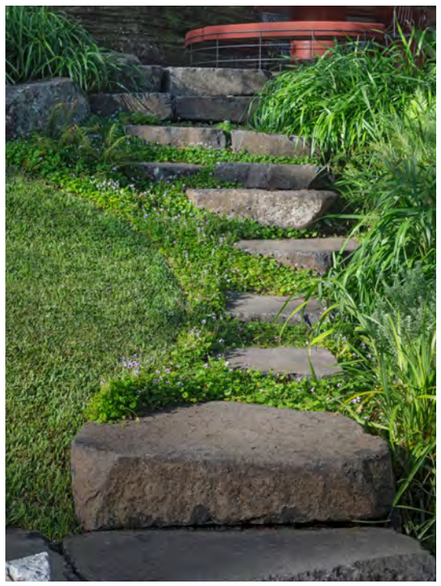
1. EXISTING LANDSCAPE
2. BBQ / OUTDOOR DINING FACILITIES
3. INTEGRATED SEATING AND DINING

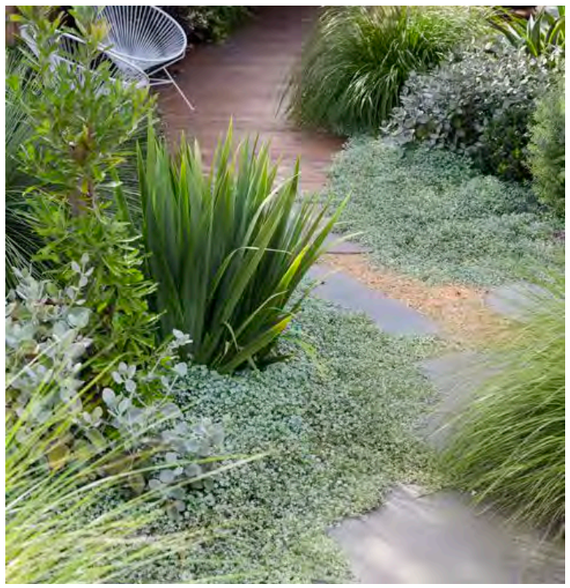
1:75 @ A3 0 0.75 1.5 2.25 3m

ARCADIA

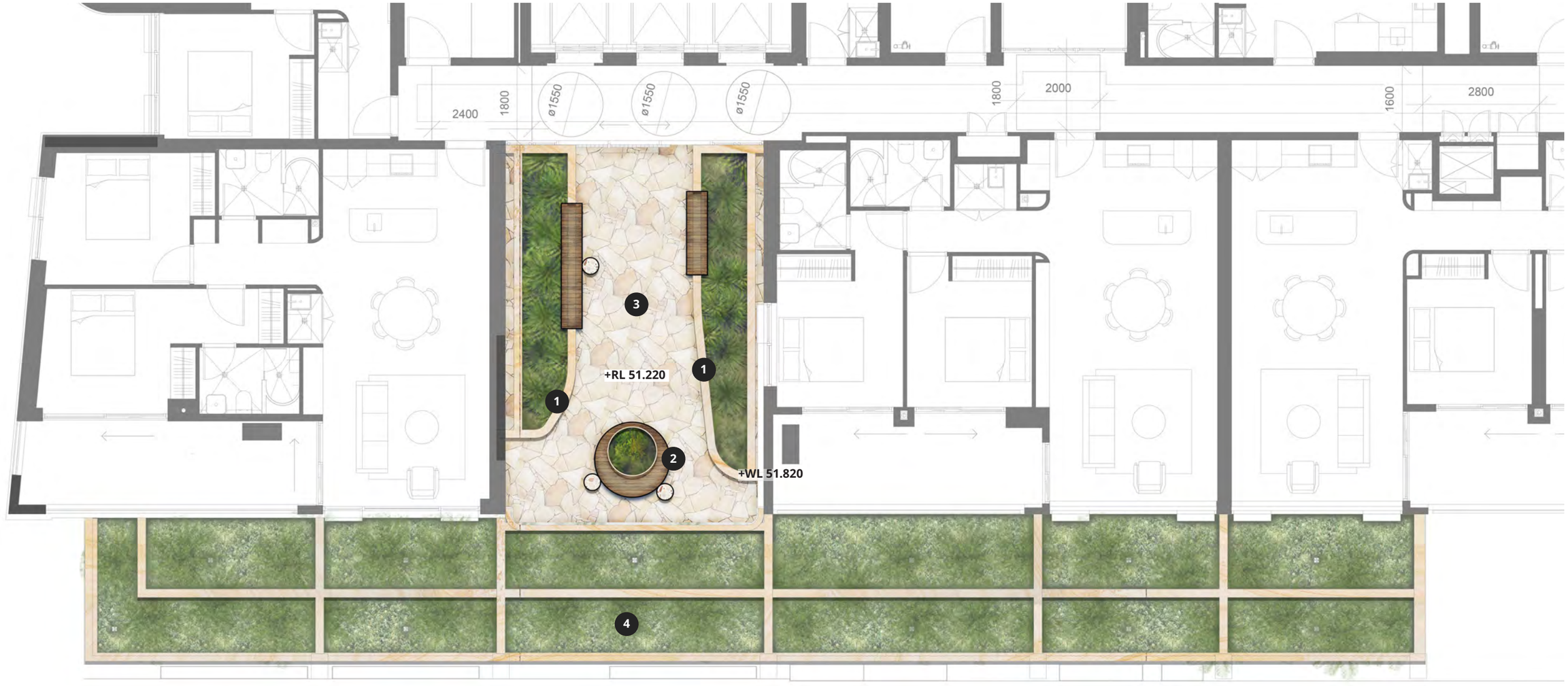
Upper Ground Communal Open Space

Look and Feel





Level 1 Courtyard and Southern Planters



Legend

1. Planter bed with integrated seating
2. Central raised planter with timber seating and attached coffee table
3. Flexible area for movable furniture / work from home space
4. Southern facade terraced planters

THE TURPENTINE ROOM

The Turpentine room is named after the local Macquarie Park ecology of the Turpentine-Ironbark Forest. This outdoor communal room is intended to cater for exercise, quiet contemplation and flexible working within a lush backdrop that celebrates local ecologies.

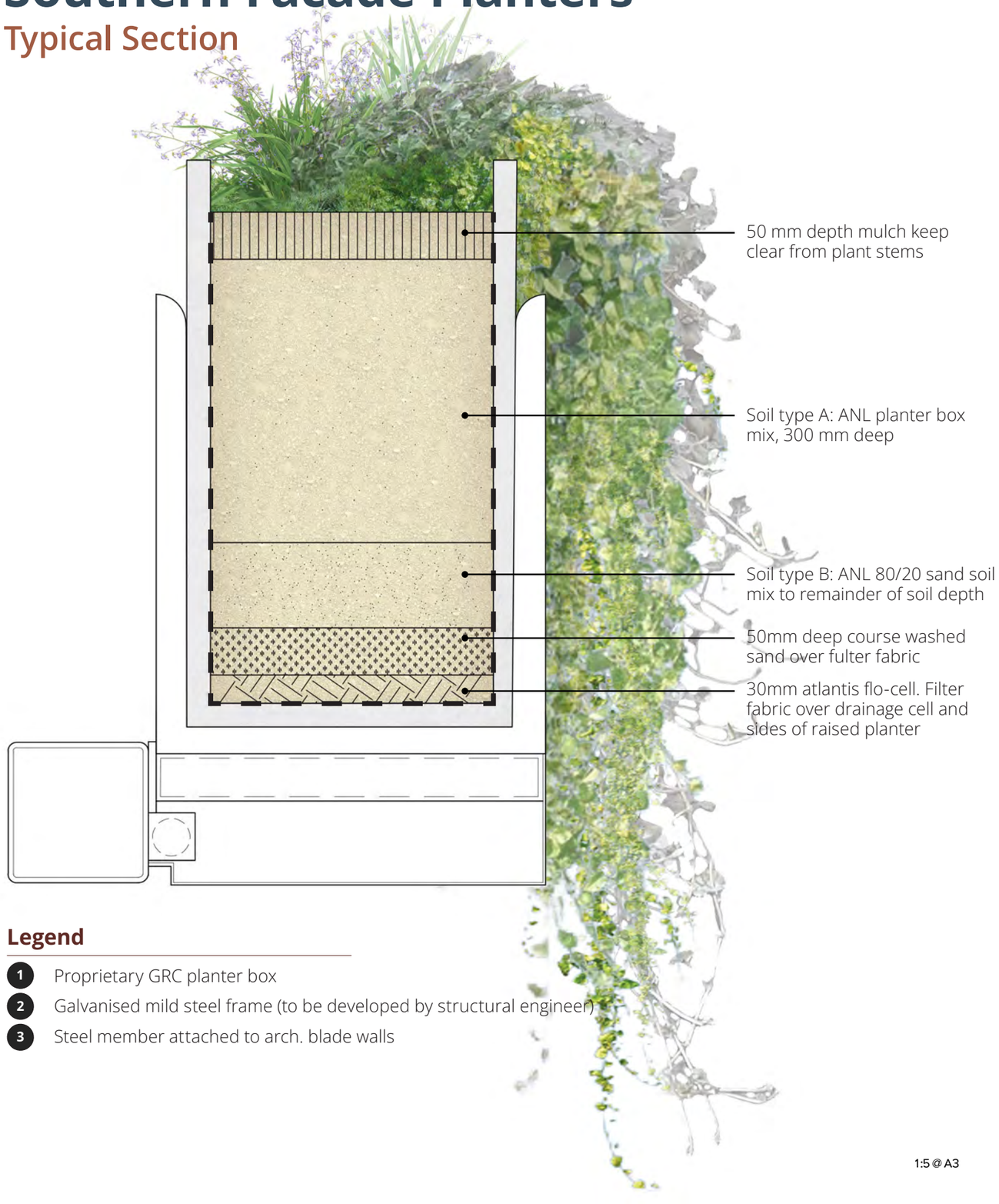
1:50 @ A3

0 0.5 1.0 2 4 6m

ARCADIA

Southern Facade Planters

Typical Section



Legend

1. Proprietary GRC planter box
2. Galvanised mild steel frame (to be developed by structural engineer)
3. Steel member attached to arch. blade walls

Southern Façade Planters – Softening the Façade

Two types of planter boxes will be arranged in a staggered formation across

Level 1 and down to Ground Level along the southern façade of the development.

Sunlight hours is limited along this façade, so plant species that thrive in lower level lighting conditions have been chosen for these planters.

Planter Box Maintenance

The maintenance team will need to consist of a mix of horticulturalists that are trained in working at heights and also horticulturalists that are qualified ropes technicians.

The success of any green facade comes down to the skills of the maintenance team and an understanding of how façades need to be maintained. Key considerations will include maintenance visits approximately 4 times per year, and access to

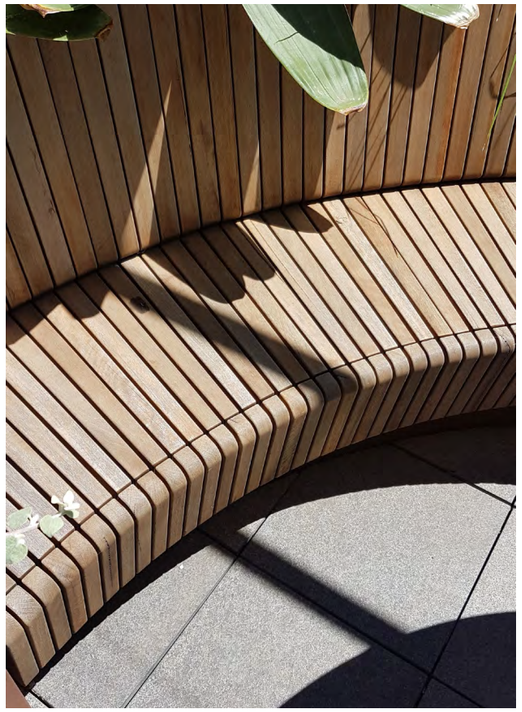
1:5 @ A3

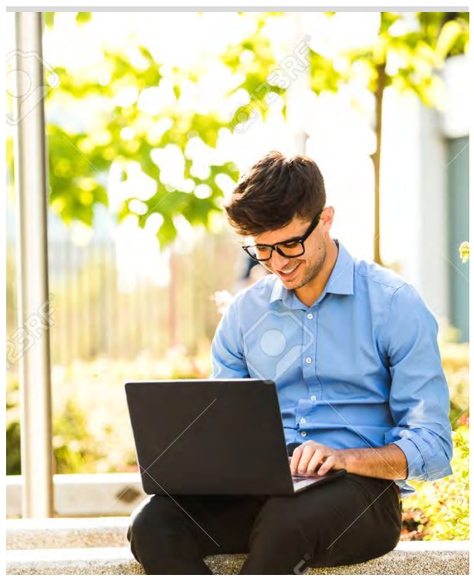
0 0.02 0.05 0.1 0.2m

ARCADIA

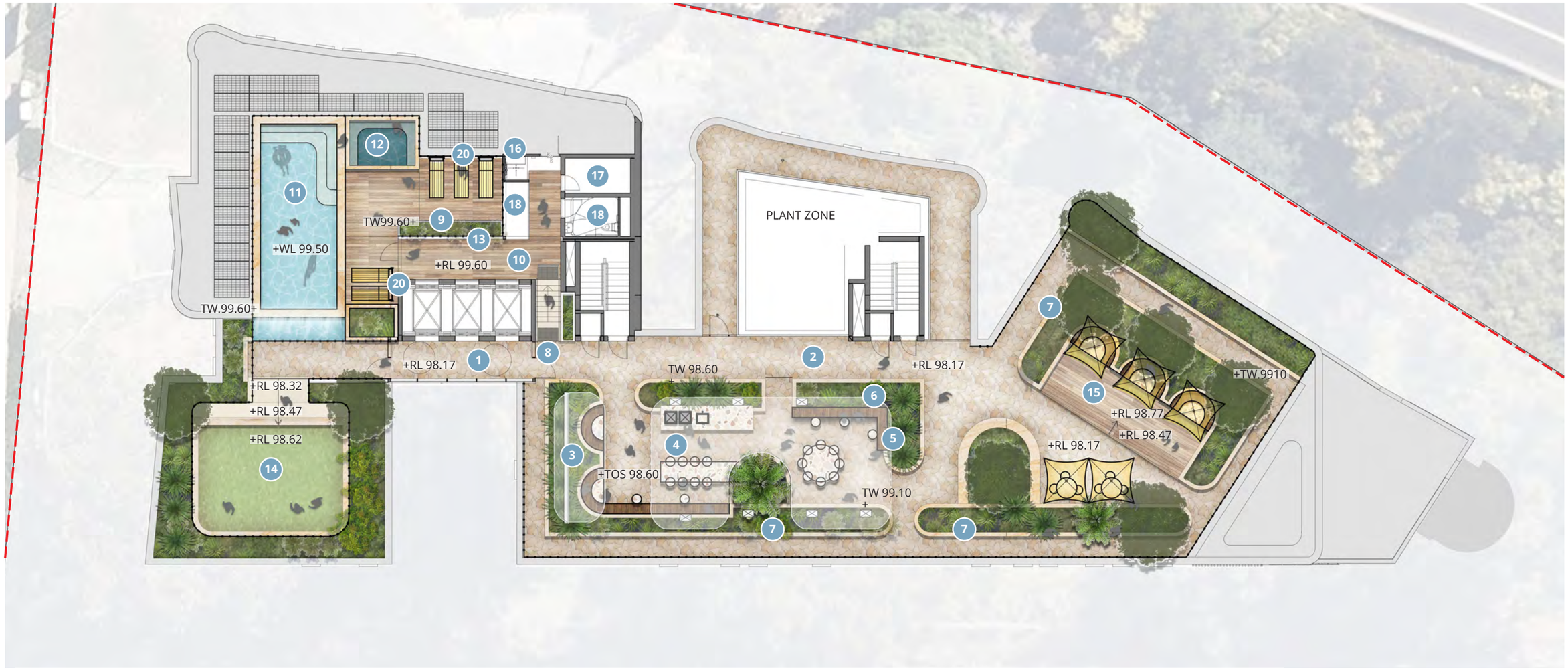
Level 1 Courtyard and Southern Planters

Look and Feel





Level 16 Rooftop



Legend

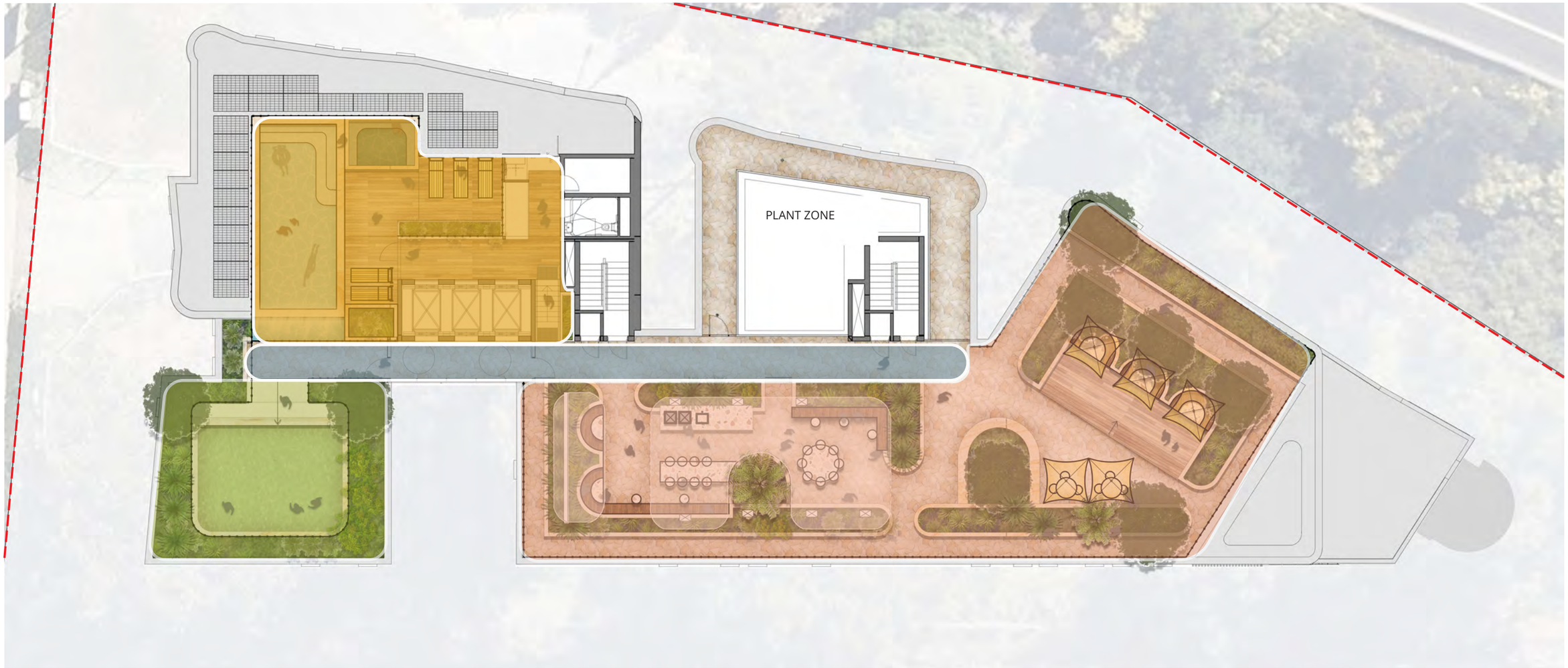
1. Lobby entry
2. Unit pavers on pedestal
3. Banquette seating and pergola over (2.4m H)
4. BBQ, wash basin and bar under pergola
5. Built-in seating and cocktail tables
6. Garbage exhaust built into pergola frame
7. 1m H planter
8. Stairs lead to pool level
9. Planter flush to surface
10. Timber deck flush to pool edge
11. Pool (4550 x 99905mm, 1.2m depth) with infinity pool edge
12. Spa (3630 x 2620mm, 1.2m depth)
13. Fence
14. Flex green space
15. Bleacher steps for informal seating and moveable umbrella
16. Shower
17. Sauna
18. Amenities
19. Pool hoist
20. Moveable sunlounges

1:200 @ A3 0 1 2 4 6 8m

ARCADIA

Level 16 Rooftop

Landscape Program



KEY

Lobby
Arrival, access & movements

Fitness Green
Flex green space

The Social Terrace
BBQ, outdoor bar, dining nooks & garden beds

Pool and Deck
Pool, spa, amenities & timber decking

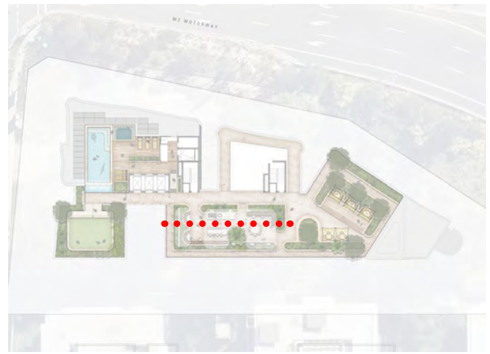
1:200 @ A3

0 1 2 4 6 8m

ARCADIA

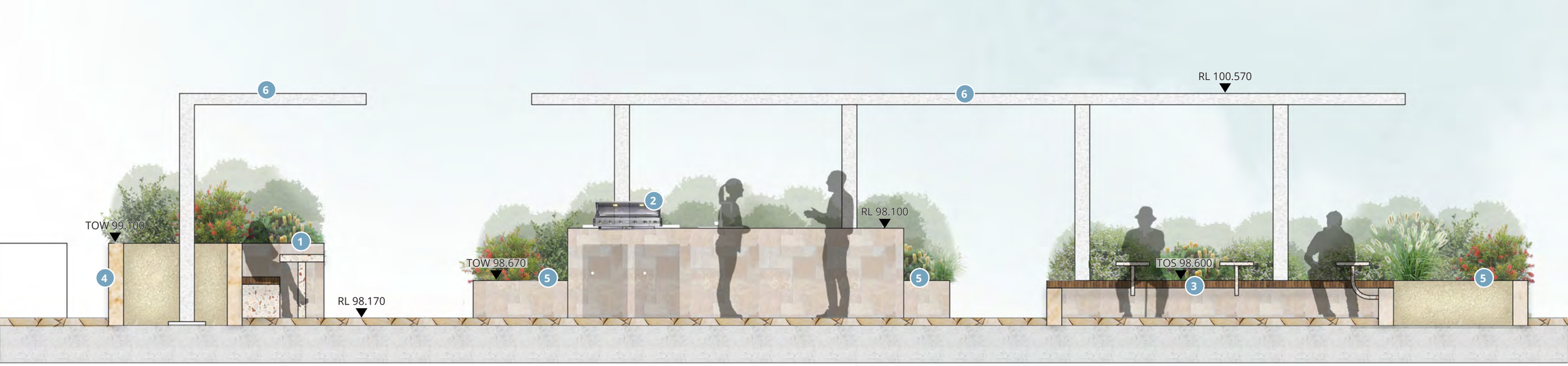
Level 16 Rooftop

Landscape Section



KEY

1. BANQUETTE SEATING AND TABLE
2. BESPOKE BBQ AND TABLE
3. INTEGRATED SEATING AND ATTACHED COFFEE TABLE
4. 1M HIGH PLANTER
5. 0.5M HIGH PLANTER
6. PERGOLA STRUCTURE (2.4M H)



1:50 @ A3 0 0.5 1 2m

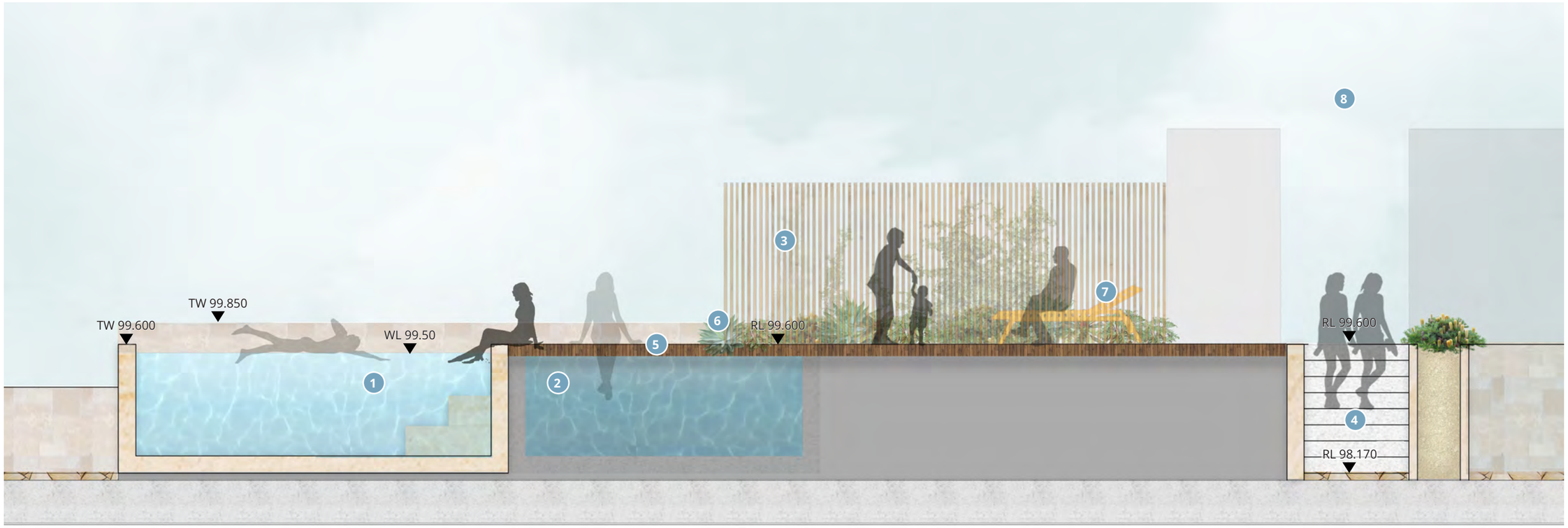
ARCADIA

Level 16 Rooftop

Landscape Section

KEY

1. POOL ((4550 X 99905MM, 1.2M DEEP)
2. SPA (3630 X 2620MM 1.2M DEEP) ADJACENT TO POOL
3. FENCE
4. STAIRS LEADING TO POOL LEVEL
5. TIMBER DECK FLUSH TO POOL EDGE
6. PLANTING FLUSH TO TIMBER DECK
7. MOVEABLE SUNLOUNGES
8. AMENITIES AREA



1:50 @ A3

0 0.5 1 2m

ARCADIA

Level 16 Rooftop

Look and Feel

ALFRESCO DINING NOOKS

BBQ & ENTERTAINMENT

POOLSIDE AMENITY

POOL

PLANTED PERGOLA
& LOUNGE SPACE

Level 16 Rooftop

Materiality

TIMBER

STONE

STONE STEPPERS

TILES

STONE UNIT PAVING

5.0

LANDSCAPE SYSTEMS

Planting Palette
Ground Level

Trees

Angophora floribunda

Corymbia maculata

Eucalyptus acmenoides

Eucalyptus pilularis

Eucalyptus saligna

Shrubs & Accents

Banksia spinulosa

Correa alba

Callistemon citrinus ‘Little John’

Westringia fruticosa

Grevillea ‘Fireworks’

Xanthorrhoea resinosa

Groundcovers & Grasses

*Anigozanthos ssp. **

Lomandra longifolia

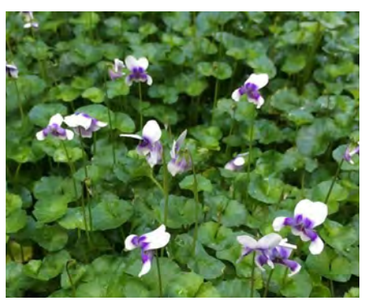
Poa labillardieri

Pennisetum aloepecurioides

Lomandra ‘Tanika’

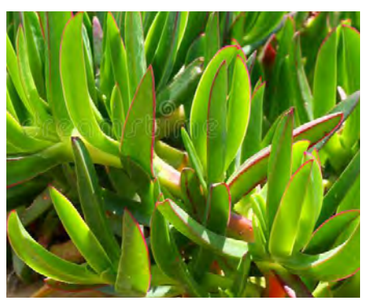
Dianella caerulea

Casuarina glauca

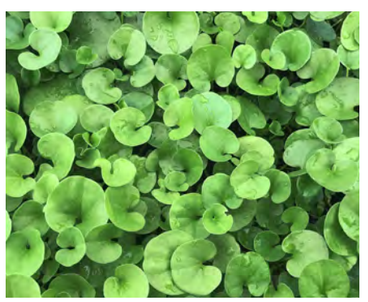


Viola hederacea

Myoporum parviflorium



Carpobrotus glaucescens



Dichondra repens

Hardenbergia violacea

Planting Palette
Asset Protection Zone

Ferns & Accents

Asplenium nidus

Belchnum gibbum

Cyathea cooperi

Dicksonia antarctica

Doodia aspera

Doryanthes excelsa

Groundcovers

Viola hederacea

Myoporum parviflorium

Hardenbergia violacea

Bush Tucker Zone

Mentha australis

Adiantum aethiopicum

Rhagodia spinescens

Enchylaena tomentosa

Planting Palette
Levels 1 and 16

Trees

Tristaniosis laurina

Cupaniopsis anarcardiodes

Howea forsteriana

Shrubs & Accents

Banksia spinulosa

Correa alba

Callistemon citrinus 'Little John'

Westringia fruticosa

Enchylaena tomentosa

Groundcovers & Grasses

*Anigozanthos ssp. **

Dianella caerulea

Pennisetum aloepecurioides

Lomandra 'Tanika'

Viola hederacea

Myoporum parviflorium

Carpobrotus glaucescens

ARCADIA

Clause 4.6 Variation Request

94 Talavera Road, Macquarie Park

Submitted to City of Ryde
on behalf of UPG Talavera 10 Pty Ltd

Ethos Urban

Prepared by Ethos Urban

20 December 2024 | 221074

'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.

'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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This document has been prepared by:		**This document has been reviewed by:**	
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1.0 Introduction

1.1 Overview

This clause 4.6 variation request has been prepared by Ethos Urban on behalf of UPG Talavera 10 Pty Ltd. It is submitted to City of Ryde (the Council) in support of an Amending Development Application (DA) for a residential flat building (RFB) approved under LDA2022/0020 at 94 Talavera Road, Macquarie Park. The Amending Development Application is lodged with reference to Section 4.17 of the Environmental Planning and Assessment Act, 1979 and Section 16 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

Clause 4.6 of the Ryde Local Environmental Plan 2014 (RLEP 2014) enables the consent authority to grant consent for development even though the development contravenes the development standard. The clause aims to provide an appropriate degree of flexibility in applying certain development standards to achieve better outcomes for and from development.

This clause 4.6 variation has been prepared to address the exceedance of the development standard for floor space ratio under clause 4.4 of the RLEP 2014 and section 16(1) of the Housing SEPP.

This clause 4.6 variation request demonstrates that compliance with the floor space ratio (FSR) development standard is unreasonable and unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravention of the standard.

Notwithstanding the variation to the floor space ratio development standard, the proposed development:

- Achieves the objectives of Clause 4.4 of the RLEP 2014 by:
  - Maintaining control of the bulk of the development;
  - Provide an appropriate level of development with consideration to the surrounding natural and built environment; and
  - Demonstrates a consolidated and sustainable development pattern around key public transport infrastructure.
- Achieves the objectives of Section 15A of the Housing SEPP by:
  - Meeting the needs of very low, low and moderate income households through the provision of 24 affordable housing units.
- Is in the public interest because it is consistent with the objectives of the development standard.

The objectives of clause 4.6 are to provide an appropriate degree of flexibility in applying certain development standards, and to achieve better outcomes for and from development by allowing flexibility in particular circumstances. Clauses 4.6(3) requires that development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances (clause 4.6(3)(a)), and
- There are sufficient environmental planning grounds to justify the contravention of the development standard (clause 4.6(3)(b)).

Therefore, the DA may be approved with the variation as proposed in accordance with the flexibility allowed under clause 4.6 of the Ryde Local Environmental Plan 2014.

2.0 Development Standard to be Varied

2.1 Is the Planning Control in Question a Development Standard?

The floor space ratio control in Clause 4.4 of the RLEP 2014 and Section 16 of the Housing SEPP is a development standard in accordance with the definition of that term in section 1.4(d) of the Environmental Planning and Assessment Act 1979.

2.2 Relevant Development Standard

This clause 4.6 variation request seeks to justify contravention of the development standard set out in the RLEP 2014 and Housing SEPP. Under clause 4.4 of the RLEP 2014, the site is afforded a maximum FSR of 3:5:1 as shown on the Floor Space Ratio Map (Sheet 04) as per the **Figure 1**. Under the Housing SEPP, the proposal is subject to a maximum FSR of 4.55:1.

As requested by Counicl and for a precautionary approach, this clause 4.6 variation considers the nature and extent of the variation against both the RLEP 2014 FSR Standard and Section 16 of the Housing SEPP.

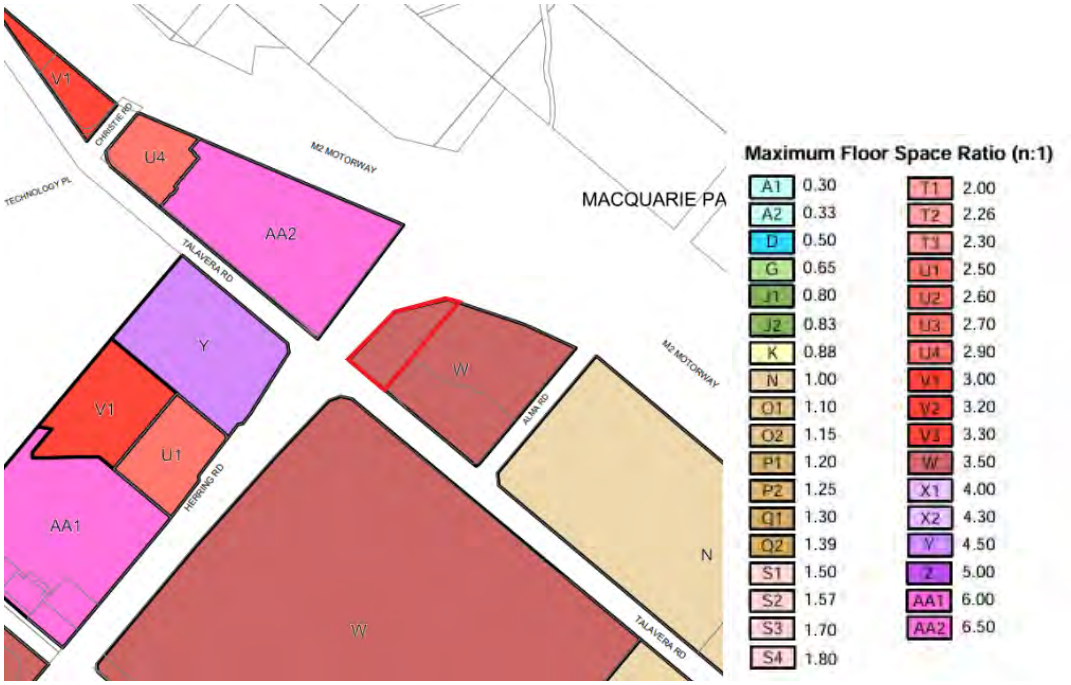

Figure 1 Floor Space Ratio Map

Source: City of Ryde

2.3 Variation Sought

The maximum FSR for the site is 3.5:1. Further, the proposed development is subject to a 30% FSR bonus under Section 16 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) as the development provides at least 15% of the FSR towards the affordable housing component of the development. As such, the maximum FSR, including the additional FSR bonus provided under the Housing SEPP is 4.55:1.

LDA2022/0020, as lodged with Council, initially complied with the relevant floor space ratio (FSR) development control of 3.5:1. During the Section 34 Conciliation Conference, at the requests of Council, the development application was revised to include enclosed balconies (wintergardens) and enclosed lift lobbies to provide extra amenity to occupants.

Once modified throughout the Section 34 Conciliation Conference to include these elements which contribute towards additional gross floor area (GFA), the development was approved with an exceedance of the 3.5:1 FSR standard by an additional 526.4m^2 (an additional 0.19:1 or 5.43%).

The amended proposal retains the elements that contribute towards FSR (wintergardens and enclosed lift lobbies) and remains to exceed the relevant FSR control.

The proposed development has an FSR of 4.71:1, which exceeds the Housing SEPP FSR standard of 4.55:1 by 0.16:1 or 445.3m^2 (3.52%) which is noticeable less than the 0.19:1 (or 5.43%) variation approved in LDA2022/0020.

Should the variation be considered against the maximum permissible FSR development control under the RLEP 2014 of 3.5:1, the proposed development varies the development standard by 1.21:1 or 9,730m^2 (34.57%).

For information purposes only, **Table 1** demonstrates that with the exclusion of wintergardens and enclosed lift lobbies, the development as approved and this proposed Amending DA remains entirely compliant with the relevant development standard.

Table 1 Summary of GFA Overview

	Approved Development (LDA2022/0020)	Amending Development Application
Site Area	2,780m^2	2,780m^2
Maximum FSR and GFA Control	3.5:1 or 9,730m^2	4.55:1 or 12,649m^2
Total GFA	10,256.4m^2	13,094.3m^2
Internal Area GFA (excluding wintergardens and lift lobbies)	9,744.4 m^2	12,427.6m^2
Wintergardens and Enclosed Lift Lobbies GFA	512m^2	666.7m^2
Internal Area GFA Compliant with Maximum Permitted GFA?	**Yes**	**Yes**

3.0 Justification for Contravention of the Development Standard

Clause 4.6(3) of the RLEP 2014 provides that:

4.6 Exceptions to development standards

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that:

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

Assistance on the approach to justifying a contravention to a development standard is also to be taken from the applicable decisions of the NSW Land and Environment Court in:

1. *Wehbe v Pittwater Council* [2007] NSW LEC 827 (*Wehbe*);
2. *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009 (*Four2Five*);
3. *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 (*Initial Action*)

The relevant matters contained in clause 4.6 of the RLEP 2014, with respect to the FSR development standard, are each addressed below, including with regard to these decisions.

3.1 Role of the Consent Authority

The role of the consent authority in considering this request for a clause 4.6 variation has been recently explained by the Land and Environment Court and the NSW Court of Appeal in *Initial Action Pty Ltd v Woollahra Municipal Council [2018] NSWLEC 118 and in Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 245 respectively to require that the consent authority needs to be satisfied in relation to two matters:

- That the applicant's request has adequately addressed the matters in in clause 4.6(4)(a)(i); and
- That the proposed development will be in the public interest because of its consistency with the objectives of the development standard and the zone.

The consent authority is required to form these two opinions first before it considers the merits of the DA and it can only consider the merits of the DA if it forms the required satisfaction in relation to the matters. In particular, the consent authority needs to be satisfied that there are proper planning grounds to grant consent and that the contravention of the standard is justified. This report provides the basis for the consent authority to reach this level of satisfaction.

It is recognised that Clause 4.6(4)(a)(i) has since been repealed. The note under clause 4.6(3) references the EP&A Regulation which requires a development application for development that proposes to contravene a development standard to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in clause 4.6(3)(a) and (b).

3.2 4.6(3)(a): Compliance with the development standard is unreasonable or unnecessary in the circumstances

In *Wehbe*, Preston CJ of the Land and Environment Court provided relevant assistance by identifying five traditional ways in which a variation to a development standard had been shown as unreasonable or unnecessary. However, it was not suggested that the types of ways were a closed class.

While *Wehbe* related to objections made pursuant to *State Environmental Planning Policy No. 1 – Development Standards* (SEPP 1), the analysis can be of assistance to variations made under clause 4.6 where subclause 4.6(3)(a) uses similar language to clause 6 of SEPP 1 (see *Four2Five* at [61] and [62]).

As the language used in subclause 4.6(3)(a) of the RLEP 2014 is essentially the same as the language used in Clause 6 of SEPP 1, the principles contained in *Wehbe* are of assistance to this clause 4.6 variation request.

The five methods outlined in *Wehbe* include:

- The objectives of the standard are achieved notwithstanding non-compliance with the standard (**First Method**).
- The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary (**Second Method**).
- The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (**Third Method**).
- The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (**Fourth Method**).
- The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (**Fifth Method**).

This clause 4.6 variation request establishes that compliance with the development standard is unreasonable or unnecessary in the circumstances of the proposed development because the objectives of the standard are achieved and accordingly justifies the variation to the Floor Space Ratio development standard pursuant to the First Method and the Second Method.

3.2.1 The objectives of the standard are achieved notwithstanding non-compliance with the standard.

The following section identifies how the objectives of Clause 4.4(1) of the RLEP is achieved notwithstanding non-compliance with the standard Whilst there are no standards within Section 16 of the Housing SEPP, the objectives of Section 15A are addressed below.

Ryde Local Environmental Plan 2014

The objectives of the development standard contained in clause 4.4 of the RLEP 2014 are:

- *provide effective control over the bulk of future development,*
- *to allow appropriate levels of development for specific areas*
- *in relation to land identified as a Centre on the* Centres Map*—to consolidate development and encourage sustainable development patterns around key public transport infrastructure.*

Objective 4.4(1)(a): Provide effective control over the bulk of future development.

The proposed development has a bulk and scale that is anticipated by the planning controls that apply to the site. The envelope of the building sits within the height controls applicable to the site and has setbacks consistent with the surrounds. The site is also surrounded by sites with much higher development potential in terms of density and height including the concept approval sites for Macquarie Centre (double the height of the subject site) and the Meriton development to the north (greater than 4 times the height). Within this context, the bulk of the development is clearly controlled.

Objective 4.4(1)(b): To allow appropriate levels of development for specific areas.

The site is located within Macquarie Park and adjoins Macquarie University, Macquarie Centre and several residential and commercial developments. The proposed development for a residential flat building is completely supported based on the surrounding urban built form even with the minor exceedance in FSR that result from the continuation of wintergardens and enclosed lift lobbies.

Objective 4.4(1)(C): In relation to land identified as a Centre on the Centres Map—to consolidate development and encourage sustainable development patterns around key public transport infrastructure.

The site is located within the Macquarie Park Corridor on the Centres Map.

The site is almost an 'island' as it does not have direct engagement with the surrounding uses with the exception to the adjacent residential uses and serviced apartments to the south. Given the use of the proposed development and the adjoining sites, and with consideration to the site constraints such as the small lot size of the site and its orientation, the development provides appropriate setback to the south as established in

LDA2022/0020 which balances the needs for consolidation and development patterns with the need to preserve residential amenity such as solar access, privacy and overlooking.

Additionally, the site and southern adjoining development share the same height control of 45m. The proposed development provides a compliant height scheme at the street frontage which will be visible to the public domain. Therefore, this gives the impression that the proposed development and adjoining site adheres to the same height control, with the only change being the natural ground variation and accordingly, both developments will demonstrate a consistent pattern and achieve the objective of this control.

State Environmental Planning Policy (Housing) 2021

The objective of the in-fill affordable housing provisions within the Housing SEPP is noted and addressed below:

- *The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.*

Objective: The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.

The amended development will facilitate the delivery of 24 affordable housing units which will be managed by a registered community housing provider for a period of 15 years commencing from the day of the relevant occupational certificate being issued. As such, the needs of very low, low and moderate income households will be met through the 24 new units and the proposal will satisfy the objectives in Section 15A of the Housing SEPP.

3.2.2 The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary.

As outlined above, the approved development exceeded the relevant FSR standard by 0.19:1 or 526.4m^2. This is as a result of the inclusion of additional facilities which contribute towards FSR were to be included in the development such as wintergardens and enclosed lift lobbies requested by the City of Ryde during the Section 34 Conciliation Conference.

The proposed Amending Development Application retains the established principle of keeping these items (wintergardens and enclosed lift lobbies) without sacrificing the FSR bonus granted under the Housing SEPP to cater for these approved elements. If done, the reduction in FSR towards the affordable housing component would be inconsistent with the objectives of the In-fill provisions in the Housing SEPP (Section 15A) which seeks to promote the delivery of new in-fill affordable housing.

The purpose of the FSR standard is considered not relevant as this application seeks to 'carry over' additional facilities which contribute towards FSR as requested by Council during the Section 34 Conciliation Conference. As such, compliance with this control is not considered relevant and therefore compliance is deemed unnecessary and would go against the principles established in LDA2022/0020 and the objectives of the In-fill provisions in the Housing SEPP.

3.2.3 Conclusion on clause 4.6(3)(a)

The above sections have demonstrated that compliance with the floor space ratio development standard is unreasonable or unnecessary in the circumstances of the case. The objectives of the FSR development standard, set out in Clause 4.4 of the RLEP 2014 and Section 15A of the Housing SEPP have been achieved by the proposed development notwithstanding a minor exceedance resultant from the delivery of wintergardens and enclosed lift lobbies established in LDA2022/0020 and carried through in this application. Further, the above section demonstrates that the purpose of the standard is considered not relevant and for compliance to be unreasonable.

3.3 Clause 4.6(3)(b): Environmental planning grounds to justify contravening the development standard

Clause 4.6(3)(b) of the RLEP 2014 requires the contravention of the development standard to be justified by demonstrating that there are sufficient environmental planning grounds to justify the contravention. The focus is on the aspect of the development that contravenes the development standard, not the development as a whole.

Therefore, the environmental planning grounds advanced in the written request must justify the contravention of the development standard and not simply promote the benefits of carrying out the development as a whole (*Initial Action* at [24]).

In *Four2Five*, the Court found that the environmental planning grounds advanced by the applicant in a Clause 4.6 variation request must be particular to the circumstances of the proposed development on that site at [60].

There are sufficient environmental planning grounds to justify contravention of the FSR development standard in this specific instance, as described below.

- The following environmental features of the site lead to a development response that contributes to the creation of gross floor area:
  - The steep topography of the site
    - This results in the waste rooms constituting GFA despite being located below ground level (ie. in lower ground level).
  - The presence of the M2 and off-ramp
    - This creates an acoustic environment that promotes the use of wintergardens for balconies which would not constitute GFA if left open.
  - Southerly winds
    - This promotes the enclosure of the lift lobby on the southern façade which also would not constitute GFA if left open.
- The principles of providing wintergardens and enclosed lift lobbies were requested by Council during the Section 34 Conciliation Conference. These principles have been carried over to provide a continuous design and ensure Council would be satisfied of the level of amenity that future residents would receive.
- Whilst this additional floor area constitutes GFA, it neither contributes to the bulk of the building (since the waste rooms are below ground and the wintergardens and lift lobbies are encased in glazed elements) nor adds any density to the building.
- Importantly, if each of these areas of GFA were deleted, the FSR for the development would be lower than the FSR control – see the Development Calculations (GFA) Sheets 01-03 and **Table 1** which identify, in essence, that the development excluding the wintergardens and lift lobbies has an FSR of 4.55:1 in conformity with the control. Ignoring the waste room on lower ground would take the development below that number.
- Given that one of the primary purposes of the FSR standard is to effectively control bulk, the environmental issues identified above constitute environmental planning grounds to justify the breach of the standard.
- The development, as a whole, remains to delivery a suitable quantum of FSR, corresponding to an appropriate built form for the local context, being close to public transport, amenities and services.
- The development as a whole coincides with the NSW Government's implementation of in-fill affordable housing reforms which aim to encourage private developers to boost the delivery of affordable housing and aligns with the NSW Government's commitment to the National Housing Accord which seek to deliver approximately 377,000 new well-located dwellings by 30 June 2029.

3.3.1 Conclusion on clause 4.6(3)(b)

For the reasons mentioned above, there are sufficient environmental planning grounds to justify the contravention of the maximum FSR development standard, as it directly responds to the environmental characteristics of the site and promotes good design and amenity of the built environment (objective 1.3(b) and 1.3(g) of the Environmental Planning and Assessment Act 1979).

3.3.2 Consistency with the Objectives of the EP&A Act.

Table 2 Assessment of consistency of the proposed development with the Objects of the EP&A Act

Object	Comment
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	The proposed development provides additional housing, including 24 affordable units and cater towards the social and economic welfare of the community.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	The proposed development complies with the relevant BASIX provisions of the State Environmental Planning Policy (Sustainable Buildings) 2022.
(c) to promote the orderly and economic use and development of land	The development promotes the orderly and economic use of the land through providing a development for a permissible purpose and does not create unreasonable impact on surrounding land uses.
(d) to promote the delivery and maintenance of affordable housing	The proposed development accommodates 24 new affordable housing units and works contributes towards the stage government's commitment towards the Housing Accord.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	The proposed development will not impact flora and fauna beyond that considered as acceptable in LDA2022/0020.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)	This objective is not relevant to the proposal.
(g) to promote good design and amenity of the built environment	The proposed development significantly retains the approved design and is in keeping with the urban design principles established in LDA2022/0020.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	The proposed development, inclusive of the variation will remain to promote proper construction and maintenance methods.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	This objective is not relevant to the proposal.
(j) to provide increased opportunity for community participation in environmental planning and assessment	The proposed development will be publicly exhibited in accordance with local requirements.

4.0 Conclusion

The assessment above demonstrates that compliance with the FSR development standard contained in Clause 4.4 of the RLEP 2014 is unreasonable and unnecessary in the circumstances and that there are sufficient environmental planning grounds to justify the contravention. It is considered that the variation allows for the orderly and economic use of the land in an appropriate manner, whilst also allows for a better outcome in planning terms.

This clause 4.6 variation demonstrates that, notwithstanding the non-compliance with the FSR development standard, the proposed development:

- Achieves the objectives of Clause 4.4 of the RLEP 2014 by:
  - Maintaining control of the bulk of the development;
  - Provide an appropriate level of development with consideration to the surrounding natural and built environment; and
  - Demonstrates a consolidated and sustainable development pattern around key public transport infrastructure.
- Achieves the objectives of Section 15A of the Housing SEPP by:
  - Meeting the needs of very low, low and moderate income households through the provision of 24 affordable housing units.
- Is in the public interest because it is consistent with the objectives of the development standard.

Therefore, the consent authority can be satisfied that this Clause 4.6 Variation Request has demonstrated the matters in clause 4.6(3) of the RLEP 2014 and may grant development consent notwithstanding the contravention of the FSR development standard.

Attachment 4 - Apartment Design Guide – Table of Compliance

In accordance with the Chapter 4 (Design of Residential Apartment Development) of SEPP (Housing) 2021 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**
Building Depth Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line.	The apartment depths range between 10m and 22m and it does not strictly comply numerically. However, this non-compliance was approved under the original DA. This amending DA does not introduce any new non-compliances. Furthermore, it is noted that the proposed apartment layouts meet the adequate natural ventilation and sunlight requirements. In this regard, the proposed building depth is considered satisfactory.	Considered satisfactory.
Building Separation Minimum separation distances for buildings are: *Up to four storeys (approx12m):* - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms. *Five to eight storeys (approx 25m):* - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms <u>Note:</u> • 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.	This amending DA does not change the approved setback area it complies with requirements.	Complies

Front, Rear & Side Setbacks	This amending DA does not change the approved setback area and it complies with requirements.	Complies
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. Design guidance Each element in the site analysis checklist should be addressed.	The submitted site analysis is responsive to the context of the site and is considered to be satisfactory.	Complies
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 types and layouts respond to the streetscape and site and solar access is maximised. The built form is generally consistent with the original approval.	Complies
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.	The built form is generally consistent with the original approval. The amenity of the public domain is retained and enhanced given the casual surveillance provided by the units.	Complies
3D Communal & public open space Provide communal open space to enhance amenity and opportunities for landscaping & communal activities. Design guidance 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.	The proposed development has provided an adequate communal open space area which is located within the upper ground, level 1, and rooftop level. The proposed communal open space area is more than 25% of the site area and this area received adequate solar access.	Complies
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. **Design criteria**	Approximately 35.1% of the site is purported to be provided as deep soil zone, with a width of over 3-6m.	Complies

<table>
<tr>
<td>1. Deep soil zones are to be provided equal to 7% of the site area and with min dimension of 3m – 6m.</td>
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<tr>
<td>3F Visual Privacy
Building separation distances to be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.
<u>Design Criteria</u>
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:
<table>
<tr><th>Building Height</th><th>Habitable rooms & balconies</th><th>Non habitable rooms</th></tr>
<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>
</table>
<u>Note:</u>
• No separation is required from blank walls;
• Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</td>
<td>This amending DA does not change the approved setback area and it complies with requirements.</td>
<td>Complies</td>
</tr>
<tr>
<td>3G Pedestrian Access & Entries
Pedestrian Access, entries and pathways are accessible and easy to identify.</td>
<td>The single pedestrian entrance off the Talavera Road is accessible and easy to identify.</td>
<td>Complies</td>
</tr>
<tr>
<td>3H Vehicle Access.
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</td>
<td>No Changes are proposed as part of this amending DA. Furthermore, this application was reviewed by TfNSW and Council’s Traffic Engineer who raised no objection.</td>
<td>Complies</td>
</tr>
</table>

3J Parking Provisions. **Car parking**: For development in the following locations: • 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, 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.	The site is located within 350m of Macquarie University station. The proposed parking complies with Council's DCP and SEPP (Housing) 2021 controls. Based on the proposed unit mix, The proposal is permitted to provide 147 parking spaces and 147 spaces are proposed.	Complies
Bicycle Parking: Provide adequate motorbike, scooter and bicycle parking space (undercover). 10% of carspaces	Based on the 147 car parking spaces, a total of 15 bicycle spaces would be required. The plans depict 8 spaces within the upper ground level levels and there are ample space for bicycle parking within the 4 basement level.	Complies
Part 4 Designing the building		
4A Solar & daylight access 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.	70% of the proposed apartments receive a minimum of 2 hours direct sunlight between 9am and 3pm in mid-winter.	Complies
No more than 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	0% of apartments receive no direct sunlight between 9am and 3pm in mid-winter.	Complies
Design should incorporate shading and glare control, particularly for warmer months.	The proposed design incorporated adequate shading and glare control.	Complies
4B Natural Ventilation All habitable rooms are naturally ventilated.	All habitable rooms are naturally ventilated (have access to a window).	Complies
Design layout of single aspect apartments to maximises natural ventilation and airflow (See Figure 4D.3)	The single aspect apartments allow natural ventilation and airflow.	Complies
<u>Design criteria for natural cross ventilation:</u> 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	69% of the apartments are proposed to be naturally cross ventilated.	Complies

<table>
<tr>
<td>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.

2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</td>
<td>None of the cross through apartments exceed 18m from glass line to glass line.</td>
<td>Complies</td>
</tr>
<tr>
<td>4C Ceiling Heights
Ceiling height achieves sufficient natural ventilation and daylight access. The following is required as a minimum:

<table>
<tr><th colspan="2">Min ceiling height for apartment & mixed use buildings</th></tr>
<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>
</table>
</td>
<td>The submitted plans nominate a habitable room height of 2.7m and minimum floor to floor heights of 3.1m.</td>
<td>Complies</td>
</tr>
<tr>
<td>4D Apartment size and layout
Apartments are required to have the following minimum internal areas with one bathroom:
• Studio = 35m2;
• 1 bedroom = 50m2;
• 2 bedroom = 70m2;
• 3 bedroom = 90m2;
• 4 bedroom = 102m2.

<u>Note:</u>
➢ Additional bathrooms increase the minimum internal area by 5m2;</td>
<td>
<table>
<tr><th>Apartment type</th><th>Proposed</th></tr>
<tr><td>Studio</td><td>N/A</td></tr>
<tr><td>1 bedroom</td><td>50m² to 61m²</td></tr>
<tr><td>2 bedroom</td><td>75m² to 82m²</td></tr>
<tr><td>3 bedroom</td><td>95m² to 96m²</td></tr>
<tr><td>4 bedroom</td><td>156m²</td></tr>
</table>
</td>
<td>Complies
Proposal
N/A
55m^2
N/A
119-124m²</td>
</tr>
<tr>
<td>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.</td>
<td>All habitable rooms have direct access to a window opening that achieves light and ventilation. No borrowed daylight or air is proposed.</td>
<td>Complies</td>
</tr>
<tr>
<td>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</td>
<td>All units comply with this requirement.</td>
<td>Complies</td>
</tr>
</table>

<table>
<tr><td>In open plan layouts – habitable room (where the living, dining and kitchen are combined) be maximum depth of 8m from a window.</td><td></td><td></td></tr>
<tr><td>Bedroom - minimum dimension of 3m (excluding wardrobe space)</td><td>All bedrooms have a minimum dimension of 3m.</td><td>Complies</td></tr>
<tr><td>Living rooms or combined living/dining rooms have a minimum width of:
• 3.6m for studio and 1 bedroom apartments;
• 4m for 2 & 3 bedroom apt</td><td>All units comply with the minimum living room widths.</td><td>Complies</td></tr>
<tr><td>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</td><td>The cross over apartments have widths of 4m or over.</td><td>Complies</td></tr>
<tr><td>4E Private Open Space and balconies
Apartments must provide appropriately sized private open space and balconies to enhance residential amenity.
<u>Design criteria</u>
1.All apartments are required to have primary balconies as follows:
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Min.depth</th></tr><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></table></td><td>All units comply with the required POS size and depth based on the unit type.</td><td>Complies</td></tr>
<tr><td>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 15m^2 and a minimum depth of 3m.</td><td>All depths comply.</td><td>Complies</td></tr>
<tr><td>4F Common circulation and spaces.
<u>Design criteria</u>
1. The maximum number of apartments off a circulation core on a single level is 8.

Where design criteria 1 is not achieved, no more than 12 apartments should be provided of a circulation core on a single level.</td><td>There is a maximum of 10 units proposed off a circulation core. This is considered to be satisfactory on the basis that there are three lifts servicing the building.</td><td>Complies</td></tr>
</table>

<table>
<tr>
<td>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.</td>
<td>Suitable daylight and natural ventilation is provided to all common circulation space. Windows are provided within all corridors.</td>
<td>Complies</td>
</tr>
<tr>
<td>4G Storage
Adequate, well designed storage is to be provided for each apartment.
<u>Design criteria</u>
1.In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided:

<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m^3</td></tr><tr><td>1 bedroom apt</td><td>6m^3</td></tr><tr><td>2 bedroom apt</td><td>8m^3</td></tr><tr><td>3 + bedroom apt</td><td>10m^3</td></tr></table>
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).</td>
<td>All units have sufficient storage cages in the basement levels.</td>
<td>Complies</td>
</tr>
<tr>
<td>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.</td>
<td>The building is satisfactorily designed to minimise noise transmission. Windows to the motorway to the east are minimised.

All plant has been located away from most residential units.</td>
<td>Complies</td>
</tr>
<tr>
<td>4K Apartment mix
A range of apartment types with different number of bedrooms (1bed, 2 bed, 3 bed etc) should be provided.</td>
<td>The proposed apartment mix is:

58 x 1 bedroom
46 x 2 bedroom
45 x 3 bedroom
1 x 4 bedroom</td>
<td>Complies</td>
</tr>
<tr>
<td>4L Ground floor apartments
Building facades to provide visual interest, respect the character of the</td>
<td>All GF apartments provide suitable visual interest and deliver amenity and safety for residents.</td>
<td>Complies</td>
</tr>
</table>

local area and deliver amenity and safety for residents.		
Building functions are expressed by the façade.	Satisfactory.	Complies
4N Roof design Roof treatments are integrated into the building design and positively respond to the street.	The roof treatments are integrated well into the building design and respond to the street.	Complies
Opportunities to use roof space for residential accommodation and open space are maximised.	The proposal provided communal rooftop open space.	Complies
Roof design incorporates sustainability features.	The roof contains landscaping to contribute to sustainability.	Complies
4O Landscape design Landscape design contributes to the streetscape and amenity. Landscape design is viable and sustainable.	The proposed landscape design will contribute positively to the streetscape and amenity. The design is viable and sustainable.	Complies
4P Planting on structures Appropriate soil profiles are provided.	The landscape plans provide suitable details in relation to soil profiles where planting on structures is proposed.	Complies
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.	The proposed development has incorporated universal design features to provided flexible housing for all community members.	Complies
4T Awnings and signage Awnings are well located and complement and integrate with the building design.	N/A – there are no awnings or signage proposed for the development.	N/A
4U Energy efficiency Development incorporates passive environmental design measures – solar design, natural ventilation etc.	A combination of solutions is proposed including insulation, glass performance and shading devices.	Complies

Attachment 5: Recommended Conditions of Consent

Council Application Number: LDA2024/0135

Portal Application Number: PAN-431625

Address: 94 Talavera Road Macquarie Park

Condition A. Amending Development Application.

Local Development Application No. LDA2022/0020 approved on 31 May 2023 is to be modified under the provisions of Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 by:

(a) The modification of the following consent conditions as outlined in this notice of determination:

- Condition 1 - Approved Plans/Documents
- Condition 4 – BASIX
- Condition 5 – Geotechnical Report
- Condition 7 - Landscape Plan
- Condition 20 - Public Utilities and Service Alterations
- Condition 22 - Land Boundary / Cadastral Survey
- Condition 27 - Traffic Management
- Condition 28 - Compliance with Acoustic Report
- Condition 34 - Section 7.11
- Condition 49 - Compliance with BASIX Certificate
- Condition 53 - Waste Storage Areas
- Condition 54 - Waste storage within apartments
- Condition 57 - Compliance with Acoustic Report – CC
- Condition 59 - Ground Anchors
- Condition 60 - Design Certificate for Public Domain Improvements
- Condition 100 - Road occupancy licence
- Condition 101 - Notice of Intention to Commence Public Domain Works
- Condition 102 - Notification of adjoining owners & occupiers (public domain works)
- Condition 103 - Pre-construction inspection
- Condition 104 - Pre-Construction Dilapidation Report
- Condition 105 - Road Activity Permits
- Condition 106 - Temporary Footpath Crossing
- Condition 131 - Tipping Dockets (demolition)
- Condition 134 - Hold Points during construction - Public Domain
- Condition 141 - BASIX
- Condition 145 - Acoustic Verification Report
- Condition 150 - Waste collection Services - Waste servicing (inspection)
- Condition 151 - Waste servicing arrangements
- Condition 152 - Positive Covenant - Onsite Waste Collection
- Condition 154 - Waste servicing (key fobs)
- Condition 155 - Waste rooms (universal key)
- Condition 160 - Public Domain Improvements and Infrastructure Works (Completion)
- Condition 161 - Restoration – Restoration (supervising engineer's certificate)
- Condition 162 - Electricity accounts for new street lighting
- Condition 164 - Compliance Certificate (External Landscaping Works)
- Condition 165 - Public Domain Works-as-Executed Plans
- Condition 166 - Registered Surveyor Final Certificate
- Condition 167 - Supervising Engineer Final Certificate
- Condition 168 - Post-Construction Dilapidation Report
- Condition 169 - Decommissioning of Ground Anchors
- Condition 170 - Final Inspection – Assets Handover

- Condition 171 - Compliance Certificate – External Works and Public Infrastructure Restoration
- Condition 186 - Signage and linemarking (external - approval)
- Condition 187 - Signage and linemarking (external - implementation)
- Condition 188 - Loading Dock Management Plan
- Condition 189 - Framework Travel Plan
- Condition 194 - Waste servicing (provider)
- Condition 195 - Implementation of Loading Dock Management Plan
- Condition 199 - Parking Allocation.

(b) The inclusion of the following new conditions as outlined in this notice of determination:

- Condition 1b - In-fill Affordable Housing Development
- Condition 1c – Modification of Consent for LDA2022/0020
- Condition 25a - Oversize Overmass Vehicles Permit
- Condition 34a - Housing and productivity contribution
- Condition 52a - Waste management plan (changes)
- Condition 53a - Waste storage (design)
- Condition 57a - Noise impact on residential building
- Condition 60a - Design Certificate for Public Infrastructure Improvements
- Condition 73a - Construction pedestrian and traffic management plan
- Condition 85a - Construction pedestrian and traffic management plan (implementation)
- Condition 86a - Service vehicle access
- Condition 86b - Waste vehicle access
- Condition 86c - Sightlines for waste collection vehicles
- Condition 96a - Retaining Walls within Public Land
- Condition 123a - Site maintenance (waste)
- Condition 131a - Tipping Dockets (construction)
- Condition 138b- Waste resource management
- Condition 155a - Waste servicing (lockbox)
- Condition 171a - Council Road pavement dilapidation fee
- Condition 191a - Onsite litter management
- Condition 194a - Waste disposal (all developments)
- Condition 194b - Waste service (booking household clean-ups)
- Condition 208a - Noise - Residential buildings
- Condition 209a - Review report of framework travel plan
- Condition 209b - Waste education
- Condition 209c - Waste servicing

The conditions outlined in this consent supersede conditions under LDA2022/0020 (to the extent of any inconsistencies).

Note. All conditions as per the modified LDA2022/0020 are shown within this notice of determination for clarity and context.

GENERAL

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

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 the recommendations and requirements of the following support documents:

Document Description	Date	Plan No./ Reference
~~SITE PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-1102, Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~SITE PLAN~~	~~*04/08/2023*~~	~~Drawing No: A-DA-1102, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
SITE PLAN	***16/10/24***	***Drawing No: A-DA-1000, Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 1 FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-21B1, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 1 FLOOR PLAN~~	~~23/11/2023~~	~~Drawing No: A-DA-21B1, Revision 16, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 1 FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-21B1, Revision 17, Prepared by: Cox Architecture Pty Ltd~~
BASEMENT 1 FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2103, Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 2 FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-21B2, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 2 FLOOR PLAN~~	~~23/11/2023~~	~~Drawing No: A-DA-21B2, Revision 16, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 2 FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-21B2, Revision 17, Prepared by: Cox Architecture Pty Ltd~~
BASEMENT 2 FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2102, Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 3 FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-21B3, Revision 02, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 3 FLOOR PLAN~~	~~23/11/2023~~	~~Drawing No: A-DA-21B3, Revision 05, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 3 FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-21B3, Revision 06, Prepared by: Cox Architecture Pty Ltd~~
BASEMENT 3 FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2101, Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 4 FLOOR PLAN~~	~~23/11/2023~~	~~Drawing No: A-DA-21B4, Revision 01, Prepared by: Cox Architecture Pty Ltd~~
~~BASEMENT 4 FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-21B4, Revision 02, Prepared by: Cox Architecture Pty Ltd~~
BASEMENT 4 FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2100, Revision 2, Prepared by: Cox Architecture Pty Ltd***
~~LOWER GROUND FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-21LG, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
~~LOWER GROUND FLOOR PLAN~~	~~23/01/2024~~	~~Drawing No: A-DA-21LG, Revision 17, Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
~~LOWER GROUND FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-21LG, Revision 18, Prepared by: Cox Architecture Pty Ltd~~
LOWER GROUND FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2104, Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~UPPER GROUND FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-21UG, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~UPPER GROUND FLOOR PLAN~~	~~23/01/2024~~	~~Drawing No: A-DA-21UG, Revision 14, Prepared by: Cox Architecture Pty Ltd~~
~~UPPER GROUND FLOOR PLAN~~	~~04/04/2024~~	~~Drawing No: A-DA-21UG, Revision 15, Prepared by: Cox Architecture Pty Ltd~~
UPPER GROUND FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2110, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 1 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2101, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 1 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2101, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 1 TYPICAL FLOOR PLAN~~	~~*04/04/2024*~~	~~*Drawing No: A-DA-2101, Revision 13, Prepared by: Cox Architecture Pty Ltd*~~
LEVEL 1 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2111, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 2 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2102, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 2 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2102, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 2 TYPICAL FLOOR PLAN~~	~~*15/03/2024*~~	~~*Drawing No: A-DA-2102, Revision 13, Prepared by: Cox Architecture Pty Ltd*~~
LEVEL 2 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2112, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 3 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2103, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 3 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2103, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 3 TYPICAL FLOOR PLAN~~	~~*15/03/2024*~~	~~*Drawing No: A-DA-2103, Revision 13, Prepared by: Cox Architecture Pty Ltd*~~
LEVEL 3 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2113, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 4 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2104, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 4 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2104, Revision 12, Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
~~LEVEL 4 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2104, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 4 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2114, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 5 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2105, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 5 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2105, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 5 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2105, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 5 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2115, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 6 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2106, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 6 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2106, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 6 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2106, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 6 TYPICAL FLOOR PLAN	***20/12/2024***	***Drawing No: A-DA-2116, Revision 8, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 7 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2107, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 7 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2107, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 7 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2107, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 7 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2117, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 8 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2108, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 8 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2108, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 8 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2108, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 8 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2118, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 9 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2109, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 9 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2109, Revision 12,~~

Document Description	Date	Plan No./ Reference
		~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 9 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2109, Revision 13,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
LEVEL 9 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2119, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 10 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2110, Revision 11,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 10 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2110, Revision 12,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 10 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2110, Revision 13,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
LEVEL 10 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2120, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 11 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2111, Revision 11,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 11 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2111, Revision 12,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 11 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2111, Revision 13,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
LEVEL 11 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2121, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 12 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2112, Revision 11,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 12 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2112, Revision 13,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 12 TYPICAL FLOOR PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2112, Revision 14,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
LEVEL 12 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2122, Revision 7, Prepared by: Cox Architecture Pty Ltd***
LEVEL 13 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2123, Revision 7, Prepared by: Cox Architecture Pty Ltd***
LEVEL 14 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2124, Revision 7, Prepared by: Cox Architecture Pty Ltd***
LEVEL 15 TYPICAL FLOOR PLAN	***16/10/2024***	***Drawing No: A-DA-2125, Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~ROOF PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2113 Revision 11,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~ROOF PLAN~~	***04/08/2023***	~~Drawing No: A-DA-2113 Revision 13,~~ ~~Prepared by: Cox Architecture Pty Ltd~~
~~ROOF PLAN~~	~~15/03/2024~~	~~Drawing No: A-DA-2113 Revision 14,~~ ~~Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
LEVEL 16 ROOF PLAN	***16/10/2024***	***Drawing No: A-DA-2126 Revision 7, Prepared by: Cox Architecture Pty Ltd***
~~HEIGHT BLANKET PLAN & SECTION~~	~~07/02/2023~~	~~Drawing No: A-DA-2114, Revision 01, Prepared by: Cox Architecture Pty Ltd~~
~~HEIGHT BLANKET PLAN & SECTION~~	~~04/08/2023~~	~~Drawing No: A-DA-2114, Revision 02, Prepared by: Cox Architecture Pty Ltd~~
~~*HEIGHT BLANKET PLAN & SECTION*~~	~~*15/03/2024*~~	~~*Drawing No: A-DA-2114, Revision 03, Prepared by: Cox Architecture Pty Ltd*~~
~~NORTH ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3001 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~NORTH ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3001 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~NORTH ELEVATION~~	~~04/04/2024~~	~~Drawing No: A-DA-3001 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
NORTH ELEVATION	***16/10/2024***	***Drawing No: A-DA-3001 Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~SOUTH ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3002 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~SOUTH ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3002 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~SOUTH ELEVATION~~	~~04/04/2024~~	~~Drawing No: A-DA-3002 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
SOUTH ELEVATION	***16/10/2024***	***Drawing No: A-DA-3002 Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~EAST ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3003 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~EAST ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3003 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~EAST ELEVATION~~	~~04/04/2024~~	~~Drawing No: A-DA-3003 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
EAST ELEVATION	***16/10/2024***	***Drawing No: A-DA-3003 Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~WEST ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3004 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~WEST ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3004 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~WEST ELEVATION~~	~~04/04/2024~~	~~Drawing No: A-DA-3004 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
WEST ELEVATION	***16/10/2024***	***Drawing No: A-DA-3004 Revision 6, Prepared by: Cox Architecture Pty Ltd***
~~TALAVERA ROAD WEST ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3005 Revision 10, Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
~~TALAVERA ROAD WEST ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3005 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~TALAVERA ROAD WEST ELEVATION~~	~~15/03/2024~~	~~Drawing No: A-DA-3005 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
TALAVERA ROAD WEST ELEVATION	***16/10/2024***	***Drawing No: A-DA-3005 Revision 3, Prepared by: Cox Architecture Pty Ltd***
~~HERRING ROAD NORTH ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3006 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~HERRING ROAD NORTH ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3006 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~HERRING ROAD NORTH ELEVATION~~	~~15/03/2024~~	~~Drawing No: A-DA-3006 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
HERRING ROAD NORTH ELEVATION	***16/10/2024***	***Drawing No: A-DA-3006 Revision 3, Prepared by: Cox Architecture Pty Ltd***
~~SECTION AA~~	~~07/02/2023~~	~~Drawing No: A-DA-4001 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION AA~~	~~23/11/2023~~	~~Drawing No: A-DA-4001 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION AA~~	~~15/03/2024~~	~~Drawing No: A-DA-4001 Revision 14, Prepared by: Cox Architecture Pty Ltd~~
SECTION AA	***16/10/2024***	***Drawing No: A-DA-4001 Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~SECTION BB~~	~~07/02/2023~~	~~Drawing No: A-DA-4002 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION BB~~	***23/11/2023***	~~Drawing No: A-DA-4002 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION BB~~	~~15/03/2024~~	~~Drawing No: A-DA-4002 Revision 14, Prepared by: Cox Architecture Pty Ltd~~
SECTION BB	***16/10/2024***	***Drawing No: A-DA-4002 Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~SECTION CC~~	~~07/02/2023~~	~~Drawing No: A-DA-4003 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION CC~~	~~23/11/2023~~	~~Drawing No: A-DA-4003 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION CC~~	~~15/03/2024~~	~~Drawing No: A-DA-4003 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
SECTION CC	***16/10/2024***	***Drawing No: A-DA-4003 Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~SECTION DD~~	~~07/02/2023~~	~~Drawing No: A-DA-4004 Revision 10, Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
~~SECTION DD~~	~~04/08/2023~~	~~Drawing No: A-DA-4004 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION DD~~	~~04/04/2024~~	~~Drawing No: A-DA-4004 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
SECTION DD	***16/10/2024***	***Drawing No: A-DA-4004 Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~SECTION EE~~	~~07/02/2023~~	~~Drawing No: A-DA-4005 Revision 01, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION EE~~	~~23/11/2023~~	~~Drawing No: A-DA-4005 Revision 03, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION EE~~	~~15/03/2024~~	~~Drawing No: A-DA-4005 Revision 04, Prepared by: Cox Architecture Pty Ltd~~
SECTION EE	***16/10/2024***	***Drawing No: A-DA-4005 Revision 5, Prepared by: Cox Architecture Pty Ltd***
FAÇADE DESIGN INTENT	***16/10/2024***	***Drawing No: A-DA-8600 Revision 1, Prepared by: Cox Architecture Pty Ltd***
~~ADAPTABLE & SILVER LIVING UNIT PLANS~~	~~07/02/2023~~	~~Drawing No: A-DA-8001 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~ADAPTABLE & SILVER LIVING UNIT PLANS~~	~~04/08/2023~~	~~Drawing No: A-DA-8001 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~ADAPTABLE & SILVER LIVING UNIT PLANS~~	~~15/03/2024~~	~~Drawing No: A-DA-8001 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
ADAPTABLE & SILVER LIVING UNIT PLANS	***16/10/2024***	***Drawing No: A-DA-8001 Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNIT PLANS~~	~~04/08/2023~~	~~Drawing No: A-DA-8002 Revision 01, Prepared by: Cox Architecture Pty Ltd~~
~~NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNIT PLANS~~	~~15/03/2024~~	~~Drawing No: A-DA-8002 Revision 02, Prepared by: Cox Architecture Pty Ltd~~
ADAPTABLE & SILVER LIVING UNIT PLANS	***16/10/2024***	***Drawing No: A-DA-8002 Revision 5, Prepared by: Cox Architecture Pty Ltd***
ADAPTABLE & SILVER LIVING UNIT PLANS	***16/10/2024***	***Drawing No: A-DA-8003 Revision 5, Prepared by: Cox Architecture Pty Ltd***
~~DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET~~	~~15/03/2024~~	~~Drawing No: A-DA-8400 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET	***16/10/2024***	***Drawing No: A-DA-8400 Revision 4, Prepared by: Cox Architecture Pty Ltd***

Document Description	Date	Plan No./ Reference
~~DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01~~ ~~DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01~~ ***DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01***	~~07/02/2023~~ ~~23/11/2023~~ ***16/10/2024***	~~Drawing No: A-DA-8401 Revision 09, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-8401 Revision 11, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-8401 Revision 4, Prepared by: Cox Architecture Pty Ltd***
~~DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02~~ ~~DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02~~ ***DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02***	~~07/02/2023~~ ~~04/08/2023~~ ***16/10/2024***	~~Drawing No: A-DA-8402 Revision 09, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-8402 Revision 10, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-8402 Revision 4, Prepared by: Cox Architecture Pty Ltd***
LANDSCAPE PLANS – COVER SHEET, PLANTING SCHEDULE, SOFTWORKS PLAN – LOWER GROUND, SOFTWORKS PLAN – UPPER GROUND, LOWER GROUND, SOFTWORKS PLAN – LEVEL 1, SOFTWORKS PLAN – LEVEL 1	***December 2023***	***Drawing No: 000,400,401,402,403,404,601,700*** ***Prepared by: Arcadia Landscape Architecture, Issue A***
~~Landscape Plans~~ ~~Landscape Plans S4.56 Submissions~~ ~~Landscape Development Application Design Report~~ ***Landscape Development Application Design Report***	~~08/02/23~~ ~~July 2023~~ ~~November 2023~~ ***03/05/2024***	~~Arcadia Landscape Architecture, Issue G~~ ~~Arcadia Landscape Architecture, Issue A~~ ~~Arcadia Landscape Architecture, Issue H~~ ***Arcadia Landscape Architecture, Issue B***
Stormwater Concept Plans	02/12/2022	SGC Consulting Engineers, Revision E
~~BASIX Certificate~~ ~~BASIX Certificate~~ ~~BASIX Certificate~~ ***BASIX Certificate***	~~14/12/2022~~ ~~01/09/2023~~ ~~04/04/2024~~ ***25/11/2024***	~~in BASIX Certificate(s) numbered 1260203M_03~~ ~~in BASIX Certificate(s) numbered 1260203M_05~~ ~~in BASIX Certificate(s) numbered 1260203M_09~~ ***in BASIX Certificate(s) numbered 1260203M_14***
Bushfire Protection Assessment	05/8/2022	Travers Bushfire & Ecology (ref 21UPG02, dated 5 August 2022)

Document Description	Date	Plan No./ Reference
~~Noise and Vibration Impact Report~~ ***Noise Impact Assessment***	~~10/08/2022~~ ***22/11/2024***	~~E-Lab Consulting Report No. P00113, Rev 006~~ ***E-Lab Consulting Project No. P00113, Rev 003***
Detailed Site Investigation	29/11/2021	No. E25389.E02_Rev01, dated 29 November, prepared by EI Australia.
~~Operational Waste management Plan~~ ~~Operational Waste management Plan~~ ***Operational Waste Management Plan***	~~05/12/2022~~ ~~24/01/2024~~ ***18/10/2024***	~~Elephant Foot Company, Report No.3644, Revision J~~ ~~Elephant Foot Company, Report No.3644, Revision Q~~ ***Elephant Foot Company, Report No.3644, Revision R***
~~Accessibility Compliance Report~~ ***Accessibility Compliance Report***	~~21/07/2022~~ ***16/10/2024***	~~Access Link Consulting, Report No. 21-155, Issue C~~ ***Access Link Consulting, Report No. DA-23079, Issue D***
Arboricultural Impact Assessment	03/08/2022	Advanced Treescape Consulting, Job No. 21-301a-04
~~Wind Impact Assessment~~ ***Pedestrian Wind Assessment***	~~02/12/2022~~ ***20/11/2024***	~~RWDI Australia Pty Ltd, project # 2202878~~ ***RWDI Australia Pty Ltd, project # 2204127, Version G***
~~Geotechnical Investigation~~ ***Geotechnical Investigation***	~~27/02/23~~ ***23/11/2023***	~~E25389.G03_Rev1 prepared by EI Australia~~ ***E25389.G03_Rev3 prepared by EI Australia***
Flood Study Report	07/11/2021	By S&G Consultants Pty Ltd, Reference: 20210357-L01_
Traffic and Parking Assessment Report	***21/10/2024***	***Prepared by Varga Traffic Planning Pty Ltd, Reference - 23153***
SEPP 65 Verification Statement	***October 2024***	***Prepared by: Cox Architecture Pty Ltd***

Amendment to Plans

a) Wind Impact Assessment Amendments:

- As per the Wind Impact Assessment, dated 02/12/2022 recommendation (refer image 7), amended plans are to be submitted, prior to construction certificate showing the following amendments to level 12 consistent with wind impact assessments requirements:
    - 1.5 m high impermeable screening around the perimeter of the terrace.
    - 2 m high porous screen at the southern corner of the terrace.
    - Centrally situated canopies and densely foliating trees are required to be shown on the plans to reduce the recirculation within the terrace.

- Corner balconies (on all levels) are to incorporate impermeable balustrades around the perimeter of these spaces with a minimum height of 1.35 -1.4m.

(Reason: To ensure consistency with the approved documentation).

b) Architectural Plan Amendments

Prior to the issue of a Construction Certificate, the following amendments shall be made:

(a) Drawing No: A-DA-4004 Revision 11, Prepared by: Cox Architecture Pty Ltd is to be updated to reference the modified basement design as approved in condition (1).

(b) A minimum clear access width of 1.2m is to be provided around the Stair 02 area at the lower ground floor level for corridor paths to support bulk bin movement to the bulky waste room.

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.)

1a. Consultation and approval from relevant authorities. Consultation and approval from relevant authorities. Prior to the issuing of a modified Construction Certificate that relates to works approved under MOD2023/0189 (to LDA2022/0020) the applicant is to consult with Water NSW regarding the fourth basement level. The applicant is to obtain any necessary approvals (if required) under the Water Management Act 2000.

Reason: To ensure that necessary approvals are obtained.

1b. Affordable Housing Requirements - The approved affordable housing development shall comply with the following:

(i) Before the issue of any occupation certificate for the development—

a) a restriction must be registered, in accordance with the Conveyancing Act 1919, section 88E, against the title of the property relating to the development, which will ensure that apartments identified as **Units G02, 101, 108, 109, 202, 204, 206, 207, 208, 209, 210, 304, 307, 308, 309, 402, 404, 407, 408, 409, 410, 504, 604 and 607** on the approved plans must be used for affordable housing and must be managed by a registered community housing provider for a period of at least 15 years commencing on the day an occupation certificate is issued for the development.

b) evidence of an agreement with a registered community housing provider for the management of the apartments identified as **Units G02, 101, 108, 109, 202, 204, 206, 207, 208, 209, 210, 304, 307, 308, 309, 402, 404, 407, 408, 409, 410, 504, 604 and 607** on the approved plans must be given to the Registrar of Community Housing, including the name of the registered community housing provider, and

c) evidence that the requirements of paragraphs (a) and (b) have been met must be given to the consent authority.

(ii) During the period of 15 years commencing on the day an occupation certificate is issued for the development:

a) the apartments identified as **Units G02, 101, 108, 109, 202, 204, 206, 207, 208, 209, 210, 304, 307, 308, 309, 402, 404, 407, 408, 409, 410, 504, 604 and 607** on the approved plans must be used for affordable housing,
b) the apartments identified as **Units G02, 101, 108, 109, 202, 204, 206, 207, 208, 209, 210, 304, 307, 308, 309, 402, 404, 407, 408, 409, 410, 504, 604 and 607** on the approved plans must be managed by a registered community housing provider, and
c) notice of a change in the registered community housing provider who manages the apartments referred to in paragraphs (a) and (b) must be given to the Registrar of Community Housing and the consent authority no later than 3 months after the change, and
d) the registered community housing provider who manages the apartments referred to in paragraphs (a) and (b) must apply the Affordable Housing Guidelines."

(Reason: Statutory requirement).

1c. Modification of Consent for LDA2022/0020. The subject development consent requires the modification of the original development consent (LDA2022/0020) pursuant to Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 in accordance with the conditions of this development consent.

Notice of the modification shall be given to Council in accordance with Section 67 of the Environmental Planning and Assessment Regulation 2021 prior to commencement of any works pursuant to this consent.

The approved drawings for LDA2022/0020 shall be modified / replaced by the approved drawings for LDA2024/0135 as set out at Condition 1 of this consent.

(Reason: To ensure consents are consistent).

2. Deleted

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 ~~1260203M_04, dated Wednesday, 10 May 2023 1260203M_05, dated 1 September 2023~~ ***~~1260203M_09, dated 4 April 2024~~ 1260203M_14, dated 25 November 2024.***

(Reason: Statutory requirement).

5. Geotechnical Report: Recommendations from the Approved geotechnical report ~~(E25389.G03_Rev1 prepared by EI Australia)~~ (E25389.G03_Rev3 prepared by EI Australia) is to be incorporated into the development.

(Reason: Compliance with approved reports).

6. **Arboricultural Impact Assessment:** Recommendations from the approved arborist impact assessment (Advanced Treescape Consulting, Job No. 21-301a-04) are to be incorporated into the development

   (Reason: Compliance with approved reports).

7. **Landscaping Plans.** All landscaping works are to be carried out consistent with the approved landscape plan ~~(Arcadia Landscape Architecture, Issue G) (Arcadia Landscape Architecture, Issue A, dated July 2023) *(Arcadia Landscape Development Application Design Report , Issue H, Dated November 2023)*~~ ***(Landscape DA Design Report, Prepared by Arcadia Landscape Architecture Pty Ltd, Issue B, Dated 03 May 2024)*** subject to any changes required by this condition of consent.

   (Reason: Compliance with approved reports).

8. **Bushfire Protection**. From the start of building works and in perpetuity, the northern portion of the site as identified on Schedule 1 – Bushfire Protection Measures of the Bushfire Protection Assessment prepared by Travers Bushfire & Ecology (ref 21UPG02, dated 5 August 2022) shall be managed as an inner protection area (IPA) in accordance with Appendix 4 of Planning for Bush Fire Protection 2019.

   (Reason: To ensure adequate bushfire protection measures are established).

9. **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).

10. **Signage – not approved unless shown on plans.** This consent does not authorise the erection of any signs or advertising structures not indicated on the approved plans. Separate approval must be obtained from Council for any additional signs, unless such signage is "exempt development".

    (Reason: To ensure signage is not erected without prior development approval).

11. **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).

12. **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).

13. **Hoardings.**
    (a) A hoarding or fence must be erected between the work site and any adjoining public place.
    (b) An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

(c) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

(Reason: To ensure public safety).

14. **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).

15. **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. Gates must be installed so they do not open onto any footpath.

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

16. **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).

17. **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).

18. **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).

19. **Utility Services -** The applicant shall undertake and bear all costs associated with the liaison, approval and relocation of any utility services. All correspondence and approvals between the Applicant and utility authorities shall be provided to the Council in conjunction with engineering documentation for the stormwater drainage works prior to commencement of construction.

(Reason: To ensure that the applicant avoids conflict with utilities and services).

20. **Public Utilities and Service Alterations** – All mains, services, poles, etc., which require alteration due to works associated with the development, must be altered at the cost of the person acting on the consent. The person acting on the consent must comply with the requirements (including financial costs) of the relevant utility provider (e.g., Energy Australia, Sydney Water, Telstra, TfNSW, Council, etc.) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.

(Reason: Protection of infrastructure and compliance with the requirements of the relevant authorities.)

21. **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: Compliance with relevant Acts).

22. **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 that the approved development is built in accordance with the stamped approved plans.)

23. **Transport for NSW, Building works and structures within site.** All buildings and structures, including improvements to the site are to be within the freehold Property (unlimited in height or depth), along the M2 Motorway and Talavera Road boundary**.**

    (Reason: Transport for NSW Condition).

24. **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, 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.)

25. **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.)

25a. **Oversize Overmass Vehicles Permit.** If required, an Oversize Overmass approval from the National Heavy Vehicle Regulator (NHVR) must be submitted to the principal certifier. The person acting on this consent must submit an application for an Oversize Overmass Permit through NHVR's portal (www.nhvr.gov.au/about-us/nhvr-portal) prior to driving through local roads within the City of Ryde LGA.

    (Reason: To ensure maintenance of Council's assets).

26. **Design and Construction Standards -** All engineering detailed design plans and associated drainage works shall be carried out in accordance with the requirements of the relevant Australian Standards and Council's DCP Part 8.2. Detailed design of all proposed Council Infrastructure works or proposed modification to Council infrastructure which may be located inside the property boundary, must be approved by Council City Works Directorate and undertaken in accordance with Council's 2014 DCP Part 8.2 and relevant Australian Standards, except otherwise as amended by conditions of this consent.

    Reason: to ensure Council's DCP and relevant Australian Standard requirements are met.

27. **Traffic Management.** Traffic management procedures and systems must be in place and practised during the works period to ensure safety and minimise the impact on adjoining pedestrian and vehicular traffic systems in accordance with AS 1742.3 - 2019 and Council's DCP Part 8.1 (Construction Activities).

    Reason: To ensure that appropriate procedures are in place to assist with the safety of all affected road users within the public domain when works are being undertaken.

28. **Compliance with Acoustic Report** - All control measures nominated in the ~~Noise and Vibration Impact Report No. P00113, Rev 006, dated 10 August 2022~~, **Noise Impact Assessment No. P00113, Rev 003, dated 22 November 2024** prepared by E-Lab Consulting must be implemented.

    Reason: To demonstrate compliance with submitted reports.

29. **Mechanical ventilation of rooms** Where internal noise exceeds the Department of Planning 'Development Near Rail Corridors and Busy Roads – Interim Guidelines' criteria by 10db(A) with windows and doors open, an approved system of mechanical ventilation must be provided so building occupants can leave windows and doors closed. The mechanical ventilation/air handling system must be compliant with *AS1668.1 and 2 - 2012 The Use of Ventilation and Air-Conditioning in Buildings - Mechanical Ventilation in Buildings and relevant Australian Standard* and the *National Construction Code 2019.*

    Reason: To demonstrate compliance with submitted reports.

30. **Imported fill (validated) -** All imported fill must be validated in accordance with the *Contaminated Sites Sampling Design Guidelines* (EPA, 1995) by an experienced environmental consultant, and a copy of the validation report must be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) before the fill is used.

    Reason: To ensure imported fill poses no risk to the environment and human health.

31. **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.

32. **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.

33. **Spill clean-up equipment -** Sufficient supplies of appropriate absorbent materials and /or other spill clean-up equipment shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods only.

    Reason: To ensure that any liquid spills can be contained on site and prevent the contamination of stormwater drains.

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.

34. 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	$192,856.24
Open Space & Recreation Facilities	$371,816.79
Roads & Traffic Management Facilities	$26,355,57
Plan Administration	$8,865.24
The total contribution is	**$599,893.84**

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 issue of any Construction Certificate pursuant to this consent. It is noted that this charge for additional dwellings pursuant to this consent. 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).

34a. Housing and productivity contribution - Before the issue of a construction certificate, the housing and productivity contribution (HPC) set out in the table below is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution	$326,635.05
Total housing and productivity contribution	**$326,635.05**

The HPC must be paid using the NSW planning portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

Reason: To require contributions towards the provision of regional infrastructure.

35. **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.

36. **Security deposit.** The Council must be provided with security for the purposes of section 4.17 (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: (Buildings with delivery of bricks or concrete or machine excavation).

    Reason: Statutory requirement.

37. **Infrastructure Restoration and Administration Fee** must be paid to Council in accordance with Council's Management Plan prior to the release of the Construction Certificate.

    Reason: Statutory requirement.

38. **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.

39. **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.

40. **Apartment Noise Attenuation Design.** A qualified acoustical engineer with membership of the Association of Australasian Acoustical Consultants must certify that the internal party walls between the bedroom and the living room of adjoining separate units has been designed to minimise the noise intrusion from any internal or external noise source and when constructed achieve a 5 star rating under the Association of Australasian Acoustical Consultants Guideline for Apartment and Townhouse Acoustic rating Version 1.0. Details of compliance are to be submitted with the plans for any relevant Construction Certificate.

Reason: To protect the acoustic amenity of tenants.

41. **Lighting of common areas (driveways etc).** Details of lighting for internal driveways, visitor parking areas and the street frontage must be provided to the Certifying Authority prior to the issue of the **Construction Certificate**. The details must include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents.

    Reason: To ensure lighting is used in all common areas.

42. **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.

43. **Construction of garbage rooms –** All garbage 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 cock must be provided in or adjacent to the room to facilitate cleaning.

    Details of are to be shown on the Construction Certificate Plans.

    Reason: To ensure provision of adequate waste storage arrangements.

44. **Car share parking spaces.** To maintain, facilitate and encourage the use of the car share parking spaces within the development, the following requirements are to be maintained for the ongoing serviceable life of the development:

a) 3 car share spaces must be publicly accessible 7 days of the week, 24 hours of the day. The spaces are to be well lit with safe pedestrian access.
b) Car space spaces are to be clearly designated and line marked in the development.
c) The car share spaces are to be provided with sufficient cellular connectivity as well as providing the requisite infrastructure (eg conduits, wiring, adequately sized power supply and metering cabinet) so that EV chargers can be readily provided.

Evidence demonstrating the above requirements is to be provided on the Construction Certificate plans.

Reason: To ensure the effective operation of the car share spaces.

45. **Electric Vehicle Charging Points.** Prior to a Construction Certificate being issued, amended basement plans are to be submitted to the Principal Certifying Authority depicting Electric Vehicle charging points at a minimum rate of 10% of each category of parking (11 residential and 1 visitor) with a minimum 'Level 2' charging point consisting of single or three-phase point with a power range of 7kW-22kW, as defined by NSW Electric and Hybrid Vehicle Plan, Future Transport 2056 (21 January 2019). Further, capability is to be provided within the switchboards and cabling for all parking spaces to be converted in the future.

Reason: To ensure that the development adequately caters for owners of electric vehicles.

46. **Design verification.** Prior to a Construction Certificate being issued with respect to this development, the 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: To ensure compliance with the Environmental Planning and Assessment Regulation 2021.

47. **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: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

48. **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: To ensure disabled access and amenity for future occupants of adaptable units.

49. Compliance with BASIX Certificate. Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that all commitments listed in approved BASIX Certificate (referred to under Condition 4 - ~~1260203M_04, dated Wednesday, 10 May 2023~~ ~~1260203M_05, dated 1 September 2023~~ ~~*1260203M_09, dated 4 April 2024*~~ ***1260203M_14, dated 25 November 2024*** have been complied with.

Reason: To ensure consistency with the approved BASIX Certificate.

50. Certification of external materials, colours and finishes. The Certifier shall not issue any Construction Certificate unless the external materials, colours and finishes specified in the Construction Certificate application are consistent with the approved plans and documents referred to in Condition No. 1 of the Development Consent. Roofing and other external materials must be of low glare and reflectivity.

Reason: To ensure consistency with the approved façade details and materials as considered as part of the development assessment.

51. Tree Protection Plan and Specification. A dedicated and detailed Tree Protection Plan & Specification is to be prepared by an AQF Level 5 consulting Arborist who is registered as a consulting arborist with either Arboriculture Australia or the Institute of Australian Consulting Arboriculturists. This document is to provide details and guidance as to how existing trees to be retained are to be protected during the demolition, excavation and construction works. This document is to take into consideration all trees within the public domain which are to be retained and may be affected by the proposal. The Tree Protection Plan & Specification is to be submitted to the Principal Certifier for review and approval prior to issue of a Construction Certificate.

Reason: To provide a suitable framework and guidance for tree protection prepared by a qualified professional.

52. Waste Management Plan: Any changes to the Waste Management Plan dated 5~~/12/22 or Drawing Number A-DA-21LG, Rev 11, Lower Ground Floor Plan, Dec.2022~~ (24/01/2024 Report No. 3644- revision Q or Drawing No: A-DA-21LG, Revision 17, Lower Ground Floor Plan, 23/01/2024) which were utilised to evaluate the waste collection by Council, have to be approved by the Waste Department at the City of Ryde Council before the issue of a Construction Certificate.

Reason: To ensure the waste collection is not affected.

52a. Waste management plan (changes) - Before the issue of a construction certificate, the applicant must update the Waste Management Plan prepared by Elephants Foot, dated 18/10/2024, Revision R and Architectural Plans prepared by Cox Architecture 16/10/2024 to reflect the required number of waste and recycling bins, comprising an allocation of 120L per waste per unit collected in 1100L bins thrice weekly and 120L of recycling per unit collected in 660L bins twice weekly.

These changes must be to the satisfaction of the Principal Certifier. Any further changes to waste collection arrangements must be approved by Council's Waste Department.

Reason: To ensure appropriate waste management.

53. Waste Storage Areas. Before the issue of a construction certificate, the principal certifier must be satisfied the construction certificate plans ensure that all waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through the opening including the door as follows:

- 1,100L bins - width 1.4m, depth 1.1m, height 1.4m;
- 660L bins - width 1.3m, depth 0.8m, height 1.3m; and
- 240L bins - width 0.6m, depth 0.8m, height 1.1m.

Reason: To ensure all bins fit through the required storage doorway.

53a. Waste storage (design) - Before the issue of a construction certificate, the principal certifier must be satisfied the Construction Certificate plans ensure that all general, recycling, and bulky item waste rooms are in accordance with the following requirements:

- The rooms must be of adequate dimensions to accommodate all waste containers, and allow easy access to the containers for users and servicing purposes;
- The floor must be of concrete construction with a smooth and 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 sewer system;
- The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water;
- The walls must be constructed of brick, concrete blocks, or similar solid material, and cement rendered to a smooth even surface and painted with a light-coloured washable paint;
- The ceiling must be constructed of a rigid, smooth-faced, non-absorbent material and painted with a light-coloured washable paint;
- 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;
- 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;
- The room must be provided with adequate natural ventilation direct to the outside air or an approved system of mechanical ventilation;
- The room must be provided with adequate artificial lighting; and
- A hose with a trigger nozzle must be provided in or adjacent to the room to facilitate cleaning.

Reason: To ensure waste collection areas are appropriately designed during building operations.

54. Waste storage within apartments – Before the issue of a construction certificate, the principal certifier must be satisfied the Construction Certificate plans ensure 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 residents are provided with dedicated spaces for waste and recycling bins for source separation.

55. Bulky Waste. Access to the bulky waste area must be provided for both the residents and the collection contractors. Suitable details must be clearly shown on the approved plan before the issue of any Construction Certificate.

Reason: To ensure sufficient accessing for bulky waste.

56. Construction Noise Management Plan (demolition & 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.

57. Compliance with Acoustic Report – CC. Prior to the issue of a Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with any requirements and recommendations of the approved ~~acoustic Report No. P00113, Rev 006, dated 10 August 2022~~, **Noise Impact Assessment No. P00113, Rev 003, dated 22 November 2024** prepared by E-Lab Consulting.

Note: Suitably qualified Acoustic Consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society.

Reason: To ensure appropriate noise attenuation measures are used.

57a. 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, 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 SEPP Infrastructure.

58. Environmental Management Plan - Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to Council. The CEMP must include, but not be limited to, the following:

(a) Details of:
(i) hours of work;
(ii) 24-hour contact details of site manager;
(iii) management of dust and odour to protect the amenity of the neighbourhood;
(iv) stormwater control and discharge;
(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
(vi) groundwater management plan including measures to prevent groundwater contamination;

(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
(viii) community consultation and complaints handling;
(b) Construction Noise and Vibration Management Sub-Plan;
(c) Construction Waste Management Sub-Plan;
(d) Construction Soil and Water Management Sub-Plan;
(e) Flood Emergency Response;
(f) an unexpected finds protocol for contamination and associated communications procedure;
(g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site

Reason: To ensure that the business establishes a commitment to the protection of the environment.

59. **Ground Anchors –** Before any site works commences, if ground anchors are required to be installed as part of the development, approval from Council's City Infrastructure Directorate is required under section 138 of the Roads Act 1993 with confirmation provided to the principal certifier. As part of this approval detailed structural engineering plans must be 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. Approval will be subject to:
    1. Advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met;
    2. The payment of all fees in accordance with Council's fees and charges at the time of the issue of the approval; and
    3. The provision of a copy of the Public Liability insurance cover of not less than $20 million with Council's interest noted on the policy. The policy must remain valid until the de-commissioning of the ground anchors.

    Reason: To ensure public services and public domain are not adversely impacted.

60. **Design Certificate for Public Domain Improvements** - The public domain is to be upgraded along the Talavera Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual (PDTM) Chapter 6 – Macquarie Park Corridor. The works shall include paving, multifunction light poles, street furniture and plantings, and must be completed to Council's satisfaction at no cost to Council.

    Public domain plans 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. The plans must include:

    (a) Footpath paving as specified in the condition of consent for public infrastructure works.
    (b) Street trees to be provided in accordance with the Chapter 6: Macquarie Park Corridor Public Domain Technical Manual.
    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 Talavera Road frontage. 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 serviced by metered underground power and on multifunction poles (MFPs) shall be designed and installed to Australian Standard AS1158 *Lighting for Roads and Public Spaces*, with a minimum vehicular luminance category **V5** and pedestrian luminance category **PR2** along Talavera Road.

Lighting upgrade shall be in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor. The consultant shall liaise with Council's City Works Directorate in obtaining Council's requirements and specifications for the MFP and components, including the appropriate LED luminaire and location of the meter boxes.

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.

Note: Council has prepared a design guide and schema for the provision of the street lighting on MFPs. A copy of the design guide including the design template and checklist, and the street lighting schema can be made available to the Electrical Design Consultant upon request to Council's City Works Directorate.

The approved public domain plans and documentation are to be presented to the Principal Certifier.

Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments.

60a. Design Certificate for Public Infrastructure Improvements. 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 4.5 Macquarie Park Corridor, Part 8.5 - Public Civil Works, and Part 8.2 - Stormwater Management, where applicable and City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor.

Confirmation of Council approval is to be provided to the principal certifier. The plans 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 and must include:

1. 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.
2. The drawings shall also demonstrate the smooth connection of the proposed works into the remaining street scape.
3. full design engineering plans and specifications for the following infrastructure works:
   (a) The full reconstruction of half road width for the Talavera Road frontage of the development site, in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road, and current standard drawings specifying road pavement reconstruction requirements. The limits of the pavement reconstruction to be determined and agreed upon at construction stage.
   (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 Talavera Road frontage of the development site. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter along the M2 off-ramp and Talavera Road adjacent developments.

(d) Construction of full width granite paving footway along the Talavera Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor.
(e) The upgrade of the soft landscaped area along the M2 ramp frontage of the site is to be detailed within public domain landscape plans to be submitted to Council. These works will be limited to soft landscaping.
(f) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
(g) Signage and line marking details are required to be provided on a separate plan and submitted with the set of plans for public domain. Proposed signage and line marking shall include traffic requirements, cycleway and waste collection requirements, if applicable.
(h) Staging of the public civil works, if any, and transitions between the stages shall be clearly indicated on proposed design, including applicable specification for proposed transition work.
(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 Infrastructure 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.
5. Public domain works required within land administered by Transport for New South Wales (TfNSW), are subject to determination, specification and approval by TfNSW, and will be detailed in separate condition/s issued by TfNSW. Any works on TfNSW land, adjacent to the site, are to be shown and labelled, and adequately coordinated with the public domain works detailed in the above condition.

All fees and charges associated with the review of these plans are to be paid (as per Council's Fees and Charges document). The approved public domain plans and documentation are to be presented to the Principal Certifier.

Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments.

61. Public Infrastructure Works – Design for Construction Certificate - 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 Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 4.5 Macquarie Park Corridor, Part 8.5 - Public Civil Works, and Part 8.2 - Stormwater Management, where applicable and City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor.

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 consultant shall liaise with Council's City Works and Infrastructure Directorate in obtaining Council's specification and details, if not available on the Council's website, including the checklist requirements. The drawings shall also demonstrate the smooth connection of the proposed 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 Talavera Road frontage of the development site, in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road, and current standard drawings specifying road pavement reconstruction requirements. The limits of the pavement reconstruction to be determined and agreed upon at construction stage.

(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 Talavera Road frontage of the development site. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter along the M2 off-ramp and Talavera Road adjacent developments.

(d) Construction of full width granite paving footway along the Talavera Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor.

(e) The upgrade of the soft landscaped area along the M2 ramp frontage of the site is to be detailed within public domain landscape plans to be submitted to Council. These works will be limited to soft landscaping.

(f) Stormwater drainage installations in the public domain in accordance with the DA approved plans and DCP 2014 Part 8.2 - Stormwater Management.

(g) Signage and line marking details are required to be provided on a separate plan and submitted with the set of plans for public domain. Proposed signage and line marking shall include traffic requirements, cycleway and waste collection requirements, if applicable.

(h) Staging of the public civil works, if any, and transitions between the stages shall be clearly indicated on proposed design, including applicable specification for proposed transition work.

(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.

5. Public domain works required within land administered by Transport for New South Wales (TfNSW), are subject to determination, specification and approval by TfNSW, and will be detailed in separate condition/s issued by TfNSW. Any works on TfNSW land, adjacent to the site, are to be shown and labelled, and adequately coordinated with the public domain works detailed in the above condition.

Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments and standards.

62. **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. The provision of kerb returns across the verge, to facilitate vehicular access to private property, is not permitted. 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 crossing 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: Improved access and public amenity.

63. **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 **$30,000** 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: Ensure compliance with specifications.

64. **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: Ensure compliance with Council's requirements.

65. **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 Multi-Function Poles (MFPs), 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: Record of civil works.

66. **Flooding - Flood and Overland Flow Protection.** The property has been identified as being susceptible to flooding and overland flow during large storm events. In accordance with the floodplain management controls started within Council's DCP Part 8.2 (Stormwater and Floodplain Management), the following measures must be implemented in the development.

    A certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority stating compliance with this condition prior to the issue of the Construction Certificate for the following items:

    a) The applicant shall comply with the flood recommendations provided in the Flood Study Report prepared by S&G Consultants Pty Ltd dated 07 November 2021.
    b) The habitable floor levels of all dwellings encompassed under this approval must not be constructed less than the approved Flood Study Report prepared by S&G Consultants Pty Ltd dated 07 November 2021.
    c) All electrical connections and flood sensitive equipment shall be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard.
    Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations shall generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities.
    d) All basement carpark areas shall be designed to resist floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk.

    A certificate from a suitably qualified Chartered Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority stating compliance with this condition prior to the issue of the Construction Certificate for the following items:

    a) All structures subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 500 mm freeboard.
    b) All structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event

Reason: to ensure flood protection measures are as per approved flood report.

67. **Stormwater - Council Drainage - Reflux Valve -** A design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Principal Certifying Authority, prior to the issue of the Construction Certificate, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).

    Reason: To ensure no water from Council's Stormwater Drainage Network enters the site.

68. **Stormwater - Council Drainage – Pit Connection Details -** The proposed site drainage connection to the existing Council 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.

69. **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.

70. **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 S&G Consultants P/L Drawing No. SW201 (Project No. 20210357, Revision E, 02 December 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.

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

71. **Transport for NSW, Road Occupancy Licence**. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on M2 Motorway and Talavera Road during Demolition and Construction Activities.

    Reason: Transport for NSW Condition.

72. **Transport for NSW, Design Documentation.** The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001. The Developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW.

    If it is necessary to excavate below the level of the base of the footings of the adjoining roadway, the person acting on the consent shall ensure that the owner/s of the roadway are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work. Documentation is to be issued to development.sydney@transport.nsw.gov.au

    Reason: Transport for NSW Condition.

73. **Transport for NSW, Construction Pedestrian and Traffic Management Plan.** Prior to the issue of any construction certificate or any preparation, demolition or excavation works, ever is earlier, the applicant is to prepare a Construction Pedestrian and Traffic Management Plan (CPTMP), in consultation with TfNSW.

    The CPTMP needs to specify, but not limited to the following:
    a. Description of the development
    b. Location of any proposed work zones(s)
    c. Location of any crane(s)
    d. Haulage Routes
    e. Detailed plan identifying all construction vehicles access arrangements
    f. Estimated number of construction vehicle movements, including measures to reduce the number of movements during the AM and PM peak Periods
    g. Measures to avoid construction worker vehicle movements
    h. Construction program
    i. Proposed construction hours
    j. Consultation strategy for liaison with surrounding stakeholders, including other developments
    k. Any potential impacts to general traffic, cyclists, pedestrians and bus and light rail services with the vicinity of the site from the construction of the development
    l. Cumulative traffic impact of the concurrent projects / development within the area needs to be considered. Existing CPTMP'S for development within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the road network
    m. Proposed mitigation measures. Should any impacts be identified. The duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

    Final copy of the plan is to be submitted to TfNSW for endorsement via development.sydney@transport.nsw.gov.au

Provide the builders direct contact number to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builders direct contact number is current during any stage of construction.

Reason: Transport for NSW Condition.

73a. Construction pedestrian and traffic management plan - Before the issue of a construction certificate, a Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared by a suitably qualified traffic engineer and submitted to and approved by Council's Traffic Services Department. Confirmation of Council's acceptance of the CTMP is to be provided to the principal certifier.

Truck movements are to be restricted to outside of peak weekday commuter periods between 7:00am – 9:00am and 4:00pm – 6:00pm to minimise impact on the Macquarie Park road network. Truck movements must be agreed with Council's Traffic Services Department 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 Traffic Services Department for the CPTMP.

The CPTMP must include but not limited to the following:

1. Provision for all construction materials to be stored on site, at all times.
2. 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.
3. Make provision for parking onsite once the basement level parking is constructed. All Staff and contractors are to use the basement parking once available.
4. 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 Council's Traffic Services Department.
5. Include Traffic Control Plan(s)/Traffic Guidance Scheme(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.
6. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
7. 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.
8. 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.
9. 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.
10. Specify spoil management process and facilities to be used on site.
11. 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.
12. 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: To ensure safety and amenity of all road users.

74. **Transport for NSW, Geotechnical certification:** The Applicant is to submit a statement from a suitably qualified geotechnical engineer confirming that the proposed development will not impact the stability of the M2 Motorway Off Ramp and that monitoring of the embankment for the vibration and movement will not be required or otherwise. Documentation is to be issued to development.sydney@transport.nsw.gov.au

    Reason: Transport for NSW Condition.

75. **Transport for NSW, Acoustic design**. The development is to be designed such that road traffic noise from the M2 Motorway is mitigated by durable materials to satisfy the requirements for habitable rooms under *Clause 2.120 (2.120 Impact of road noise or vibration on non-road development) of the Transport and Infrastructure State Environmental Planning Policy 2021*.

    Reason: Transport for NSW Condition.

76. **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 (Off-street 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)-Deleted.
    b) Deleted.
    c) 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.
    d) To ensure that service vehicles have sufficient headroom clearance when accessing loading bay areas, an accessway / ramp profile must be produced along the vehicle path of travel for all service vehicles. The plan must detail all levels and overhead clearances (allowing for services) along the vehicle path of travel from the vehicle entry at the boundary to the loading bay area and must demonstrate that the required overhead clearance (SRV — 3.5m / MRV & HRV — 4.5m) is achieved along this path.
    e) The service vehicle exit to the main entry driveway must be linemarked and posted with "GIVE WAY" traffic control, ensuring that service vehicles heed to any traffic ascending the ramp when exiting lower basement parking levels. The control point must be clearly delineated so as to ensure there is sufficient traffic lane width for the exiting vehicle and positioned such that a service vehicle driver has adequate sight distance to the base of the ramp.

    These amendment(s) must be overseen by a suitably qualified and practising Traffic Engineer and 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.

77. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the point of discharge, generally in accordance with the plans by SGC Consulting Engineers Pty Ltd (Refer to Project No. 20210357 Dwgs SW00 to SW500 ~~Rev D~~

Revision E dated ~~2 August 2022~~ 2 December 2022) subject to any variations marked in red on the approved plans or noted following;

a) Connection to the public drainage infrastructure in the M2 motorway corridor will require the approval of Transport for New South Wales. 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 (Stormwater drainage) 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.

78. **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.

79. **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 (*Stormwater drainage*).

    The wet well must be designed and constructed in accordance with section 9.3 of AS 3500.3 (*Stormwater drainage*), 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.

80. Geotechnical Design, Certification and Monitoring Program. The applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development. This engineer is to prepare the following documentation;

a) Certification that the civil and structural details of all subsurface structures are designed to;
   - provide appropriate support and retention to neighbouring property,
   - ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure, and,
   - ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.

b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that;
   - is based on a geotechnical investigation of the site and subsurface conditions, including groundwater,
   - details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;
   - details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
   - details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.
   - Is in accordance with the recommendations of any approved Geotechnical Report.

The certification and the GMP is to be submitted for the approval of the Accredited Certifier prior to the issue of the Construction Certificate.

Reason: To ensure there are no adverse impacts arising from excavation works.

81. Spare.

82. 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.

83. 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.

84. 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.

85. 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.

Due to heavy traffic throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Transport Department, prior to submission of the CPTMP.

Note: Condition 73 and Condition 85 both require a CPTMP, with different requirements. Therefore, one CPTMP should be prepared in conjunction with both Council and TfNSW.

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)/Traffic Guidance Scheme(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: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CPTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.

85a. Construction pedestrian and traffic management plan (implementation) - While site work is being carried out, all construction works 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 controls 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 Traffic Services Department for approval. A copy of the approved CPTMP is to be kept onsite at all times and made available to the principal certifier or Council on request.

Reason: To ensure that the controls stated in the approved CPTMP are carried out by the builder during construction.

86. Waste and Service Vehicle Access. Access to the on-site loading bay area including ramp grades, transitions and height clearance shall be designed for safe forward in and forward out access of 12.5m long Heavy Rigid Vehicle (HRV), as a minimum requirement.

The minimum height clearance required is 4.5m, measured from the floor level to the lowest point of any overhead structures/service provisions such as pipes. Plans showing the ramp grades, transitions and height clearance and swept path diagrams of 12.5m long HRV shall be reviewed and approved by a chartered civil engineer (with evidence of this certification submitted to Council) prior to the issue of the Construction Certificate. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.

Reason: This condition is intended to assist with the safety and efficiency of heavy vehicles entering and exiting the site.

86a. Service vehicle access – Before the issue of a construction certificate, a suitably qualified traffic engineer must submit swept path and vehicle clearance plans demonstrating that the largest/longest vehicle required to access the site can enter, turnaround within the internal loading/manoeuvring areas and exit the site in a safe and efficient manner. These plans are to be submitted to the satisfaction of Council's Traffic Services Department and the principal certifier and include the following information:

1. Ramp grades;
2. Transitions and height clearance for the safe forward in and forward out access of 12.5m HRV;
3. The minimum height clearance required is 4.5m, measured from the floor level to the lowest point of any overhead structures/service provisions such as pipes; and
4. Swept paths diagrams including details of the road, kerb line, line marking, signs, traffic devices, power poles, other structures, and neighbouring driveway.

Reason: To ensure service vehicles are provided with the necessary access and clearance.

86b. Waste vehicle access - Before the issue of a construction certificate, amended plans demonstrating suitable vehicle clearance plans for Council's Heavy Rigid Vehicle to AS2890.2 (12.5 metres long and 4.5 metre height clearance which should be measured from the floor to the lowest point of any overhead structures including roller shutter doors). These must demonstrate that Council's vehicle can enter, turnaround within the internal loading/manoeuvring areas and exit the site in a safe and efficient manner. These plans are to be submitted to the satisfaction of Council's Waste Department and the principal certifier.

Reason: To ensure waste collection vehicles are provided with the necessary access and clearance.

86c. Sightlines for waste collection vehicles - Before the issue of a construction certificate, construction certificate plans are to notate traffic signal or mirrors to ensure the waste collection vehicles can safely access and exit the site as there are insufficient sightlines available, to the satisfaction of the principal certifier.

Reason: To ensure waste collection vehicles can safely access the site for servicing.

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.

87. 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).

88. Excavation. All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.

(Reason: to ensure work is completed in an appropriate manner).

89. Provision of contact details/neighbour notification. At least 7 days before any demolition work commences:

(a) Council must be notified of the following particulars:
   (i) The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
   (ii) The date the work is due to commence and the expected completion date

(b) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.

(Reason: To ensure adequate details are provided to Council and properties in the immediate area of the proposed works).

90. Residential building work – insurance. In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

(Reason: Statutory requirement).

91. Residential building work – provision of information. Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA has given the Council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:
   (i) the name and licence number of the principal contractor; and
   (ii) the name of the insurer by which the work is insured under Part 6 of that Act.

(b) in the case of work to be done by an owner-builder:
   (i) the name of the owner-builder; and

(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

(Reason: Statutory requirement).

92. Excavation adjacent to adjoining land

(a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.

(b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.

(c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

(Reason: Statutory requirement).

93. Pre-commencement dilapidation report. The submission of a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining public and private properties namely 84 to 92 Talavera Road, and public infrastructure (including roads, gutters, footpaths, etc). A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of the affected adjoining private properties, prior to the commencement of construction.

(Reason: To identify the condition of adjoining public and private properties prior to the commencement of work).

94. 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).

95. 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).

96. 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.)

96a. Retaining Walls within Public Land - Before the issue of a construction certificate, retaining walls design plans prepared by an appropriately qualified and practising structural engineer must be provided to Council for approval with confirmation provided to the principal certifier. The design plan must note that:

- Retaining walls greater than 1000 mm high or retaining more than 600 mm of cut or fill proposed to be located within public land are to be designed by a Structural Engineer and must have subsoil drainage connected to the public drainage system.
- All components of any retaining walls, including subsoil drainage, must be located entirely within public land. The subsoil drainage lines of the retaining walls must be shown on the stormwater drainage concept plan.

Reason: To ensure public safety and protection of infrastructure.

97. Transport for NSW, Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval prior to commencement of any works. Documentation is to be issued to development.sydney@transport.nsw.gov.au . A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

(Reason: Transport for NSW Condition).

98. Transport for NSW, Impact on Traffic Control Site. If any civil works along the Talavera Road frontage impact the traffic control site (TCS) 3162 'Talavera Road/ Herring Road / M2 Motorway On-Off ramp' and associated signal infrastructure, the Applicant will require separate TfNSW approval under Section 87(4) of the *Road Act 1993*.

Further details on TCS Approval and TfNSW requirements can be directed too development.sydney@transport.nsw.gov.au

(Reason: Transport for NSW Condition).

99. 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 require Council approval prior to such activities being undertaken.)

100. Road occupancy licence - Before any site works commences, a Road Occupancy Licence (ROL) obtained from NSW Transport Management Centre must be submitted to Council's Traffic Services Department and the principal certifier 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: To satisfy Transport for NSW requirements).

101. Notice of Intention to Commence Public Domain Works – Before any public domain works commence, a Notice of Intention to Commence Public Domain Works must be submitted to Council's City Infrastructure Department and the principal certifier. This Notice must 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.

(Reason: To ensure compliance and record of works).

102. Notification of adjoining owners & occupiers (public domain works) – Before any public domain works commence, written notification must be provided to the adjoining owners and occupiers of the public domain works a minimum of two weeks prior to commencement of construction and copy of this letter is to be provided to the principal certifier. 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 must be minimised; and driveways must be returned to the operational condition as they were prior to the commencement of works, at no cost to the adjoining owners.

(Reason: To ensure compliance and record of works).

103. 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.
Note: Minimum 48-hour notice is required when booking the joint inspection.

(Reason: Ensure compliance and communicate Council's requirements).

104. Pre-Construction Dilapidation Report – To ensure Council's infrastructure is 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 approved by Council's City Infrastructure 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.

Where the applicant has already made payment and submitted a report as per **consent condition #104 of LDA2022/0020,** approved by the LEC on 11th May 2023, the applicant is permitted to submit the same report to satisfy this condition of consent.

(Reason: To ensure protection of Council's infrastructure).

105. Road Activity Permits - Prior to carrying out any work in, on or over a road reserve, consent from Council is required as per the Roads Act 1993. The person acting on the consent is required to review the "Road Activity Permits Checklist" (available from Council's website: https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2023-07-road-activity-permits-checklist.pdf) and apply for the relevant permits for approval by Council. Types of road activity permits potentially required including Road Use Permit, Work Zone Permit, Road / Footpath / Driveway / Nature Strip / Kerb and Gutter Opening Permit, Temporary Placement of Elevated Tower, Crane or Concrete Pump, Operation of a Crane Over Air Space Permit, Construction Hoarding Permit and Skip Bin on Nature Strip Permit. Penalties apply for failure to comply.

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

106. Temporary Footpath Crossing – Before any site works commence, 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 ensure public amenity and safety).

107. 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 linemarking.

(Reason: To ensure compliance).

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.

108. 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 61 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2001.*

(Reason: Statutory requirement).

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

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

110. Noise management plan - Where demolition or construction activities are likely to cause significant noise or vibration (eg. jackhammering, rock breaking or impact piling) a noise management plan must be prepared by a suitably qualified acoustical consultant and be submitted to the Principal Certifying Authority before the work commences. The plan must be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and include:

(a) Identification of nearby affected residences or other sensitive receivers.
(b) An assessment of the expected noise impacts.
(c) Details of the work practices required to minimise noise impacts.
(d) Noise monitoring procedures.
(e) Procedures for notifying nearby affected residents.
(f) Complaints management procedures.

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

111. Imported fill – type and receipt checking. All imported fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*. Each load of imported fill must be accompanied by a delivery docket from the supplier including the description and source of the fill.

(Reason: To protect the environment and ensure Virgin Excavated Natural Material is used).

112. Delivery dockets – receipt checking and PCA notification. A responsible person must be on site to receive each load of imported fill and must examine the delivery docket and load to ensure that only Virgin Excavated Natural Material that has been validated for use on the site is accepted. The delivery dockets must be forwarded to the Principal Certifier within seven (7) days of receipt of the fill and must be produced to any authorised officer who demands to see them.

(Reason: To protect the environment).

113. 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).

114. Construction Vehicles. All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. No works zones will be permitted on Talavera Road in proximity to signalised intersection Talavera Road/Herring Road/ M2 Motorway.

(Reason: TfNSW condition).

115. Stormwater - Hold Points during construction – Council Drainage Connection 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 existing pit.

(Reason: To ensure construction works satisfy Council's DCP and Australian Standards requirements).

116. 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 SGC Consulting Engineers Pty Ltd (Refer to Project No. 20210357 Dwgs SW00 to SW500 Rev D dated 2 August 2022) 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).

117. 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.)

118. Geotechnical Monitoring Program - Implementation. The construction and excavation 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 excavation. The applicant must give at least seven (7) days notice to the owner and occupiers of the adjoining allotments before excavation works commence.

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

119. 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.)

120. 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).

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

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

122. 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).

123. 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).

123a. Site maintenance (waste). While site work is being carried out, the area surrounding the construction site must be secured and maintained, including the nature strip, to reduce incidences of illegal dumping and litter.

Reason: To ensure the waste is contained onsite for responsible disposal and impact to street amenity is reduced.

124. Work within public road. At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".

(Reason: To ensure works do not disrupt pedestrians and vehicular traffic).

125. Tree protection – no unauthorised removal. This consent does not authorise the removal of trees unless specifically permitted by a condition of this consent or identified as approved for removal on the stamped plans.

(Reason: To ensure trees are not removed from the site unless there is approval for the work).

126. Tree protection – during construction. Trees that are shown on the approved plans as being retained must be protected against damage during construction.

(Reason: To ensure the protection of existing trees on site).

127. Tree works – Australian Standards. Any works approved by this consent to trees must be carried out in accordance with all relevant Australian Standards.

(Reason: Statutory requirement).

128. Tree works – arborist supervision. A Consultant Arborist must be appointed to oversee all works, including demolition and construction, in relation to the trees identified for retention on the site.

(Reason: To ensure all tree works are overseen by a suitably qualified Arborist).

129. Tree works – provision of arborist details. Council is to be notified, in writing, of the name, contact details and qualifications of the Consultant Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist alter, Council is to be notified, in writing, within seven working days.

(Reason: To ensure Council is notified of the Project Arborist).

130. Consent documents available on site. At all times during the construction, a copy of the development consent and the approved stamped plans is to be kept on site. These documents are to be made available to any Council Officer as requested.

(Reason: To ensure Council Officers are able to access the consent during any site inspection).

131. Tipping Dockets (demolition). Tip Dockets identifying the type and quantity of waste disposed/recycled during are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

(Reason: To ensure responsible and sustainable disposal of materials generated during demolition works.)

131a. Tipping Dockets (construction). While site work is being carried out, Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation and Management Plan for spot inspections.

(Reason: To ensure responsible and sustainable disposal of materials generated during demolition works).

132. Site management. 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 ensure the site is appropriately maintained).

133. Implementation of the Construction Traffic and Pedestrian Management Plan. All construction works including demolition are to be undertaken in accordance with the

approved Construction Traffic and Pedestrian Management Plan (CTPMP). All controls in the CTPMP 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 CTPMP be impacted by surrounding major development not encompassed in the approved CTPMP, the CTPMP measures and controls are to be revised accordingly and submitted to Council.

Reason: To ensure that the measures/protocols stated in the approved CPTMP are carried out by the builder during construction.

134. Hold Points during construction - Public Domain.

1. While site work is being carried out, inspections are to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for public domain works, at the following hold points with certification from the Engineer provided to Council and the principal certifier, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates must contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken. 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.
2. Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
3. Upon compaction of the applicable sub-base course.
4. 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).
5. Upon installation of any formwork and reinforcement for footpath concrete works.
6. Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

Reason: To ensure the progress of works is appropriately completed and recorded.

135. Soil and Water Management (Stockpiles) - Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

135A. Contaminated soil disposal - All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) before being transported from the site.

Reason: To ensure appropriate disposal of contaminated soil.

136. Contaminated waste to licensed EPA landfill - Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

137. Waste data maintained - A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives are met.

138. Storage and removal of wastes - All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals.

Reason: To prevent any nuisance or danger to health, safety or the environment.

138a. General requirements for liquid and solid waste - Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). NSW EPA Waste Classification Guidelines

Reason: To prevent pollution of the environment.

138b. Waste resource management. While demolition work is being carried out, the waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Development Control Plan for Waste Minimisation and Management must be implemented.

Reason: To ensure responsible and sustainable disposal and/or recovery of materials generated during works.

139. Polluted water excavation - analysis before discharge - Site water discharged must not exceed suspended solid concentrations of 50 parts per million and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To prevent pollution of waterways.

140. De-watering of Excavated Sites - Any site excavation areas must always be kept free of accumulated water. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

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.

141. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered ~~1260203M_04, dated Wednesday, 10 May 2023~~ ~~1260203M_05, dated 1 September 2023~~ ~~*1260203M_09, dated 4 April 2024*~~ ***1260203M_14, dated 25 November 2024*** is to be provided to the Principal Certifying Authority, prior to occupation certificate.

(Reason: Statutory requirement).

142. **Landscaping**. All landscaping works approved by condition 1 are to be completed prior to the issue of the any Occupation Certificate.

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

143. **Fire safety matters**. At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Each year the Owners must send to the Council and the Fire and Rescue NSW an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

(Reason: Statutory requirement).

144. **Apartment Noise Attenuation Construction.** An AAAC 5 Star Certificate must be submitted by a qualified member of the Association of Australasian Acoustical Consultants (AAAC) demonstrating that the construction of the internal party walls ensures that all sound between apartments (being the internal party walls between the bedroom and the living room of adjoining separate units), sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems has sufficient acoustical attenuation. Details of compliance must be submitted to the Principal Certifying Authority before the issue of the relevant Occupation Certificate.

(Reason: To comply with best practice standards for residential acoustic amenity).

145. **Acoustic Verification Report.** Prior to the issue of the Occupation Certificate, a suitably qualified acoustic consultant* must prepare an acoustic verification report to the satisfaction of the Principal Certifier that confirms the following:

a. All recommendations contained in the DA ~~acoustic report No. P00113, Rev 006, dated 10 August 2022~~ Noise Impact Assessment No. P00113, Rev 003, dated 22 November 2024 have been implemented, and
b. The project specific noise criteria established in the DA acoustic report and any other noise and vibration criteria specified in this consent are being complied with.
*Note: Suitably qualified Acoustic Consultant being a consultant who holds a current member grade of the Australian Acoustical Society.

Reason: To protect residential amenity.

146. **Sydney Water – Section 73 Compliance Certificate**. A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Sydney Water will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. A Section 73 Compliance Certificate must be completed before the issue of any Occupation Certificate. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all

requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

(Reason: Statutory requirement).

147. Post-construction dilapidation report. The submission of a post-construction dilapidation report which clearly details the final condition of all property, infrastructure, natural and man-made features that were recorded in the pre-commencement dilapidation report. A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of the affected adjoining and private properties, prior to the issue of any Occupation Certificate.

(Reason: To provide a record of any damage to adjoining properties post construction).

148. Compliance with contamination report - Prior to the issue of any occupation certificate written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Ryde Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

(a) Contamination Assessment Report No. E25389.E02_Rev01, dated 29 November, prepared by EI Australia.

Reason: To demonstrate compliance with submitted reports.

149. Letterboxes and street/house numbering display. All letterboxes are to be designed and constructed in accordance with Australia Post requirements and the house/unit numbering displayed shall be in accordance with the official property addressing allocated by Council's Land Information Section. The display of the street address shall be of a sufficient size and clarity to be easily visible from the street. Where a development contains multiple properties, signage is required to be clearly displayed on all unit door entrances. Directional signage is to be erected on site at driveway entry points and on buildings. Unit numbering signage is also required on stairway access doors and lobby entry doors. It is essential that all numbering signage throughout a development is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency.

(Reason: To assist in way finding).

150. Waste collection Services - **Waste servicing (inspection) -** Before the issue of an occupation certificate, approval from an authorised Officer from Council's Waste Department is required to confirm the development can be accessed and serviced in accordance with the approved Waste Management plan.

(Reason: To ensure that the development is built according to the plans used to assess waste collection).

151. Waste servicing arrangements - Before the issue of an occupation certificate, suitable arrangements must be made with the City of Ryde Council for the provision of waste services to the premises.

(Reason: To ensure that adequate Council waste services are provided to the development).

152. Positive Covenant - Onsite Waste Collection. Before the issue of any occupation certificate, a positive covenant for onsite waste collection must be placed on the property title in accordance with section 88 of the Conveyancing Act 1919. The positive covenant requires the property owner provide and maintain the access driveway and loading bay accommodating waste collection services undertaken by Council. The terms of the instrument are to be generally in

accordance with Council's current standard terms (available from Council) and any amendments necessary drafted in accordance with the City of Ryde DCP 2014 - Part 8.4 (*Title Encumbrances*), to Council's satisfaction. The drafted instrument must be accompanied by a Works-As-Executed plan of the service area ensuring there is adequate swept path and height clearances to accommodate Council waste vehicles. A swept path analysis may also be required to clarify this. The instrument and works-as-executed plans are to be submitted to Council with a completed "*Application Form for Endorsement of Title Encumbrances*" (available from Council's website) for review and the covenant must be registered on the title prior to the release of any Occupation Certificate for the development works.

(Reason: To ensure continually maintained access is provided for waste collection).

153. Deleted.

154. Waste servicing (key fobs) - Before the issue of an occupation certificate**,** where there will be secure access in place to the loading dock area, Council's Waste Department must be provided with three (3) access fobs or the relevant access code for use by the contractor to enable service.

(Reason. To ensure unobstructed access is available to waste collection contractors**.**)

155. Waste rooms (universal key) - Before the issue of an occupation certificate, all lockable doors which provide access to bin collection/storage rooms or bulky waste storage room must have Council's universal key system installed so Council contractors can access the room for servicing.

(Reason. To ensure unobstructed access is available to waste collection contractors.)

155a. Waste servicing (lockbox). Before the issue of an occupation certificate, where there will be secure access in place to access the basement loading dock area, a lock box accessed by the Council universal key must be provided on the outside of the roller shutter doors. The building access fob will be housed in the lock box for use by the contractor to enable access to service the bins.

(Reason: To ensure unobstructed access is available to waste collection contractors**.)**

156. Transport for NSW, Sight Distances. Sight distances from the proposed vehicular crossing to vehicles on Talavera Road, in proximity to the signalised intersection, are to be in accordance with the Austroads guide to Road Design: Part4A: Unsignalised and Signalised Intersections (Section 3-sight Distance) and AS2890. Vegetation and proposed landscape/fencing must not hinder was to and from the vehicular crossing to motorists, pedestrians and cyclists.

(Reason: TfNSW Condition).

157. Transport for NSW, Vehicle access. All Vehicles are to enter and leave the site in a forward direction

(Reason: TfNSW Condition).

158. 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: Improved access and public amenity).

159. 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: Ensure Compliance).

160. Public Domain Improvements and Infrastructure Works (Completion) – Prior to the issue of any occupation certificate**,** all public domain improvements and infrastructure works must be completed to the satisfaction of Council's City Infrastructure Department, in accordance with the approved public domain plans and at no cost to the Council.

(Reason: To ensure compliance with all approved documents and plans).

161. Restoration – Restoration (supervising engineer's certificate). Prior to the issue of any occupation certificate, 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 Part 8.5 (Public Civil Works), or the Transport for NSW' standards and specifications, where applicable.

(Reason: To ensure public safety and protection of infrastructure.)

162. Electricity accounts for new street lighting – Prior to the issue of any occupation certificate, a Certificate of Compliance - Electrical Work (CCEW) from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant must be prepared to the satisfaction of Council confirming that the street lighting in the public domain has been constructed in accordance with the approved drawings and City of Ryde standards and specifications.

(Reason: To ensure all works completed are compliant with relevant standards.)

163. 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 Compliance).

164. Compliance Certificate (External Landscaping Works) – Prior to the issue of any occupation certificate, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the approved drawings and City of Ryde standards and specifications must be prepared to the satisfaction of Council.

(Reason: To ensure compliance with approved documents and plans.)

165. Public Domain Works-as-Executed Plans – Prior to the issue of any occupation certificate, Works-as-Executed (WAE) Plans must be prepared to the satisfaction of Council's City Infrastructure Department. The WAE Plans must be prepared on a copy of the approved plans

and must be certified by a Registered Surveyor. All departures from the approved details must be marked in red with proper notations.

Any rectifications required by Council's City Infrastructure Department must be completed by the person acting on this consent 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 City of Ryde must be submitted in a form advised by Council's City Infrastructure Department. The list must include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.

(Reason: To ensure that all works completed are recorded)

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

(Reason: To ensure compliance with approved plans and documents and to ensure that the development has no encroachments).

167. **Supervising Engineer Final Certificate** – Prior to the issue of any occupation certificate, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the approved drawings, City of Ryde standards and specifications must be prepared to the satisfaction of Council. The certificate must include commentary to support any variations from the approved drawings.

(Reason: To ensure compliance with approved plans and documents.)

168. **Post-Construction Dilapidation Report –** To ensure Council's infrastructure is adequately protected a post-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 approved by Council's City Infrastructure Directorate, prior to issue of any Occupation Certificate.
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 ensure protection of Council's infrastructure.)

169. **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 ensure compliance and protection of public assets.)

170. Final Inspection – Assets Handover – Prior to the issue of any occupation certificate, a final inspection with Council's Activation and Compliance Engineer from City Infrastructure Department is to be completed with all found defects rectified to the satisfaction of Council.

Note: Additional inspections, if required, must be subject to fees payable in accordance with Council's fees and charges.

(Reason: To ensure compliance with approved plans and documents.)

171. Compliance Certificate – External Works and Public Infrastructure Restoration – Prior to the issue of any occupation certificate, a compliance certificate must be obtained from Council's City Infrastructure Department 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 City of Ryde's satisfaction and in accordance with Council's approved drawings.

Note: All fees associated with issuing of this Certificate are to be paid in accordance with Council's fees and charges at the time of issuing of the certificate.

(Reason: To ensure compliance with approved plans and documents)

171a. Council Road pavement dilapidation fee - A Road Pavement Dilapidation Fee is payable, prior to issue of any Occupation Certificate, to offset the significant acceleration of the serviceable lifespan of Council road pavement resulting from dilapidation during demolition and construction phases of the development works. The following documentation is to be provided to Council to enable calculation of the fee in accordance with Council's current Schedule of Fees and Charges:

- Approved Construction Traffic Management Plan (CTMP) detailing approved routes of heavy vehicles to and from the site during the demolition and construction phases.

- Documentation detailing the Gross Floor Area (GFA) of any structures to be demolished as part of the development works.

- Documentation detailing the Gross Floor Area (GFA) of the proposed or completed structures, constructed on the development site, in accordance with the approved development plans.

The applicant is to pay the fee based on the above documentation and Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to issue of any Occupation Certificate.

(Reason: To protect and maintain Council's road pavement assets).

172. Engineering Condition – Public Infrastructure Works - All outstanding civil works and all public infrastructure works, kerb and gutter, footpath, vehicular crossings and stormwater drainage works for this development site shall be completed in accordance with Council's specifications and to the satisfaction of Council prior to the issue of any strata plans or occupation certificate.

(Reason: Ensure Compliance).

173. 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: Public amenity and safety).

174. Agreement with a car share provider. Prior to the issue of any Occupation Certificate, documentary evidence is to be provided to Council that an agreement with a car share provider has been entered into for the 3 car share spaces on site. The agreement must ensure appropriate insurance and vehicle maintenance is in place including public liability.

(Reason: To ensure the effective operation of the car share spaces).

175. 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.)

176. 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 and WSUD 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).)

177. 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).

178. 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 the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of AS 3500.3 (Stormwater drainage), 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.
d) 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).
e) 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.
f) 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.
g) Compliance certificate from Council confirming that all external works in the public road reserve 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.)

179. 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.)

180. 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.)

181. Positive Covenant - Overland Flow - A positive covenant shall be created for the existing overland flow path through the subject site, under Section 88E of the Conveyancing Act 1919. All associated costs shall be borne by the applicant.

This is to place a restriction on the title that the overland flow path and flood storage areas are maintained and kept free of debris/weed to allow unobstructed passage of overland flow of water through the site and underneath the residence. The new buildings shall not have the subfloor area enclosed or utilised for storage.

The wording of the Instrument shall be submitted to, and approved by Council's City Works Directorate prior to lodgement at NSW Land Registry Services. The Instrument shall be registered and a registered copy of the document shall be submitted to and approved by the consent authority prior to the issue of an Occupation Certificate/use of the building.

(Reason: To ensure the overland flow and flood storage areas are maintained and unobstructed.)

182. Flooding – Engineering Compliance Certificate – A certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Principal Certifying Authority, prior to the issue of the Occupation Certificate, confirming that all requirements of condition *"Flooding - Flood and Overland Flow Protection"* have been satisfied. The qualified and practising Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) shall have experience in the area respective of the certification unless stated otherwise.

(Reason: To ensure that all flood and overland flow protection requirements are satisfied.)

183. Compliance Certificate – Council Drainage Works – Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all Council drainage and associated restoration works have been completed to Council's satisfaction and in accordance with the Council approved drawings.

Note: 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 ensure drainage and its consequent restoration works have been conducted as per Australian and Council's standards.)

184. 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 road and footpath restoration works have been completed as per Australian and Council's standards.)

185. **Stormwater - Council Drainage - Structural Adequacy** - Council stormwater pits which are being connected into shall be surveyed and confirmed to be capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits shall be cast in-situ and conforming to Council's standard drainage pit details.

A certificate from a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority, prior to the commencement of any works, certifying compliance with this condition.

(Reason: to verify the structural integrity of the pit.)

186. **Signage and linemarking (external - approval) -** Before the issue of an occupation certificate, a signage and linemarking plan must be prepared by a suitably qualified traffic engineer to the satisfaction of Council's Traffic Services Department for any traffic and parking changes proposed on the public road network.

Note: The person acting on this consent is advised that traffic and parking changes may need to be referred to the Ryde Traffic Committee, which 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 (as per Council's Fees and Charges current at the time of payment).

(Reason: 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.)

187. **Signage and linemarking (external - implementation)** - Before the issue of any occupation certificate, the installation of the signage and linemarking, as per the plan approved by Council, is to be carried out by the person acting on this consent. All costs associated with the supply and construction of the signage and linemarking are to be borne by the person acting on this consent (at no cost to Council).

(Reason: To ensure that the works approved in the signage and linemarking plan are installed).

188. **Loading Dock Management Plan** - Before the issue of the occupation certificate, a Loading Dock Management Plan must be prepared to the satisfaction of Council, providing the following information at a minimum:

1. Vehicle types permitted to access the loading dock.
2. Management of the loading dock to ensure servicing arrangements including waste collection will be wholly accommodated within the site without interfering with the safety of all road users and the efficiency of traffic movements on the public road (including the verge);
3. Delivery requirements and service schedules;
4. Operational aspects on how to use facilities;
5. Management duties and responsibilities; and
6. Photos showing line-markings, Intercom system and/or other traffic control devices as required.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).

Reason: To assist with minimising the impact of site servicing activities primarily associated with deliveries and refuse collection on the surrounding public roads.

189. **Framework Travel Plan -** Before the issue of the occupation certificate, a final Framework Travel Plan (FTP) must be prepared to the satisfaction of Council's Traffic Services Department detailing:

1. Adopted targets to reduce single occupant car trips to the site for the journey to work and business travel based on an initial estimate of the number of trips to the site by mode;
2. Develop measures to achieve the targets including a list of specific tools or actions;
3. Develop monitoring scheme including annual travel survey to estimate the change in travel behaviour to and from the site and a review of the measures based on the results of the travel survey;
4. Adopt strategies and procedures to meet mode share target in Macquarie Park as stated in Ryde Integrated Transport Strategy for journey-to-work trips, to minimise drive-alone vehicle trips and to encourage transport choice to and within the Macquarie Park Corridor;
5. Demonstrate how on-site parking provision and built form design will contribute to the FTP and assist in meeting the mode share target for the development for the journey-to-work;
6. Demonstrate infrastructure connections to the nearby footpath, bicycle and public transport networks including through-sitelinks where required; and
7. Provide, to Council satisfaction, supportive infrastructure for:
   (a) Public transport passengers (bus shelters and passenger waiting areas) to be provided where a new public bus stop or service is required to service the additional demand from the development or meet relevant mode share targets for the development.
   (b) Taxi drop-off areas or parking (as appropriate) and carpooling and car share dedicated parking in publicly accessible locations, within the development site. The number of dedicated parking spaces provided must support relevant mode share targets for the development.
   (c) Walking and cycling (lockers and end-of-trip facilities).

It is recommended that the plan consider an Opal Card with credit and information pack on public transport to be provided to the new residents to encourage use of public transport.

The FTP must be incorporated into or annexed to the strata management plan for the residential units in perpetuity.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges).

(Reason: To assist in reducing future traffic congestion and promote alternative transport options).

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.

190. **Offensive noise.** The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997.*

(Reason: To ensure the development does not impact on the amenity of the locality).

191. **Waste storage/disposal – method**. All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

(Reason: To ensure waste is collected and disposed of in an appropriate manner).

191a. Onsite litter management. All bins onsite must remain covered when not in use to reduce the potential for litter to escape.

(Reason: To ensure responsible management of litter onsite).

192. Waste storage/disposal – containers. An adequate number of suitable waste containers must be kept on the premises for the storage of garbage and trade waste.

(Reason: To ensure waste is stored in an appropriate manner).

193. Waste storage/disposal – recycling. Wastes for recycling should be the stored in separate bins or containers and transported to a facility where the wastes will be recycled or re-used.

(Reason: To ensure waste is collected and disposed of in an appropriate manner).

194. Waste servicing (provider) – 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 ensure consistency of waste services across the local government area and resident access to all Council's waste services).

194a. Waste disposal (all developments) – All waste generated on the premises must be stored and disposed of in an environmentally acceptable manner.

(Reason: To ensure waste is appropriately managed onsite).

194b. Waste service (booking household clean-ups) - The building manager or Strata Manager will be required to pre-book household clean-up collections for the building.

(Reason: To ensure appropriate management of bulky waste and reduce potential illegal dumping at the kerbside).

(Reason: To ensure contractors can safely and efficiently conduct waste collection).

195. Implementation of Loading Dock Management Plan - All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Vehicle queuing on public road(s) or outside of the loading dock is not permitted.

(Reason: To ensure compliance with the approved loading dock management plan.)

196. Delivery and loading/unloading – hours. No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 7am on any day.

(Reason: To ensure loading/unloading does not impact on the amenity of the locality).

197. Delivery and loading/unloading – location. All loading and unloading in relation to the use of the premises shall take place wholly within the property.

(Reason: To ensure loading/unloading does not impact on the amenity of the locality).

198. Loading areas. Loading areas are to be used for the loading and unloading of goods, materials etc. only and no other purpose.

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

199. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the following parking allocation as follows:

- 116 Spaces for the market units
- 16 spaces for the In-Fill Affordable Housing units
- For each row of tandem residential spaces, these must be allocated to a single unit,
- 12 visitor parking spaces,
- 3 carshare parking spaces, and
- 15 bicycle parking spaces.

This is to ensure the allocation of parking on the site is in accordance with Council's parking requirements.

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

200. **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.)

201. **Car Share Parking**. The following requirements must be implemented for the ongoing serviceable life of the development:

a) All car share vehicles must be publicly accessible 7 days of the week, 24 hours of the day.
b) The car share vehicles are to be managed by the site manager.
c) Car share parking spaces must be clearly designated and linemarked in the development so as to prevent inadvertent use of the space by other drivers when the car share vehicle is in use.
d) The development must install signage to direct and guide car share customers to the car share vehicle location. Where access to the location is restricted, details of the access procedure must be available to members of the car share scheme
e) Car share vehicles must be parked on site when not in use.
f) Must be retained as Common Property by any future strata subdivision of the development lot.

(Reason: To ensure the implementation of Car Share vehicles is maintained as approved and these are retained for the serviceable life of the development.)

202. **Installation of water-cooling systems -** Where any water-cooling system is installed, the following shall be undertaken, a Compliance Certificate shall be obtained certifying that the system has been installed in accordance with the provisions of the Public Health Act 2010, the Regulations thereunder, the NSW Code of Practice for the Control of Legionnaires Disease and Australian Standard 3666.

(Reason: To comply with the Public Health Act).

203. **Registration of water-cooling systems -** All water-cooling systems regulated under the *Public Health Act 2010* must be registered with Council's Environmental Health Unit within one (1) month of installation. Registration forms may be obtained from Council's website.

(Reason: To comply with the Public Health Act).

204. **Water-cooling system operation - The** operation of the water-cooling system is to comply with the relevant provisions of the Public Health Act 2010, Public Health Regulation 2015 and the Australian Standard 3666.

(Reason: To ensure operation of the premises complies with the relevant legislation and standards).

205. **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).

206. **Noise and vibration from plant or equipment -** Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the *New South Wales Industrial Noise Policy* (EPA, 2000).
b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.
c) The transmission of vibration to any place of different occupancy.

(Reason: To prevent loss of amenity to the area).

207. **No 'offensive noise' -** Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise' as defined by the Protection of the Environment Operations Act 1997.

(Reason: To reduce noise levels).

208. **Air Conditioners in Residential Buildings -** The air conditioner/s must not:

1) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
   (a) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
   (b) before 7.00am and after 10.00pm on any other day.
2) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90, 15 minute) by more than 5dB(A).

The source noise level must be measured as a LAeq 15 minute.

(Reason: To prevent loss of amenity to the area).

208a. Noise - Residential buildings - The mechanical ventilation systems and other plant must comply with the requirements of Protection of the Environment Operations (Noise Control) Regulation 2017 and shall not:

(a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
   I. before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
   II. before 7.00am and after 10.00pm on any other day; and
(b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the

background (LA90, 15minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

(Reason: To protect residential amenity)

209. **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. All waste storage areas are to be maintained in a clean and tidy condition at all times.

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

209a. **Review report of framework travel plan -** One year from the issue of the occupation certificate, and every year for 5 years thereafter, the person acting on this consent must submit to the satisfaction of Council's Traffic Services Department a Review Report on the effectiveness of the Framework Travel Plan (FTP). The reviews must include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review must also include any recommendations for improving the effectiveness of the FTP. Any recommendations made to improve the effectiveness of the plan must be incorporated into an updated FTP.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).

(Reason: To ensure the effective management of the Framework Travel Plan).

209b. Waste education - Signage must be maintained within the bin area to encourage correct recycling and reduce contamination. Signage is provided by City of Ryde.

(Reason: To ensure occupants are aware of the correct procedures for recycling and source separation).

209c. Waste servicing - Staff must be employed to take and return bins from the storage room to the nominated emptying/collection point.

(Reason: To ensure the appropriate management of bins.)

City of Ryde 1 Pope Street,
Ryde Locked Bag 2069, North Ryde
NSW 1670
cityofryde@ryde.nsw.gov.au
Telephone 9952 8222

Section 4.56 Consent

Applicant: **UPGTALAVERA 10 PTY LTD**

S4.56 Consent No **MOD2024/0079**

Approval Date: **17 June 2024**

Modification of Development Consent No. LDA2022/0020 under Section 4.56 of the Environmental Planning and Assessment Act, 1979

Property: **10 Talavera Road, Macquarie Park**
Comprising Lot 10 in DP 1269407

Development: **Construction of a 14-storey residential flat building with 119 apartments, 4 basement levels containing 124 car spaces, landscaping, and associated works at 94 Talavera Road, Macquarie Park**

S4.56 Modification: **Section 4.56 modification to LDA2022/0020 seeking to amend the court approved 14 storey Residential Flat Building including adjustments to services, waste management, minor internal arrangements to the basement and upper residential levels, façade treatments and associated landscaping and communal open space works.**

The City of Ryde as the Consent Authority pursuant to Section 4.56 of the Environmental Planning and Assessment Act, 1979 (as amended) hereby consents to the modification of Local Development Application No. LDA2022/0020 dated 31 May 2023 and MOD2023/0189 dated 8 April 2024 subject to modification of conditions of consent.

Attached is a consolidated copy of the modified development consent which incorporates the original conditions as well as the conditions modified as a result of this application. The modified conditions appear in ***bold italic***.

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

You are advised of your right of appeal to the Land and Environment Court under Section 8.9 of the Environmental Planning & Assessment Act, 1979, and your right to request a Review under Section 8.3 within 6 months after you have received the Consent.

Tony Collier
Senior Town Planner

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

CONSOLIDATED DEVELOPMENT CONSENT FOR LDA2022/0020: MOD2024/0079

GENERAL

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

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 the recommendations and requirements of the following support documents:

Document Description	Date	Plan No./ Reference
~~SITE PLAN~~ ***SITE PLAN***	~~07/02/2023~~ ***04/08/2023***	~~Drawing No: A-DA-1102, Revision 10, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-1102, Revision 11, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 1 FLOOR PLAN~~ ~~BASEMENT 1 FLOOR PLAN~~ ***BASEMENT 1 FLOOR PLAN***	~~07/02/2023~~ ~~23/11/2023~~ ***15/03/2024***	~~Drawing No: A-DA-21B1, Revision 13, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-21B1, Revision 16, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-21B1, Revision 17, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 2 FLOOR PLAN~~ ~~BASEMENT 2 FLOOR PLAN~~ ***BASEMENT 2 FLOOR PLAN***	~~07/02/2023~~ ~~23/11/2023~~ ***15/03/2024***	~~Drawing No: A-DA-21B2, Revision 13, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-21B2, Revision 16, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-21B2, Revision 17, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 3 FLOOR PLAN~~ ~~BASEMENT 3 FLOOR PLAN~~ ***BASEMENT 3 FLOOR PLAN***	~~07/02/2023~~ ~~23/11/2023~~ ***15/03/2024***	~~Drawing No: A-DA-21B3, Revision 02, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-21B3, Revision 05, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-21B3, Revision 06, Prepared by: Cox Architecture Pty Ltd***
~~BASEMENT 4 FLOOR PLAN~~ ***BASEMENT 4 FLOOR PLAN***	~~23/11/2023~~ ***15/03/2024***	~~Drawing No: A-DA-21B4, Revision 01, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-21B4, Revision 02, Prepared by: Cox Architecture Pty Ltd***
~~LOWER GROUND FLOOR PLAN~~ ~~LOWER GROUND FLOOR PLAN~~	~~07/02/2023~~ ~~23/01/2024~~	~~Drawing No: A-DA-21LG, Revision 13, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-21LG, Revision 17,~~

Document Description	Date	Plan No./ Reference
		~~Prepared by: Cox Architecture Pty Ltd~~
LOWER GROUND FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-21LG, Revision 18, Prepared by: Cox Architecture Pty Ltd***
~~UPPER GROUND FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-21UG, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
~~UPPER GROUND FLOOR PLAN~~	~~23/01/2024~~	~~Drawing No: A-DA-21UG, Revision 14, Prepared by: Cox Architecture Pty Ltd~~
UPPER GROUND FLOOR PLAN	***04/04/2024***	***Drawing No: A-DA-21UG, Revision 15, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 1 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2101, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 1 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2101, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 1 TYPICAL FLOOR PLAN	***04/04/2024***	***Drawing No: A-DA-2101, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 2 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2102, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 2 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2102, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 2 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2102, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 3 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2103, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 3 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2103, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 3 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2103, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 4 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2104, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 4 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2104, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 4 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2104, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 5 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2105, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 5 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2105, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 5 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2105, Revision 13, Prepared by: Cox Architecture Pty***

Document Description	Date	Plan No./ Reference
		Ltd
~~LEVEL 6 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2106, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 6 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2106, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 6 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2106, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 7 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2107, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 7 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2107, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 7 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2107, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 8 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2108, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 8 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2108, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 8 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2108, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 9 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2109, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 9 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2109, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 9 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2109, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 10 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2110, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 10 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2110, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 10 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2110, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 11 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2111, Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~LEVEL 11 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2111, Revision 12, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 11 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2111, Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~LEVEL 12 TYPICAL FLOOR PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2112, Revision 11, Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
~~LEVEL 12 TYPICAL FLOOR PLAN~~	~~04/08/2023~~	~~Drawing No: A-DA-2112, Revision 13, Prepared by: Cox Architecture Pty Ltd~~
LEVEL 12 TYPICAL FLOOR PLAN	***15/03/2024***	***Drawing No: A-DA-2112, Revision 14, Prepared by: Cox Architecture Pty Ltd***
~~ROOF PLAN~~	~~07/02/2023~~	~~Drawing No: A-DA-2113 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~ROOF PLAN~~	***04/08/2023***	~~Drawing No: A-DA-2113 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
ROOF PLAN	***15/03/2024***	***Drawing No: A-DA-2113 Revision 14, Prepared by: Cox Architecture Pty Ltd***
~~HEIGHT BLANKET PLAN & SECTION~~	~~07/02/2023~~	~~Drawing No: A-DA-2114, Revision 01, Prepared by: Cox Architecture Pty Ltd~~
~~HEIGHT BLANKET PLAN & SECTION~~	~~04/08/2023~~	~~Drawing No: A-DA-2114, Revision 02, Prepared by: Cox Architecture Pty Ltd~~
HEIGHT BLANKET PLAN & SECTION	***15/03/2024***	***Drawing No: A-DA-2114, Revision 03, Prepared by: Cox Architecture Pty Ltd***
~~NORTH ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3001 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~NORTH ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3001 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
NORTH ELEVATION	***04/04/2024***	***Drawing No: A-DA-3001 Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~SOUTH ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3002 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~SOUTH ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3002 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
SOUTH ELEVATION	***04/04/2024***	***Drawing No: A-DA-3002 Revision 12, Prepared by: Cox Architecture Pty Ltd***
~~EAST ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3003 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~EAST ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3003 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
EAST ELEVATION	***04/04/2024***	***Drawing No: A-DA-3003 Revision 12, Prepared by: Cox Architecture Pty Ltd***
~~WEST ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3004 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~WEST ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3004 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
WEST ELEVATION	***04/04/2024***	***Drawing No: A-DA-3004 Revision 12,***

Document Description	Date	Plan No./ Reference
		Prepared by: Cox Architecture Pty Ltd
~~TALAVERA ROAD WEST ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3005 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~TALAVERA ROAD WEST ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3005 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
TALAVERA ROAD WEST ELEVATION	***15/03/2024***	***Drawing No: A-DA-3005 Revision 12, Prepared by: Cox Architecture Pty Ltd***
~~HERRING ROAD NORTH ELEVATION~~	~~07/02/2023~~	~~Drawing No: A-DA-3006 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~HERRING ROAD NORTH ELEVATION~~	~~04/08/2023~~	~~Drawing No: A-DA-3006 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
HERRING ROAD NORTH ELEVATION	***15/03/2024***	***Drawing No: A-DA-3006 Revision 12, Prepared by: Cox Architecture Pty Ltd***
~~SECTION AA~~	~~07/02/2023~~	~~Drawing No: A-DA-4001 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION AA~~	~~23/11/2023~~	~~Drawing No: A-DA-4001 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
SECTION AA	***15/03/2024***	***Drawing No: A-DA-4001 Revision 14, Prepared by: Cox Architecture Pty Ltd***
~~SECTION BB~~	~~07/02/2023~~	~~Drawing No: A-DA-4002 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION BB~~	***23/11/2023***	~~Drawing No: A-DA-4002 Revision 13, Prepared by: Cox Architecture Pty Ltd~~
SECTION BB	***15/03/2024***	***Drawing No: A-DA-4002 Revision 14, Prepared by: Cox Architecture Pty Ltd***
~~SECTION CC~~	~~07/02/2023~~	~~Drawing No: A-DA-4003 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION CC~~	~~23/11/2023~~	~~Drawing No: A-DA-4003 Revision 12, Prepared by: Cox Architecture Pty Ltd~~
SECTION CC	***15/03/2024***	***Drawing No: A-DA-4003 Revision 13, Prepared by: Cox Architecture Pty Ltd***
~~SECTION DD~~	~~07/02/2023~~	~~Drawing No: A-DA-4004 Revision 10, Prepared by: Cox Architecture Pty Ltd~~
~~SECTION DD~~	~~04/08/2023~~	~~Drawing No: A-DA-4004 Revision 11, Prepared by: Cox Architecture Pty Ltd~~
SECTION DD	***04/04/2024***	***Drawing No: A-DA-4004 Revision 12, Prepared by: Cox Architecture Pty Ltd***
~~SECTION EE~~	07~~/02/2023~~	~~Drawing No: A-DA-4005 Revision 01, Prepared by: Cox Architecture Pty Ltd~~

Document Description	Date	Plan No./ Reference
~~SECTION EE~~ ***SECTION EE***	~~23/11/2023~~ ***15/03/2024***	~~Drawing No: A-DA-4005 Revision 03, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-4005 Revision 04, Prepared by: Cox Architecture Pty Ltd***
~~ADAPTABLE & SILVER LIVING UNIT PLANS~~ ~~ADAPTABLE & SILVER LIVING UNIT PLANS~~ ***ADAPTABLE & SILVER LIVING UNIT PLANS***	~~07/02/2023~~ ~~04/08/2023~~ ***15/03/2024***	~~Drawing No: A-DA-8001 Revision 10, Prepared by: Cox Architecture Pty Ltd~~ ~~Drawing No: A-DA-8001 Revision 11, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-8001 Revision 12, Prepared by: Cox Architecture Pty Ltd***
~~NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNIT PLANS~~ ***NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNIT PLANS***	~~04/08/2023~~ ***15/03/2024***	~~Drawing No: A-DA-8002 Revision 01, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-8002 Revision 02, Prepared by: Cox Architecture Pty Ltd***
DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET	***15/03/2024***	***Drawing No: A-DA-8400 Revision 11, Prepared by: Cox Architecture Pty Ltd***
~~DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01~~ ***DEVELOPMENT CALCULATIONS (STORAGE) SHEET 01***	~~07/02/2023~~ ***23/11/2023***	~~Drawing No: A-DA-8401 Revision 09, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-8401 Revision 11, Prepared by: Cox Architecture Pty Ltd***
~~DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02~~ ***DEVELOPMENT CALCULATIONS (STORAGE) SHEET 02***	~~07/02/2023~~ ***04/08/2023***	~~Drawing No: A-DA-8402 Revision 09, Prepared by: Cox Architecture Pty Ltd~~ ***Drawing No: A-DA-8402 Revision 10, Prepared by: Cox Architecture Pty Ltd***
~~Landscape Plans~~ ~~Landscape Plans S4.56 Submissions~~ ***Landscape Development Application Design Report***	~~08/02/23~~ ~~July 2023~~ ***November 2023***	~~Arcadia Landscape Architecture, Issue G~~ ~~Arcadia Landscape Architecture, Issue A~~ ***Arcadia Landscape Architecture, Issue H***
Stormwater Concept Plans	02/12/2022	SGC Consulting Engineers, Revision E
~~BASIX Certificate~~ ~~BASIX Certificate~~	~~14/12/2022~~ ~~01/09/2023~~	~~in BASIX Certificate(s) numbered 1260203M_03~~ ~~in BASIX Certificate(s) numbered 1260203M_05~~

Document Description	Date	Plan No./ Reference
BASIX Certificate	***04/04/2024***	***in BASIX Certificate(s) numbered 1260203M_09***
Bushfire Protection Assessment	05/8/2022	Travers Bushfire & Ecology (ref 21UPG02, dated 5 August 2022)
Noise and Vibration Impact Report	10/08/2022	E-Lab Consulting Report No. P00113, Rev 006
Detailed Site Investigation	29/11/2021	No. E25389.E02_Rev01, dated 29 November, prepared by EI Australia.
~~Operational Waste management Plan~~ ***Operational Waste management Plan***	~~05/12/2022~~ ***24/01/2024***	~~Elephant Foot Company, Report No.3644, Revision J~~ ***Elephant Foot Company, Report No.3644, Revision Q***
Accessibility Compliance Report	21/07/2022	Access Link Consulting, Report No. 21-155, Issue C
Arboricultural Impact Assessment	03/08/2022	Advanced Treescape Consulting, Job No. 21-301a-04
Wind Impact Assessment	02/12/2022	RWDI Australia Pty Ltd, project # 2202878
~~Geotechnical Investigation~~ ***Geotechnical Investigation***	~~27/02/23~~ ***23/11/2023***	~~E25389.G03_Rev1 prepared by EI Australia~~ ***E25389.G03_Rev3 prepared by EI Australia***
Flood Study Report	07/11/2021	By S&G Consultants Pty Ltd, Reference: 20210357-L01_

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

Amendment to Plans

a) Wind Impact Assessment Amendments:

- As per the Wind Impact Assessment, dated 02/12/2022 recommendation (refer image 7), amended plans are to be submitted, prior to construction certificate showing the following amendments to level 12 consistent with wind impact assessments requirements:
    - 1.5 m high impermeable screening around the perimeter of the terrace.
    - 2 m high porous screen at the southern corner of the terrace.
    - Centrally situated canopies and densely foliating trees are required to be shown on the plans to reduce the recirculation within the terrace.
- Corner balconies (on all levels) are to incorporate impermeable balustrades around the perimeter of these spaces with a minimum height of 1.35 -1.4m.

Reason: To ensure consistency with the approved documentation

b) Architectural Plan Amendments

Prior to the issue of a Construction Certificate, the following amendments shall be made:

(a) Drawing No: A-DA-4004 Revision 11, Prepared by: Cox Architecture Pty Ltd is to be updated to reference the modified basement design as approved in condition (1).

(b) A minimum clear access width of 1.2m is to be provided around the Stair 02 area at the lower ground floor level for corridor paths to support bulk bin movement to the bulky waste room.

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.

1(A) Consultation and approval from relevant authorities. Consultation and approval from relevant authorities. Prior to the issuing of a modified Construction Certificate that relates to works approved under MOD2023/0189 the applicant is to consult with Water NSW regarding the fourth basement level. The applicant is to obtain any necessary approvals (if required) under the Water Management Act 2000.

Reason: To ensure that necessary approvals are obtained

2. Deleted

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 ~~1260203M_04, dated Wednesday, 10 May 2023 1260203M_05, dated 1 September 2023~~ ***1260203M_09, dated 4 April 2024.***

(Reason: Statutory requirement).

Condition 5 is amended as follows:

5. Geotechnical Report: Recommendations from the Approved geotechnical report ~~(E25389.G03_Rev1 prepared by El Australia)~~ (E25389.G03_Rev3 prepared by El Australia) is to be incorporated into the development.

(Reason, compliance with approved reports)

6. **Arboricultural Impact Assessment:** Recommendations from the approved arborist impact assessment (Advanced Treescape Consulting, Job No. 21-301a-04) are to be incorporated into the development

   (Reason, compliance with approved reports)

7. **Landscaping Plans.** All landscaping works are to be carried out consistent with the approved landscape plan ~~(Arcadia Landscape Architecture, Issue G) (Arcadia Landscape Architecture, Issue A, dated July 2023)~~ ***(Arcadia Landscape Development Application Design Report , Issue H, Dated November 2023)*** subject to any changes required by this condition of consent.

   (Reason, compliance with approved reports)

8. **Bushfire Protection**. From the start of building works and in perpetuity, the northern portion of the site as identified on Schedule 1 – Bushfire Protection Measures of the Bushfire Protection Assessment prepared by Travers Bushfire & Ecology (ref 21UPG02, dated 5 August 2022) shall be managed as an inner protection area (IPA) in accordance with Appendix 4 of Planning for Bush Fire Protection 2019.

   (Reason, to ensure adequate bushfire protection measures are established)

9. **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).

10. **Signage – not approved unless shown on plans.** This consent does not authorise the erection of any signs or advertising structures not indicated on the approved plans. Separate approval must be obtained from Council for any additional signs, unless such signage is "exempt development".

    (Reason: To ensure signage is not erected without prior development approval).

11. **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).

12. **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).

13. **Hoardings.**

(a) A hoarding or fence must be erected between the work site and any adjoining public place.

(b) An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

(c) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

(Reason: To ensure public safety).

14. **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).

15. **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. Gates must be installed so they do not open onto any footpath.

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

16. **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).

(Reason: To ensure the protection of the Pipeline and the public).

17. **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.

18. **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)

19. **Utility Services -** The applicant shall undertake and bear all costs associated with the liaison, approval and relocation of any utility services. All correspondence and approvals between the Applicant and utility authorities shall be provided to the Council in conjunction with engineering documentation for the stormwater drainage works prior to commencement of construction.

    (Reason: to ensure that the applicant avoids conflict with utilities and services)

20. **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. All approvals between the Applicant and Utility authorities shall be provided to Council prior to commencement of construction.

    (Reason: Protection of infrastructure and compliance with relevant Authorities requirements)

21. **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: Compliance with relevant Acts)

22. **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: No encroachment of private works on public land)

23. **Transport for NSW, Building works and structures within site.** All buildings and structures, including improvements to the site are to be within the freehold Property (unlimited in height or depth), along the M2 Motorway and Talavera Road boundary**.**

    (Reason: Transport for NSW Condition)

24. **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, 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.)

25. **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.)

26. **Design and Construction Standards -** All engineering detailed design plans and associated drainage works shall be carried out in accordance with the requirements of the relevant Australian Standards and Council's DCP Part 8.2. Detailed design of all proposed Council Infrastructure works or proposed modification to Council infrastructure which may be located inside the property boundary, must be approved by Council City Works Directorate and undertaken in accordance with Council's 2014 DCP Part 8.2 and relevant Australian Standards, except otherwise as amended by conditions of this consent.

    Reason: to ensure Council's DCP and relevant Australian Standard requirements are met.

27. **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.

28. **Compliance with Acoustic Report** - All control measures nominated in the Noise and Vibration Impact Report No. P00113, Rev 006, dated 10 August 2022, prepared by E-Lab Consulting must be implemented.

    Reason: To demonstrate compliance with submitted reports.

29. **Mechanical ventilation of rooms** Where internal noise exceeds the Department of Planning 'Development Near Rail Corridors and Busy Roads – Interim Guidelines' criteria by 10db(A) with windows and doors open, an approved system of mechanical ventilation must be provided so building occupants can leave windows and doors closed. The mechanical ventilation/air handling system must be compliant with *AS1668.1 and 2 - 2012 The Use of Ventilation and Air-Conditioning in Buildings - Mechanical Ventilation in Buildings and relevant Australian Standard* and the *National Construction Code 2019.*

Reason: To demonstrate compliance with submitted reports.

30. **Imported fill (validated) -** All imported fill must be validated in accordance with the *Contaminated Sites Sampling Design Guidelines* (EPA, 1995) by an experienced environmental consultant, and a copy of the validation report must be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) before the fill is used.

    Reason: To ensure imported fill poses no risk to the environment and human health.

31. **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.

32. **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.

33. **Spill clean-up equipment -** Sufficient supplies of appropriate absorbent materials and /or other spill clean-up equipment shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods only.

    Reason: To ensure that any liquid spills can be contained on site and prevent the contamination of stormwater drains.

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.

34. **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	$697,193.68
Open Space & Recreation Facilities	$1,344,151.72
Roads & Traffic Management Facilities	$95,277.93
Plan Administration	$32,049.47
The total contribution is	**$2,168,672.80**

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 for any works authorising construction above the floor level of the ground floor**. 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).

35. **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).

36. **Security deposit.** The Council must be provided with security for the purposes of section 4.17 (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.** (Buildings with delivery of bricks or concrete or machine excavation).

(Reason: Statutory requirement).

37. **Infrastructure Restoration and Administration Fee** must be paid to Council in accordance with Council's Management Plan prior to the release of the **Construction Certificate**.

    (Reason: Statutory requirement).

38. **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).

39. **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).

40. **Apartment Noise Attenuation Design.** A qualified acoustical engineer with membership of the Association of Australasian Acoustical Consultants must certify that the internal party walls between the bedroom and the living room of adjoining separate units has been designed to minimise the noise intrusion from any internal or external noise source and when constructed achieve a 5 star rating under the Association of Australasian Acoustical Consultants Guideline for Apartment and Townhouse Acoustic rating Version 1.0. Details of compliance are to be submitted with the plans for any relevant Construction Certificate.

    (Reason: To protect the acoustic amenity of tenants).

41. **Lighting of common areas (driveways etc).** Details of lighting for internal driveways, visitor parking areas and the street frontage must be provided to the Certifying Authority prior to the issue of the **Construction Certificate**. The details must include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents.

    (Reason: To ensure lighting is used in all common areas).

42. **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).

43. **Construction of garbage rooms –** All garbage 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 cock must be provided in or adjacent to the room to facilitate cleaning.

    Details of are to be shown on the Construction Certificate Plans

    Reason: To ensure provision of adequate waste storage arrangements

44. **Car share parking spaces.** To maintain, facilitate and encourage the use of the car share parking spaces within the development, the following requirements are to be maintained for the ongoing serviceable life of the development:

    a) 3 car share spaces must be publicly accessible 7 days of the week, 24 hours of the day. The spaces are to be well lit with safe pedestrian access.
    b) Car space spaces are to be clearly designated and line marked in the development.
    c) The car share spaces are to be provided with sufficient cellular connectivity as well as providing the requisite infrastructure (eg conduits, wiring, adequately

sized power supply and metering cabinet) so that EV chargers can be readily provided.

Evidence demonstrating the above requirements is to be provided on the Construction Certificate plans.

(Reason: To ensure the effective operation of the car share spaces).

45. **Electric Vehicle Charging Points.** Prior to a Construction Certificate being issued, amended basement plans are to be submitted to the Principal Certifying Authority depicting Electric Vehicle charging points at a minimum rate of 10% of each category of parking (11 residential and 1 visitor) with a minimum 'Level 2' charging point consisting of single or three-phase point with a power range of 7kW-22kW, as defined by NSW Electric and Hybrid Vehicle Plan, Future Transport 2056 (21 January 2019). Further, capability is to be provided within the switchboards and cabling for all parking spaces to be converted in the future.

(Reason: To ensure that the development adequately caters for owners of electric vehicles.)

46. **Design verification.** Prior to a Construction Certificate being issued with respect to this development, the 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: To ensure compliance with the *Environmental Planning and Assessment Regulation 2021*.

47. **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: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

48. **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: To ensure disabled access and amenity for future occupants of adaptable units.

49. **Compliance with BASIX Certificate.** Prior to the issue of any Construction Certificate, the Certifier shall be satisfied that all commitments listed in approved BASIX Certificate (referred to under Condition 4 - ~~1260203M_04, dated Wednesday, 10 May 2023 1260203M_05, dated 1 September 2023~~ ***1260203M_09, dated 4 April 2024*** have been complied with.

Reason: To ensure consistency with the approved BASIX Certificate.

50. **Certification of external materials, colours and finishes.** The Certifier shall not issue any Construction Certificate unless the external materials, colours and finishes specified in the Construction Certificate application are consistent with the approved plans and documents referred to in Condition No. 1 of the Development Consent. Roofing and other external materials must be of low glare and reflectivity.

Reason: To ensure consistency with the approved façade details and materials as considered as part of the development assessment.

51. **Tree Protection Plan and Specification.** A dedicated and detailed Tree Protection Plan & Specification is to be prepared by an AQF Level 5 consulting Arborist who is registered as a consulting arborist with either Arboriculture Australia or the Institute of Australian Consulting Arboriculturists. This document is to provide details and guidance as to how existing trees to be retained are to be protected during the demolition, excavation and construction works. This document is to take into consideration all trees within the public domain which are to be retained and may be affected by the proposal. The Tree Protection Plan & Specification is to be submitted to the Principal Certifier for review and approval prior to issue of a Construction Certificate.

(Reason: To provide a suitable framework and guidance for tree protection prepared by a qualified professional.)

Condition 52 is amended as follows:

52. **Waste Management Plan:** Any changes to the Waste Management Plan dated ~~5/12/22 or Drawing Number A-DA-21LG, Rev 11, Lower Ground Floor Plan, Dec.2022~~ (24/01/2024 Report No. 3644- revision Q or Drawing No: A-DA-21LG, Revision 17, Lower Ground Floor Plan, 23/01/2024) which were utilised to evaluate the waste collection by Council, have to be approved by the Waste Department at the City of Ryde Council before the issue of a Construction Certificate.

(Reason: To ensure the waste collection is not affected).

53. **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.
    - 1100L Bins – width 1.4m, depth 1.1m, height 1.4m
    - 660L Bins – width 1.3m, depth 0.8m, height 1.3m

    (Reason to ensure waste can be adequately collected)

54. **Residential waste bins.** 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 sufficient waste storage)

55. **Bulky Waste.** Access to the bulky waste area must be provided for both the residents and the collection contractors. Suitable details must be clearly shown on the approved plan before the issue of any Construction Certificate.

    (Reason to ensure sufficient accessing for bulky waste)

56. **Construction Noise Management Plan (demo & 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.

57. **Compliance with Acoustic Report – CC.** Prior to the issue of a Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with any requirements

and recommendations of the approved acoustic Report No. P00113, Rev 006, dated 10 August 2022, prepared by E-Lab Consulting.

Note: Suitably qualified Acoustic Consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society.

(Reason: To ensure appropriate noise attenuation measures are used)

58. **Environmental Management Plan -** Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to Council. The CEMP must include, but not be limited to, the following:
    (a) Details of:
    (i) hours of work;
    (ii) 24-hour contact details of site manager;
    (iii) management of dust and odour to protect the amenity of the neighbourhood;
    (iv) stormwater control and discharge;
    (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
    (vi) groundwater management plan including measures to prevent groundwater contamination;
    (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
    (viii) community consultation and complaints handling;
    (b) Construction Noise and Vibration Management Sub-Plan;
    (c) Construction Waste Management Sub-Plan;
    (d) Construction Soil and Water Management Sub-Plan;
    (e) Flood Emergency Response;
    (f) an unexpected finds protocol for contamination and associated communications procedure;
    (g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site

    Reason: To ensure that the business establishes a commitment to the protection of the environment.

59. **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: Ensuring compliance with Council's relevant Planning Instruments)

60. Public domain improvements - **Design for Construction Certificate** - The public domain is to be upgraded for the Talavera Road frontage of the development site in accordance with the City of Ryde Public Domain PDTM Chapter 6 – Macquarie Park Corridor. The works shall include paving, multifunction 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 Chapter 6: Macquarie Park Corridor Public Domain Technical Manual.

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 Talavera Road frontage. The extent of works required in order 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.

(d) New street lighting serviced by metered underground power and on multifunction poles (MFPs) shall be designed and installed to Australian Standard AS1158:2010 *Lighting for Roads and Public Spaces*, including Council's MFP schema plan, with a minimum vehicular luminance category **V5** and pedestrian luminance category **PR2** along Talavera Road.

Lighting upgrade shall be in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor. The consultant shall liaise with Council's City Works Directorate in obtaining Council's requirements and specifications for the MFP and components, including the appropriate LED luminaire and location of the meter boxes.

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.

Note: Council has prepared a design guide and schema for the provision of the street lighting on MFPs. A copy of the design guide including the design template and checklist, and the street lighting schema can be made available to the Electrical Design Consultant upon request to Council's City Works Directorate.

(Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments)

61. **Public Infrastructure Works** – **Design for Construction Certificate** - 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 Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 4.5 Macquarie Park Corridor, Part 8.5 - Public Civil Works, and Part 8.2 - Stormwater Management, where applicable and City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor.

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 consultant shall liaise with Council's City Works and Infrastructure Directorate in obtaining Council's specification and details, if not available on the Council's website, including the checklist requirements. The drawings shall also demonstrate the smooth connection of the proposed 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 Talavera Road frontage of the development site, in accordance with City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road, and current standard drawings specifying road pavement reconstruction requirements. The limits of the pavement reconstruction to be determined and agreed upon at construction stage.

(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 Talavera Road frontage of the development site. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter along the M2 off-ramp and Talavera Road adjacent developments.

(d) Construction of full width granite paving footway along the Talavera Road frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor.

(e) The upgrade of the soft landscaped area along the M2 ramp frontage of the site is to be detailed within public domain landscape plans to be submitted to Council. These works will be limited to soft landscaping.

(f) Stormwater drainage installations in the public domain in accordance with the DA approved plans and DCP 2014 Part 8.2 - Stormwater Management.

(g) Signage and line marking details are required to be provided on a separate plan and submitted with the set of plans for public domain. Proposed signage and line marking shall include traffic requirements, cycleway and waste collection requirements, if applicable.

(h) Staging of the public civil works, if any, and transitions between the stages shall be clearly indicated on proposed design, including applicable specification for proposed transition work.

(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.
5. Public domain works required within land administered by Transport for New South Wales (TfNSW), are subject to determination, specification and approval by TfNSW, and will be detailed in separate condition/s issued by TfNSW. Any works on TfNSW land, adjacent to the site, are to be shown and labelled, and adequately coordinated with the public domain works detailed in the above condition.

(Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments and standards)

62. **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. The provision of kerb returns across the verge, to facilitate vehicular access to private property, is not permitted. 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 crossing 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: Improved access and public amenity)

63. **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 **$30,000** 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: Ensure compliance with specifications)

64. **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: Ensure compliance with Council's requirements)

65. **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 Multi-Function Poles (MFPs), 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: Record of civil works)

66. **Flooding - Flood and Overland Flow Protection.** The property has been identified as being susceptible to flooding and overland flow during large storm events. In accordance with the floodplain management controls started within Council's DCP Part 8.2 (Stormwater and Floodplain Management), the following measures must be implemented in the development.

    A certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority stating compliance with this condition prior to the issue of the Construction Certificate for the following items:

    a) The applicant shall comply with the flood recommendations provided in the Flood Study Report prepared by S&G Consultants Pty Ltd dated 07 November 2021.
    b) The habitable floor levels of all dwellings encompassed under this approval must not be constructed less than the approved Flood Study Report prepared by S&G Consultants Pty Ltd dated 07 November 2021.
    c) All electrical connections and flood sensitive equipment shall be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard.

Where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations shall generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities.

d) All basement carpark areas shall be designed to resist floodwater ingress for up to the Probable Maximum Flood (PMF) event. This includes protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk.

A certificate from a suitably qualified Chartered Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority stating compliance with this condition prior to the issue of the Construction Certificate for the following items:

a) All structures subject to flooding and overland flows must be constructed of flood compatible building components below the 1% AEP (100 year ARI) flood plus 500 mm freeboard.

b) All structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event

(Reason: to ensure flood protection measures are as per approved flood report.)

67. **Stormwater - Council Drainage - Reflux Valve -** A design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Principal Certifying Authority, prior to the issue of the Construction Certificate, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100 year ARI).

(Reason: To ensure no water from Council's Stormwater Drainage Network enters the site.)

68. **Stormwater - Council Drainage – Pit Connection Details -** The proposed site drainage connection to the existing Council 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)

69. **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.)

70. **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 S&G Consultants P/L Drawing No. SW201 (Project No. 20210357, Revision E, 02 December 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.

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

71. **Transport for NSW, Road Occupancy Licence**. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on M2 Motorway and Talavera Road during Demolition and Construction Activities.

    (Reason: Transport for NSW Condition)

72. **Transport for NSW, Design Documentation.** The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001. The Developer is to submit all documentation at lease six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW.

    If it is necessary to excavate below the level of the base of the footings of the adjoining roadway, the person acting on the consent shall ensure that the owner/s of the roadway are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work. Documentation is to be issued to development.sydney@transport.nsw.gov.au

    (Reason: Transport for NSW Condition)

73. **Transport for NSW, Construction Pedestrian and Traffic Management Plan.** Prior to the issue of any construction certificate or any preparation, demolition or excavation works, ever is earlier, the applicant is to prepare a Construction Pedestrian and Traffic Management Plan (CPTMP), in consultation with TfNSW.

    The CPTMP needs to specify, but not limited to the following:

    a. Description of the development
    b. Location of any proposed work zones(s)
    c. Location of any crane(s)
    d. Haulage Routes
    e. Detailed plan identifying all construction vehicles access arrangements
    f. Estimated number of construction vehicle movements, including measures to reduce the number of movements during the AM and PM peak Periods
    g. Measures to avoid construction worker vehicle movements
    h. Construction program
    i. Proposed construction hours
    j. Consultation strategy for liaison with surrounding stakeholders, including other developments
    k. Any potential impacts to general traffic, cyclists, pedestrians and bus and light rail services with the vicinity of the site from the construction of the development
    l. Cumulative traffic impact of the concurrent projects / development within the area needs to be considered. Existing CPTMP'S for development within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities are managed to minimise impacts on the road network
    m. Proposed mitigation measures. Should any impacts be identified. The duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.

    Final copy of the plan is to be submitted to TfNSW for endorsement via development.sydney@transport.nsw.gov.au

    Provide the builders direct contact number to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic,

public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builders direct contact number is current during any stage of construction.

(Reason: Transport for NSW Condition)

74. **Transport for NSW, Geotechnical certification:** The Applicant is to submit a statement from a suitably qualified geotechnical engineer confirming that the proposed development will not impact the stability of the M2 Motorway Off Ramp and that monitoring of the embankment for the vibration and movement will not be required or otherwise. Documentation is to be issued to development.sydney@transport.nsw.gov.au

(Reason: Transport for NSW Condition)

75. **Transport for NSW, Acoustic design**. The development is to be designed such that road traffic noise from the M2 Motorway is mitigated by durable materials to satisfy the requirements for habitable rooms under *Clause 2.120 (2.120 Impact of road noise or vibration on non-road development) of the Transport and Infrastructure State Environmental Planning Policy 2021*.

(Reason: Transport for NSW Condition)

76. **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 (Off-street 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) Deleted.

b) Deleted.

c) 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.

d) To ensure that service vehicles have sufficient headroom clearance when accessing loading bay areas, an accessway / ramp profile must be produced along the vehicle path of travel for all service vehicles. The plan must detail all levels and overhead clearances (allowing for services) along the vehicle path of travel from the vehicle entry at the boundary to the loading bay area and must demonstrate that the required overhead clearance (SRV — 3.5m / MRV & HRV — 4.5m) is achieved along this path.

e) The service vehicle exit to the main entry driveway must be linemarked and posted with "GIVE WAY" traffic control, ensuring that service vehicles heed to any traffic ascending the ramp when exiting lower basement parking levels. The control point must be clearly delineated so as to ensure there is sufficient traffic lane width for the exiting vehicle and positioned such that a service vehicle driver has adequate sight distance to the base of the ramp.

These amendment(s) must be overseen by a suitably qualified and practising Traffic Engineer and 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.)

77. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the point of discharge, generally in accordance with the plans by SGC Consulting Engineers Pty Ltd (Refer to Project No. 20210357 Dwgs SW00 to SW500 ~~Rev D~~ Revision E dated ~~2 August 2022~~ 2 December 2022) subject to any variations marked in red on the approved plans or noted following;
    a) Connection to the public drainage infrastructure in the M2 motorway corridor will require the approval of Transport for New South Wales. 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 (Stormwater drainage) 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)

78. **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).

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,
ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
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)

79. 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 (*Stormwater drainage*).

The wet well must be designed and constructed in accordance with section 9.3 of AS 3500.3 (*Stormwater drainage*), 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.)

80. Geotechnical Design, Certification and Monitoring Program. The applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.

This engineer is to prepare the following documentation;

a) Certification that the civil and structural details of all subsurface structures are designed to;
   - provide appropriate support and retention to neighbouring property,
   - ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation)

sufficient to cause an adverse impact to adjoining property or public infrastructure, and,
- ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.

b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that;
- is based on a geotechnical investigation of the site and subsurface conditions, including groundwater,
- details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;
- details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
- details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.
- Is in accordance with the recommendations of any approved Geotechnical Report.

The certification and the GMP is to be submitted for the approval of the Accredited Certifier prior to the issue of the Construction Certificate.

(Reason: To ensure there are no adverse impacts arising from excavation works.)

81. Spare.

82. 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.)

83. **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.)

84. **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).

85. **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.

Due to heavy traffic throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Transport Department, prior to submission of the CPTMP.

Note: Condition 73 and Condition 85 both require a CPTMP, with different requirements. Therefore 1 CPTMP should be prepared in conjunction with both Council and TfNSW.

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)/Traffic Guidance Scheme(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: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CPTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.)

86. Waste and Service Vehicle Access. Access to the on-site loading bay area including ramp grades, transitions and height clearance shall be designed for safe forward in and forward out access of 12.5m long Heavy Rigid Vehicle (HRV), as a minimum requirement.

The minimum height clearance required is 4.5m, measured from the floor level to the lowest point of any overhead structures/service provisions such as pipes. Plans showing the ramp grades, transitions and height clearance and swept path diagrams of 12.5m long HRV shall be reviewed and approved by a chartered civil engineer (with evidence of this certification submitted to Council) prior to the issue of the Construction Certificate. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.

(Reason: This condition is intended to assist with the safety and efficiency of heavy vehicles entering and exiting the site)

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.

87. 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).

88. Excavation

(a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.

(Reason: to ensure work is completed in an appropriate manner).

89. **Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:

(d) Council must be notified of the following particulars:
(i) The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
(ii) The date the work is due to commence and the expected completion date

(e) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.

(Reason: To ensure adequate details are provided to Council and properties in the immediate area of the proposed works).

90. **Residential building work – insurance.** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

(Reason: Statutory requirement).

91. **Residential building work – provision of information.** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA has given the Council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:
(i) the name and licence number of the principal contractor; and
(ii) the name of the insurer by which the work is insured under Part 6 of that Act.

(b) in the case of work to be done by an owner-builder:
(i) the name of the owner-builder; and
(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

(Reason: Statutory requirement).

92. **Excavation adjacent to adjoining land**
(a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible

damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.

(b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.

(c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

(Reason: Statutory requirement).

93. **Pre-commencement dilapidation report.** The submission of a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining public and private properties namely 84 to 92 Talavera Road, and public infrastructure (including roads, gutters, footpaths, etc). A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of the affected adjoining private properties, prior to the commencement of construction.

(Reason: To identify the condition of adjoining public and private properties prior to the commencement of work).

94. **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).

95. **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).

96. **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.)

97. **Transport for NSW, Detailed design plans and hydraulic calculations** of any changes to the stormwater drainage system are to be submitted to TfNSW for approval prior to commencement of any works. Documentation is to be issued to development.sydney@transport.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

(Reason: Transport for NSW Condition)

98. **Transport for NSW, Impact on Traffic Control Site.** If any civil works along the Talavera Road frontage impact the traffic control site (TCS) 3162 'Talavera Road/ Herring Road / M2 Motorway On-Off ramp' and associated signal infrastructure, the Applicant will require separate TfNSW approval under Section 87(4) of the *Road Act 1993*.

    Further details on TCS Approval and TfNSW requirements can be directed too development.sydney@transport.nsw.gov.au

    (Reason: Transport for NSW Condition)

99. **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 require Council approval prior to such activities being undertaken.)

100. **Transport for NSW, 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.)

101. **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 a number of documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

    (Reason: Ensure compliance and record of works)

102. **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: Ensure compliance and record of works)

103. 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: Ensure compliance and communicate Council's requirements)

104. 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: Protection of Council's infrastructure)

105. 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: Legal requirement)

106. 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: Ensure public amenity and safety)

107. 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 linemarking.

(Reason: Ensure compliance)

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.

108. 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 61 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2001.*

(Reason: Statutory requirement).

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

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

110. Noise management plan - Where demolition or construction activities are likely to cause significant noise or vibration (eg. jackhammering ,rock breaking or impact piling) a noise management plan must be prepared by a suitably qualified acoustical consultant and be submitted to the Principal Certifying Authority before the work commences. The plan must be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and include:

(a) Identification of nearby affected residences or other sensitive receivers.
(b) An assessment of the expected noise impacts.
(c) Details of the work practices required to minimise noise impacts.
(d) Noise monitoring procedures.
(e) Procedures for notifying nearby affected residents.
(f) Complaints management procedures.

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

111. Imported fill – type and receipt checking. All imported fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*. Each load of imported fill must be accompanied by a delivery docket from the supplier including the description and source of the fill.

(Reason: To protect the environment and ensure Virgin Excavated Natural Material is used).

112. Delivery dockets – receipt checking and PCA notification. A responsible person must be on site to receive each load of imported fill and must examine the delivery docket and load to ensure that only Virgin Excavated Natural Material that has been validated for use on the site is accepted. The delivery dockets must be forwarded to the Principal Certifying Authority within seven (7) days of receipt of the fill and must be produced to any authorised officer who demands to see them

113. **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).

114. **Construction Vehicles.** All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. No works zones will be permitted on Talavera Road in proximity to signalised intersection Talavera Road/Herring Road/ M2 Motorway.

(Reason, TfNSW condition)

115. **Stormwater - Hold Points during construction** – Council Drainage Connection 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 existing pit.

(Reason: to ensure construction works satisfy Council's DCP and Australian Standards requirements)

116. **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 SGC Consulting Engineers Pty Ltd (Refer to Project No. 20210357 Dwgs SW00 to SW500 Rev D dated 2 August 2022) 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)

117. **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.)

118. **Geotechnical Monitoring Program - Implementation**. The construction and excavation 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 excavation. The applicant must give at least seven (7) days notice to the owner and occupiers of the adjoining allotments before excavation works commence.

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

119. 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.)

120. 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).

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

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

122. 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).

123. 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).

124. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 “Traffic Control Devices for Work on Roads”.

    (Reason: To ensure works do not disrupt pedestrians and vehicular traffic).

125. **Tree protection – no unauthorised removal**. This consent does not authorise the removal of trees unless specifically permitted by a condition of this consent or identified as approved for removal on the stamped plans.

    (Reason: To ensure trees are not removed from the site unless there is approval for the work).

126. **Tree protection – during construction**. Trees that are shown on the approved plans as being retained must be protected against damage during construction.

    (Reason: To ensure the protection of existing trees on site).

127. **Tree works – Australian Standards**. Any works approved by this consent to trees must be carried out in accordance with all relevant Australian Standards.

    (Reason: Statutory requirement).

128. **Tree works – arborist supervision**. A Consultant Arborist must be appointed to oversee all works, including demolition and construction, in relation to the trees identified for retention on the site.

    (Reason: To ensure all tree works are overseen by a suitably qualified Arborist).

129. **Tree works – provision of arborist details**. Council is to be notified, in writing, of the name, contact details and qualifications of the Consultant Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist alter, Council is to be notified, in writing, within seven working days.

    (Reason: To ensure Council is notified of the Project Arborist).

130. **Consent documents available on site**. At all times during the construction, a copy of the development consent and the approved stamped plans is to be kept on site. These documents are to be made available to any Council Officer as requested.

    (Reason: To ensure Council Officers are able to access the consent during any site inspection).

131. **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 waste is disposed of appropriately)

132. Site management. 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 ensure the site is appropriately maintained)

133. Implementation of the Construction Traffic and Pedestrian Management Plan. All construction works including demolition are to be undertaken in accordance with the approved Construction Traffic and Pedestrian Management Plan (CTPMP). All controls in the CTPMP 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 CTPMP be impacted by surrounding major development not encompassed in the approved CTPMP, the CTPMP measures and controls are to be revised accordingly and submitted to Council.

Reason to ensure that the measures/protocols stated in the approved CPTMP are carried out by the builder during construction.

134. 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: Ensure compliance with relevant standards)

135. Soil and Water Management (Stockpiles) - Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

Contaminated soil disposal - All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) before being transported from the site.

Reason: To ensure appropriate disposal of contaminated soil.

136. **Contaminated waste to licensed EPA landfill** - Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

    Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

137. **Waste data maintained** - A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

    Reason: To confirm waste minimisation objectives are met.

138. **Storage and removal of wastes** - All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals.

    Reason: To prevent any nuisance or danger to health, safety or the environment.

General requirements for liquid and solid waste - Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). NSW EPA Waste Classification Guidelines

Reason: To prevent pollution of the environment.

139. **Polluted water excavation - analysis before discharge** - Site water discharged must not exceed suspended solid concentrations of 50 parts per million and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

    Reason: To prevent pollution of waterways.

140. **De-watering of Excavated Sites** - Any site excavation areas must always be kept free of accumulated water. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land

and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of a Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

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.

141. BASIX. The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered ~~1260203M_04, dated Wednesday, 10 May 2023~~ ~~1260203M_05, dated 1 September 2023~~ ***1260203M_09, dated 4 April 2024*** is to be provided to the Principal Certifying Authority, prior to occupation certificate.

(Reason: Statutory requirement).

142. Landscaping. All landscaping works approved by condition 1 are to be completed prior to the issue of the any Occupation Certificate.

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

143. Fire safety matters. At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Each year the Owners must send to the Council and the Fire and Rescue NSW an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

(Reason: Statutory requirement).

144. **Apartment Noise Attenuation Construction.** An AAAC 5 Star Certificate must be submitted by a qualified member of the Association of Australasian Acoustical Consultants (AAAC) demonstrating that the construction of the internal party walls ensures that all sound between apartments (being the internal party walls between the bedroom and the living room of adjoining separate units), sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems has sufficient acoustical attenuation. Details of compliance must be submitted to the Principal Certifying Authority before the issue of the relevant Occupation Certificate.

    (Reason: To comply with best practice standards for residential acoustic amenity).

145. **Acoustic Verification Report.** Prior to the issue of the Occupation Certificate, a suitably qualified acoustic consultant* must prepare an acoustic verification report to the satisfaction of the Principal Certifier that confirms the following:
    a. All recommendations contained in the DA acoustic report No. P00113, Rev 006, dated 10 August 2022 have been implemented, and
    b. The project specific noise criteria established in the DA acoustic report and any other noise and vibration criteria specified in this consent are being complied with.
    **Note: Suitably qualified Acoustic Consultant being a consultant who holds a current member grade of the Australian Acoustical Society.*

    Reason: To protect residential amenity

146. **Sydney Water – Section 73 Compliance Certificate**. A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Sydney Water will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. A Section 73 Compliance Certificate must be completed before the issue of any Occupation Certificate. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

    Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

    (Reason: Statutory requirement).

147. **Post-construction dilapidation report.** The submission of a post-construction dilapidation report which clearly details the final condition of all property, infrastructure, natural and man-made features that were recorded in the pre-commencement dilapidation report. A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of the affected adjoining and private properties, prior to the issue of any Occupation Certificate.

    (Reason: To provide a record of any damage to adjoining properties post construction).

148. **Compliance with contamination report -** Prior to the issue of any occupation certificate written certification from a suitably qualified person(s) shall be submitted to

the Principal Certifying Authority and City of Ryde Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

(a) Contamination Assessment Report No. E25389.E02_Rev01, dated 29 November, prepared by EI Australia.

Reason: To demonstrate compliance with submitted reports.

149. **Letterboxes and street/house numbering display**. All letterboxes are to be designed and constructed in accordance with Australia Post requirements and the house/unit numbering displayed shall be in accordance with the official property addressing allocated by Council's Land Information Section. The display of the street address shall be of a sufficient size and clarity to be easily visible from the street. Where a development contains multiple properties, signage is required to be clearly displayed on all unit door entrances. Directional signage is to be erected on site at driveway entry points and on buildings. Unit numbering signage is also required on stairway access doors and lobby entry doors. It is essential that all numbering signage throughout a development is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency.

(Reason: To assist in way finding).

150. **Waste collection Services**. 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 the site is serviced by waste collection).

151. **Garbage Services Arrangements.** 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 the site is serviced by waste collection).

152. **Positive Covenant - Onsite Waste Collection**. A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), ensuring that future owners provide and maintain the access driveway and loading bay accommodating waste collection services undertaken by Council. The terms of the instrument are to be generally in accordance with Council's current standard terms (available from Council) and any amendments necessary drafted in accordance with the City of Ryde DCP 2014 - Part 8.4 (*Title Encumbrances*), to Council's satisfaction. The drafted instrument must be accompanied by a Works-As-Executed plan of the service area ensuring there is adequate swept path and height clearances so as to accommodate Council waste vehicles. A swept path analysis may also be required to clarify this. The instrument and works-as-executed plans are to be submitted to Council with a completed "*Application Form for Endorsement of Title Encumbrances*" (available from Council's website) for review and the covenant must be registered on the title prior to the release of any Occupation Certificate for the development works.

(Reason: To ensure owners maintain responsibility for waste collection services).

153. Deleted.

154. Waste Collection. Where there is a lockable door to access a bin room or bulky waste 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 waste can be collected)

155. Waste Room Access. Where there will be secure access in place to access the basement loading dock area, a lock box accessed by the Council universal key will be provided on the outside of the roller shutter doors. The building access fob will be housed in the lock box for use by the contractor to enable access to service the bins.

(Reason. To ensure waste can be collected)

156. Transport for NSW, Sight Distances. Sight distances from the proposed vehicular crossing to vehicles on Talavera Road, in proximity to the signalised intersection, are to be in accordance with the Austroads guide to Road Design: Part4A: Unsignalised and Signalised Intersections (Section 3-sight Distance) and AS2890. Vegetation and proposed landscape/fencing must not hinder sightlines to and from the vehicular crossing to motorists, pedestrians and cyclists.

(Reason, TfNSW Condition)

157. Transport for NSW, Vehicle access. All Vehicles are to enter and leave the site in a forward direction

(Reason, TfNSW Condition)

158. 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: Improved access and public amenity)

159. 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: Ensure Compliance)

160. **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: Ensure Compliance)

161. **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: Ensure public safety and protection of infrastructure)

162. **Electricity accounts for new street lighting** - Prior to the issue of any Occupation Certificate, the Applicant shall liaise with Council's Public Domain Development Section regarding the setting up of the electricity account/s in order to energise the newly installed street lighting.

(Reason: Public amenity and safety)

163. **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: Ensure Compliance)

164. **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: Ensure Compliance)

165. **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: Record of Completed Works)

166. **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: Ensure Compliance and no encroachments)

167. **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: Ensure Compliance)

168. **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: Protection of public assets)

169. **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: Ensure compliance for protection of public assets)

170. **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: Ensure Compliance)

171. **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: Ensure Compliance)

172. **Engineering Condition – Public Infrastructure Works** - All outstanding civil works and all public infrastructure works, kerb and gutter, footpath, vehicular crossings and stormwater drainage works for this development site shall be completed in accordance with Council's specifications and to the satisfaction of Council prior to the issue of any strata plans or occupation certificate.

(Reason: Ensure Compliance)

173. **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: Public amenity and safety)

174. **Agreement with a car share provider.** Prior to the issue of any Occupation Certificate, documentary evidence is to be provided to Council that an agreement with a car share provider has been entered into for the 3 car share spaces on site. The agreement must ensure appropriate insurance and vehicle maintenance is in place including public liability.

(Reason: To ensure the effective operation of the car share spaces).

175. **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.)

176. **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 and WSUD 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).)

177. **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)

178. 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 the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of *AS 3500.3 (Stormwater drainage*), 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.
d) 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).
e) 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.
f) 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.

g) Compliance certificate from Council confirming that all external works in the public road reserve 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.)

179. 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.)

180. 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.)

181. Positive Covenant - Overland Flow - A positive covenant shall be created for the existing overland flow path through the subject site, under Section 88E of the Conveyancing Act 1919. All associated costs shall be borne by the applicant.

This is to place a restriction on the title that the overland flow path and flood storage areas are maintained and kept free of debris/weed to allow unobstructed passage of overland flow of water through the site and underneath the residence. The new buildings shall not have the subfloor area enclosed or utilised for storage.

The wording of the Instrument shall be submitted to, and approved by Council's City Works Directorate prior to lodgement at NSW Land Registry Services. The Instrument shall be registered and a registered copy of the document shall be submitted to and approved by the consent authority prior to the issue of an Occupation Certificate/use of the building.

(Reason: To ensure the overland flow and flood storage areas are maintained and unobstructed.)

182. Flooding – Engineering Compliance Certificate – A certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, shall be provided to the Principal Certifying Authority, prior to the issue of the Occupation Certificate, confirming that all requirements of condition *"Flooding - Flood and Overland Flow Protection"* have been satisfied. The qualified and practising Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) shall have experience in the area respective of the certification unless stated otherwise.

(Reason: To ensure that all flood and overland flow protection requirements are satisfied.)

183. Compliance Certificate – {Council Drainage Works} – Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all Council drainage and associated restoration works have been completed to Council's satisfaction and in accordance with the Council approved drawings.

Note: 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 ensure drainage and its consequent restoration works have been conducted as per Australian and Council's standards.)

184. 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 road and footpath restoration works have been completed as per Australian and Council's standards.)

185. Stormwater - Council Drainage - Structural Adequacy - Council stormwater pits which are being connected into shall be surveyed and confirmed to be capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits shall be cast in-situ and conforming to Council's standard drainage pit details.

A certificate from a suitably qualified Structural Engineer (registered on the NER of Engineers Australia), or equivalent, shall be submitted to the Principal Certifying Authority, prior to the commencement of any works, certifying compliance with this condition.

(Reason: to verify the structural integrity of the pit.)

186. 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.

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: 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.

187. 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: To ensure that the works outlined in the approved signage and linemarking plan are installed, prior to the development being occupied.

188. Loading Dock Management Plan. An updated Loading Dock Management Plan shall be prepared by the applicant and submitted to and approved by Council's Transport Department prior to the issue of any Occupation Certificate. The plan must specify that the vehicles permitted to access the loading dock shall be no longer than 12.5m in length. The plan shall demonstrate that the swing gates swipe card point is suitably located to the satisfaction of Council's Waste Team.

The Plan will need to demonstrate how the internal loading dock will be managed to ensure servicing arrangements including waste collection will be wholly accommodated within the site without interfering with the safety of all road users and the efficiency of traffic movements on the public road (including verge). Vehicle queuing on any public road is not permitted.

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: To assist with minimising the impact of site servicing activities primarily associated with deliveries and refuse collection on the surrounding public roads.

189. Framework Travel Plan. A finalised Framework Travel Plan (FTP) is to be submitted to Council for review and approval prior to the issue of any Occupation Certificate. The FTP must:

(i) The FTP for the site should consider the intersection of Talavera Road and M2 Motorway/Herring Road. This intersection forms part of a transport assessment that is currently being undertaken by Transport for NSW (TfNSW) as part of the Macquarie University Bus Interchange project.
(ii) Adopt strategies and procedures to meet a 50% public transport/50% private transport target for the development for journey-to-work trips, to minimise drive-alone vehicle trips and to encourage transport choice to and within the Macquarie Park Corridor.

(iii) Demonstrate how on-site parking provision and built form design will contribute to the FTP and assist in meeting the 50% public transport/50% private transport target for the development for the journey-to-work.
(iv) Demonstrate infrastructure connections to the nearby footpath, bicycle and public transport networks including through-site-links where required.
(v) Provide, to Council satisfaction, supportive infrastructure for:
- Public transport passengers (bus shelters and passenger waiting areas) to be provided where a new public bus stop or service is required to service the additional demand from the development or meet relevant mode share targets for the development.
- Taxi drop-off areas or parking (as appropriate) and carpooling and car share dedicated parking in publicly accessible locations, within the development site. The number of dedicated parking spaces provided must support relevant mode share targets for the development.

(vi) Walking and cycling (lockers and end-of-trip facilities).

Reason: This condition is designed to assist in reducing future traffic congestion and promote alternative transport options in Macquarie Park.

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.

190. Offensive noise. The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997.*

(Reason: To ensure the development does not impact on the amenity of the locality).

191. Waste storage/disposal – method. All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

(Reason: To ensure waste is collected and disposed of in an appropriate manner).

192. Waste storage/disposal – containers. An adequate number of suitable waste containers must be kept on the premises for the storage of garbage and trade waste.

(Reason: To ensure waste is stored in an appropriate manner).

193. Waste storage/disposal – recycling. Wastes for recycling should be the stored in separate bins or containers and transported to a facility where the wastes will be recycled or re-used.

(Reason: To ensure waste is collected and disposed of in an appropriate manner).

194. Operational Waste requirements.
a) 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.
b) Signs will be required to be placed within the bin chute area to encourage correct recycling and reduce contamination. City of Ryde will provide the required signage

c) All waste storage areas must be maintained in a clean and tidy condition at all times

(Reason: To ensure waste is appropriately managed).

195. Implementation of Loading Dock Management Plan. All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Vehicle queuing on public road(s) or outside of the loading dock is not permitted.

Reason: This condition is to ensure that the measures outlined in the approved loading dock management plan is implemented

196. Delivery and loading/unloading – hours. No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 7am on any day.

(Reason: To ensure loading/unloading does not impact on the amenity of the locality).

197. Delivery and loading/unloading – location. All loading and unloading in relation to the use of the premises shall take place wholly within the property.

(Reason: To ensure loading/unloading does not impact on the amenity of the locality).

198. Loading areas. Loading areas are to be used for the loading and unloading of goods, materials etc. only and no other purpose.

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

199. Parking Allocation.

Both the owner and occupier of the development must provide and maintain the following parking allocation as follows;

- A maximum of 109 residential spaces
- For each row of tandem residential spaces, these must be allocated to a single unit,
- 12 visitor spaces and,
- A minimum of 3 carshare parking spaces
- 12 bicycle parking spaces.

This is to ensure the allocation of parking on the site is in accordance with Council's parking requirements.

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

200. 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.)

201. Car Share Parking. The following requirements must be implemented for the ongoing serviceable life of the development;

a) All car share vehicles must be publicly accessible 7 days of the week, 24 hours of the day.
b) The car share vehicles are to be managed by the site manager.
c) Car share parking spaces must be clearly designated and linemarked in the development so as to prevent inadvertent use of the space by other drivers when the car share vehicle is in use.
d) The development must install signage to direct and guide car share customers to the car share vehicle location. Where access to the location is restricted, details of the access procedure must be available to members of the car share scheme
e) Car share vehicles must be parked on site when not in use.
f) Must be retained as Common Property by any future strata subdivision of the development lot.

(Reason: To ensure the implementation of Car Share vehicles is maintained as approved and these are retained for the serviceable life of the development.)

202. Installation of water-cooling systems - Where any water-cooling system is installed, the following shall be undertaken, a Compliance Certificate shall be obtained certifying that the system has been installed in accordance with the provisions of the Public Health Act 2010, the Regulations thereunder, the NSW Code of Practice for the Control of Legionnaires Disease and Australian Standard 3666.

Reason: To comply with the Public Health Act

203. Registration of water-cooling systems - All water-cooling systems regulated under the *Public Health Act 2010* must be registered with Council's Environmental Health Unit within one (1) month of installation. Registration forms may be obtained from Council's website.

Reason: To comply with the Public Health Act

204. Water-cooling system operation - The operation of the water-cooling system is to comply with the relevant provisions of the Public Health Act 2010, Public Health Regulation 2015 and the Australian Standard 3666.

Reason: To ensure operation of the premises complies with the relevant legislation and standards

205. 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

206. Noise and vibration from plant or equipment - Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

(a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the *New South Wales Industrial Noise Policy* (EPA, 2000).

(b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.

(c) The transmission of vibration to any place of different occupancy.

Reason: To prevent loss of amenity to the area.

207. No 'offensive noise' - Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise' as defined by the Protection of the Environment Operations Act 1997.

Reason: To reduce noise levels.

208. Air Conditioners in Residential Buildings - The air conditioner/s must not:

(1) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):

(a) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or

(b) before 7.00am and after 10.00pm on any other day.

(2) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90, 15 minute) by more than 5dB(A).

The source noise level must be measured as a LAeq 15 minute.

Reason: To prevent loss of amenity to the area.

209. 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. All waste storage areas are to be maintained in a clean and tidy condition at all times.

Reason: To ensure waste is adequately stored within the premises.

End Consen

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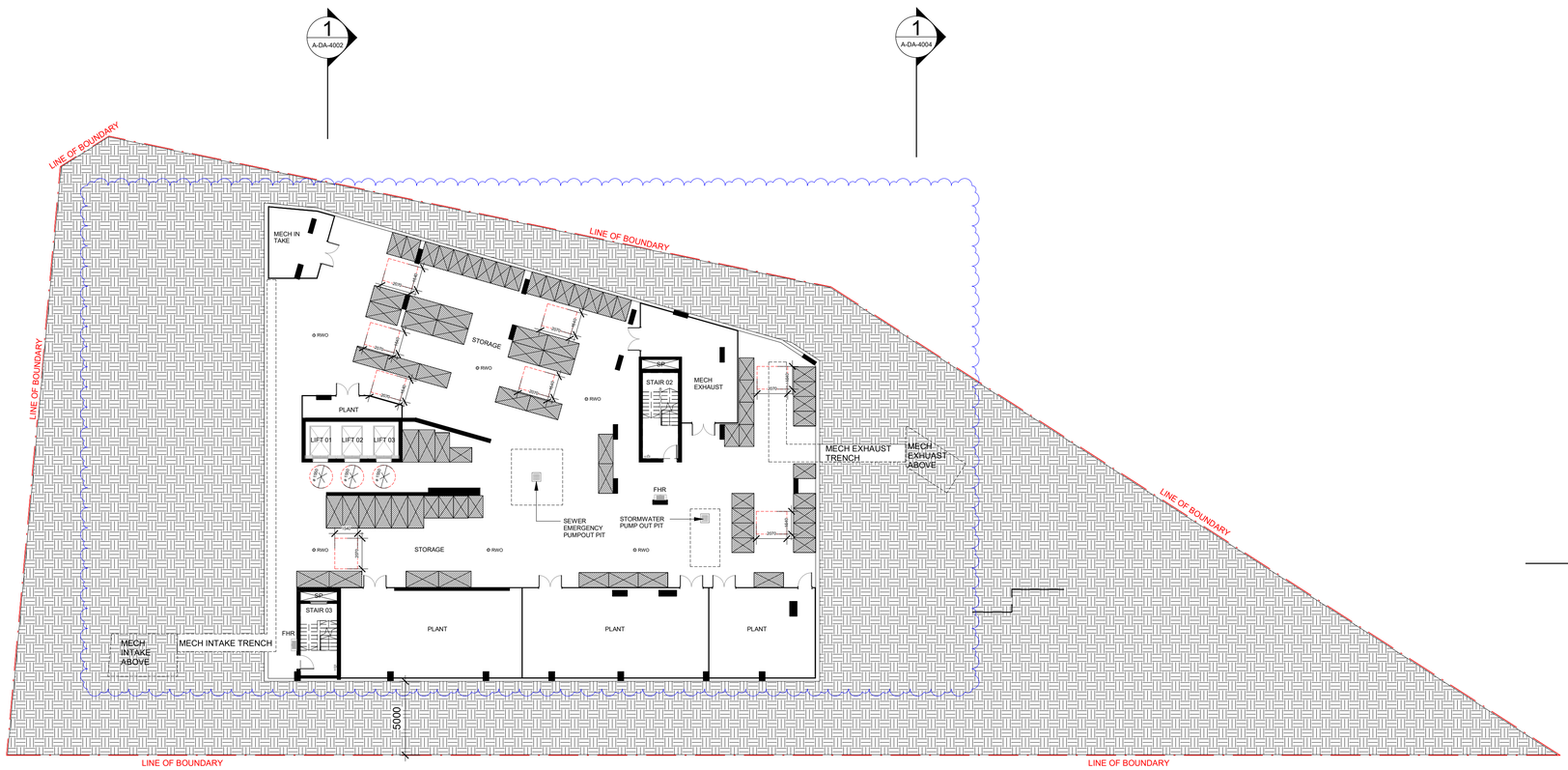
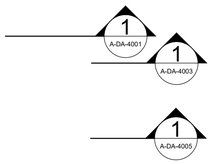
CHANGES CAPTURED IN THE SUBMITTED S4.56 DOCUMENTATION - APPLICATION NO. MOD2023/0189

Rev	Description	By	Date
01	FOR REVISED SECTION 4.56	COX	23/11/23
02	FOR REVISED SECTION 4.56	COX	15/03/24





City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

STORMWATER LEGEND

- GRATE INLET PIT
- RWO — RAINWATER OUTLET
- DP — DOWNWATER PIPE
- GRATED TRENCH DRAIN
- PD — DOWNPIPE DROP
- PLANTER DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- ADDITIONAL TREES TO BE RETAINED REFER TO LANDSCAPE REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
- EXISTING INDICATIVE CONTEXT TREES

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Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
BASEMENT 4 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-21B4	**Revision:** 02

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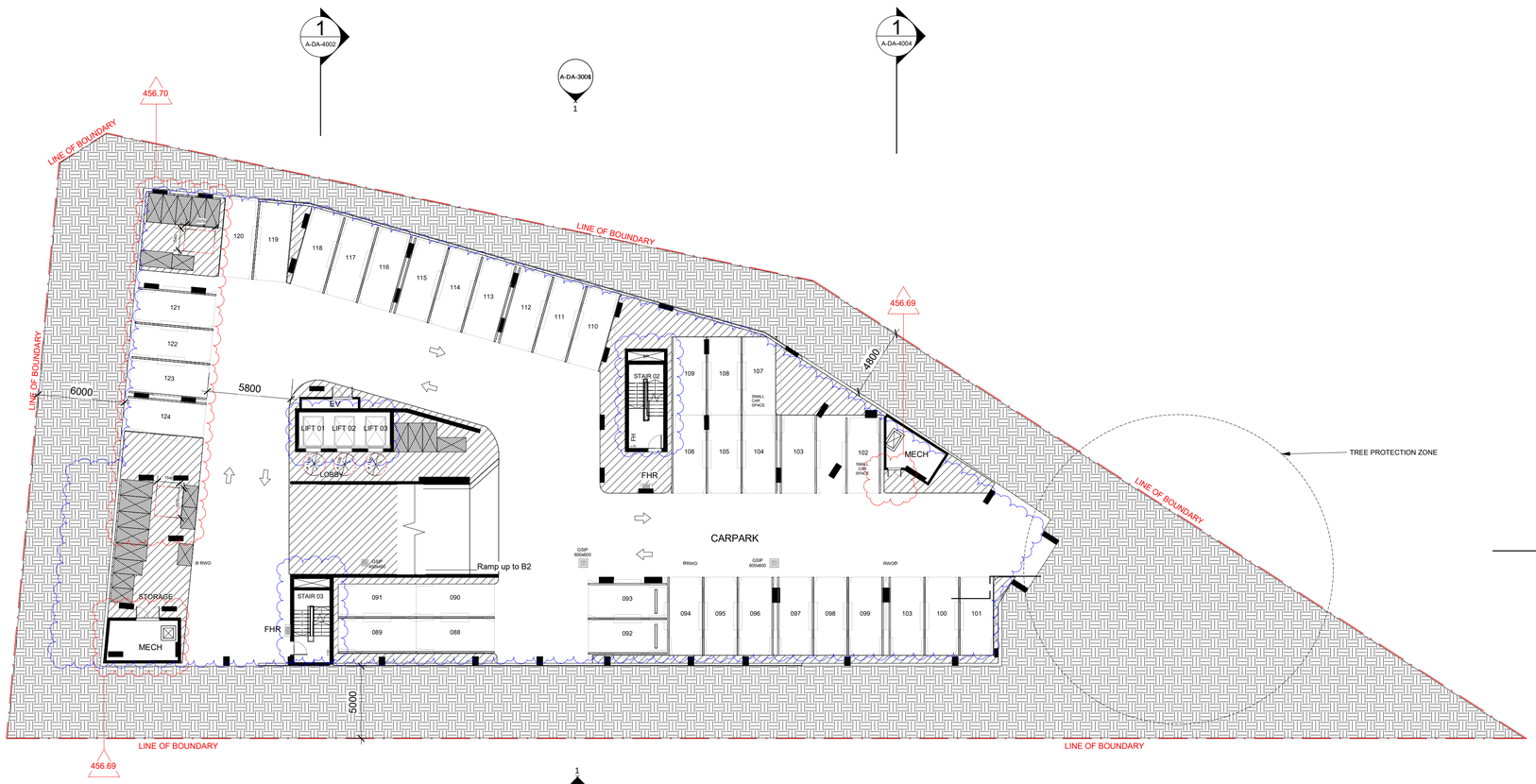
CHANGES CAPTURED IN THE SUBMITTED S4.56 DOCUMENTATION - APPLICATION NO. MOD2023/0189

Rev	Description	By	Date
01	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
02	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
03	FOR SECTION 4.56	COX	04/08/23
04	FOR REVISED SECTION 4.56	COX	29/08/23
05	FOR REVISED SECTION 4.56	COX	23/11/23
06	FOR REVISED SECTION 4.56	COX	15/03/24



PARKING SCHEDULE

	NUMBER OF SPACES
BASEMENT 1	
ACCESSIBLE	5
RESIDENTIAL	27
	32
BASEMENT 2	
ACCESSIBLE	5
RESIDENTIAL	32
	37
BASEMENT 3	
RESIDENTIAL	38
	38
LOWER GROUND FLOOR	
ACCESSIBLE	2
ACCESSIBLE VISITOR	1
CAR SHARE	3
VISITOR	11
	17
TOTAL	124

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

STORMWATER LEGEND

- GRATE INLET PIT
- RWO — RAINWATER OUTLET
- DP — DOWNWATER PIPE
- GRATED TRENCH DRAIN
- PD — DOWNPIPE DROP
- PLANTER DRAIN

LANDSCAPE LEGEND

- LANDSCAPE ZONE (REFER TO LANDSCAPE ARCHITECT DRAWINGS)
- SIGNIFICANT TREES TO BE RETAINED REFER TO ARBORIST REPORT
- ADDITIONAL TREES TO BE RETAINED REFER TO LANDSCAPE REPORT
- PROPOSED TREE PLANTING REFER TO LANDSCAPE REPORT
- TREE PROTECTION ZONE REFER TO ARBORIST REPORT
- EXISTING INDICATIVE CONTEXT TREES

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

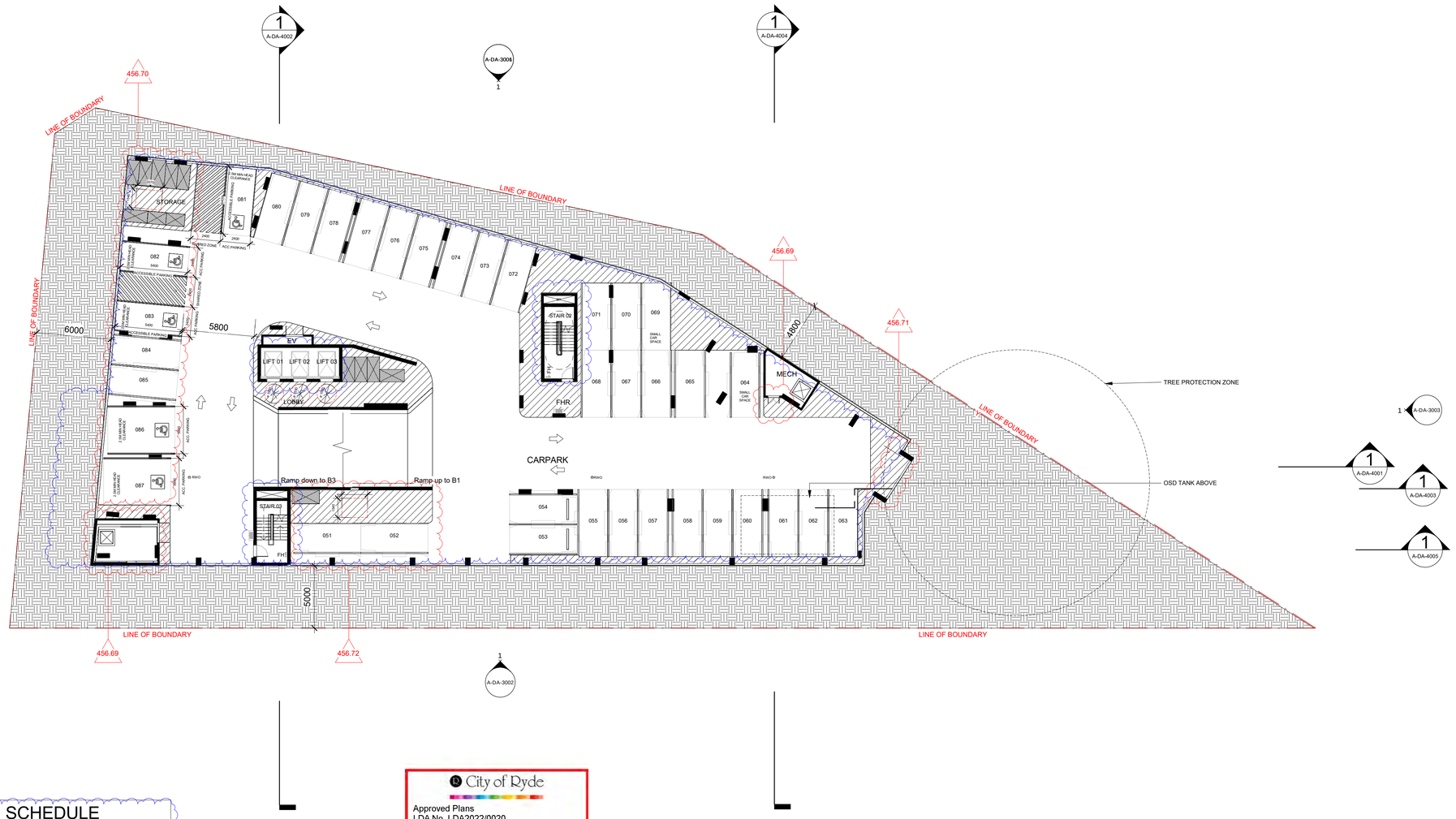
Drawing Title BASEMENT 3 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-21B3	**Revision:** 06

PLOT STAMP DATE: 14/03/2024 2:21:13 PM



PARKING SCHEDULE

	NUMBER OF SPACES
BASEMENT 1	
ACCESSIBLE	5
RESIDENTIAL	27
	32
BASEMENT 2	
ACCESSIBLE	5
RESIDENTIAL	32
	37
BASEMENT 3	
RESIDENTIAL	38
	38
LOWER GROUND FLOOR	
ACCESSIBLE	2
ACCESSIBLE VISITOR	1
CAR SHARE	3
VISITOR	11
	17
TOTAL	124

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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Scale 1:200

0 2m 4m 10m 20m

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Rev	Description	By	Date
011	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
012	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
013	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
014	FOR SECTION 4.56	COX	04/08/23
015	FOR REVISED SECTION 4.56	COX	29/08/23
016	FOR REVISED SECTION 4.56	COX	23/11/23
017	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
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- WG — WINTERGARDEN
- RR — REFRIRANT RISER

STORMWATER LEGEND

- GRATE INLET PIT
- RWO — RAINWATER OUTLET
- DP — DOWNWATER PIPE
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- PD — DOWNPIPE DROP
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LANDSCAPE LEGEND

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
BASEMENT 2 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-21B2	**Revision:** 017

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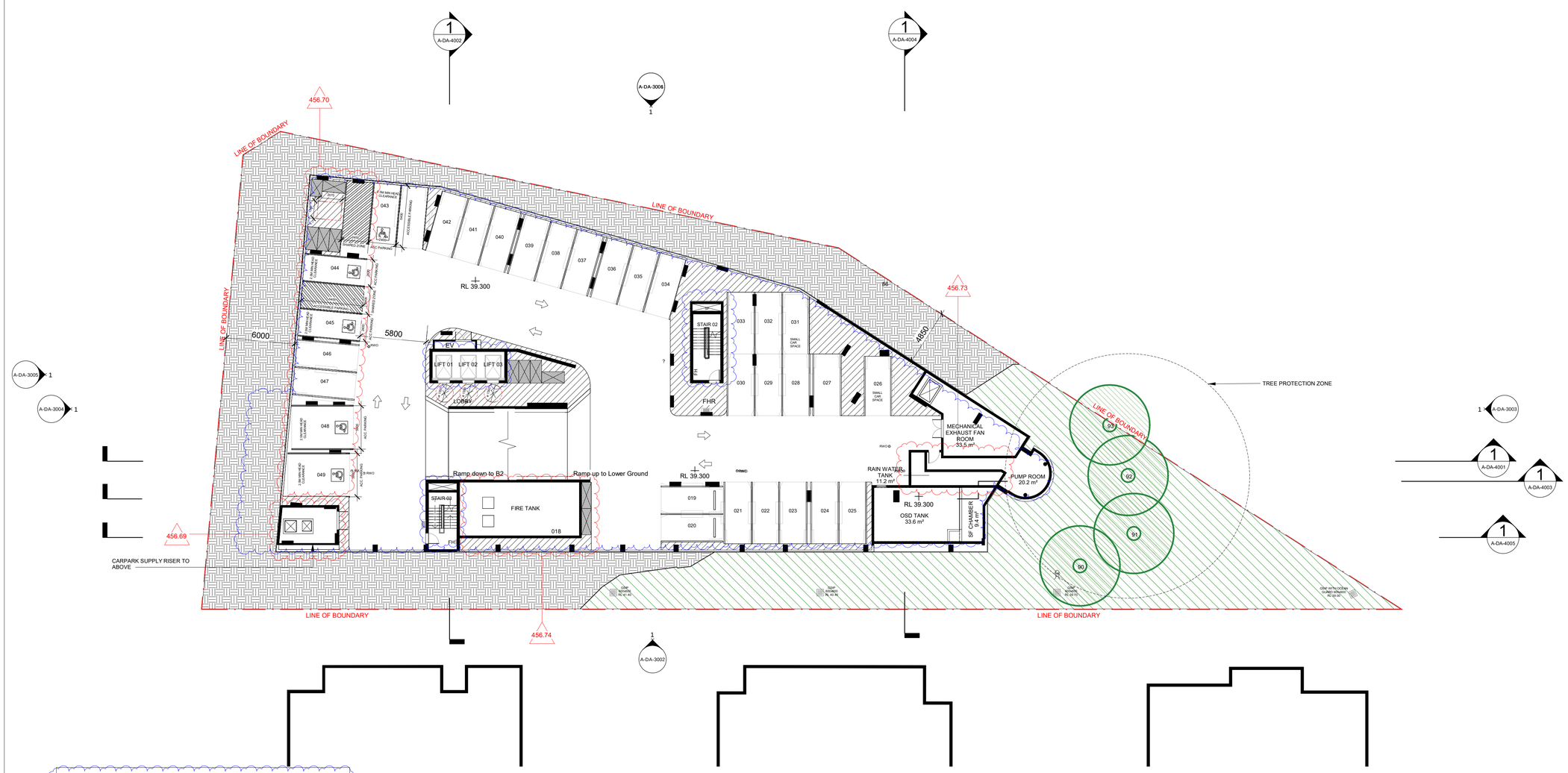
CHANGES CAPTURED IN THE SUBMITTED S4.56 DOCUMENTATION - APPLICATION NO. MOD2023/0189

Rev	Description	By	Date
011	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
012	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
013	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
014	FOR SECTION 4.56	COX	04/08/23
015	FOR REVISED SECTION 4.56	COX	29/08/23
016	FOR REVISED SECTION 4.56	COX	23/11/23
017	FOR REVISED SECTION 4.56	COX	15/03/24



PARKING SCHEDULE

	NUMBER OF SPACES
BASEMENT 1	
ACCESSIBLE	5
RESIDENTIAL	27
	32
BASEMENT 2	
ACCESSIBLE	5
RESIDENTIAL	32
	37
BASEMENT 3	
RESIDENTIAL	38
	38
LOWER GROUND FLOOR	
ACCESSIBLE	2
ACCESSIBLE VISITOR	1
CAR SHARE	3
VISITOR	11
	17
TOTAL	124

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
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- S — ADG STORAGE ALLOCATIONS
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STORMWATER LEGEND

- GRATE INLET PIT
- RWO — RAINWATER OUTLET
- DP — DOWNWATER PIPE
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- PLANTER DRAIN

LANDSCAPE LEGEND

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title BASEMENT 1 FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-21B1	**Revision:** 017

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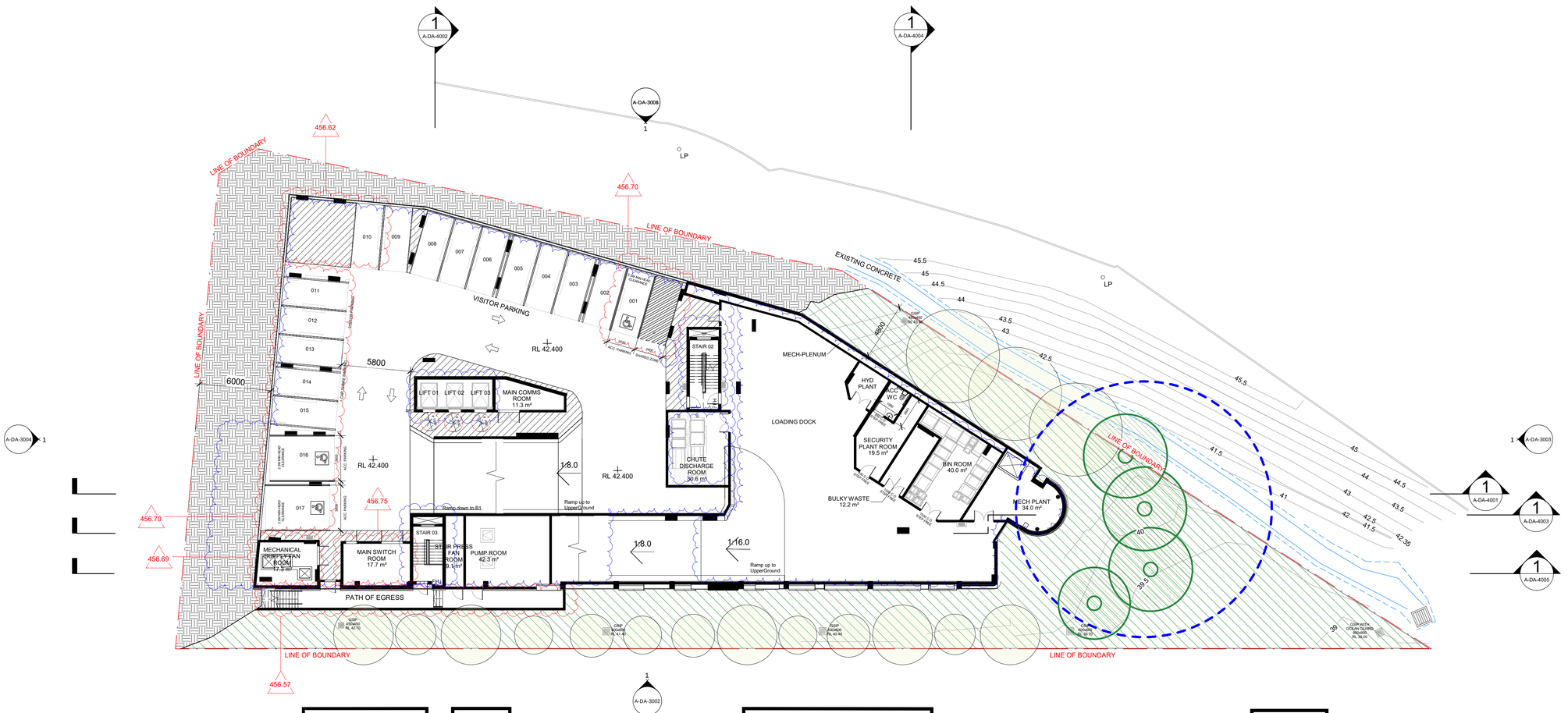
Rev	Description	By	Date
012	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
013	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
014	FOR SECTION 4.56	COX	04/08/23
015	FOR REVISED SECTION 4.56	COX	29/08/23
016	FOR REVISED SECTION 4.56	COX	23/11/23
017	FOR REVISED SECTION 4.56	COX	23/01/24
018	FOR REVISED SECTION 4.56	COX	15/03/24

CHANGES CAPTURED IN THE SUBMITTED S4.56 DOCUMENTATION - APPLICATION NO. MOD2023/0189



MERITON BLDG A

MERITON BLDG B

MERITON BLDG C

PARKING SCHEDULE

	NUMBER OF SPACES
BASEMENT 1	
ACCESSIBLE	5
RESIDENTIAL	27
	32
BASEMENT 2	
ACCESSIBLE	5
RESIDENTIAL	32
	37
BASEMENT 3	
RESIDENTIAL	38
	38
LOWER GROUND FLOOR	
ACCESSIBLE	2
ACCESSIBLE VISITOR	1
CAR SHARE	3
VISITOR	11
	17
TOTAL	124

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
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- ADG STORAGE CAGE ALLOCATIONS
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- X XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

STORMWATER LEGEND

- GRATE INLET PIT
- RWO — RAINWATER OUTLET
- DP — DOWNWATER PIPE
- GRATED TRENCH DRAIN
- PD — DOWNPIPE DROP
- PLANTER DRAIN

LANDSCAPE LEGEND

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- ADDITIONAL TREES TO BE RETAINED REFER TO LANDSCAPE REPORT
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LOWER GROUND FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-21LG	**Revision:** 018

PLOT STAMP DATE: 14/03/2024 2:21:31 PM

BOOSTER DETAIL

SCALE 1 : 50

UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Scale 1:200

0 2m 4m 10m 20m

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Rev	Description	By	Date
010	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
012	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
013	FOR SECTION 4.56	COX	04/08/23
014	FOR REVISED SECTION 4.56	COX	23/01/24
015	FOR REVISED SECTION 4.56	COX	04/04/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
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- X / XX-XX — SECTION REFERENCE
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- WG — WINTERGARDEN
- RR — REFRIRANT RISER

STORMWATER LEGEND

- GRATE INLET PIT
- RWO — RAINWATER OUTLET
- DP — DOWNWATER PIPE
- GRATED TRENCH DRAIN
- PD — DOWNPIPE DROP
- PLANTER DRAIN

LANDSCAPE LEGEND

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
UPPER GROUND FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 04/04/2024
Drawing Number: A-DA-21UG	**Revision:** 015

PLOT STAMP DATE: 4/04/2024 2:51:59 PM

MERITON BLDG A

MERITON BLDG B

MERITON BLDG C

UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
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Scale 1:200

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Rev	Description	By	Date
08	FOR REVISED DEVELOPMENT APPLICATION	COX	16/11/22
09	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	04/04/24

LEGEND: PLANS

- 1 BEDROOM
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 1 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 04/04/2024
Drawing Number: A-DA-2101	**Revision:** 013

PLOT STAMP DATE: 4/04/2024 2:51:37 PM

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Rev	Description	By	Date
08	FOR REVISED DEVELOPMENT APPLICATION	COX	16/11/22
09	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

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UNIT MIX	
Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
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Scale 1:200

0 2m 4m 10m 20m

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 2 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2102	**Revision:** 013

PLOT STAMP DATE: 18/03/2024 2:18:58 PM

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Rev	Description	By	Date
08	FOR REVISED DEVELOPMENT APPLICATION	COX	16/11/22
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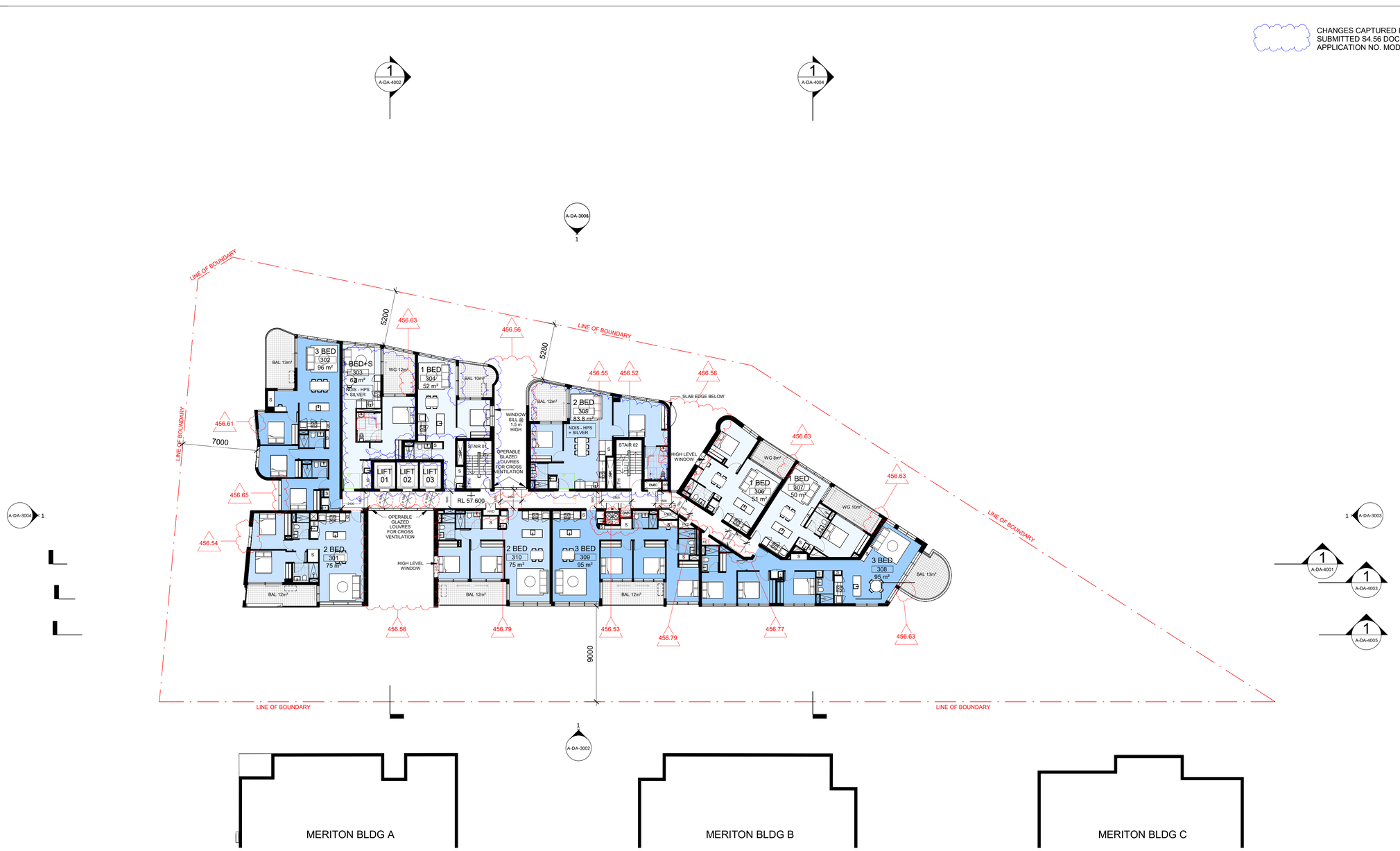
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24



LEGEND: PLANS

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- 3 BEDROOM
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- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

UNIT MIX	
Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Scale 1:200

0 2m 4m 10m 20m

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www.coxarchitecture.com.au

Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 3 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2103	**Revision:** 013

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08	FOR REVISED DEVELOPMENT APPLICATION	COX	16/11/22
09	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX X — ELEVATION REFERENCE
- X XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 4 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2104	**Revision:** 013

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011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

MERITON BLDG A

City of Ryde
Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
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- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 5 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2105	**Revision:** 013

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City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

Scale 1:200

0 2m 4m 10m 20m

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09	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

COX

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 6 TYPICAL FLOOR PLAN

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2106	**Revision:** 013

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011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

Scale 1:200

0 2m 4m 10m 20m

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 7 TYPICAL FLOOR PLAN

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2107	**Revision:** 013

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010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
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- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 8 TYPICAL FLOOR PLAN

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2108	**Revision:** 013

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City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

Scale 1:200

0 2m 4m 10m 20m

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09	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
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Nominated Architects
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Russell Lee no. 6367

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Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 9 TYPICAL FLOOR PLAN

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2109	**Revision:** 013

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City of Ryde

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LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

Scale 1:200

0 2m 4m 10m 20m

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010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
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- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
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- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
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Nominated Architects
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Russell Lee no. 6367

COX

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 10 TYPICAL FLOOR PLAN

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2110	**Revision:** 013

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010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
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- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

Scale 1:200

0 2m 4m 10m 20m

Cox Architecture

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Nominated Architects
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 11 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2111	**Revision:** 013

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011	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
012	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
013	FOR SECTION 4.56	COX	04/08/23
014	FOR REVISED SECTION 4.56	COX	15/03/24

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

UNIT MIX

Type	Count
1 BED	48
2 BED	36
3 BED	35

Grand total: 119

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
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- ADG STORAGE CAGE ALLOCATIONS
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- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

Scale 1:200

0 2m 4m 10m 20m

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
LEVEL 12 TYPICAL FLOOR PLAN

Document Control Status:

NOT FOR CONSTRUCTION
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Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2112	**Revision:** 014

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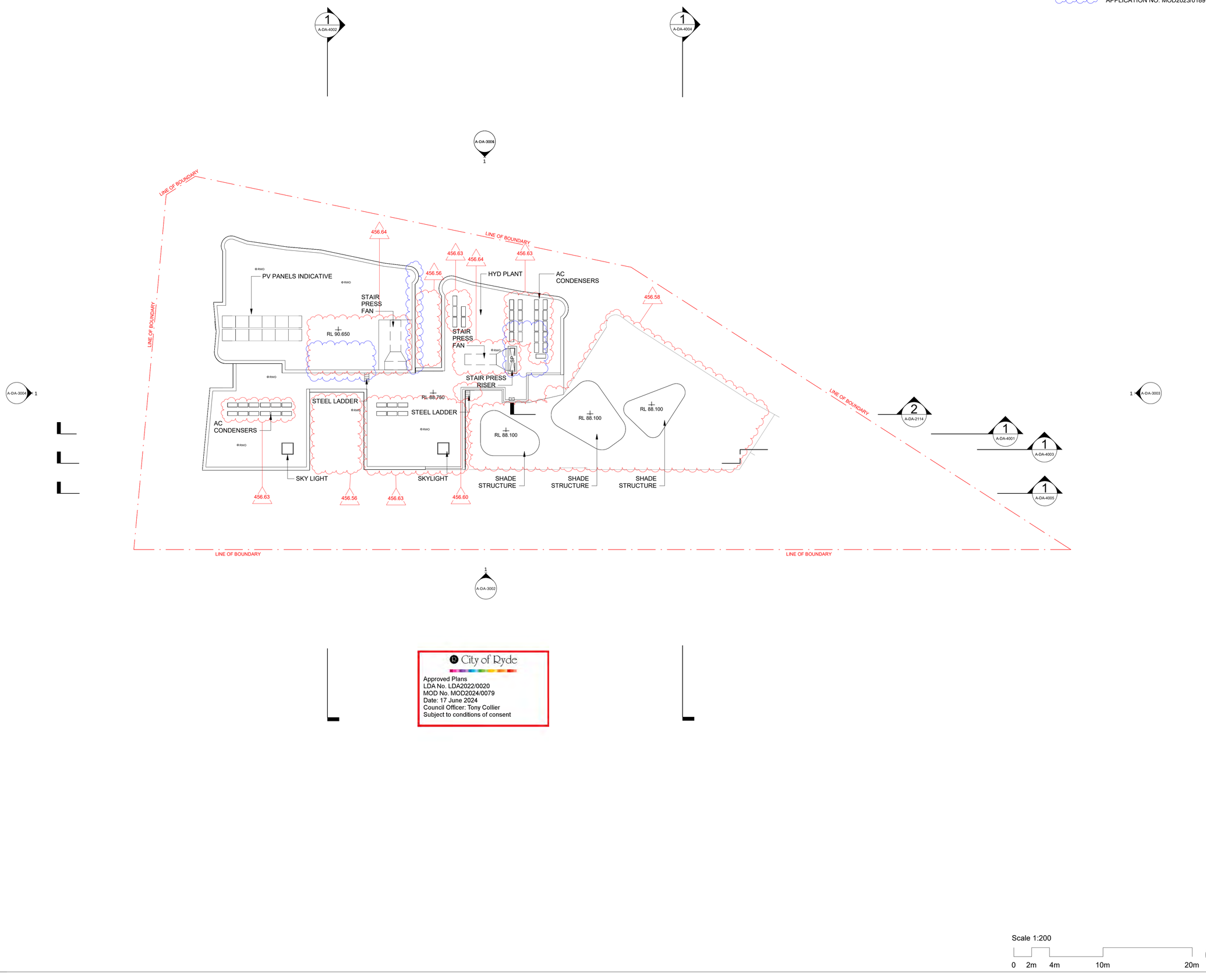

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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Scale 1:200

0 2m 4m 10m 20m

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09	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR REVISED DEVELOPMENT APPLICATION	COX	17/02/23
013	FOR SECTION 4.56	COX	04/08/23
014	FOR REVISED SECTION 4.56	COX	15/03/24

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX X — ELEVATION REFERENCE
- X XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
ROOF PLAN

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2113	**Revision:** 014

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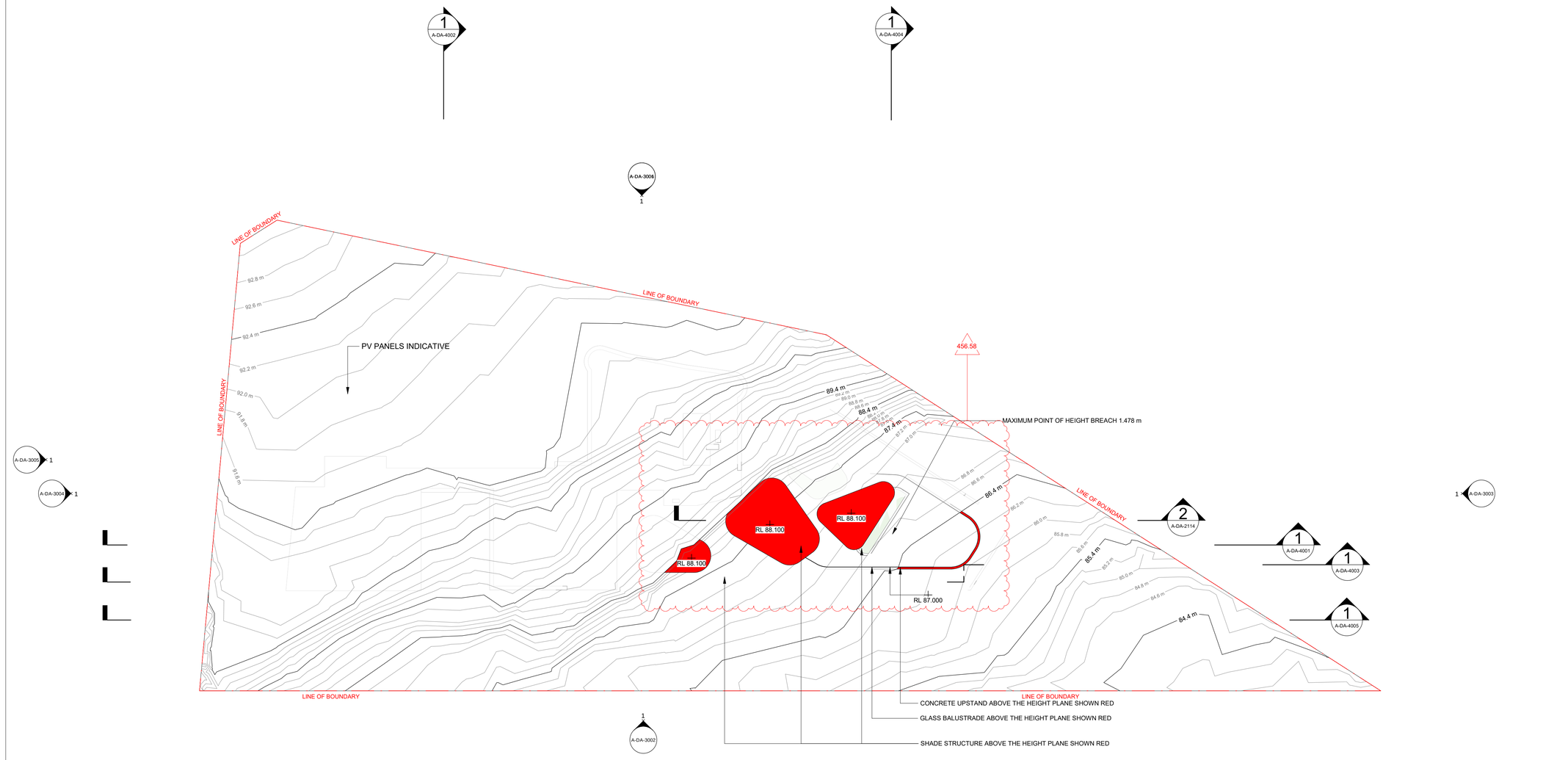
Rev	Description	By	Date
01	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
02	FOR SECTION 4.56	COX	04/08/23
03	FOR REVISED SECTION 4.56	COX	15/03/24



1 ROOF PLAN - HEIGHT BLANKET

SCALE 1 : 200

City of Ryde

Approved Plans
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MOD No. MOD2024/0079
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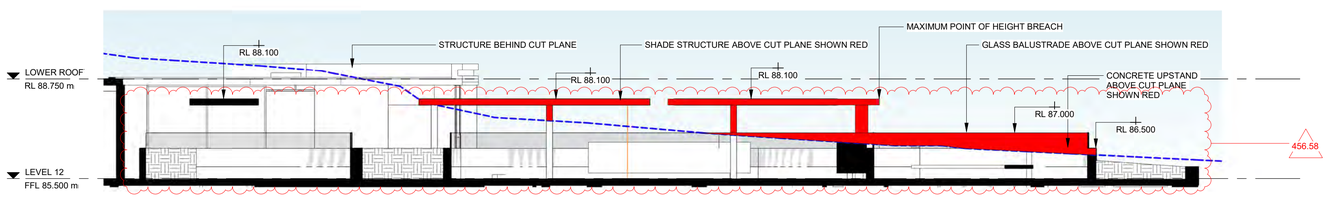

2 SECTION ROOF

SCALE 1 : 100

Scale 1:200

0 2m 4m 10m 20m

LEGEND: PLANS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- SLIDING DOOR DIRECTION
- AIR CONDITIONING UNITS
- S — ADG STORAGE ALLOCATIONS
- ADG STORAGE CAGE ALLOCATIONS
- FFL X.XXX — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
- FSL X.XXX — PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
- RL X.XXX — PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
- ROOM NAME / 1-001 / AREA — ROOM TAG WITH NAME, NUMBER & AREA
- XX-XX / X — ELEVATION REFERENCE
- X / XX-XX — SECTION REFERENCE
- VOID
- WG — WINTERGARDEN
- RR — REFRIRANT RISER

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Nominated Architects
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Russell Lee no. 6367

COX

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
HEIGHT BLANKET PLAN & SECTION

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-2114	**Revision:** 03

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08	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
09	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	23/01/24
013	FOR REVISED SECTION 4.56	COX	04/04/24

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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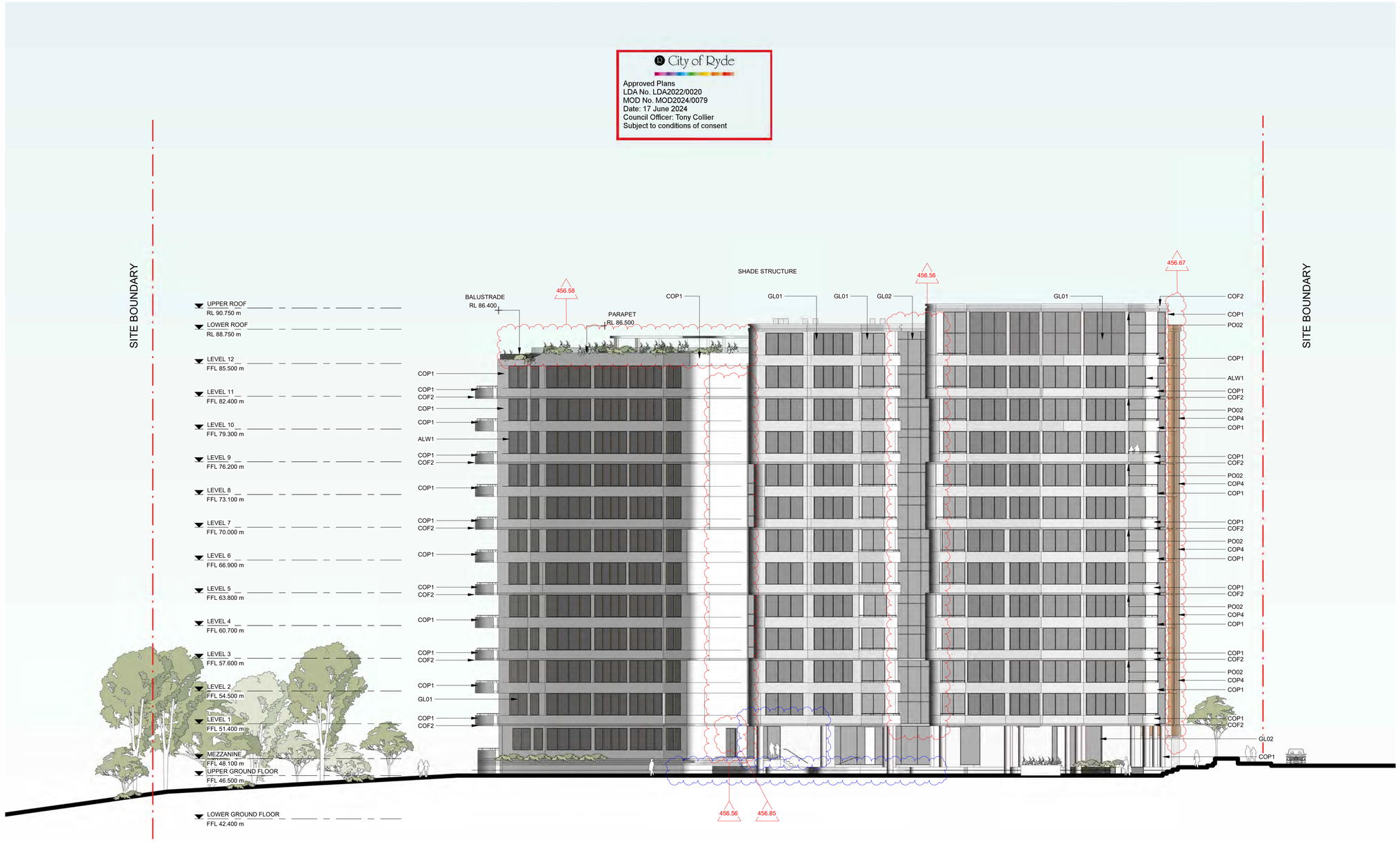

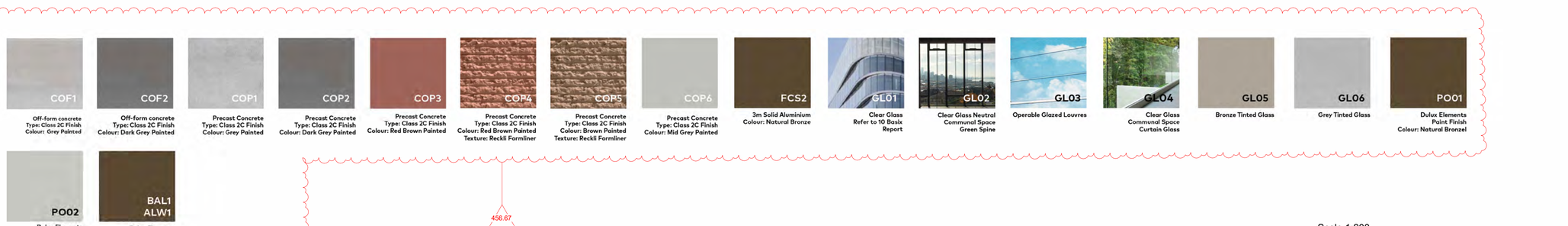

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
NORTH ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 04/04/2024
Drawing Number: A-DA-3001	**Revision:** 013

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MOD No. MOD2024/0079
Date: 17 June 2024
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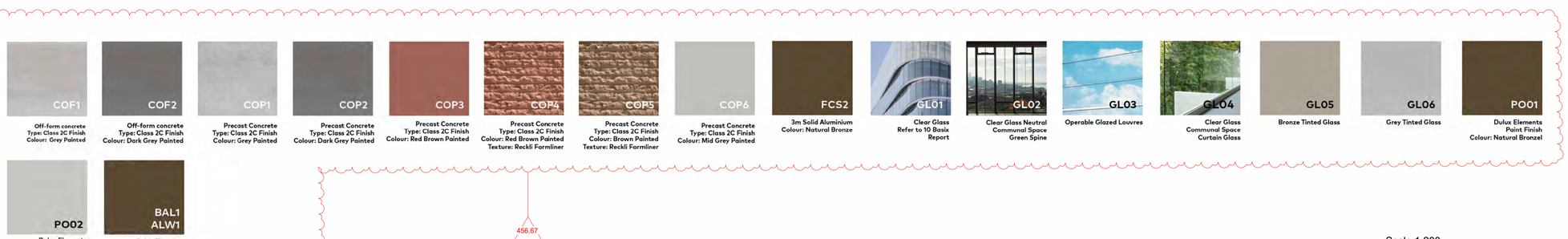
09	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	04/04/24



Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
SOUTH ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 04/04/2024
Drawing Number: A-DA-3002	**Revision:** 012

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010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	04/04/24

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
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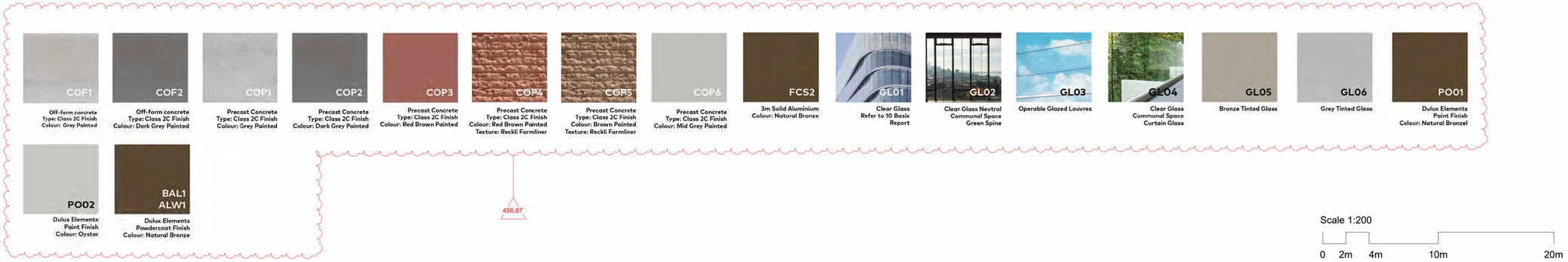

Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
EAST ELEVATION

Document Control Status:
NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 04/04/2024
Drawing Number: A-DA-3003	**Revision:** 012

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09	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	04/04/24

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
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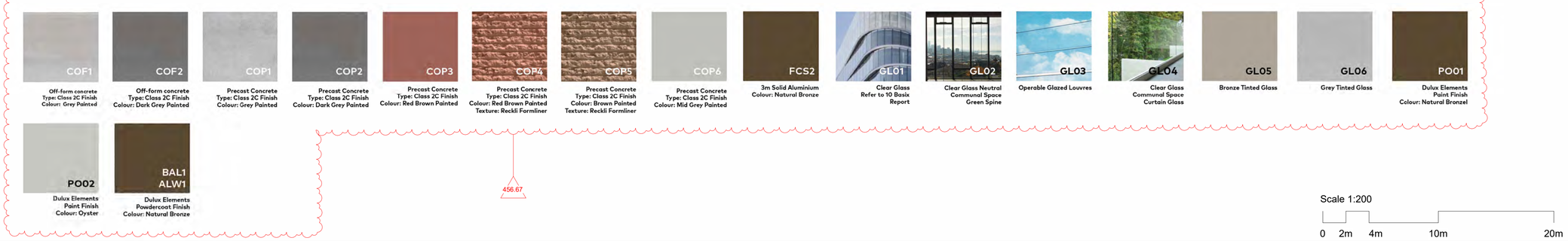
- UPPER ROOF RL 90.750 m
- LOWER ROOF RL 88.750 m
- LEVEL 12 FFL 85.500 m
- LEVEL 11 FFL 82.400 m
- LEVEL 10 FFL 79.300 m
- LEVEL 9 FFL 76.200 m
- LEVEL 8 FFL 73.100 m
- LEVEL 7 FFL 70.000 m
- LEVEL 6 FFL 66.900 m
- LEVEL 5 FFL 63.800 m
- LEVEL 4 FFL 60.700 m
- LEVEL 3 FFL 57.600 m
- LEVEL 2 FFL 54.500 m
- LEVEL 1 FFL 51.400 m
- MEZZANINE FFL 48.100 m
- UPPER GROUND FLOOR FFL 46.500 m
- LOWER GROUND FLOOR FFL 42.400 m



Scale 1:200

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
WEST ELEVATION

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 04/04/2024
Drawing Number: A-DA-3004	**Revision:** 012

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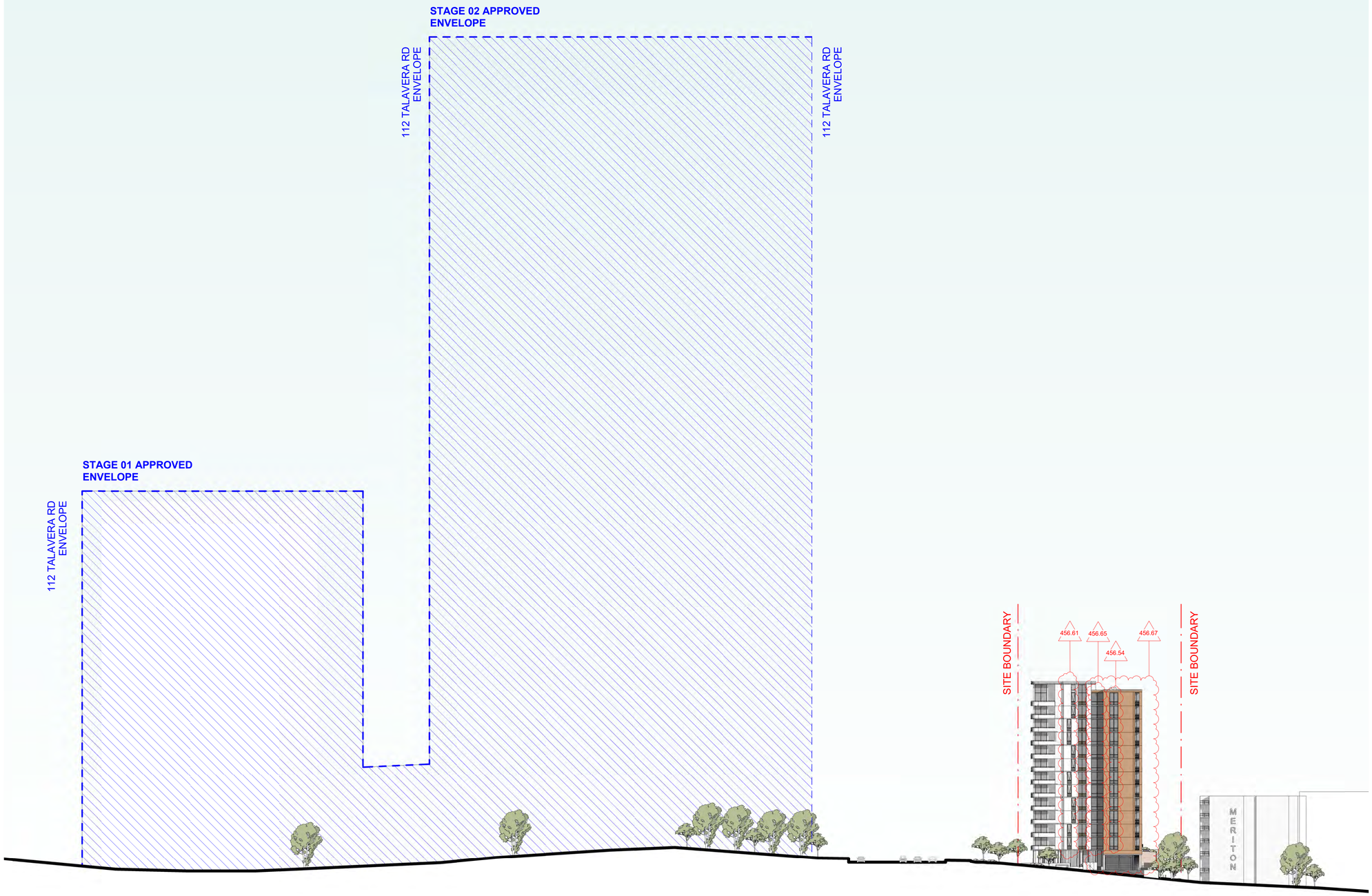
09	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	15/03/24



APPROVED ENVELOPE

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

1 TALAVERA ROAD WEST ELEVATION
SCALE 1 : 500

Scale 1:500

0 5m 10m 25m 50m

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Nominated Architects
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
TALAVERA ROAD WEST ELEVATION

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-3005	**Revision:** 012

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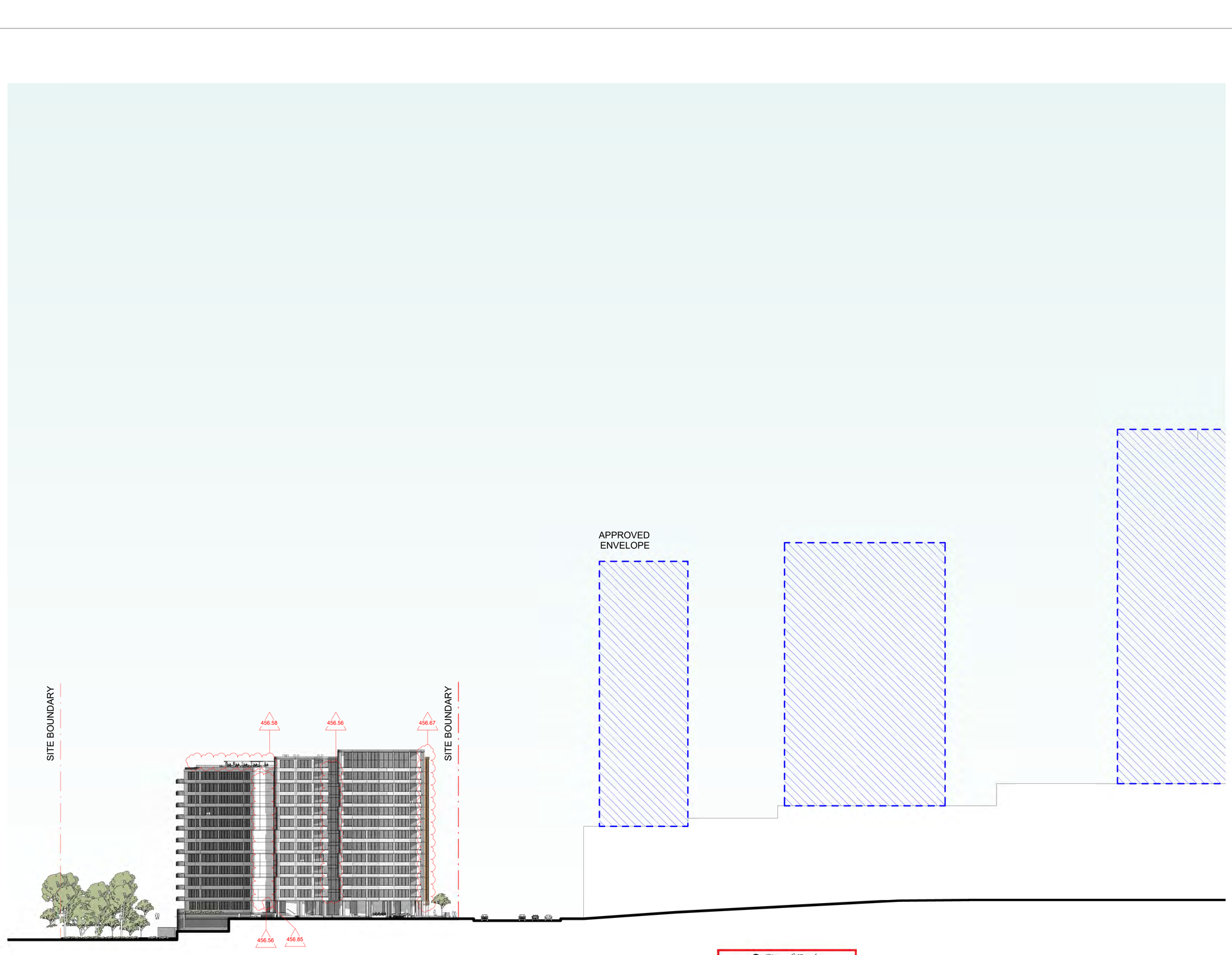
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	15/03/24

APPROVED ENVELOPE



City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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1 HERRING ROAD NORTH ELEVATION
SCALE 1 : 500

Scale 1:500

0 5m 10m 25m 50m

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
HERRING ROAD NORTH ELEVATION

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: Approver	**Date:** 15/03/2024
Drawing Number: A-DA-3006	**Revision:** 012

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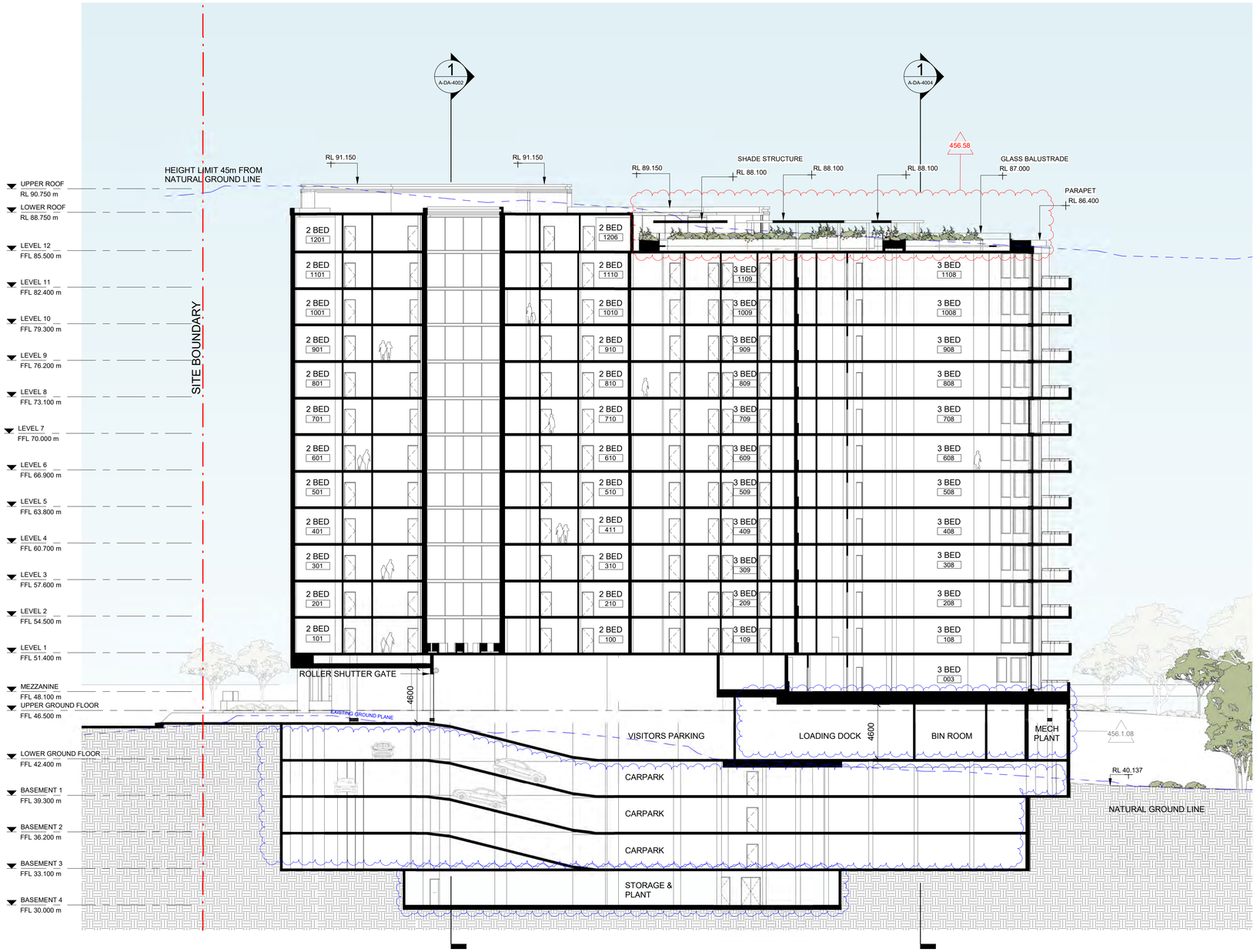
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	23/11/23
014	FOR REVISED SECTION 4.56	COX	15/03/24



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LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
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Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
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Russell Lee no. 6367

COX

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
SECTION AA

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-4001	**Revision:** 014

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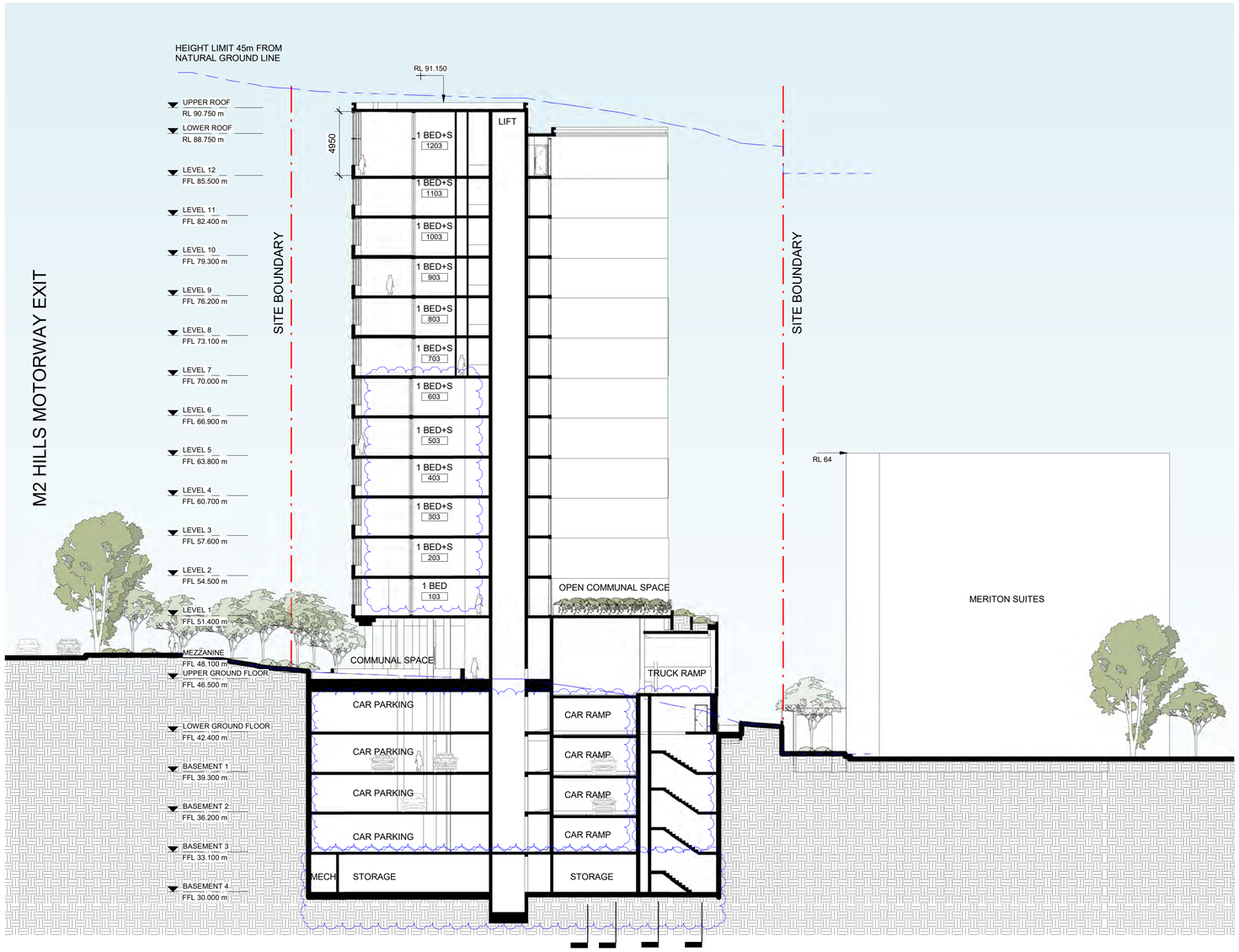
011	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
012	FOR SECTION 4.56	COX	04/08/23
013	FOR REVISED SECTION 4.56	COX	23/11/23
014	FOR REVISED SECTION 4.56	COX	15/03/24

2 A-DA-2101 | 1 A-DA-4001 | 1 A-DA-4003 | 1 A-DA-4005



Scale 1:200

0 2m 4m 10m 20m

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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F + 61 2 9264 5844

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Nominated Architects
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
SECTION BB

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-4002	**Revision:** 014

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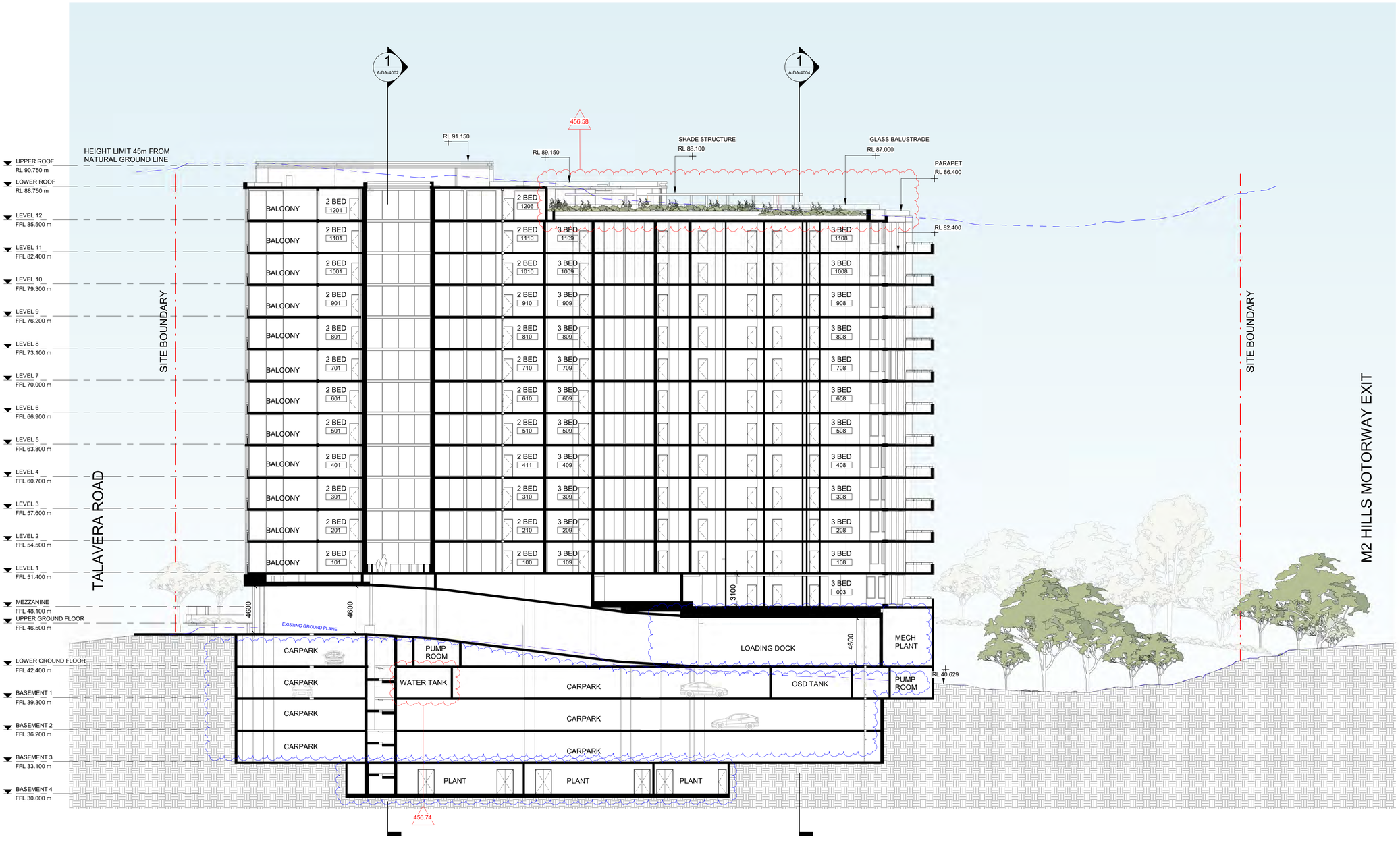
City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
Subject to conditions of consent

Rev	Description	By	Date
08	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
09	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	23/11/23
013	FOR REVISED SECTION 4.56	COX	15/03/24



Scale 1:200

0 2m 4m 10m 20m

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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
SECTION CC

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-4003	**Revision:** 013

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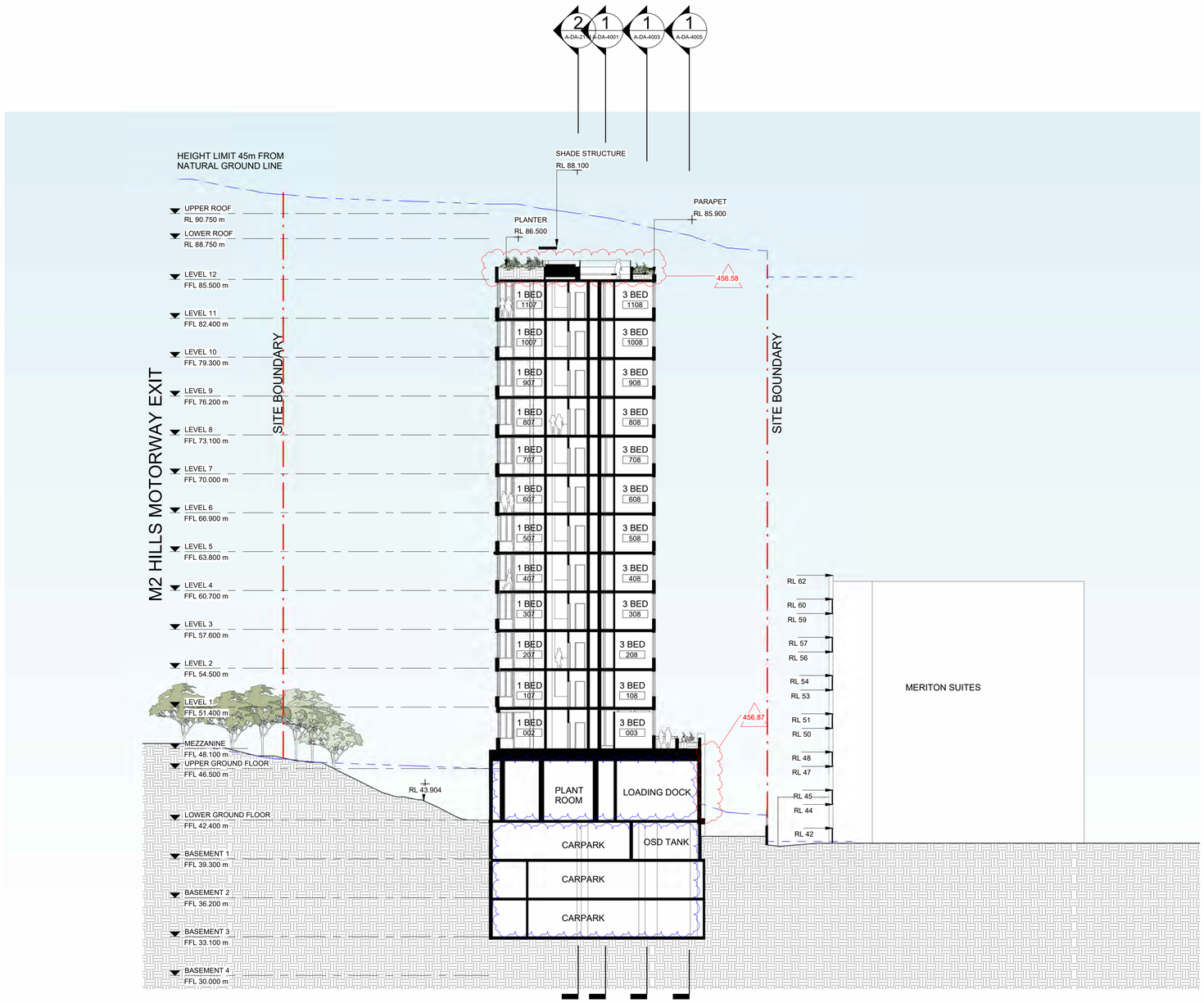
Rev	Description	By	Date
07	FOR REVISED DEVELOPMENT APPLICATION	COX	16/11/22
08	FOR REVISED DEVELOPMENT APPLICATION	COX	18/11/22
09	FOR REVISED DEVELOPMENT APPLICATION	COX	02/12/22
010	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	04/04/24



City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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Scale 1:200

0 2m 4m 10m 20m

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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
SECTION DD

Document Control Status:

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FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** 1 : 200 @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-4004	**Revision:** 012

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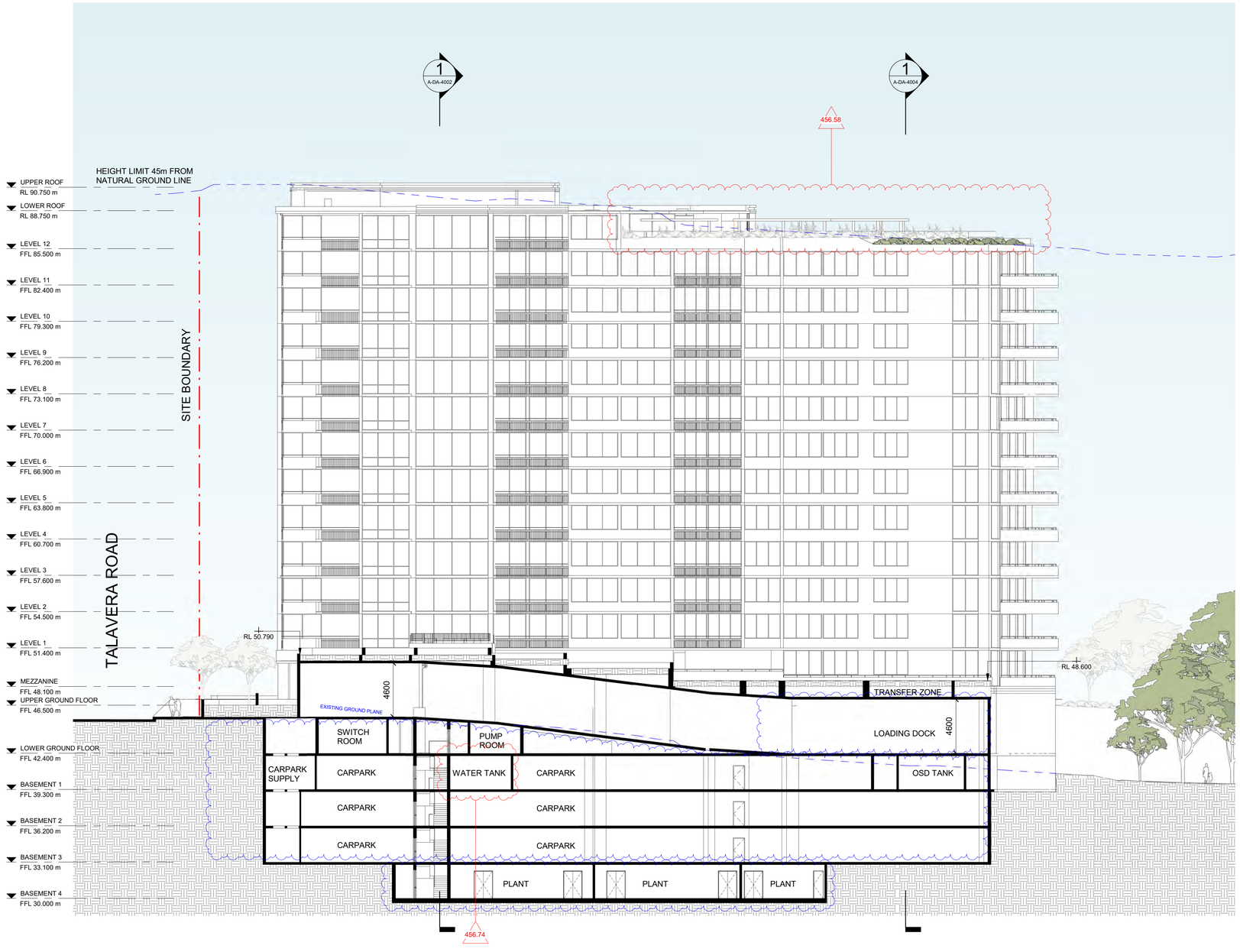
01	FOR REVISED DEVELOPMENT APPLICATION	COX	07/02/23
02	FOR SECTION 4.56	COX	04/08/23
03	FOR REVISED SECTION 4.56	COX	23/11/23
04	FOR REVISED SECTION 4.56	COX	15/03/24



Scale 1:200

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City of Ryde

Approved Plans
LDA No. LDA2022/0020
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Russell Lee no. 6367

Client
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Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
SECTION EE

Document Control Status:
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APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** 1 : 200 @ A1
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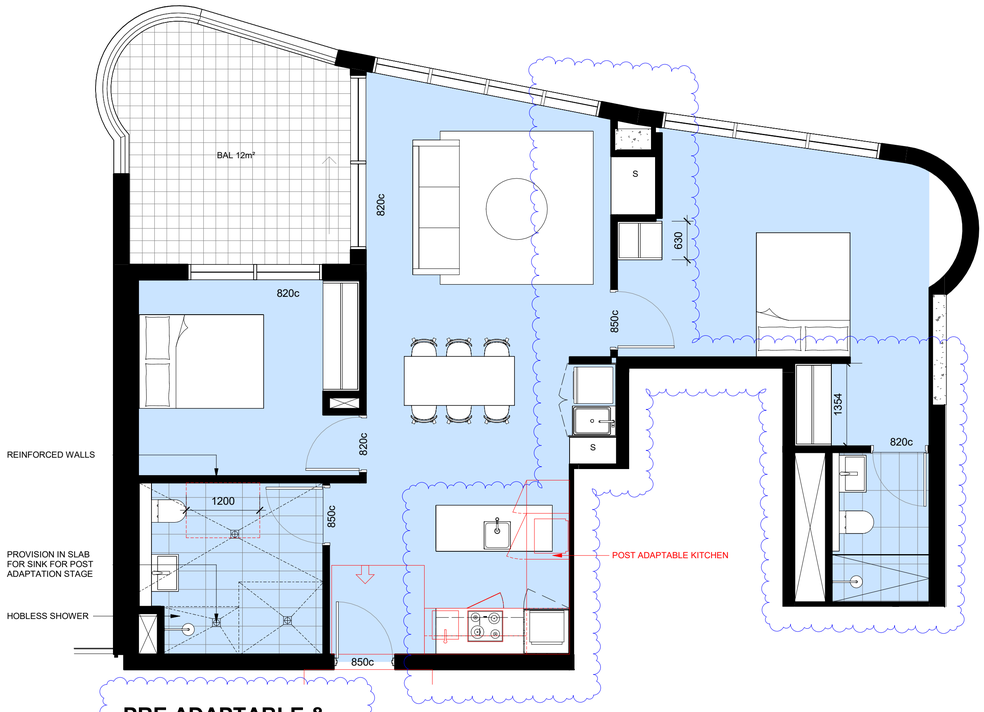
011	FOR SECTION 4.56	COX	04/08/23
012	FOR REVISED SECTION 4.56	COX	15/03/24

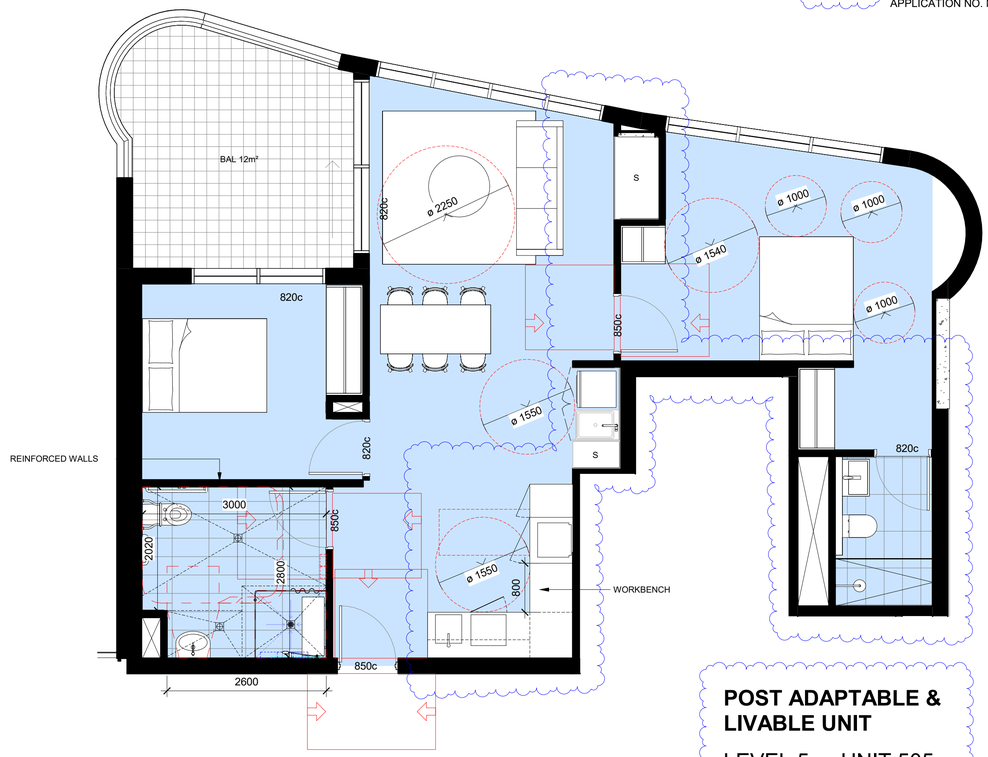


PRE ADAPTABLE & LIVABLE UNIT

LEVEL 5 - UNIT 505
LEVEL 6 - UNIT 605

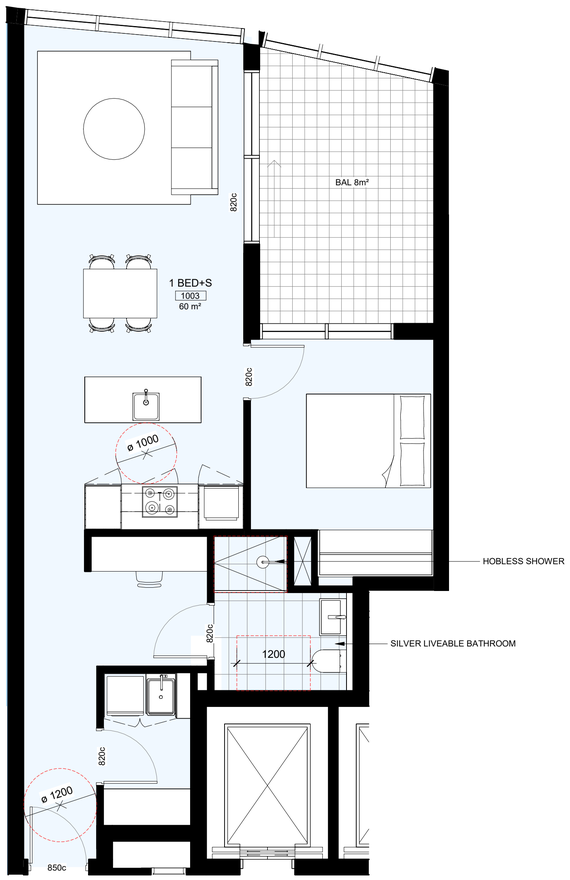
SILVER LEVEL LIVABLE UNIT

LEVEL 7 - UNIT 705
LEVEL 8 - UNIT 805
LEVEL 9 - UNIT 905
LEVEL 10 - UNIT 1005
LEVEL 11 - UNIT 1105
LEVEL 12 - UNIT 1205



POST ADAPTABLE & LIVABLE UNIT

LEVEL 5 - UNIT 505
LEVEL 6 - UNIT 605



SILVER LEVEL LIVABLE UNIT

LEVEL 7 - UNIT 703
LEVEL 8 - UNIT 803
LEVEL 9 - UNIT 903
LEVEL 10 - UNIT 1003
LEVEL 11 - UNIT 1103
LEVEL 12- UNIT 1203

City of Ryde

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LDA No. LDA2022/0020
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Scale 1:50

0 0.5m 1m 2.5m 5m

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
ADAPTABLE & SILVER LIVING UNIT PLANS

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-8001	**Revision:** 012

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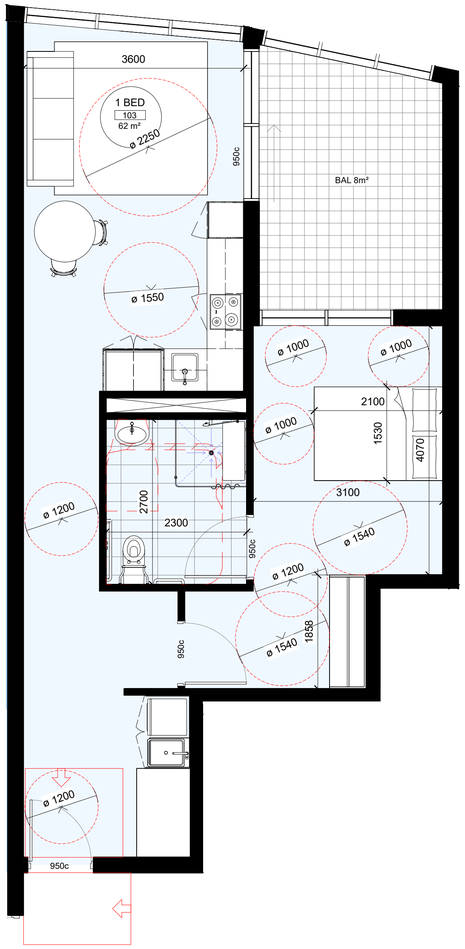

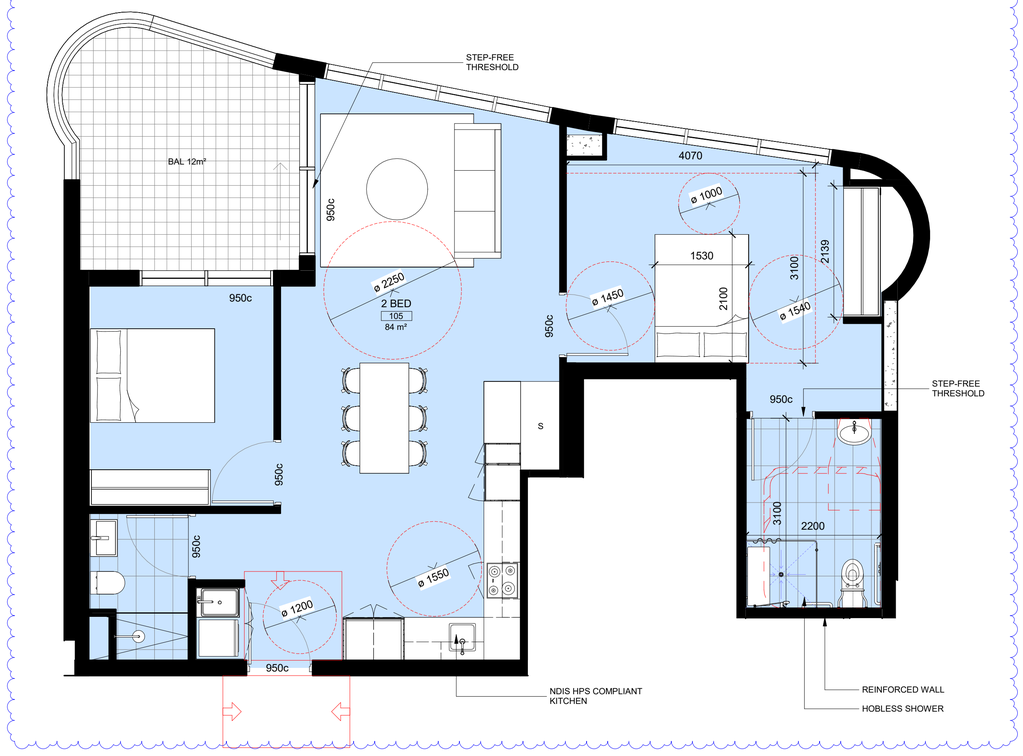

NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNITS

LEVEL 1 - UNIT 103
LEVEL 2 - UNIT 203
LEVEL 3 - UNIT 303
LEVEL 4 - UNIT 403
LEVEL 5 - UNIT 503
LEVEL 6 - UNIT 603

City of Ryde

Approved Plans
LDA No. LDA2022/0020
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NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNITS

LEVEL 1 - UNIT 105
LEVEL 2 - UNIT 205
LEVEL 3 - UNIT 305
LEVEL 4 - UNIT 405

Scale 1:50

0 0.5m 1m 2.5m 5m

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Russell Lee no. 6367

Client
URBAN PROPERTY

Project No.
221112.00

Project
TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title
NDIS HIGH PHYSICAL SUPPORT & LIVABLE UNIT PLANS

Document Control Status:

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APPLICATION & S4.56

Co-ordinated: CR	**Drawn:** LH
Project Architect: CR	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-8002	**Revision:** 02

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TALAVERA ROAD - ADG STORAGE CALCULATIONS

ADG - Storage Calculations - Talavera Road					
Unit Number	Unit Type	InternalStorage	ExternalStorage	Total Storage	ADG Minumum Requirements
UPPER GROUND					
1	1 BED	3.270 m³	3.00 m³	6.270 m³	6 m³
2	1 BED	3.790 m³	3.00 m³	6.790 m³	6 m³
3	3 BED	5.10 m³	5.00 m³	10.10 m³	10 m³
LEVEL 1					
101	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
102	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
103	1 BED	3.341 m³	4.00 m³	7.341 m³	6 m³
104	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
105	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
106	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
107	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
108	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
109	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
110	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 2					
201	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
202	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
203	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
204	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
205	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
206	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
207	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
208	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
209	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
210	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 3					
301	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
302	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
303	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
304	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
305	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
306	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
307	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
308	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
309	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
310	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 4					
401	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
402	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
403	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
404	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
405	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
406	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
407	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
408	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
409	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
410	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 5					
501	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
502	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
503	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
504	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
505	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
506	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
507	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
508	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
509	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
510	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 6					
601	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
602	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
603	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
604	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
605	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
606	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
607	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
608	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
609	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
610	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³

ADG - Storage Calculations - Talavera Road					
Unit Number	Unit Type	InternalStorage	ExternalStorage	Total Storage	ADG Minumum Requirements
LEVEL 7					
701	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
702	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
703	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
704	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
705	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
706	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
707	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
708	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
709	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
710	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 8					
801	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
802	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
803	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
804	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
805	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
806	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
807	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
808	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
809	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
810	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 9					
901	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
902	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
903	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
904	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
905	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
906	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
907	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
908	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
909	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
910	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 10					
1001	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
1002	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
1003	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
1004	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
1005	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
1006	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
1007	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
1008	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
1009	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
1010	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 11					
1101	2 BED	4.759 m³	4.00 m³	8.759 m³	8 m³
1102	2 BED	4.860 m³	4.00 m³	8.860 m³	8 m³
1103	2 BED	3.341 m³	4.00 m³	7.341 m³	8 m³
1104	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
1105	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
1106	1 BED	3.267 m³	3.00 m³	6.267 m³	6 m³
1107	1 BED	3.000 m³	3.00 m³	6.000 m³	6 m³
1108	3 BED	5.090 m³	5.00 m³	10.090 m³	10 m³
1109	3 BED	6.600 m³	5.00 m³	11.600 m³	10 m³
1110	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³
LEVEL 12					
1201	2 BED	4.760 m³	4.00 m³	8.760 m³	8 m³
1202	3 BED	5.330 m³	5.00 m³	10.330 m³	10 m³
1203	1 BED	4.110 m³	3.00 m³	7.110 m³	6 m³
1204	1 BED	4.310 m³	3.00 m³	7.310 m³	6 m³
1205	2 BED	4.000 m³	4.00 m³	8.000 m³	8 m³
1206	2 BED	4.838 m³	4.00 m³	8.838 m³	8 m³

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010	FOR SECTION 4.56	COX	04/08/23
011	FOR REVISED SECTION 4.56	COX	15/03/24

ADG STORAGE LEGEND

- EXTERNAL ADG STORAGE
- INTERNAL ADG STORAGE

City of Ryde

Approved Plans
LDA No. LDA2022/0020
MOD No. MOD2024/0079
Date: 17 June 2024
Council Officer: Tony Collier
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Russell Lee no. 6367

Client URBAN PROPERTY

Project No. 221112.00

Project TALAVERA ROAD - LOT 10

TALAVERA ROAD, MACQUARIE PARK, NSW

Drawing Title DEVELOPMENT CALCULATIONS (STORAGE) COVER SHEET

Document Control Status:

NOT FOR CONSTRUCTION
FOR DEVELOPMENT
APPLICATION & S4.56

Co-ordinated: CY	**Drawn:** LH
Project Architect: CY	**Scale:** As indicated @ A1
Project Director: RJ	**Date:** 15/03/2024
Drawing Number: A-DA-8400	**Revision:** 011

PLOT STAMP DATE - 14/03/2024 2:39:48 PM

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MOD No. MOD2024/0079
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ARCADIA

LOT 10 Talavera Road

Macquarie Park, NSW, 2113

Landscape Development Application Design Report

Prepared For Urban Property Group
November 2023

ISSUE H

Landscape Masterplan

KEY

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

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1:300 @ A3

0 1.5 3 6 9 12m

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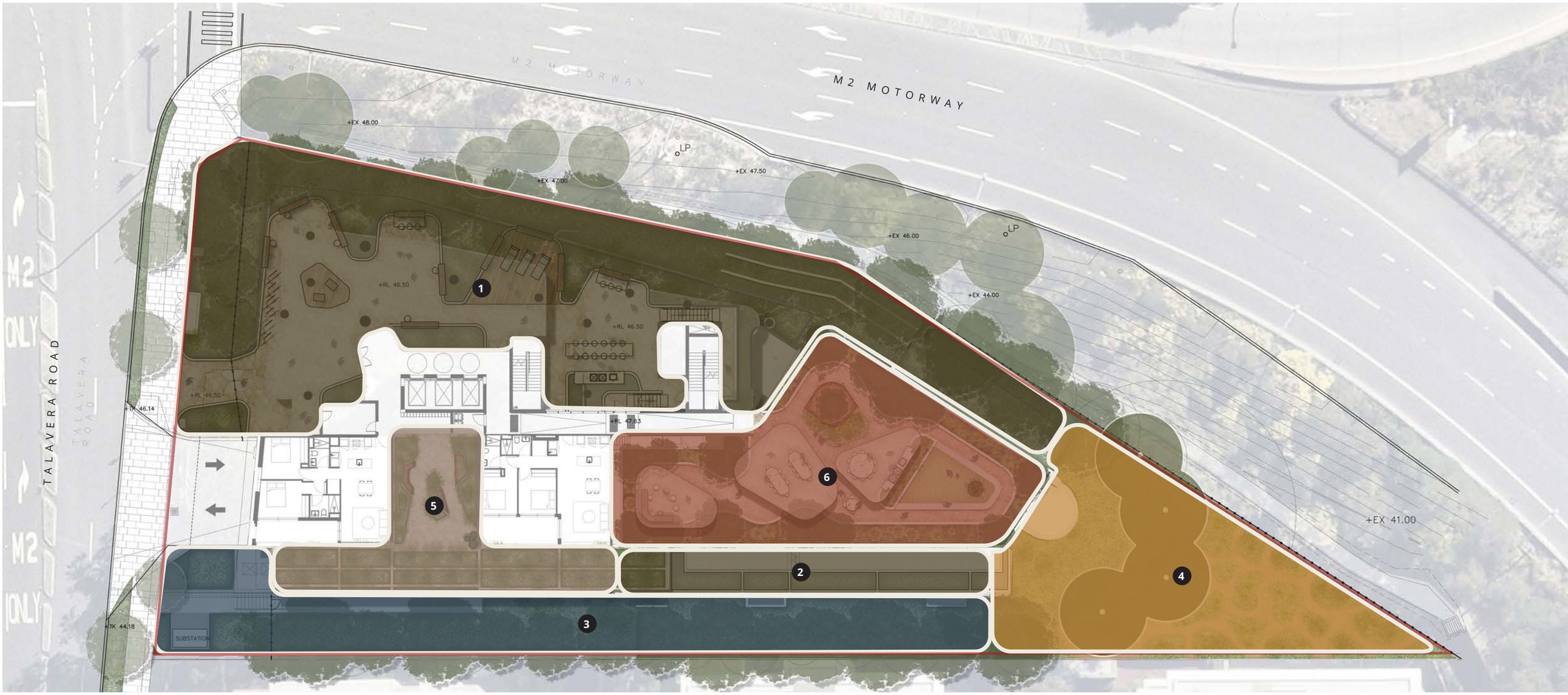
Masterplan Analysis
Landscape Typologies



KEY

1. **UPPER GROUND COMMUNAL LANDSCAPE**
2. **UPPER GROUND SOUTHERN PLANTER**
3. **SOUTHERN PERIPHERY PLANTING**
4. **APZ LANDSCAPE**
5. **LEVEL 1 COURTYARD AND SOUTHERN PLANTER**
6. **LEVEL 12 COMMUNAL OPEN SPACE**

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1:300 @ A3

0 1.5 3 6 9 12m

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Masterplan Analysis
Soil Depth

KEY

- DEEP SOIL (1110 SQM)
- 1200MM SOIL DEPTH (ON SLAB)
- 1000MM SOIL DEPTH (ON SLAB)
- 800MM SOIL DEPTH (ON SLAB)
- 600MM SOIL DEPTH (ON SLAB)
- 5000MM SOIL DEPTH (ON SLAB)
- 300MM SOIL DEPTH (ON SLAB)
- BUILDING OVERHANG

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1:300 @ A3

0 1.5 3 6 9 12m

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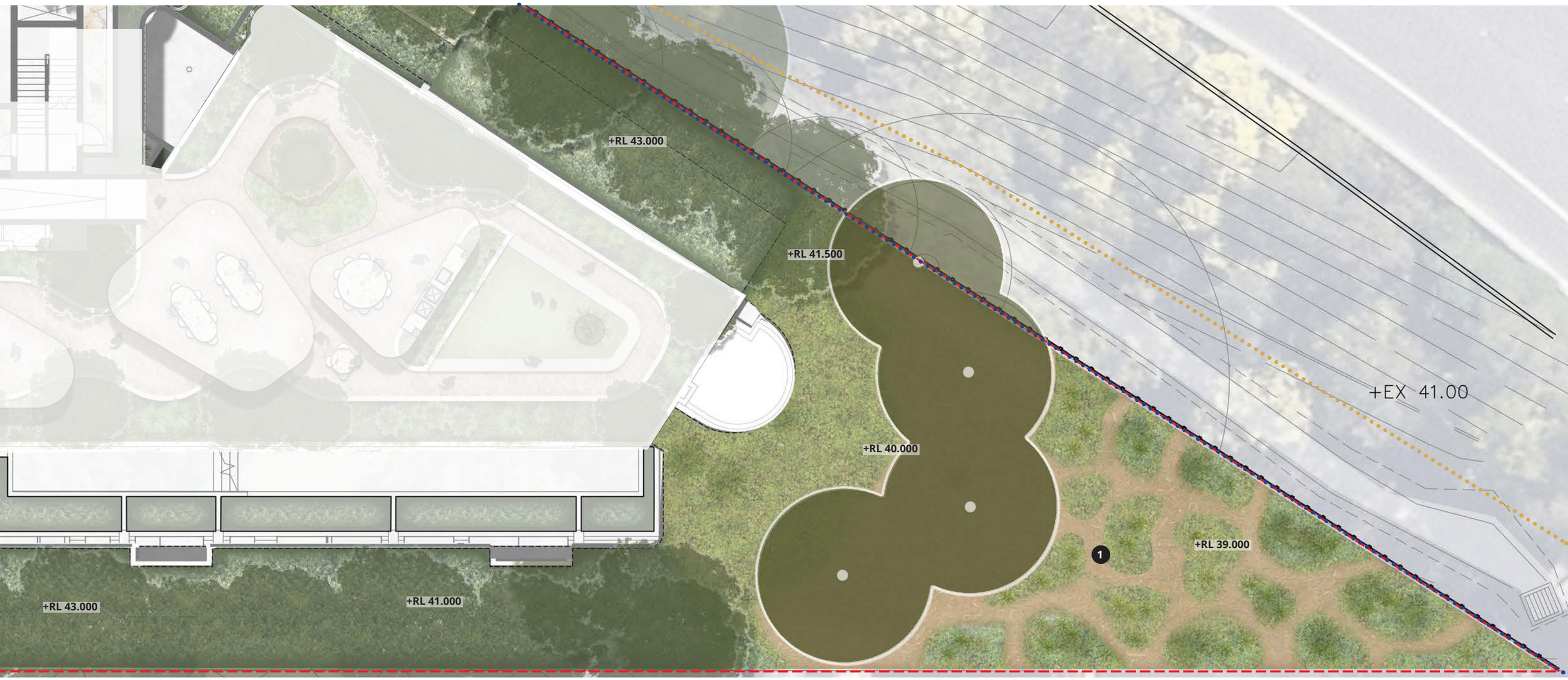
Detailed Plan
APZ Zone



Legend

1 APZ planting zone - Retain existing trees. Native, shady understory planting.

Proposed Fence

Existing Fence

Site Boundary

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1:150 @ A3 0 0.5 1 2 4 6m

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APZ Zone
Section AA

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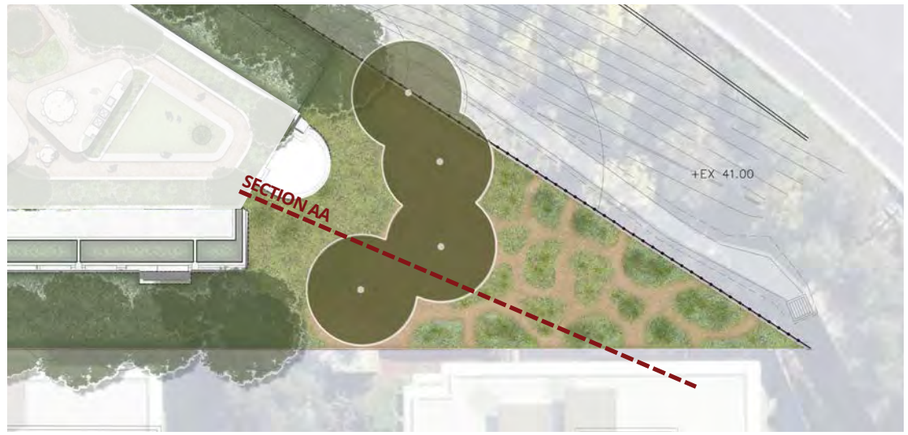

KEY

1. **EXISTING TREES TO BE RETAINED**
2. **PROPOSED FENCE**
3. **NATIVE SHADY UNDERSTOREY PLANTING**

SITE BOUNDARY

1:75 @ A3 0 0.75 1.5 2.25 3m

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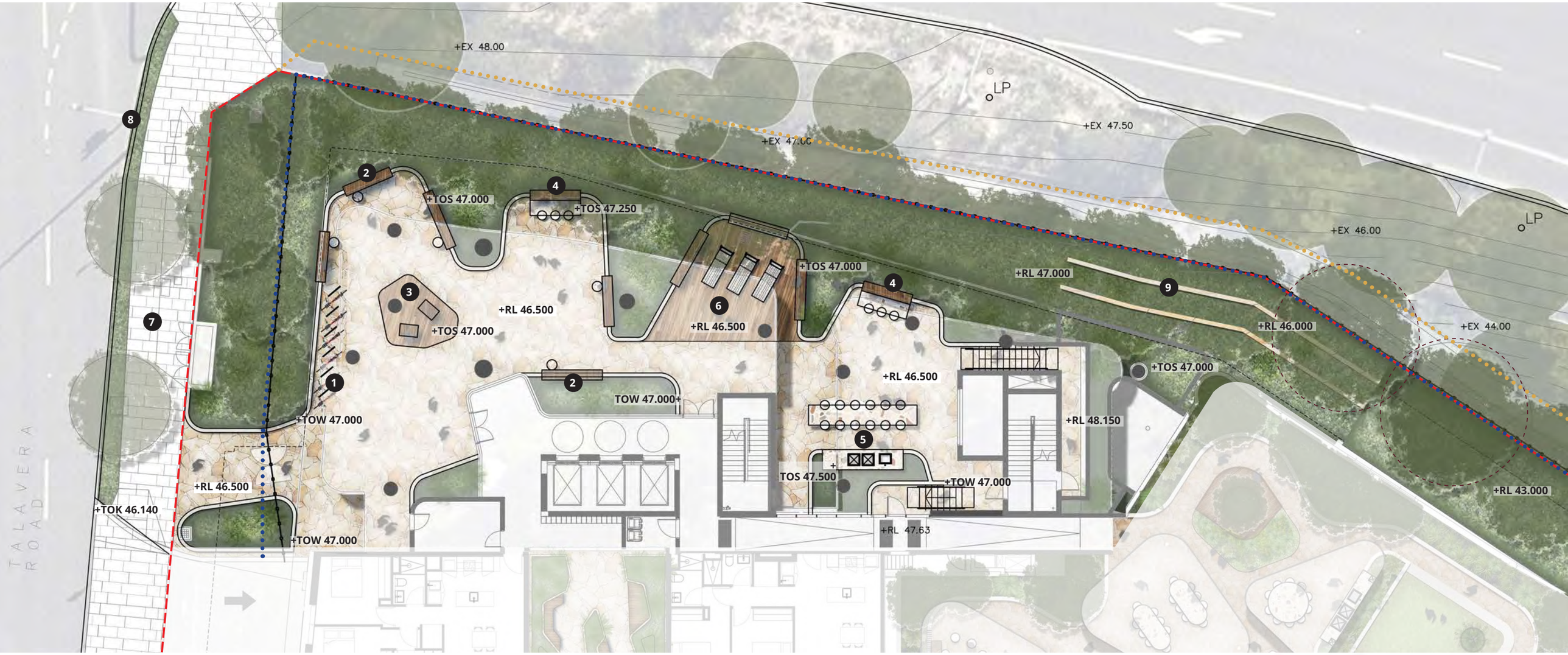
Detailed Plan
Upper Ground Communal Open Space



KEY

1. BIKE PARKING STATION
2. BESPOKE SEATING WITH ATTACHED COFFEE TABLE
3. FLEX RAISED TIMBER SEATING
4. OUTDOOR DINING
5. BBQ AND ENTERTAINMENT
6. FLEX DECK SPACE
7. NEW FULL WIDTH GRANITE PAVED FOOTWAY AS PER COUNCIL'S PDTM ALONG TALAVERA ROAD
8. EXISTING LIGHT POLE TO BE REPLACED WITH SMART POLE
9. SANDSTONE RETAINING WALL

Extent of proposed fence
Extent of existing fence
Site Boundary

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1:200 @ A3

0 1 2 4 6 8m

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Upper Ground Communal Open Space
Landscape Program

KEY

Arrival
Meeting, Cycle Storage, Seating, Planting

Winter Garden
Flexible play elements, Gathering/ Exercise

BBQ/Kitchen Area
BBQ, outdoor bar, dining nooks & garden beds

Gathering
Zone for communal gatherings and informal events

Rest Points
Seating and outdoor workstations, communal gathering space

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1:200 @ A3

0 1 2 4 6 8m

ARCADIA

Upper Ground Communal Open Space
Section AA

KEY

1. **EXISTING LANDSCAPE**
2. **BBQ / OUTDOOR DINING FACILITIES**
3. **INTEGRATED SEATING AND DINING**

SITE BOUNDARY

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1:75 @ A3

0 0.75 1.5 2.25 3m

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Upper Ground Communal Open Space
Landscape Character

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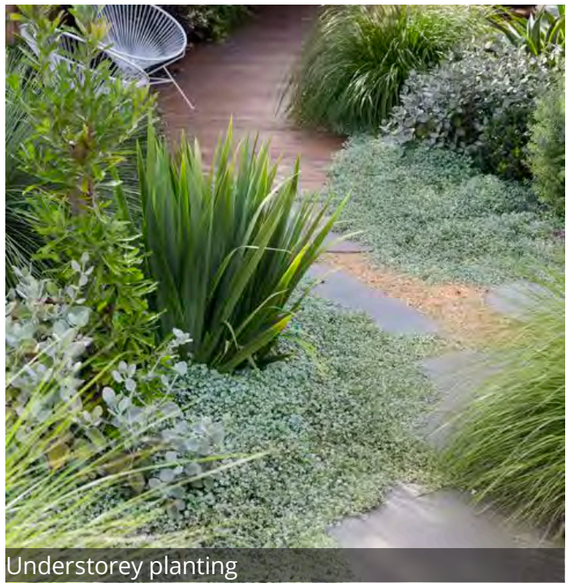
BBQ and bar top with seating

Planter walls

Seating amenities with planting

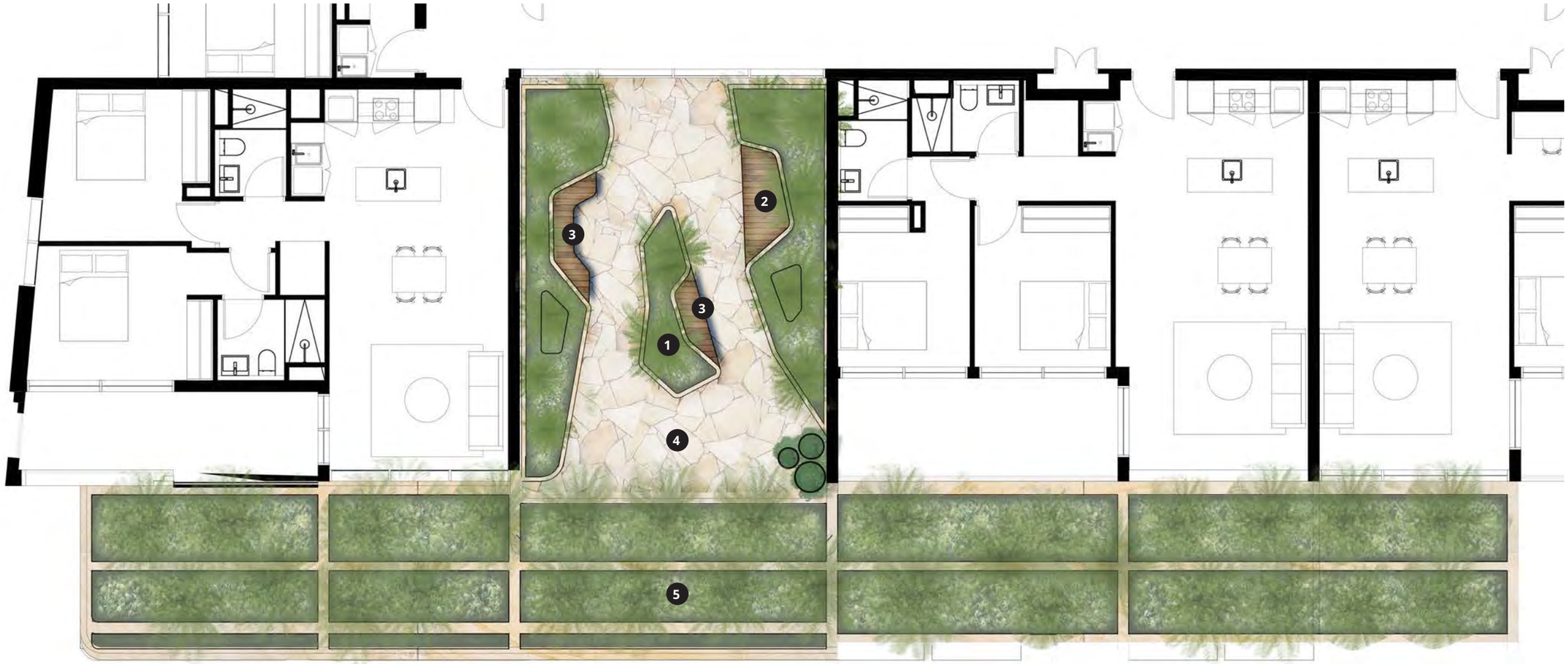
Sandstone retaining walls


Understorey planting

Proposed crazy paving

Outdoor dining amenities

Detailed Plan
Level 1 Courtyard and Southern Planters



Legend

1. Central raised planter
2. Timber day bed
3. Integrated bench seating
4. Flexible area for movable furniture / work from home space
5. Southern facade terraced planters

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1:50 @ A3

0 0.5 1.0 2 4 6m

THE TURPENTINE ROOM

The Turpentine room is named after the local Macquarie Park ecology of the Turpentine-Ironbark Forest. This outdoor communal room is intended to cater for exercise, quiet contemplation and flexible working within a lush backdrop that celebrates local ecologies.

Typical Section
Southern Façade Planters

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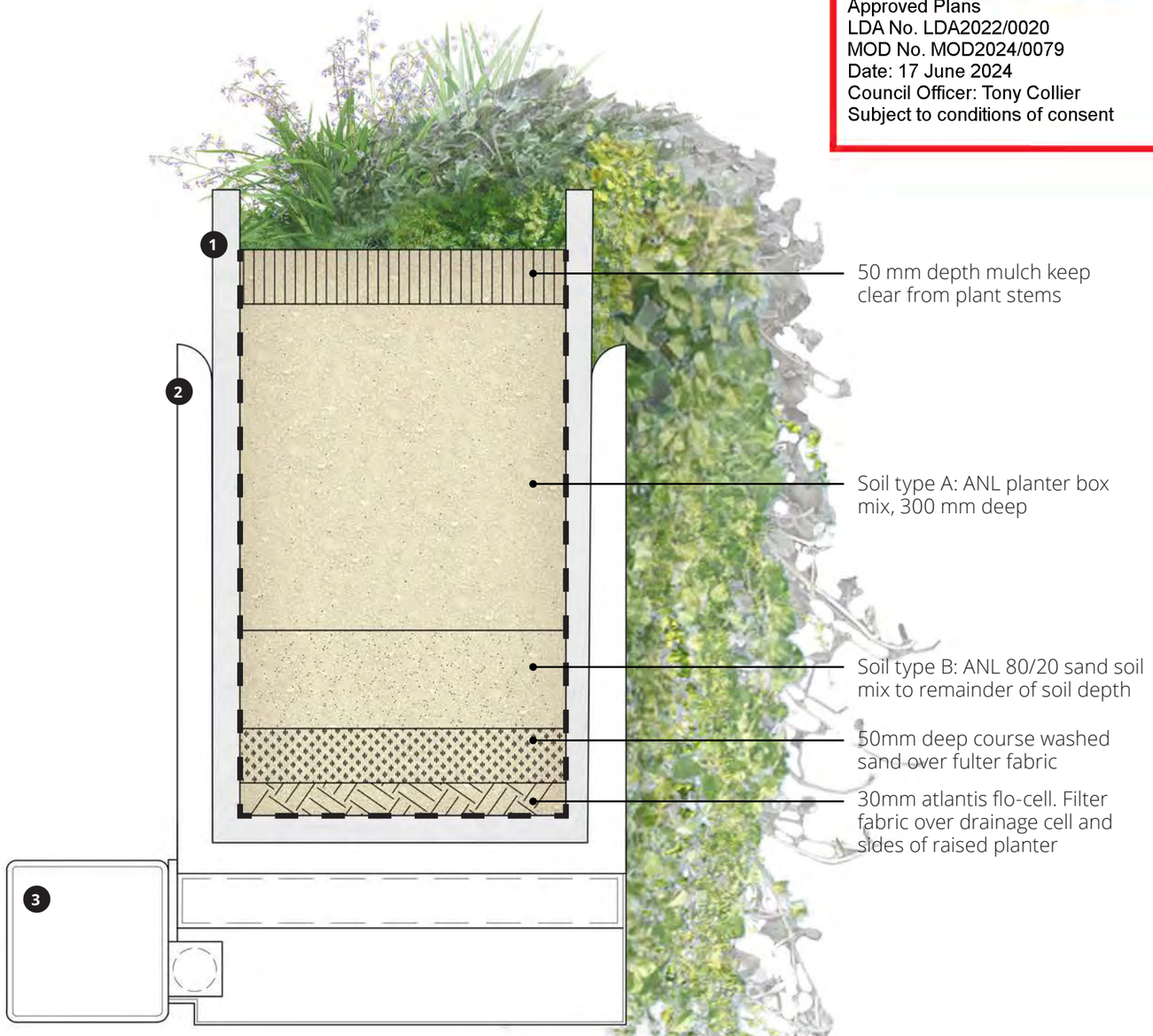

Legend

1. Proprietary GRC planter box
2. Galvanised mild steel frame (to be developed by structural engineer)
3. Steel member attached to arch. blade walls

Southern Façade Planters – Softening the Façade

Two types of planter boxes will be arranged in a staggered formation across Level 1 and down to Ground Level along the southern façade of the development. Sunlight hours is limited along this façade, so plant species that thrive in lower level lighting conditions have been chosen for these planters. In addition to this, cascading plants are positioned to the front edge of planters to ensure increased vertical softening.

Planter Box Maintenance

The maintenance team will need to consist of a mix of horticulturalists that are trained in working at heights and also horticulturalists that are qualified ropes technicians.

The success of any green facade comes down to the skills of the maintenance team and an understanding of how façades need to be maintained. Key considerations will include maintenance visits approximately 4 times per year, and access to the façade via ropes. Exclusion zones will be required beneath each drop during maintenance services. Green waste will be transferred off site for composting at a municipal composting site.

1:5 @ A3

0 0.02 0.05 0.1 0.2m

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Level 1 Courtyard and Southern Planter
Landscape Character

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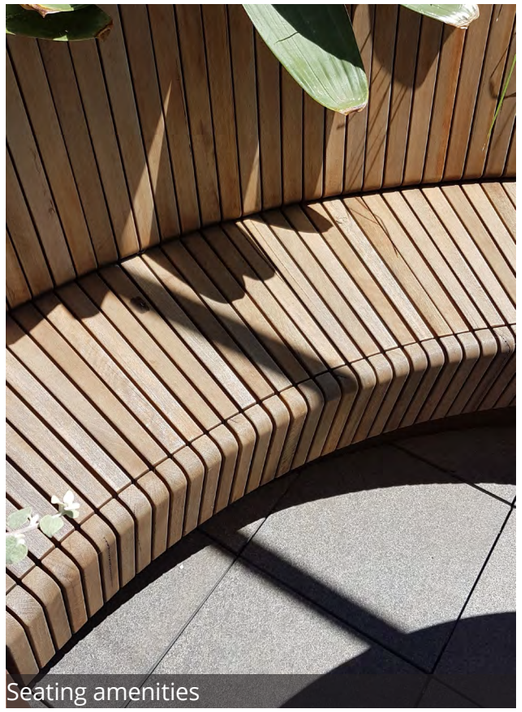
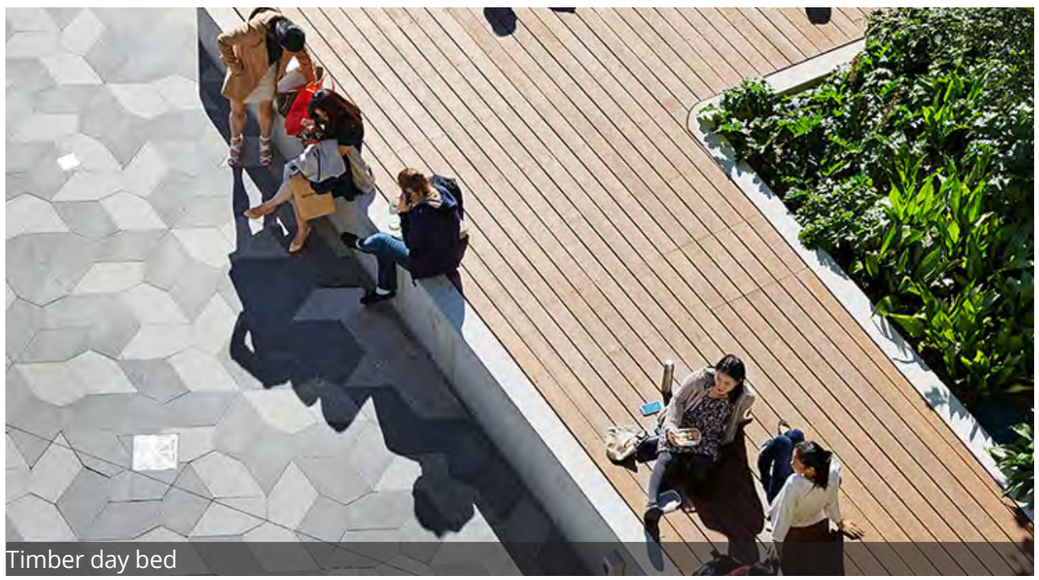
Raised planting with integrated seating


Seating amenities

Flexible area for movable furniture


Timber day bed

Outdoor work space

Multi-use outdoor area

Detailed Plan
Level 12 Rooftop Landscape

Legend

1. Integrated seating and attached coffee table
2. Bespoke BBQ and seating
3. Communal dining setting
4. Raised flex lawn space with wall edge
5. Resident kitchen garden (500mm high planters)
6. Integrated timber seating
7. 1200mm high corten planter wall
8. 1200mm high planters wall
9. Lightweight pergola structure

– – Site boundary

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1:100 @ A3

0 0.5 1 2 3 8m

ARCADIA

Level 12 Rooftop Landscape
Section AA

Legend

1. Integrated seating and attached coffee table
2. Communal dining setting
3. Bespoke BBQ and seating
4. Lightweight pergola structure
5. Raised flex lawn space with wall edge
6. 1200mm high corten planter wall

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1:100 @ A3

0 0.5 1 2 3 8m

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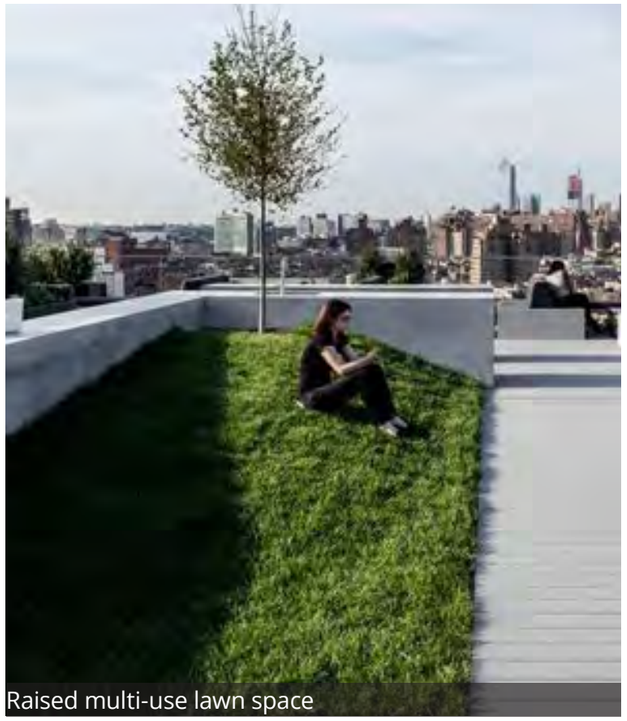
Raised multi-use lawn space

BBQ amenities

Communal dining setting

Rooftop planting with shrubs and groundcovers

Raised planter bed

Planter wall integrated seating and dining table

Planting Palette
Ground Level

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Trees

Angophora floribunda

Corymbia maculata

Eucalyptus acmenoides

Eucalyptus pilularis

Eucalyptus saligna

Shrubs & Accents

Banksia spinulosa

Correa alba

Callistemon citrinus 'Little John'

Westringia fruticosa

Grevillea 'Fireworks'

Xanthorrhoea resinosa

Groundcovers & Grasses

*Anigozanthos ssp. **

Lomandra longifolia

Poa labillardieri

Pennisetum aloepecurioides

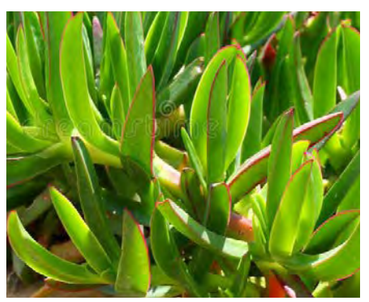
Lomandra 'Tanika'

Dianella caerulea

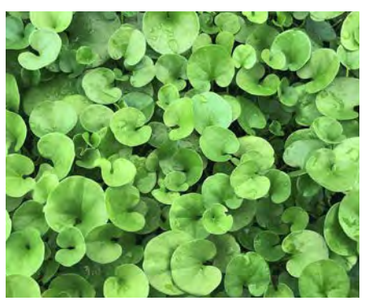
Casuarina glauca

Viola hederacea

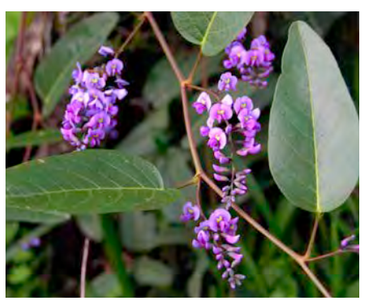
Myoporum parviflorium



Carpobrotus glaucescens



Dichondra repens



Hardenbergia violacea

Planting Palette
Asset Protection Zone

Ferns & Accents

Asplenium nidus

Belchnum gibbum

Cyathea cooperi

Dicksonia antarctica

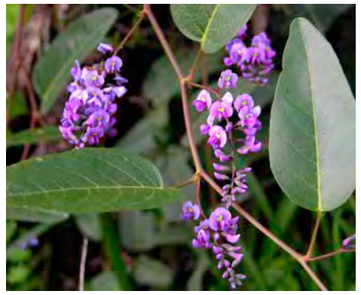
Doodia aspera

Doryanthes excelsa

Groundcovers

Viola hederacea

Myoporum parviflorium


Hardenbergia violacea

Bush Tucker Zone

Mentha australis

Adiantum aethiopicum

Rhagodia spinescens

Enchylaena tomentosa

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Planting Palette
Levels 1 and 12

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Trees

Tristaniosis laurina

Cupaniopsis anarcardiodes

Shrubs & Accents

Banksia spinulosa

Correa alba

Callistemon citrinus 'Little John'

Westringia fruticosa

Enchylaena tomentosa

Groundcovers & Grasses

*Anigozanthos ssp. **

Dianella caerulea

Poa labillardieri

Pennisetum aloepecurioides

Lomandra 'Tanika'

Hardenbergia violacea

Casuarina glauca

Viola hederacea

Myoporum parviflorium

Carpobrotus glaucescens

Dichondra repens