

**Item 3**
**8 Western Crescent, Gladesville - LDA2021/0300**

**Construction of a nine storey mixed-use development comprising 32 residential apartments, ground floor community facility (commercial) floorspace with four levels of basement carparking with 66 spaces.**

**Report prepared by:** Shannon Butler - Senior Town Planner

**Report approved by:** Kimberley Kavwenje - Senior Coordinator Assessment

Sandra Bailey - Manager Development Assessment

Liz Coad - Director City Planning and Environment

**City of Ryde  
Local Planning Panel Report**

<b>DA Number</b>	LDA2021/0300
<b>Site Address &amp; Ward</b>	8 Western Crescent, Gladesville Lot 1 DP 1242260 East Ward
<b>Zoning</b>	B4 Mixed Use
<b>Proposal (as amended)</b>	Construction of a nine storey mixed-use development comprising 32 residential apartments, ground floor community facility (commercial) floorspace with four levels of basement carparking with 66 spaces.
<b>Property Owner</b>	Gladesville RSL and Community Club Limited
<b>Applicant</b>	Geron Property No. 6 P/L
<b>Report Author</b>	Shannon Butler – Senior Town Planner
<b>Lodgement Date</b>	31 August 2021
<b>Notification - No. of Submissions</b>	Thirty (30) submissions received in objection.  During the second notification period, thirteen (13) submissions received objecting to the development.

<b>Cost of Works</b>	\$17,986,549.00
<b>Reason for Referral to LPP</b>	<p><b>Sensitive Development</b> – Development to which <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</i> applies. <i>Schedule 1, Part 4 of Local Planning Panels Direction</i></p> <p><b>Contentious development</b> – (b) in any other case – is the subject of 10 or more unique submissions by way of objection. <i>Schedule 1, Part 2 of Local Planning Panels Direction</i></p>
<b>Recommendation</b>	Approval
<b>Attachments</b>	<p>Attachment 1: Recommended Conditions of Consent</p> <p>Attachment 2: ADG Compliance Table</p> <p>Attachment 3: Ryde DCP Compliance Table</p> <p>Attachment 4: Architectural and Landscaping Plans</p>

## 1. Executive Summary

This report considers a development application under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on land at 8 Western Crescent, Gladesville, which is legally described as Lot 1 DP 1242260.

The subject development application (LDA2021/0300) was lodged on 31 August 2021 and seeks consent for the construction of a nine storey mixed use development comprising 32 residential apartments, ground floor community floorspace (commercial) with four levels of basement carparking with 66 spaces.

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is reported to the Ryde Local Planning Panel for determination as it constitutes sensitive development to which *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* applies. This application is also reported as being a contentious development. The DA has received in excess of ten (10) submissions objecting to the development.

The application was submitted with a Clause 4.6 request to vary Clause 4.3(2) Height as the proposal exceeded the allowable building height of 33m. The maximum building height for the proposal was 33.25m, equating to a 1.5% variation to the control. The non-compliant part of the building was the south-west corner of the lift overrun. However, the application was amended during the assessment phase to delete one storey and as a result, the proposed building height is now compliant with the 33m maximum building height, having a maximum height of 30.86 metres.

The Development Application was notified between 2 September and 2 October 2020. Thirty (30) submissions were received objecting to the proposal. Concerns raised in the submissions related to concerns in relation to too many high rise buildings in the locality, loss of seniors housing, loss in the value of the community facility, setting of a precedent regarding height, loss of privacy, traffic and parking impacts, overshadowing of dwellings in Ross Street, the building being out of character, poor infrastructure and services in the locality, construction occurring close to school grounds and hours of work for the excavation.

The application was re-notified between 8 February to 1 March 2022. In response, thirteen (13) submissions were received objecting to the development. The issues raised in the further submissions included, concern that there was no net reduction in height given the increased finished floor levels for each storey, lack of car parking and specifically lack of parking for the community facility floorspace and concern about the nine storey height being out of character.

On 14 October 2021 a meeting was held with the Urban Design Review Panel (UDRP) and a number of urban design concerns were advised to the applicant.

By letter dated 1 November 2021 Council raised concern with the floor to ceiling heights of the ground floor, non-compliance with the Apartment Design Guide (ADG) in regards to private open space, the size of the community facility only being 550m<sup>2</sup> and absence of awnings along the frontages. Clarification was sought regarding the intended use of the facility. An amended stormwater plan and traffic assessment was requested. Concerns were also raised in regard to waste collection within the basement. The UDRP comments were provided to the applicant which raised concerns relating to the separate residential access from the community use and potential security/safety concerns. Amenity concerns relating to size, arrangement and orientation. Concern was raised regarding the facilities provided within the communal open space. Further details relating to the materials and finishes of the development.

The applicant submitted amended architectural, stormwater and landscape plans on 4 February 2022. An amended operational waste management plan and further Heritage Impact Statement was submitted. Further traffic and engineering details were provided. The floor to ceiling heights of the development were increased which resulted in the deletion of Level 9 and reduction in the overall height. The amended documentation responded to the issues raised by Council.

On 15 March 2022, a further letter was sent to the applicant requesting that the accessible car parking spaces be increased in width to 3660mm. Concerns were also raised relating to the width of the footpath along the Western Crescent and Coulter Street frontages. Consideration be given to the provision of splay corners at the intersections of Western Crescent/Ross Street and Ross Street/Coulter Street to ensure pedestrian safety.

The applicant submitted a response on 30 March 2022 which included increased widths for the accessible parking spaces and a justification for not widening the footpaths along Western Crescent and Coulter Street and not providing splay corners.

The application only seeks consent for the construction of the building and basement car parking levels (floor slabs and walls). There is an existing development consent granted by the Sydney North Planning Panel (LDA2016/0058) for the demolition of existing buildings and construction of a 10 storey mixed use development comprising of new facilities for the Gladesville RSL Youth Centre, 34 residential apartments and 98 parking spaces within 5 basement levels. This consent involved the retention of the Western Crescent façade of the existing building on the site (known as Jordan Hall) given its architectural and heritage value. The applicant has commenced this consent by way of undertaking the demolition works and basement excavation and shoring works.

Having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act*, it is recommended Development Application No. LDA2021/0300 be granted consent.

## 2. The Site & Locality



Figure 1 Aerial photograph of the site and locality

The subject site is legally described as Lot 1 DP 1242260 and is known as 8 Western Crescent, Gladesville. The site has an area of 1024.4m<sup>2</sup>. The site is located on the south-eastern corner of Western Crescent and Ross Street with a frontage also to Coulter Street. The site has a width of 27.735m and a depth of 37.035m. The site is adjoined to the south east by City of Ryde's at-grade car parking area. The current site configuration was formed by a Lot consolidation dated 22 February 2018 (the site was formerly known as Nos. 6-8 Western Crescent).



At the time of writing this report, demolition, excavation and shoring works were underway (**Figure 2**) on the site under Development Consent No. LDA2016/0058. The works approved under this consent includes the retention of the Western Crescent façade of the existing building on the site (previously known as Jordan Hall).

The site has a gradual slope from the north-west corner to the south-east corner of approximately 5.5m. The site does not contain any landscaping and there is one street tree along Ross Street.



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

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



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



**Figure 4** – View of streetscape of opposite side of Ross Street, characterised by a mix of single and two storey dwellings





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



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

### 3. The Proposal (as amended)

The proposal seeks consent for the construction of a nine storey mixed-use development comprising 32 residential apartments, ground floor community facility floorspace of 680m<sup>2</sup> with four levels of basement carparking with 66 spaces. The proposal as it presents to Western Crescent is shown in **Figure 7** and as viewed from Coulter Street is shown in **Figure 8**.



Figure 7 – North-east elevation (Western Crescent)



Figure 8 – South-west elevation (Coulter Street)



The applicant has commenced development consent LDA2016/0058 which has included the partial demolition of the existing building on the site, retention of the Western Crescent façade of the building (Jordan Hall), basement excavation to a depth of to RL30.03 and shoring works.

The subject development application therefore seeks consent for the construction of the walls and floor slabs of the four basement levels and all the built form above ground. The Western Crescent façade (and associated returns) of the former building is proposed to be retained and integrated into the development as part of the works.

The proposal does not include the removal of any trees or vegetation given that the site does not contain such features.

### Basement Level 4 (RL30.40) (Figure 9)

- Basement Level 4 comprises 18 car parking spaces and storage receptacles for the residential units.
- Pedestrian access is provided between the basement and residential levels by way of two (2) lifts, and two fire stairs.

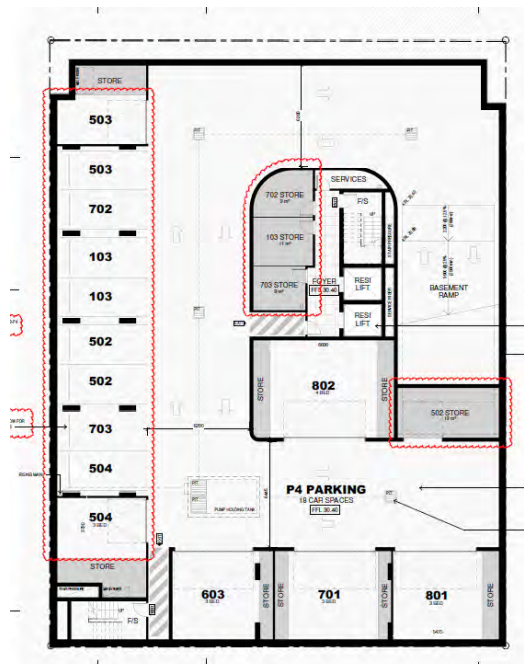


Figure 9 - Proposed Basement Level 4

### Basement Level 3 (RL33.40) (Figure 10)

- Basement Level 3 comprises 17 car parking spaces (including two accessible spaces) and storage receptacles for the residential units.
- Pedestrian access is provided between the basement and residential levels by way of two (2) lifts, and two fire stairs.

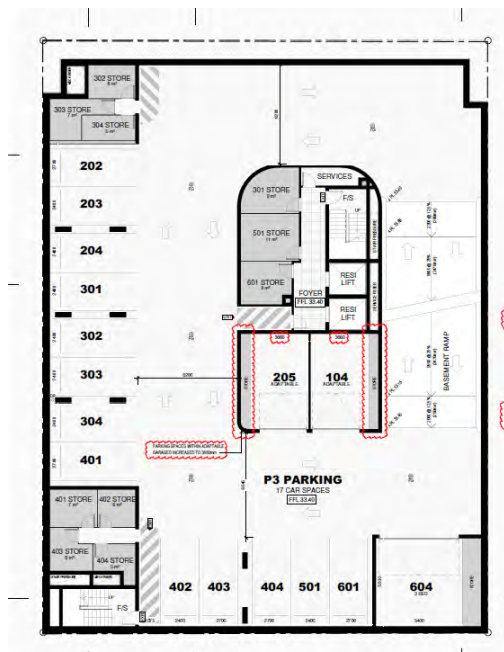


Figure 10 - Proposed Basement Level 3

**Basement Level 2 (RL36.40) (Figure 11)**

- Basement Level 2 comprises 17 car parking spaces (including 3 community facility spaces, 7 residential spaces and 7 visitor spaces) and storage receptacles for the residential units.
- Pedestrian access is provided between the basement and residential levels by way of two (2) lifts, and two fire stairs.

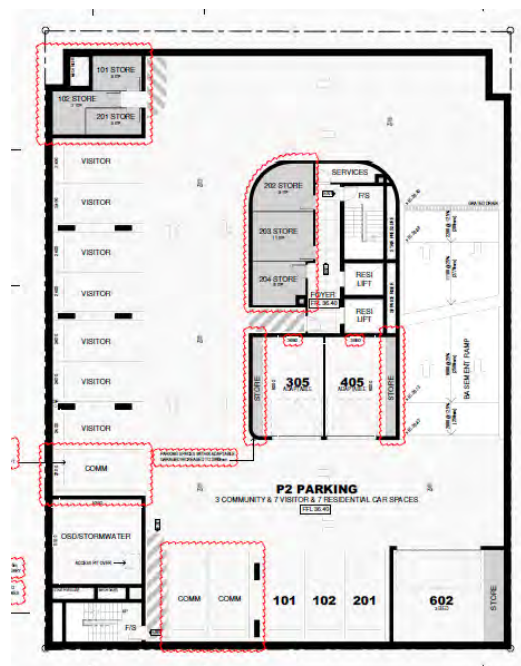
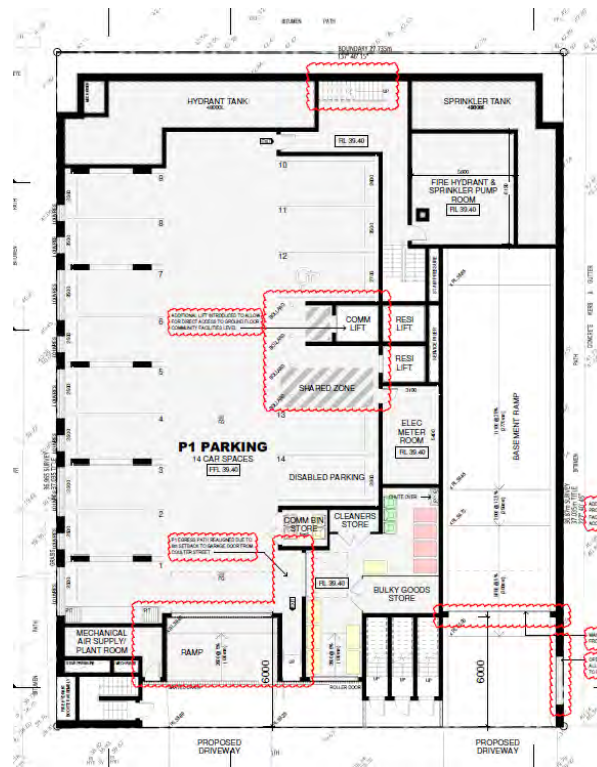


Figure 11 – Proposed Basement Level 2

**Basement Level 1 (RL39.40) (Figure 12)**

- Basement Level 1 comprises 14 car parking spaces (all spaces being for the community facility floorspace).
- Pedestrian access is provided between the basement and residential levels by way of three (3) lifts including 2 residential and 1 community facility lift, and two fire stairs.
- The level contains a bin storage room, bulky goods storage room, electric meter room, hydrant and sprinkler tanks and pumps and a mechanical air supply/plant room.
- Vehicle access is proposed to the level by way of two ramps off Coulter Street. One ramp is proposed to service Basement level 1 and the other ramp services the remaining three basement levels.



**Figure 12 – Proposed Basement Level 1**

**Ground Floor Level (RL42.40) (Figure 13)**

- 680m<sup>2</sup> of community facility floorspace including amenities and entry foyer for this floorspace with access to community facility lift.
- Residential entry foyer with access to two residential lifts.
- Fire egress is provided adjacent to the open air foyer adjoining entry to community facility and at the rear south-eastern corner.
- Mechanical plant platform.



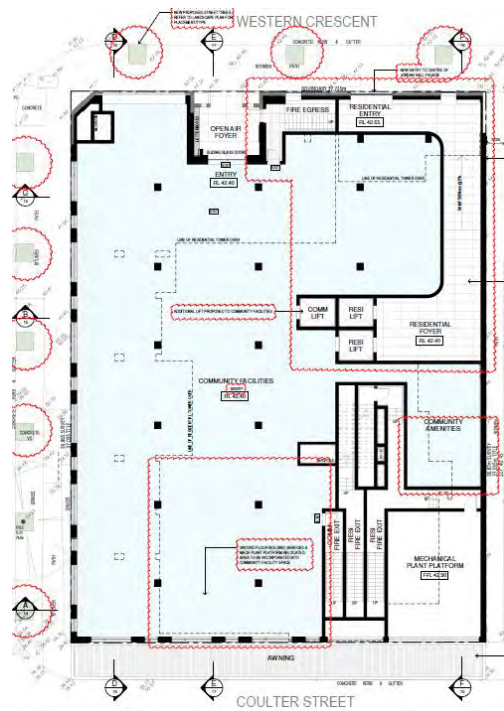


Figure 13 – Proposed ground floor plan

**Level 1 (RL46.40) (Figure 14)**

- Communal open space area of 180.5m<sup>2</sup> in size comprising seating, landscaping kitchen, barbeque and sanitary facilities.
- 3 x 2 bedroom apartments and 1 x 3 bedroom apartment.
- Lift core and fire stairs.

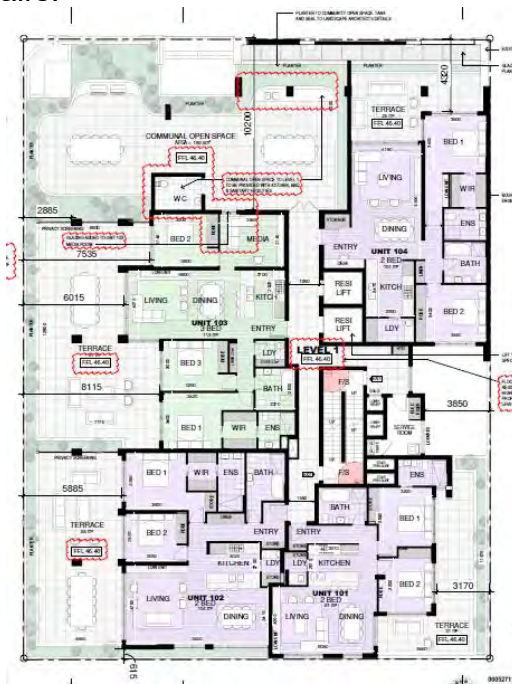


Figure 14 – Level 1 floor plan



**Level 7 (RL65.30) (Figure 17)**

- Comprises 2 x 2 bedroom units and 1 x 3 bedroom unit.
- Communal open space area containing kitchen, barbeque and sanitary facilities presenting to Coulter Street.
- Lift core and fire stairs.

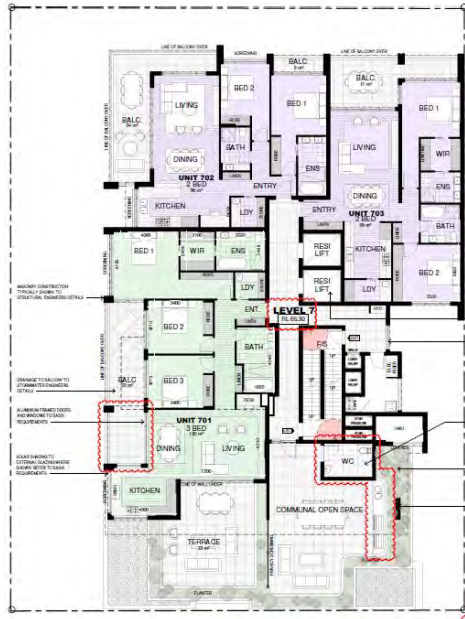


Figure 17 - Level 7 floor plan

**Level 8 (RL68.45) (Figure 18)**

- Comprises 1 x 3 bedroom and 1 x 4 bedroom unit.
- Concrete roof of Level 7 below.
- Lift core and fire stairs.



Figure 18 – Level 8 floor plan

External works

The proposal includes required public domain works on the three street frontages of the site comprising the installation of granite pavers and street tree plantings on the Western Crescent and Ross Street frontages of the site.


The proposal includes vehicle access to the basement levels and waste collection is proposed off Coulter Street. Pedestrian access to the residential apartments and community facility is proposed off Western Crescent through the retained façade of the former Jordan Hall building.

**4. History**

**4.1 Site History**

<p>27 July 2017</p>	<p>Deferred commencement consent No. LDA2016/0058 was granted by the Sydney North Planning Panel for the partial demolition of existing buildings and the construction of a ten storey mixed use development comprising 34 residential apartments, 98 car parking spaces and new facilities for the Gladesville RSL youth centre.</p> <p>The approved development included the retention of the Western Crescent façade of the Jordan Hall building which is a contributory heritage item.</p> <div data-bbox="699 1245 1219 1854" data-label="Image"> </div> <p><b>Figure 19 – Western Crescent elevation of development approved under LDA2016/0058</b></p>
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	 <p><b>Figure 20 – Ross Street elevation of development approved under LDA2016/0058</b></p>
<p>22 February 2018</p>	<p>Consolidation of Lots 2-3 in DP 1821 was undertaken which created the subject lot being Lot 1 DP 2422260. The site was formerly known as 6-8 Western Crescent and is now known as 8 Western Crescent.</p>
<p>16 July 2018</p>	<p>A letter was sent to Council by the applicant requesting a 12 month extension to the lapsing period of the deferred commencement condition in accordance with Section 4.54 of the Environmental Planning and Assessment Act 1979.</p>
<p>26 July 2018</p>	<p>A response letter was provided to the applicant by Council granting a 12 month extension to satisfy the deferred commencement condition in accordance with Section 4.54 of the Environmental Planning and Assessment Act 1979.</p>
<p>31 May 2019</p>	<p>Modification Application MOD2018/0179 pursuant to Section 4.55(1A) was granted consent to amend Condition No. 1 of Development Consent No. LDA2016/0058 to allow the temporary removal and reinstatement of the portico of the Western Crescent heritage façade.</p>
<p>14 June 2019</p>	<p>Development Consent LDA2016/0058 became operational.</p>
<p>10 November 2020</p>	<p>Development Application No. LDA2020/0388 was lodged with Council seeking consent to amend Development Consent No. LDA2016/0058 under Section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979 as follows:</p>

	<ul style="list-style-type: none"> <li>- Deletion of basement levels 4 and 5,</li> <li>- Removal of the approved youth centre and change the ground floor and mezzanine use to a 'community facility',</li> <li>- Revision of the internal apartment layouts, amending the total number of apartments from 34 to 33, and reducing total parking spaces from 98 car spaces to 56,</li> <li>- The overall height of the development remain at 10 storeys.</li> </ul> <p>The applicant subsequently requested the withdrawal of this application on 5 March 2021 due to the time likely to be taken to resolve a number of design issues identified by Council staff.</p>
27 May 2021	Construction Certificate PCA2021/143 (Ref: CC15-1206-01) was issued by Steve Watson and Partners (Sydney) Pty Ltd for bulk excavation and piling/shoring works approved under LDA2016/0058.

## 4.2 Application History

31 August 2021	Subject Development Application formally lodged by Council.
2 September 2021 to 2 October 2021	Subject application notified and advertised in accordance with the Ryde Community Participation Plan. As a result, a total of thirty (30) submissions were received.
14 October 2021	<p>A meeting was held with the Ryde Urban Design Review Panel (UDRP) to discuss the application. A number of concerns were outlined by the Panel. The concerns raised included:</p> <ul style="list-style-type: none"> <li>• The viability of the community facility floorspace residential address, ceiling heights, and structural and services transfers above, and the lack of supporting facilities such as a kitchen or toilets.</li> <li>• The two co-located car park entries off Coulter Street.</li> <li>• The combined pedestrian entries for the residential units and community facility floorspace.</li> <li>• The blank party wall adjoining the Council car park.</li> <li>• The lack of street tree plantings on the frontages.</li> <li>• The lack of facilities for the Level 1 communal open space area.</li> <li>• The privacy impacts to and from a number of bedroom windows.</li> <li>• The community facility and residential units sharing the same lifts.</li> <li>• The longevity of some of the building finishes proposed.</li> </ul>

<p>1 November 2021</p>	<p>A request for additional information letter was sent to the applicant. The following issues were raised:</p> <ul style="list-style-type: none"> <li>• Compliance with the Apartment Design Guide with regard to the floor to floor height of the community facility floorspace and requesting that the proposal be amended to comply with the minimum private open space area requirement for units 201,301, 401 and 501.</li> <li>• Details were requested in relation to compliance with the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre with regard to the size of the community facility floorspace and the requirement for awnings over footpaths on the Coulter Street frontage.</li> <li>• Details were requested in relation to the intended use and ownership arrangements for the community facility floorspace on the ground floor. Additional information was requested to address comments from City Works – Drainage, Traffic, Public Domain and Waste with regard to the following: <ul style="list-style-type: none"> <li>- Request for amended stormwater management plans detailing the connection to Council’s pipe, detailing existing Council drainage infrastructure and incorporating details from Council’s standard drawings.</li> <li>- Request for the amendment of the traffic and parking report to address the operational details of the community facility floorspace.</li> <li>- Request for amendments to the proposal to allow for on-site waste collection.</li> <li>- Details regarding the existing footpath widths.</li> <li>- Details in relation to the required public domain works on the street frontages.</li> </ul> </li> <li>• Comments and concerns raised by the Urban Design Review Panel were outlined.</li> </ul>
<p>2 December 2021</p>	<p>Meeting held between Council staff and the applicant and their consultants in relation to the proposed vehicle access and waste collection arrangements on the Coulter Street frontage of the site.</p>
<p>4 February 2022</p>	<p>Amended plans and additional information submitted by the applicant in response to Council’s letter. The amended plans included:</p> <ul style="list-style-type: none"> <li>• An increase in the floor to floor height of the ground floor community facility floorspace to 3.3m,</li> <li>• Increase in the balcony sizes for units 201, 301, 401 and 501,</li> </ul>



	<ul style="list-style-type: none"> <li>• Increase in the size of the community facility floorspace to 680m<sup>2</sup> and the addition of a footpath awning on the Coulter Street frontage.</li> <li>• Deletion of one storey of the building which in turn resulted in the building now complying with the RLEP 2014 building height development standard of 33 metres.</li> <li>• Details on the intended ownership and usage details for the community facility floorspace.</li> <li>• Amended stormwater management plan</li> <li>• Amended landscape plans</li> <li>• Traffic response</li> <li>• Amended BASIX Certificate</li> <li>• Addendum to the Heritage Impact Statement</li> </ul>
<p>8 February 2022 to 1 March 2022</p>	<p>The amended plans were re-notified in accordance with the Ryde Community Participation Plan. As a result, a total of thirteen (13) further submissions were received.</p>
<p>18 February 2022</p>	<p>The amended proposal was referred back to the UDRP. The amended proposal was considered satisfactory subject to the following:</p> <ul style="list-style-type: none"> <li>- For units 104, 205, 305, 405, 504, 604, 703 and 802, the window serving the lift lobby should be screened to eliminate cross viewing to the residential units entirely.</li> <li>- The windows associated with Bedroom 1 windows for Units 101, 201, 301, 401, 501 and 601 should be amended to be a blinkered window arrangement which orientates the opening towards the south-west Coulter Street.</li> <li>- The Panel was concerned for the longevity and maintenance regime created by the material palette applied to the masonry portions this creates for the long term owners of the units.</li> <li>- Some 1:50 sections were provided through facade types but do not indicate any masonry treatments, nor indicate how balcony drainage is dealt with. The Panel outlined that all downpipes are to be concealed, and any air conditioning condenser units to be located on the roof, or appropriately enclosed and noise attenuated if located on balconies.</li> </ul>
<p>15 March 2022</p>	<p>A further request for additional information letter was sent to the applicant in relation to the width of the accessible parking spaces, the proposed footpath widths on the Western Crescent and Coulter Street frontages and in relation to requesting splay corners at the intersection of Ross Street/Western Crescent and Ross Street/Coulter Street.</p>

30 March 2022	Amended basement plans and a covering letter were submitted in response to Council's letter. The basement plans detailed widened accessible parking spaces complying with Ryde Development Control Plan – Part 9.2 – Parking Controls. The covering letter provided a justification for not increasing footpath widths on the Western Crescent and Coulter Street frontages and for not providing splay corners at the intersections.
20 April 2022	Email correspondence sent to the applicant requesting an updated survey plan depicting the current levels of the site following the excavation and raising concern with the use of painted render and the longevity and maintenance of this material.
9 May 2022	Updated survey plan and amended schedule of colours and finishes submitted by the applicant. The updated survey plan indicates that the site has been excavated down to RL30.03.

## 5. PLANNING ASSESSMENT

### Environmental Planning and Assessment Act

#### Objects of EP&A Act

Section 1.3 of the EP & A Act contains the following relevant objects:

#### **1.3 Objects of Act (cf previous s 5)**

*(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,*

*(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*

*(c) to promote the orderly and economic use and development of land,*

*(g) to promote good design and amenity of the built environment,*

*(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*

*(j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposal achieves the objectives. The proposed development provides for an appropriate built form which is responsive to the site constraints and has been designed

in response to the site's topography. The proposal is consistent with relevant Objects of the Act.

### **Water Management Act 2000**

Consideration was given during the assessment of the application as to whether the development constituted integrated development pursuant to Section 4.46 of the Environmental Planning and Assessment Act 1979 and whether it required concurrence pursuant to Section 90(2) of the *Water Management Act 2000*.

It is noted that the existing development consent (LDA2016/0058) was granted Water NSW approval (10WA124433) under Section 95 of the *Water Management Act 2000*. Excavation, dewatering and shoring works have been carried out on site under LDA2016/0058 and the issued Construction Certificate, in accordance with the existing Water NSW approval. The works associated with the subject application relate to the construction from the basement upwards, including footings for the basement slab only. There is no excavation or piling/shoring works proposed as part of the DA. Hence, it is considered that the proposal does not constitute integrated development under the *Water Management Act 2000*.

### **5.1 State Environmental Planning Instruments**

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

This Policy aims to improve the design quality of residential flat development in NSW and provides an assessment framework, the Apartment Design Guide (ADG), for assessing 'good design'.

Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000 requires the submission of a design verification statement from the building designer at the lodgment of the development application. This documentation has been and meets the lodgment requirement.

The application has been assessed by Council's Urban Design Panel and was considered to be acceptable and their comments on the original scheme are provided below:

#### **Urban Design Review Panel**

During the assessment phase of the application, a meeting was held between the Ryde Urban Design Review Panel (UDRP), the applicant and Council staff and the UDRP provided the following comments on the proposal's performance with regard to the SEPP 65 Design Quality Principles. The subsequent amended plans were provided to the UDRP for consideration. The original UDRP comments on the principles and subsequent assessment comments are provided as follows. The final comments from the UDRP have also been included following the original comments.

## Original Plans

### a) Context and Neighbourhood Character

*The site is located in Gladesville Town Centre and currently houses Jordan Hall, which formerly accommodated the Gladesville RSL's youth centre. The site has three street frontages to the north-east, north-west and south-west. Adjacent to the south-east is a public on-grade carpark.*

*The previous building on the site (Jordan Hall) was a contributory heritage item and has a prominent position in the town centre at the south-western termination of the Jordan Street view corridor. The hall forms a counterpoint to the two churches at the intersection of Victoria Road and Jordan Street. The proposal retains the street facades of the hall along the street frontages, which is supported. The proposed building form above the hall will be prominent within the local area and alter an existing district view to the south.*

*As such the quality of the architecture and its relationship to the existing hall is critical to the character of the town centre. The proposed architectural expression has improved in comparison to earlier versions of the scheme reviewed by the Panel and is supported in principle subject to the comments made elsewhere in this report.*

*The site slopes down one storey from Western Crescent to Coulter Street. The ground level of the building is at street level on Western Crescent and accommodates the entry to the community centre. The first basement level of the building is at street level on Coulter Street and accommodates the two separate car park entries, along with servicing requirements of the building. The Panel supports the proposed relocation of the residential address away from Coulter Street to Western Crescent.*

*The frontage along Ross Street slopes steeply across two floors with windows to the community use. The removal of the vehicle access on this street is also supported.*

*The earlier gymnasium use is now proposed to be a not-for-profit commercial use to satisfy the expectation for a meaningful community benefit. This proposed community use remains configured as a 'cold shell'. The Panel is concerned with the viability of the space since it is compromised by the residential address, ceiling heights, and structural and services transfers above, and the lack of supporting facilities such as a kitchen or toilets.*

*The proposed community use has a number of implications for the internal design of the building, adaptive reuse of Jordan Hall and the interface along street frontages. Refer to comments below.*

### Assessment Officer's Comments:

The proposal was amended to increase the floor to ceiling height of the ground floor community facility floorspace from 3.3 metres to 4 metres. The ground floor building services and mechanical plant platform were relocated with space being incorporated into the community facility floorspace. The amended design includes an additional dedicated lift and amenities space to support functionality of the proposed ground floor use. Further, the design was amended to include a designated area for amenities (kitchen/toilets) for the community facility floorspace. The amended proposal was referred back to the UDRP for comment and was supported with regard to context and neighborhood character.

b) Built Form and Scale

*The building appears to comply with the height control with the exception of a small portion of the lift overrun. The Panel supports the potential exceedance of height subject to the other recommendations made in this report.*

*The Panel is concerned with the two, co-located car park entries, which in concert with egress stairs and waste management servicing, has the potential to sterilise the street frontage along Coulter Street. Understanding the tension between co-locating or distributing these elements of the proposal, the Panel encourages (at least) the examination of consolidating the two separate car park entries into a single basement entry to minimise the extent of inactive service frontage.*

*The primary residential address has been relocated from Coulter Street to Western Crescent, which is supported in principle. However, the detailed planning of the residential and community uses - both coinciding with the original front entry to Jordan Hall - is convoluted and inefficient for both uses. The community uses are rendered less flexible due to the residential lobby, which splits the community tenancy in two.*

*Similarly, the residential arrival sequence crosses circulation to the community uses, risking a lack of way finding and clarity of address for both uses.*

*As discussed in the meeting, the Panel encourages the creation of a separate, dedicated residential address elsewhere along the Western Crescent frontage - most likely towards the east. This would require some level of sensitive intervention into the Jordan Hall facade, potentially to convert an existing window into a doorway. Careful consideration of proportion, scale and symmetry will be required. The Panel also notes that Council's heritage advisor should be consulted regarding this strategy.*

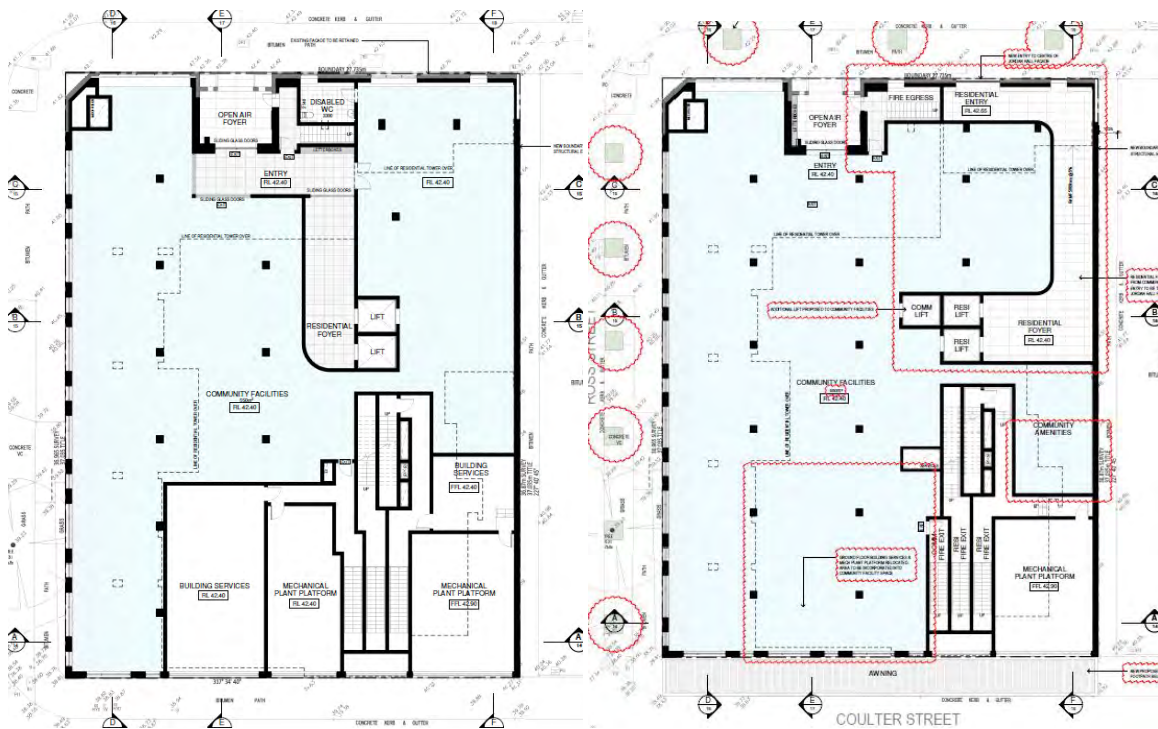
*The blank party wall along the common boundary with the Gladesville Car Park will be highly visible over the mid-term and needs to be appropriately detailed in the interim. Design refinements could incorporate changes in articulation, material and colour. Public art could also be considered. This point is discussed further in Aesthetics.*

Assessment Officer's Comments:

The previous design exceeded the maximum permitted building height for the site under the Ryde Local Environmental Plan 2014 (33m) by presenting a maximum proposed height of 33.25m, located at the lift overrun. The proposal has been amended to involve a reduced scale by providing a nine storey built form. The proposal now has a maximum building height of 30.86 metres which is below the maximum permitted height for the site.

The amended design maintains two driveways to segregate access to the residential and community facility floorspace. An opening has been introduced in the eastern driveway boundary wall to allow for vision for drivers exiting the residential parking levels to enhance pedestrian safety. In addition, a portion of the Coulter Street façade is now proposed to be cladded with aluminum batten to help soften the façade.

Following the recommendations of the UDRP, a new residential entry has been introduced to the Western Crescent façade. The residential foyer is also separated from the community space and located towards the eastern boundary of the site (**Figure 21**). The Jordan Hall façade is still retained through the amended design. This is achieved through maintaining appropriate scaling, proportion and symmetry of the existing brick façade. The blank wall adjoining the Council car park incorporates pre-cast panel with a pre-colored finish for articulation of the façade.



**Figure 21** – Original ground floor plan on the left and ground floor plan as amended on the right

The amended proposal was referred back to the UDRP for comment and was supported with regard to built form and scale.

c) Density

*The proposal appears to comply with the permissible floor space and is supported in principle.*

Assessment Officer's Comments:

The amended design has a total gross floor area of 4,404.5m<sup>2</sup> (4.3:1) and complies with the FSR standard and is acceptable in this regard.

d) Sustainability

*The adaptive reuse of the Jordan Hall facades is positive.*

*Apartment layouts achieve cross ventilation and solar access requirement and are generally well-configured. Further recommendations are included in amenity below.*

Assessment Officer's Comments:

The amended design supports the adaptive reuse of the Jordan Hall façade. It is supported through the new residential entry, which is suitable in regard to symmetry, scale and design. The configuration of apartments is of high standard and the proposed layouts achieve cross ventilation and solar access in compliance with the ADG provisions.

e) Landscape

*The landscape design drawings are generally supported.*

*No off-site street tree planting is proposed. Additional street tree planting on all street frontages would be beneficial to the town centre streetscape.*

Assessment Officer's Comments:

The proposal has been supported by an amended landscape design which includes eight (8) street trees along the Western Crescent and Ross Street frontages. Three (3) new trees are provided on Western Crescent and five (5) are provided along Ross Street in accordance with the Ryde Public Domain Technical Manual.

The additional street trees provide articulation at street level along these frontages and are beneficial to the Gladesville Town Centre streetscape.

On-site landscaping is also provided within the communal open spaces on Level 1 and Level 7. These spaces are complimented with built in BBQ amenities. Units 102, 103 and 104 have also been provided with cascading planting off the balcony edges to soften the appearance and address the footpaths/street frontages below. The submitted



landscaping plans include details on the proposed irrigation of the landscaped areas and a condition of consent is recommended in relation to the on-going maintenance of the landscaped areas to ensure the viability of the plantings (**Condition 157**).

f) Amenity

*The communal open space at Level 1 would benefit from the provision of a communal kitchen, BBQ and toilet facilities. Similarly, the communal open space at Level 6 would benefit from the inclusion of similar amenities.*

*The Panel notes that Unit 103 provides for a media room, which would benefit from a protected window into the adjacent communal open space.*

*Units 201, 301, 401 and 501 each include a Bed 1, which is oriented across a side boundary. As discussed during the meeting, the Panel would encourage some re-planning of this unit to instead re-orient Bed 1 towards Coulter Street.*

*Units 104, 205, 305, 405, 505, 702, 802 and 902 all bring bedroom windows close to the window serving the common circulation corridor on each level. Some re-planning is encouraged to improve the available outlook from the affected bedrooms (particularly Bed 3 in Units 702 and 802), and to eliminate any potential from cross viewing from bedroom to corridor.*

*The community uses should be studied in greater detail to illustrate potential configurations and to demonstrate the resulting floor to ceiling heights where structure and services will constrain this. The Panel notes that re-planning the residential lobby will significantly improve the community space through consolidation.*

Assessment Officer's Comments:

A communal open space remains on Level 1 of the proposed development. The amended design provides additional amenities including toilets, kitchens, and BBQ facilities. A communal open space has also been provided on Level 7 of the amended design (previously Level 6) which also includes additional amenities and sanitary facilities following recommendations from the UDRP.

Glazing has also been provided to the northern window of the media room for Unit 103 to provide internal residential amenity given it adjoins the Level 1 communal open space in accordance with the UDRP request.

Bedroom 1 in Units 201, 301, 401 and 501 is orientated towards the south eastern side boundary. They are set back 3.3m from the side boundary, behind the prominent building line of the northern aspect of the development to support future development adjoining the site. However, a condition of consent is recommended (**Condition No. 1(a)**) requiring that a vertically proportioned screening arrangement orientated towards Coulter Street is to be adopted for the bedroom 1 windows in these units (**Figure 22**).



Figure 22 – Extract of Level 3 floor plan showing bedroom 1 window highlighted in yellow

The bedroom 2 windows for Units 104, 205, 305, 405 and bedroom 3 windows for Units 504, 604 and 703 are located in close proximity to the window serving the common circulation corridor on each level. Cross viewing is minimised by orientating the circulation windows over the side boundary and away from these bedroom windows, thus resulting in an oblique angle to those bedroom windows (**Figure 23**). Both uses are low-level, and this is considered an acceptable outcome. Unit 802 includes a new balcony, to provide greater solar access and ventilation to bedrooms, in close proximity to the window serving the common circulation corridor. The glass opening is proposed to be obscure to minimise overlooking potential.

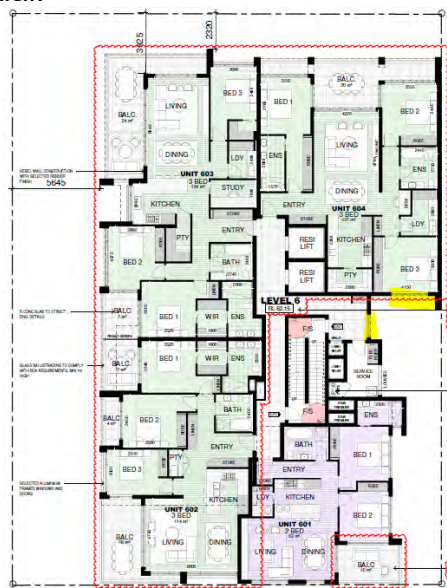


Figure 23 – Extract of level 6 floor plan showing bedroom window highlighted in yellow which is on an oblique angle to the common circulation area window also highlighted in yellow

The community facility has been reconfigured to include 680m<sup>2</sup> of floor space (previously 550m<sup>2</sup>). The floor-to-floor ceiling height has also been increased to 4m (previously 3.3m) by reconfiguring the first-floor level. The building services and mechanical plant platform has also been relocated to the ground floor to improve the ceiling height of the facility. The new residential entry / lobby on the Western crescent façade separates the community space entry to improve the functionality of the community space.

The amended proposal was referred back to the UDRP for comment and was supported with regard to amenity.

g) Safety

*Community and residential uses share the same lifts to access the car park. The applicant should explain how security between the two uses is managed and whether the community use access should be completely separate.*

Assessment Officer's Comments:

A new community facility floorspace lift has been introduced to the P1 parking level to give direct access to the community space above on ground level. Three (3) community facility parking spaces are to be provided on the P2 parking level which will utilise the residential lift. The applicant has advised that access control can be facilitated through residential access cards given to residents to ensure users of the community facility cannot access residential levels. Also, these can be allocated as staff only, which will provide more security to residential users. A condition of consent is recommended in this regard (**Condition 158**).

h) Housing Diversity and Social Interaction

*The community space at ground level is a positive contribution to the town centre. The design of the space needs to support a wide range of potential uses with supporting appropriate facilities as noted above.*

*The Panel supports the proposed mix of unit sizes, in particular the introduction of family-friendly 4 bed units and high proportion of 3 bed units.*

Assessment Officer's Comments:

The ground floor community space is considered to be a positive contribution to the town centre. The reconfigured design, namely increased floor space, ceiling heights and relocation of the mechanical/plant equipment, contribute to improving the useability and amenity of this space. The amended design proposes a mix of unit sizes including 2, 3 and 4 bedrooms which are viable housing typologies for a variety of demographics.

i) Aesthetics

*The architectural expression of the residential component of the buildings has improved through simplification from earlier versions of the proposal and is supported in principle.*

*The proposed residential facades appear to include a significant extent of painted and rendered finishes and glazed balustrades.*

*A broader, more robust range of integral and self-finishing materials for the residential portion of the building is encouraged to support the longevity of the building. The introduction of some brick elements into the residential tower, perhaps within the recessed vertical elements as spandrels was discussed. This would seek to relate the new tower to the brick character of Jordan Hall.*

*The party wall presenting to the common boundary also warrants a high quality, maintenance-free expression.*

*In all cases, the Panel requests the provision of 1:50 sections of each primary facade type to demonstrate that materials, junctions, fixtures and features are integrated and capable of achieving a high quality design outcome.*

Assessment Officer's Comments:

The proposed residential facades include a significant extent of painted and rendered finishes, as well as glazed balustrades which are sympathetic to the character of the area and compatible with the brick formwork of the Jordan Hall façade. Detailed landscaping, including on-structure elements, has also been provided to soften the appearance of the development. A masonry brick podium is provided on the Coulter Street frontage to support the Jordan hall façade and to establish a suitable pedestrian scale. A new awning is also provided along this frontage following recommendations from the Panel and to adhere to Councils Awnings Control Drawing in Section 3.1.6 of the DCP.

Precast panels (rendered) with selected colour finishes have been provided on the eastern wall abutting the public car park for enhanced articulation and to support the longevity of the development.

A portion of the Coulter Street façade now includes cladding with aluminium battens to soften the façade.

The amended proposal was referred back to the UDRP for comment and was supported with regard to aesthetics.

Amended Plans

Following the submission of amended plans during the assessment phase, the application was referred back to the UDRP for review and the following comments were provided:

- *The amended design solution is a further improvement to earlier versions of the proposal and is supported subject to a series of minor comments below.*
- *The proposal has reduced in height by one storey and appears to comply with the maximum height of building control and is supported.*
- *Appreciating the operational and security requirements to separate residential and non-residential parking, the applicant has discounted the Panel's suggested consolidation of the two car park entries into a single, less obtrusive entry. Some reconfiguration in this area is evident, including the provision of an awning which will assist in making the service functions appear to recede from view, and on balance I accept the final design solution is supportable - subject to Council's traffic engineer being satisfied with the arrangement.*
- *The consolidation of the community facility into a single contiguous space is supported as is the proposed increase in ceiling heights at the ground level.*
- *The separation of the residential lobby and community facility entries is supported and the intervention into the retained facade to create the residential entry is supported from a design standpoint.*
- *The residential lobby circulation and access to the lifts is not ideal, remaining somewhat convoluted, however this is mitigated by the proposed skylight behind the facade offering natural light to the corridor. On balance, the solution is supported. The applicant is encouraged to further consider the interior design treatments available to improve and enrich the experience of using the residential lobby and corridor.*
- *The provision of an additional lift to separate community and residential uses is supported.*
- *The proposed facade treatment to the common boundary is acceptable on the basis that further details of pre-coloured pre-cast panels are provided including samples, colours and textures. Alternatively, Council may wish to consider an alternative public art treatment to the facade, which was suggested by the Panel but has not been addressed by the applicant at this point.*

- *Street tree plantings are proposed to Western Crescent and Ross Street and is supported subject to Council's landscape architect being satisfied with the proposed species (ornamental pear).*
- *BBQ and toilet facilities have been provided at the level 1 and level 7 communal open spaces, which are supported.*
- *The window provided to the media room in unit 103 should be screened to prevent cross viewing as recommended by the Panel.*
- *Some re-planning of the residential apartments to reduce cross viewing from the lift lobbies is evident and is supported (units 104, 205, 305, 405, 504, 604, 703 and 802. In each case, the window serving the lift lobby should be screened to eliminate cross viewing to the residential units entirely.*
- *The Panel's recommendation to re-orient the windows serving Bed 1 in units 101, 201, 301, 401, 501 and 601 away from the side boundary has not been accommodated. In lieu of the suggested re-orientation, a 'blinker' window oriented towards Coulter Street would be preferable to the current arrangement.*
- *The material palette applied to the masonry portions of the residential tower relies entirely on painted render. The Panel is concerned for the longevity and maintenance regime this creates for the long term owners of the units and restates its preference for integral and self finishing materials.*
- *Some 1:50 sections have been provided through facade types but do not indicate any masonry treatments, nor indicate how balcony drainage is dealt with. The Panel would expect all downpipes to be concealed, and for any air conditioning condenser units to be located on the roof, or appropriately enclosed and noise attenuated if located on balconies.*

Assessment Officer's Comments:

The further comments from the UDRP are acknowledged and where additional information has been requested, conditions of consent are recommended to address these matters. With regard to the issue identified in relation to the longevity of the finishes, the applicant has submitted an amended schedule of colours and finishes to address this matter which indicates that the use of pre-finished concrete panels on the blank wall elevation facing the car park site.

### **Apartment Design Guide**

Pursuant to Clause 30(2) of SEPP 65 in consideration of the Apartment Design Guide (ADG), **Attachment 2** provides a table of compliance addressing the ADG Guidelines. The proposal is considered to be non-compliant with the following provisions:

#### **2F Building Separation**

The ADG sets the following minimum separation distances for buildings based on the heights:

*Up to four storeys (approx 12m):*

- 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

*And*

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

As the site has three street elevations, the building separation distances for Western Crescent, Ross Street and Coulter Street comply.

However, compliance is not achieved for the south-eastern elevation which adjoins the Council car park. The development provides for a nil setback at the front of the building extending for a length of 16.4m from Western Crescent. The rear of the building at levels 2 to 8, achieves a setback ranging between 2.2 metres to 3.85 metres.

The above separation distances to future development on the southern elevation do not comply with the requirements under the ADG, however the site forms part of the 'Block 18 (Coulter Street) Key Site' under the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. Development of the Block 18 Key Site is guided by the Block 18 Built Form Plan, shown in **Figure 24** below.





The articulation zone to the rear will ensure all of the apartments will receive acceptable amenity in respect to visual and acoustic privacy, natural ventilation, sunlight and outlook. It is also noted that the apartments that face the articulation zone have frontages to Coulter Street and therefore can gain light, ventilation and views from that frontage.

### 3E Deep Soil Zones

The ADG sets a design criteria outlining that deep soil zones are to be provided equal to 7% of the site area and with a minimum dimension of 3m to 6m. The design guidance recognizes the criteria may not be possible to achieve where there is 100% site coverage or non residential uses at ground as is the circumstance for this site.

The proposal despite this achieves acceptable stormwater management and alternative forms of planting on structures are proposed to achieve the desired residential amenity to the upper levels of the building. The proposal is also consistent with the Block 18 Key Site diagram in Ryde DCP 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor.

### **Other relevant State Environmental Planning Instruments**

Instrument	Proposal	Compliance
<b>State Environmental Planning Policy Resilience and Hazards SEPP 2021</b>		
<b>Chapter 4 – Remediation of Land</b>		
<p>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>The aims are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p>	<p>The site preparation works including partial demolition and excavation have been undertaken under Development Consent No. LDA2016/0058. As part of the assessment of that application the applicant provided a preliminary environmental site assessment which concluded that there is likely to be a low risk of contamination and that the site is likely to be suitable for the proposed development.</p> <p>Council’s Environmental Health Officer reviewed the assessment and agreed with the findings. Appropriate conditions of consent were imposed to reflect the above and further conditions are recommended in relation to any new contamination evidence and the discovery of any additional contamination information (<b>Condition Nos. 22 and 23</b>).</p>	<p>Yes</p>

<b>State Environmental Planning Policy (Building Sustainability Index BASIX) 2004</b>		
The development in identified under the Environmental Planning and Assessment Regulation 2000 as a BASIX Affected Building.	A BASIX Certificate has been prepared (No. 697061M_05 dated 21 February 2022) which provides the development with a satisfactory target rating.  Appropriate conditions of consent are recommended requiring compliance with the BASIX commitments detailed within the Certificate. <b>(Condition Nos. 4 and 106).</b>	Yes
<b>State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021</b>		
<b>Chapter 10 - Sydney Harbour Catchment</b>		
This Plan applies to the whole of the Ryde Local Government Area. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.	The site is located within the designated hydrological catchment of Sydney Harbour and therefore is subject to the provisions of the planning instrument. However, the site is not located on the foreshore or adjacent to the waterway and therefore, with the exception of the objective of improved water quality, the objectives of the planning instrument are not applicable to the proposed development. The objective of improved water quality is satisfied through compliance with the provisions of Part 8.2 of Ryde DCP 2014. The proposed development raises no other issues and otherwise satisfies the aims and objectives of the planning instrument.	Yes

## 5.2 Ryde Local Environmental Plan 2014 (RLEP 2014)

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

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

The building is proposed to contain the following two land uses:

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

***Community facility*** means a building or place—

(a) owned or controlled by a public authority or non-profit community organisation, and

*(b) used for the physical, social, cultural or intellectual development or welfare of the community,*

*but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

Development for the purpose of a mixed use development, residential flat building and community facility is permissible with consent within the B4 Mixed Use zone.

The ground floor has been designated as community facility floorspace, however, the application does not include any details in relation to the fit-out of the floorspace. The applicant has advised that it is intended that the floorspace will be occupied by a group owned or controlled by a public authority or non-profit community organisation as office space and that the occupation and fitout of the floorspace will be subject to a separate, future Development Application.

The community facility floorspace has been proposed in response to the requirements of Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor which stipulates the replacement of the previous community facility floorspace with an equivalent extent of community facility floorspace. A condition of consent is recommended (**Condition No. 108**) requiring the creation of a positive covenant under Section 88E of the *Conveyancing Act 1919* to maintain the on-going use of the ground floor tenancy as a community facility in accordance with the definition within RLEP 2014.

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

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

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

Clause	Proposal	Compliance
<b>4.3(2) Height of Buildings</b>		
33m	The maximum height of the proposed development has been amended to be 30.86m.	Yes
<b>4.4(2) Floor Space Ratio</b>		
4.3:1 (4,404.92m <sup>2</sup> ) Site area: (1,024.4m <sup>2</sup> )	GFA of 4,404.5m <sup>2</sup> resulting in an FSR of 4.30:1.	Yes
<b>5.10 Heritage Conservation</b>		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views,</p> <p>(c) To conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>The site is in the vicinity of the Tyrell Street Gladesville Heritage Conservation Area (C8) and the Gladesville Shopping Centre Heritage Conservation Area (C5), both heritage conservation areas of local significance listed in RLEP. The three buildings within the Tyrell Street HCA which are in the vicinity of the subject site, being Nos. 9, 9A and 11 Ross Street, which are all single storey dwellings, are identified in the Part 5 of the Ryde DCP 2014 as respectively being Highly contributory (No. 9), and Contributory (Nos. 9A and 11), to the HCA.</p> <p>The rear of Heritage item No. 138 (Gladesville Public School) is located at the south-western corner of the intersection of Coulter Street and Linsley Street. While some distance from the subject site, this heritage item, and particularly a 1920 school building, is visible across the carparking area from the subject site.</p> <p>The application has been considered by Council's Heritage consultant who raised no objection to the proposal based on the impacts on the surrounding heritage items. Further comments are outlined later in this report under the DCP compliance and referral comments section.</p>	Yes
<b>6.2 Earthworks</b>		
(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes,	The applicant is seeking to rely on Development Consent No. LDA2016/58 for the excavation and shoring works and these works have been carried out. The subject application seeks consent for the construction of the basement walls and	Yes

Clause	Proposal	Compliance
neighbouring uses, cultural or heritage items or features of the surrounding land.	floor slabs only and does not include any earthworks.	
<b>6.4 Stormwater Management</b>		
(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	The proposed stormwater management system for the development discharges to a proposed kerb inlet pit within the Ross Street frontage and connects to the existing public inground drainage system. The proposal also incorporates an on-site detention system which complies with Council's requirements.	Yes
<b>6.6 Environmental Sustainability</b>		
<p>(1) The objective of this clause is to ensure that development on land in a business or industrial zone embraces principles of quality urban design and is consistent with principles of best practice environmentally sensitive design.</p> <p>(2) Development consent must not be granted to development on land in a business or industrial zone if the development is 1,500 square metres in gross floor area or greater unless the consent authority is satisfied that the development has regard to the following—</p> <p>(a) water demand reduction, including water efficiency, water recycling and minimisation of potable water usage,</p> <p>(b) energy demand reduction, including energy generation, use of renewable energy and reduced reliance on mains power,</p> <p>(c) indoor environmental quality, including daylight provision, glare control, increased outside air rates, thermal comfort,</p> <p>(d) a reduction in new materials consumption and use of sustainable materials, including recycled content in concrete, sustainable timber and PVC minimisation,</p>	<p>Given that the site is zoned B4 Mixed Use and the development has a GFA exceeding 1,500m<sup>2</sup>, this Clause is relevant.</p> <p>The BASIX Certificate requires an alternative water supply system for all common areas.</p> <p>The BASIX Certificate outlines requirements for the use of a number of features to reduce the reliance on mains power.</p> <p>The units all receive suitable levels of daylight and cross ventilation. Thermal comfort is required to be catered for as dictated by the BASIX Certificate.</p> <p>The applicant has outlined the use of recycled content in the concrete to be used.</p>	Yes

Clause	Proposal	Compliance
(e) emissions reduction, including reduced flow to sewer and light pollution,  (f) transport initiatives to reduce car dependence such as providing cycle facilities, car share and small vehicle parking spaces,  (g) land use and ecology, including reduced topsoil removal and contaminated land reclamation.	The basement provides bicycle parking facilities.  The site does not contain any suitable topsoil and does not contain any contamination.	

### 5.3 Draft Environmental Planning Instruments

There are no relevant draft Environmental Planning Instruments for consideration.

### 5.4 Development Control Plans

#### Ryde Development Control Plan 2014 (RDCP 2014)

The proposal is subject to the provisions of the following parts of RDCP 2014:

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

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

A full assessment of Part 4.6, 9.2 and 9.3 has been included in Attachment 3. The following section details any variations to the DCP controls.

#### Part 4.6 – Gladesville Town Centre and Victoria Road Corridor

The proposal is subject to the requirements of Part 4.6 – Gladesville Town Centre and Victoria Road Corridor under RDCP 2014. A full assessment of the proposed under DCP 2014 is illustrated in the compliance table at **Attachment 3**.

The provisions of DCP 2014 have been considered in this assessment and it is concluded that the proposed is consistent with the aims and objectives of RDCP 2014. Where strict compliance has not been achieved, in accordance with Section 4.15 (3A)(b) flexibility has been sought to allow a reasonable alternative solution that achieves the objects the standard. These matters are discussed below:

### Active Street Frontages

Section 3.1.2 of the DCP requires the provision of active street frontages where indicated on the Active Street Frontages Control Drawing (**Figure 26**).



**Figure 26** -Active Street Frontages Control Drawing extract (active street frontages required where red lines located)

The control drawing outlines the requirement for active street frontages on the Western Crescent and Coulter Street frontages of the site. The proposal includes the community facility floorspace addressing the Western Crescent frontage of the site, however, the Coulter Street frontage is proposed to contain the two vehicle access driveways and fire stair entrances and cannot be described as being an active street frontage.

The non-compliance is considered to be satisfactory given the fall of the site from Western Crescent to Coulter Street and the need to locate the vehicle access driveways at the lowest point of the site (Coulter Street) and also given the less prominent nature of the Coulter Street frontage. The building has also been designed around the retention of the Western Crescent heritage façade. Further, locating the vehicle access driveways on the Ross Street frontage would be undesirable from a traffic and pedestrian safety perspective given the sight distance limitations on this frontage.

### Buildings Abutting the Street Alignment

Section 3.1.3 of the DCP states that continuous street frontages are to be provided with buildings built to the street boundary as shown in the 'buildings abutting the street alignment control drawing' (**Figure 27**).



**Figure 27** – Extract of Buildings Abutting the Street Alignment Control Drawing (buildings required to abut the street alignment where red lines located)



**Figure 27** depicts the requirement for buildings abutting the street boundary for all three street frontages of the subject site. The DCP states that ground level architectural features, such as recessed doors and windows, are permitted to a maximum of 400mm from the street boundary to design out concealment opportunities and promote personal safety and security. The retained Western Crescent façade contains an indented portico element which is proposed to be the pedestrian entrance for the community facility floorspace. This portico element will result in the entry doors for the community facility floorspace having a four metre setback into the building. The retention of the Western Crescent heritage façade is a key element of the proposal and the indented portico element is a fundamental component of the façade. As a result of the nature of the retained façade the non-compliance is considered to be warranted in this instance.

### Conservation Area and Built Form Guidelines

Section 3.1.6 of the DCP outlines the requirements for the conservation area built form. Whilst the subject site does not form part of the conservation area, Jordan Hall is identified at point (f) as a contributory item in the conservation area. Point (g) specifies that the contributory items should be retained. The previous consent permitted the partial demolition of the Jordan Hall building, with the Western Crescent façade being required to be retained. The previous consent granted approval for part of the central portico of the Jordan Hall façade to be temporarily removed during construction to permit the excavation to accommodate the basement car park. This consent also required the central portico to be reinstated during the construction works at a later date. This consent has been commenced for the extent of the demolition, excavation and shoring works carried out on site.

The current plans show the retention of the façade however, no detail has been provided in respect of the portico which is to be reconstructed. Detailed measured documentation was provided with the Construction Certificate issued for the current approval which would allow for the portico to be reconstructed. Conditions of consent have been recommended to require this work to occur (**Conditions 25, 69 and 105**).

The subject application seeks a further change to the Western Crescent façade which involves the creation of an additional door opening in the façade to create a separate pedestrian entrance for the residential units. This has been reviewed by Council's Heritage Officer who provided the following comments:

*Whilst the proposed changes to the exterior are considered minor, the introduction of a door to the northeast elevation will have a distinct visual and physical impact on the site. Located at the central portion of the front façade and highly visible when approaching the site from Jordan Street, the proposed door will disrupt the distinct pattern of the façade and reduce the visual significance of the site.*

*The identified aesthetic qualities of the site in the statement of significance in the report prepared by Urbis in April 2015 states the following; "The primary façade of the hall and the former shop / residence are unique in the context of the LGA, specifically in the*

*application of the style and use of the Art Deco/Egyptian motifs within the parapet, complemented by the decorative brick soldier courses.” The introduction of a new door opening in this location would disrupt the decorative brick work, reducing the visual quality of the façade.*

*Furthermore, the parent development consent was issued on the expectation that the façade would be retained in full, whereby allowing the retention of the contributory building and its presentation to the streetscape and adjoining Heritage Conservation Area. This was the agreed position of both Council and the development proponent right from the outset of the proposed development.*

*If this is no longer the scenario, that is, the façade cannot be retained in full, then the approved development scheme would need to be modified to ensure the façade is not further materially impacted.*

The additional door opening in the retained heritage façade was added during the assessment phase in response to comments from Council’s Urban Design Review Design Panel (UDRP) which stated as follows:

*The primary residential address has been relocated from Coulter Street to Western Crescent, which is supported in principle. However, the detailed planning of the residential and community uses - both coinciding with the original front entry to Jordan Hall - is convoluted and inefficient for both uses. The community uses are rendered less flexible due to the residential lobby, which splits the community tenancy in two.*

*Similarly, the residential arrival sequence crosses circulation to the community uses, risking a lack of way finding and clarity of address for both uses.*

*As discussed in the meeting, the Panel encourages the creation of a separate, dedicated residential address elsewhere along the Western Crescent frontage - most likely towards the east. This would require some level of sensitive intervention into the Jordan Hall facade, potentially to convert an existing window into a doorway. Careful consideration of proportion, scale and symmetry will be required.*

In the previously approved development, the residential pedestrian access was also located on the ground floor, off Western Crescent. In this development, the residential entrance was co-located with the community facility entrance by way of the existing door opening in the Western Crescent façade. It is considered that the residential entrance as approved was convoluted and inconvenient as it intersected the community facility floorspace and did not effectively separate the two uses (**Figure 28**).



Figure 28 – Extract of approved ground floor plan (Development consent No. LDA2016/0058)

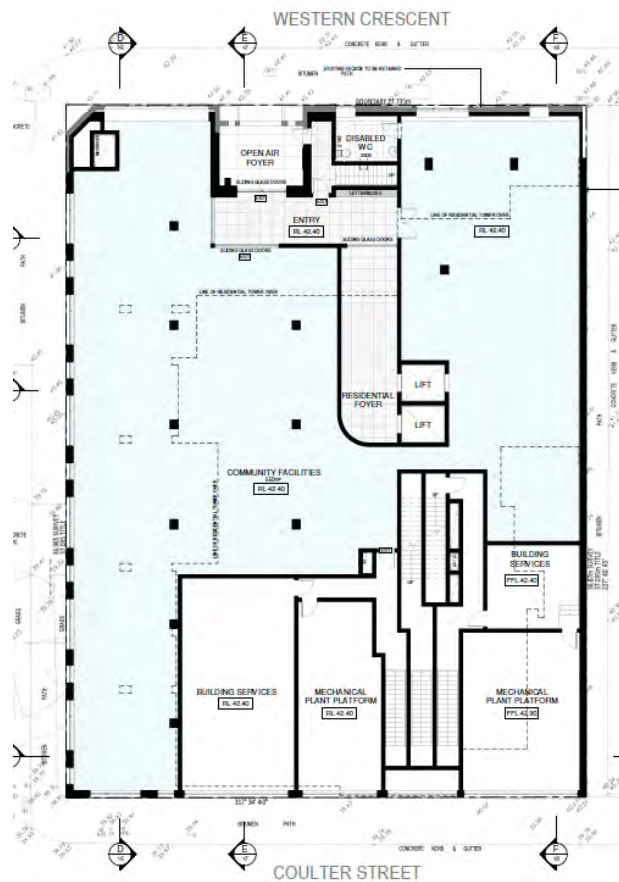


Figure 29 – Extract of the ground floor submitted with the original architectural plans for LDA2021/300

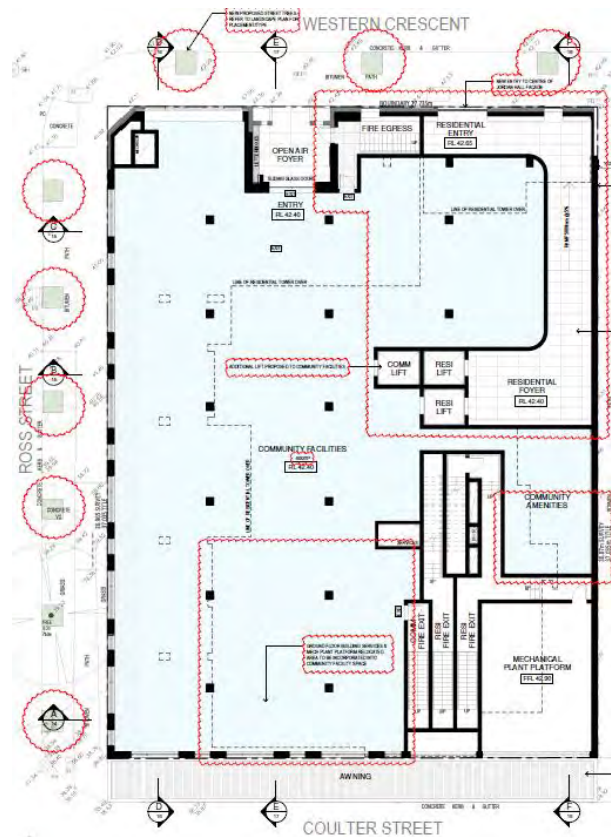


Figure 30 – Proposed ground floor plan (as amended)

The revised floor plan for the ground floor has been submitted due to the UDRP raising concerns with the originally submitted floor plan as shown in **Figure 29**. From an urban design perspective, the separation of the residential lobby and community facility entries, as shown in **Figure 30** is supported. The amended design results in the community facility floorspace being more contiguous than the original scheme and will result in an improved user experience for the occupants of the residential units.

With regard to the impact of the creation of an additional door opening in the Western Crescent façade, the applicant’s heritage consultant provided the following comments:

*In our view, the removal of a section of the original external wall to create an additional entrance on the north east elevation, as it presents to Western Crescent, could engender a detrimental impact on the heritage significance of the item. However, this impact has been minimised by the placement of the opening, which continues to maintain the symmetry of the façade. The use of sympathetic materials is recommended such as timber or steel to minimise the visual impact of the new door opening. It is also noted that the additional opening would increase access through the primary, historic façade. This is a positive change that would allow for enhanced engagement with the heritage item. As such, it is our assessment that these measures would minimise the impact of removal of fabric and alteration of the façade. As such, the significance of the item would be retained.*



It is considered that the second door opening in the façade has been sensitively located using a central existing window opening as a basis and by extending this opening to the ground level (**Figures 31 and 32**).



**Figure 31** – Partial north-east elevation depicting additional proposed door opening



**Figure 32** – Street-view image of Western Crescent facade

On balance, it is considered that the provision of a separated and defined residential entrance off Western Crescent is a more favorable urban design and general usability outcome than a combined entrance, wholly using the existing door opening. Whilst there will be a moderate impact on the existing Jordan Hall façade resulting from the creation of an additional door opening, this impact has been well managed by the use sensitive use of colours and finishes for the opening.

### Provision of Awnings

Section 3.1.7 of the DCP outlines the requirements for the provision of awnings over footpaths for ground level building frontages where shown on the Awnings Control Drawing (extract at **Figure 33** below).



**Figure 33** – Extract from DCP Awnings Control Drawing (requirement for awnings denoted by red lines)

As depicted above, the DCP requires the provision of footpath awnings on the Western Crescent and Coulter Street frontages. The applicant has amended the proposal to provide a footpath awning on the Coulter Street frontage, however, there is no awning proposed on the Western Crescent frontage. The proposal involves the retention of the Jordan Hall heritage façade on the Western Crescent frontage and the provision of an awning on this frontage would obscure views of the heritage façade and would degrade its heritage value and significance. It is noted that point (k) in Section 3.1.7 provides as follows:

*k. Council may not require awnings on heritage buildings where an awning would be inappropriate due to the cultural significance or architectural qualities of the heritage item.*

In this instance, the provision of an awning on the Western Crescent frontage is considered to be inappropriate. Therefore, the non-provision of an awning on this frontage is considered to be satisfactory given the characteristics of the site.

### Footpath Widths

Section 3.3.8 of the DCP outlines that the following is required for the Western Crescent frontage:

*a. Provide a 14.5 metre wide street defined by built edge both sides and a 3.5m continuous paved footpath both sides.*

It is noted that this control contradicts Figure 4.6.19 within the DCP which stipulates a footpath width of only 3 metres on the Western Crescent frontage of the site. The existing footpath width on this frontage is 3 metres, which was considered satisfactory during the assessment of Development Application No. LDA2016/0058. Given that this consent has been commenced with the partial demolition of the existing building and excavation and

shoring works, the applicant could opt to continue with this consent for the built form works and requiring additional width for the footpath on the Western Crescent frontage would result in inconsistency with the 2016 consent.

Section 3.3.9 of the DCP outlines the following in relation to the Coulter Street frontage:

*c. Provide continuous paved surface 3.5m wide on the eastern side, with granite paving for the full width. Paving is to be in accordance with Ryde Public Domain Technical Manual.*

It is noted that this control contradicts Figure 4.6.20 within the DCP which stipulates a footpath width of 4 metres on the Coulter Street frontage of the site. The existing footpath width on this frontage is approximately 2 metres inclusive of the kerb, which was considered satisfactory during the assessment of Development Application No. LDA2016/0058. The following comments were provided in the assessment report for that application:

*The requirement of a 3.5m wide paved surface has been reviewed by Council's Senior Coordinator Strategic Planning. It is considered that the existing footpath is adequate in width to provide the required pedestrian footpath. Council's City Works and Infrastructure Public Domain Senior Coordinator has also reviewed this requirement and, subject to the existing footpath upgrade, has advised that no further widening of the footpath is required. Accordingly, no additional footpath width is required and paving requirements will be in accordance with Ryde Public Domain Technical Manual.*

Given that this consent has been commenced with the partial demolition of the existing building and excavation and shoring works, the applicant could opt to continue with this consent for the built form works and requiring additional width for the footpath on the Western Crescent frontage would result in inconsistency with the 2016 consent.

#### Departure from Block 18 Built Form Plan

The subject site forms part of the Block 18 (Coulter Street) Key Site. The Block 18 Built Form Plan is depicted in **Figure 34** below:

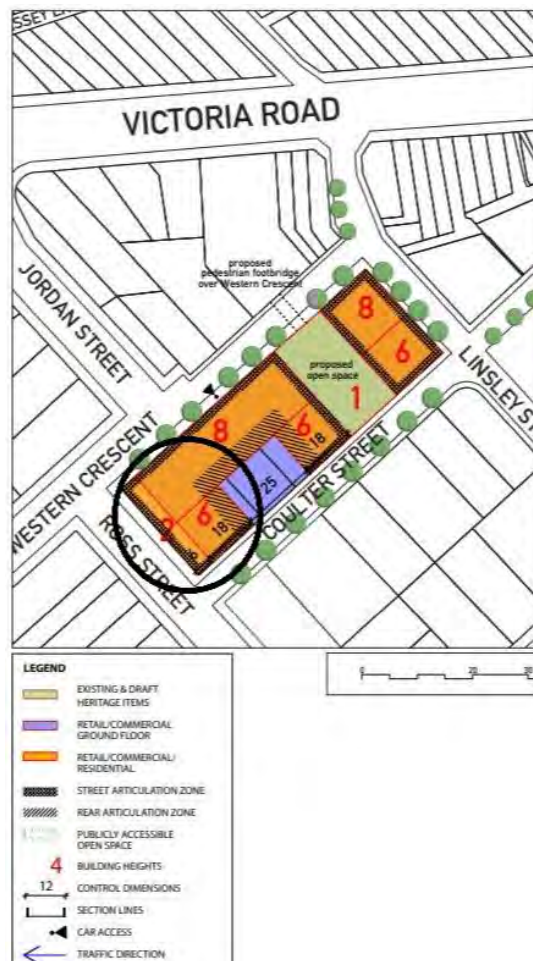


Figure 34 – Block 18 Built Form Plan (subject site denoted by black circle)

The proposal does not not comply with the number of storeys shown in the Key Site Diagram. The Key Site Diagram for the site requires 8 storeys along Western Crescent, 6 storeys along Coulter Street and 2 storeys along Ross Street for a depth of 6m. The development proposes 9 storeys along Western Crescent and 7 storeys along Coulter Street.

In the event where a DCP control (based on storeys) conflicts with the height provisions of RLEP 2014 (based on metres), the DCP provision has no effect to the extent that it is “inconsistent or incompatible” with RLEP 2014 pursuant to Section 3.43(5) of the Environmental Planning and Assessment Act 1979. The height of the building is consistent with the desired future character of the area despite minor non-compliance with the number of storeys.

The proposal has maintained the intent of the Key Site diagram as follows:

- Providing the Ross Street frontage with the required 2 storey element for a depth of 6m.
- Providing the required zero setback along Ross Street, Western Crescent



and Coulter Street together with adequate articulation to the building facades.

- Providing a 2 storey built form element at zero setback along the southern elevation with a predominant 3m setback to the remaining upper levels. This is to address the encroachment into the 2 storey retail/commercial building element required under the Key Site Diagram.

Therefore, the minor departures from the key site block plan are considered satisfactory on merit.

### 5.5 Planning Agreements OR Draft Planning Agreements

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

### 5.6 City of Ryde Section 7.11 Development Contributions Plan 2020

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

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	\$176,156.72
Open Space & Recreation Facilities	\$303,333.98
Transport & Traffic Facilities	\$93,122.42
Plan Administration	\$8,589.24
<b>The total contribution is</b>	<b>\$581,202.36</b>

Condition on the payment of Section 7.11 Contribution of \$581,202.36 has been included in the draft notice of determination attached to this report. **Condition No. 26.**

### 5.7 Any matters prescribed by the regulations

#### Environmental Planning and Assessment Regulation 2000

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

## 6. 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. The development is considered satisfactory in terms of environmental impacts. Concerns have been raised in the submissions relating to view loss impacts from the Residential Flat Building at 13 Jordan Street, Gladesville and an assessment of the Tenacity Planning Principle on view loss is provided below. Further, the proposal includes the reconstruction of the portico element on the Western Crescent heritage façade which is also addressed below.

## View loss

In determining the extent of potential view loss to both neighbouring properties, the four (4) planning principles outlined within the Land and Environment Court Case of *Tenacity Consulting Pty Ltd v Warringah Council (2004) NSWLEC 140*, are applied to the proposal. Concern has been raised by some owners in the Residential Flat Building at 13 Jordan Street located to the north-east of the subject site, regarding a loss of views.

### 1. Nature of the views affected

*“The first step is the assessment of the views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured”.*

The views obtained from the upper floors of the Residential Flat Building at No. 13 Jordan Street across the subject site are of the Parramatta River, Breakfast Point, Cabarita, with Olympic Park in the background. The views are not considered to be iconic but they are whole views where the interface between land and water is visible. **Figure 35** is a photograph taken from a unit on Level 6 (top level) of the building depicting the views obtained to the south-west from the unit.



**Figure 35** – Views from Level 6 terrace of the residential flat building at 13 Jordan Street in a standing position

## 2. What part of the affected property the views are obtained

*“The second step is to consider from what part of the property the views are obtained. For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation of retaining side views and sitting views is often unrealistic”.*

The views are obtained from the south-western elevation of the building. **Figure 36** depicts the approved level 4 to 6 floor plan of 13 Jordan Street and shows that the views across the subject site are largely obtained from bedroom windows on this elevation. Whilst there are three balconies on each level from 4 to 6, despite the proposed building, there will still be ample views of Parramatta River from a sitting and standing position on these balconies. It is estimated that the proposed building will obscure approximately one-third of the overall views towards the south-west from these balconies.



**Figure 36** – Approved Level 4-6 floor plan of 13 Jordan Street showing approximate location of proposed building footprint in red outline

## 3. Extent of impact

*“The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases, this can be meaningless. For example, it is unhelpful to say that the view*

*loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating”.*

The proposal will result in impacts on the views towards the south-west from No. 13 Jordan Street. The approved floor plans for 13 Jordan Street depict bedrooms as being the predominant rooms for all apartments located on the Western Crescent elevation. There are some views towards the south-west from the kitchens of the units located in the western corner of the building on each level that will be partially obscured by the proposed building. The apartments on the Western Crescent elevation have balconies and it is estimated that the building will obscure approximately one-third of the overall view to the south-west from these balconies. The view loss for the units on the Western Crescent elevation of the building is considered to be minor overall given that there will still be ample water and district views from the units following the construction of the building.

#### **4. Reasonableness of the proposal that is causing the impact**

*“The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.”*

The proposal forms part of the Block 18 Key Site under the Ryde DCP 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor and is subject to a maximum building height of 33 metres and maximum floor space ratio of 4.3:1 under the Ryde Local Environmental Plan 2014 (RLEP). Being designated as a key site means that the site benefits from a greater maximum permitted building height and floor space ratio than the majority of sites located along the Victoria Road corridor. The proposal achieves compliance with the RLEP development standards. The proposal results in a minor departure to the Block 18 Key Site plan relating to the number of storeys and this is addressed earlier in this report. This departure, resulting in an additional storey as viewed from 13 Jordan Street does not worsen the view loss impact.

Development consent (LDA2016/0058) approved a building within a similar footprint but greater height than the proposed building. The proposal will result in a comparable impact to a valid development consent on the site. In light of the above considerations, whilst the proposal does result in a minor impact on views to the south-west from No. 13 Jordan Street, it is not considered to be unreasonable as it largely complies with Council’s controls and is consistent with the built form envisaged for the site by the controls.

## 7. Suitability of the site for the development

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

## 8. The Public Interest

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

## 9. Submissions

In accordance with the Ryde Community Participation Plan the proposal was notified to owners of surrounding properties between 2 September 2021 to 2 October 2021. During the notification period, thirty (30) submissions were received objecting to the proposal.

The amended plans were re-notified between 8 February 2022 and 1 March 2022. In response, thirteen (13) further submissions were received objecting to the proposed development.

All concerns raised have been addressed below:

### **Initial Notification Period**

***Council has let Gladesville residents down by continually destroying the streetscape and amenity by approving so many high rise buildings, none of which have any architectural merit.***

Comment: The mixed use developments on the Victoria Road corridor have been developed in accordance with the Ryde Development Control Plan (DCP) 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. The proposed development has been designed with regard to this DCP chapter and has been reviewed by Council’s Urban Design Review Panel (UDRP) and is considered satisfactory (as amended) with regard to urban and architectural design.

***This development has evolved from the original proposal of the RSL offering a youth centre on the ground floor plus residential apartments for senior citizens***

***above, which could have made a very positive contribution to the community of Gladesville, to a towering ten storey building offering a "community facility" with residential apartments that are notably not for the purpose of providing affordable living for seniors.***

Comment: The previous Development Application for the site, approved in 2016, contained a youth centre on the ground floor, however, the residential units were not approved as senior's living accommodation as claimed in the submission. Rather they were approved as conventional residential apartments. The subject application proposes a community facility on the ground floor. Whilst this floorspace is not intended to be a youth centre, it is proposed to be occupied by a group owned or controlled by a public authority or non-profit community organisation as office space.

The community facility floorspace has been proposed in response to the requirements of Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor which stipulate the replacement of the previous community facility floorspace with an equivalent extent of community facility floorspace.

***The proposal would set a new precedent regarding height.***

Comment: The proposal (as amended) involves a maximum proposed height of 30.86 metres and complies with the maximum 33 metre height for the site. The proposal being compliant with the development standard does not set a precedent for height.

***The residents of 13 Jordan Street will have no privacy as a result of this proposal.***

Comment: The Residential Flat Building at No. 13 Jordan Street is located on the opposite side of Western Crescent and there will be an approximate 21.7 metre setback between that building and the proposed building achieving the desired building separation and achieving privacy between buildings. Further, the apartments above the podium area will be set back a minimum of 3 metres from Western Crescent frontage. This will result in a total separation between the apartments at No. 13 Jordan Street and the apartments in the subject development of 24.7 metres which is considered to be a suitable distance to provide for privacy between the apartments in a town centre setting.

***The proposal will increase the pressure on traffic and parking and have very negative impacts on the community's quality of life.***

Comment: With regard to traffic impact, Council's Traffic Engineer has advised as follows:

*Based on a development yield of 32 dwellings and 680m<sup>2</sup> of commercial office space, the proposed development could generate between 14 – 18 vehicle trips to and from the site during peak hour periods. Such a minor increase level of traffic activity is not expected alter the current operational performance of the surrounding road network to any significant extent. Notwithstanding this, it is noted that the scale and nature of the subject*

*proposal does not represent an intensification of land use compared with the previous approval (LDA2016/0058).*

In relation to car parking, based on the proposed unit mix and 680m<sup>2</sup> of community facility floorspace, under the Ryde Development Control Plan 2014 – Part 9.3 – Parking Controls, a minimum of 58 and a maximum of 67 car parking spaces are required for the development. The proposal provides for 66 car parking spaces which is one parking space short of the maximum required rate under the DCP. Accordingly, the proposal is considered satisfactory with regard to car parking.

***The proposal will result in overshadowing of the houses opposite the site in Ross Street.***

Comment: The single dwellings on the opposite side of Ross Street are located to the north-west of the site and the proposed development will not overshadow these properties at any time between 9:00am and 3:00pm on June 21 (winter solstice). The shadowing created by the development will fall on properties on the opposite side of Coulter Street in the morning, on the Coulter Street roadway and car park site at midday and solely on the car park site at 3:00pm. The shadow impact of the development is considered to be reasonable and achieves compliance with Council's controls.

***This proposed development will be completely out of place and just leads to potential additional multi-storey buildings being developed in Gladesville that are further away from Victoria and Morrison Road, they will start appearing anywhere.***

Comment: The proposed development has been designed in accordance with the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. This DCP encourages mixed-use development along the Victoria Road corridor and on some sites adjacent to the corridor. It is noted that the sites covered by the DCP Chapter are all zoned B4 Mixed Use under the provisions of Ryde Local Environmental Plan, however, the zoning transitions to R4 High Density Residential and R2 Low Density Residential on sites away from the Victoria Road Corridor and Gladesville Town Centre. In addition, the maximum permitted building heights and floor space ratios reduce on sites further away from the Victoria Road corridor and Town Centre.

***It is unclear how another high rise can be considered when there has not been enough investment into the infrastructure and services within the area.***

Comment: The application has been assessed by Council's Senior Development Engineer and City Works team and is considered satisfactory in relation to the provision of services to the site and the impacts on surrounding infrastructure and services.

***Concern is raised in relation to construction occurring so close to the school grounds.***



Comment: A condition of consent is recommended (**Condition 50**) requiring the preparation of a Construction Pedestrian and Traffic Management Plan (CPTMP) prior to the issue of a Construction Certificate for approval by Council's Transport Department. As part of the CPTMP, Truck movements will be restricted to outside of school zone periods between 8:00am – 9:30am and 2:30pm – 4:00pm due to the close proximity of the development site to Gladesville Public School. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CPTMP. The approved CPTMP will be required to be adhered to for the duration of the construction period.

***The development will be a major landmark that needs to be scaled back in size. All other multi storey developments in the area are not to this height and the proposal is out of scope with other apartment buildings.***

Comment: The proposal is compliant with the building height and floor space ratio development standards under Ryde Local Environmental Plan 2014. Further, the proposal is generally compliant with the Block 18 Key Site Built Form Plan within Ryde DCP 2014 - Part 4.6 – Gladesville Town Centre and Victoria Road Corridor.

***The current excavation works occurring on the site are being carried out between 6:00am and 6:00pm and must not be complying with the permitted hours of work.***

Comment: The excavation works on the site had been completed at the time of writing this report. It is not possible to enforce compliance with permitted hours of work in a retrospective manner. A condition of consent (**Condition No. 8**) is recommended which stipulates that building activities may only be carried out between 7:00am and 7:00pm Monday to Friday and between 8:00am and 4:00pm on Saturday. No building activities are to be carried out at any time on a Sunday or public holiday. It is anticipated that the excavation works would be the most significant noise generating activity associated with the re-development of the subject site.

***The height should be reduced to 6 (six) storeys, and the vehicle entry shifted to Western Crescent to keep traffic off local streets.***

Comment: It should be noted that the proposal is of a smaller scale than the development approved via Development Consent No. LDA2016/0058. Given that the applicant has activated this consent through the carrying out of demolition and shoring works, they could opt to proceed with this consent which is for a more intensive built form than that proposed with an additional storey in height. The subject proposal represents a smaller scaled development than that previously approved.

Given the retention of the Western Crescent façade of the former Jordan Hall building, it is not possible to provide vehicle access from this frontage. All vehicle access, servicing and waste collection has been proposed off Coulter Street which is considered to be the

most practical location considering the site topography and constraints. The Coulter Street frontage is the lowest point of the site.

***A Development Application for this site has already been approved based on the community value of retirement housing and a community centre. Any application that seeks to reduce either of these valuable components must be rejected.***

Comment: Development Consent (LDA2016/0058) was granted for a 10 storey mixed use development with a ground floor community facility and residential apartments above. There is no retirement housing previously approved on the site nor is seniors housing the subject of this application. The amended design includes an increased community floor space (680m<sup>2</sup>) and an increased floor-to-floor height of 4m to support the functionality and use of the community centre. The subject proposal will not result in a loss of community value, in comparison to the approved design, and will support amenable benefits for future occupants of the site.

### **Second Notification Period**

***Please confirm the amended height of the building does not exceed the original height as it is noted that whilst it has reduced from 10 to 9 storeys that each floor height has increased.***

Comment: The objector is correct in stating that the finished floor level of each of the storeys has increased. This is the result of providing for an increased floor to ceiling height of the ground floor community facility floorspace from 3.3 metres to 4 metres. Given this amendment, the application has resulted in the deletion of one storey to result in a nine storey maximum height. The maximum height of the development has been reduced from 33.25 metres to 30.86 metres and is now compliant with the maximum permitted height of 33 metres under Clause 4.3 of RLEP 2014.

***Although the revised proposal is one less storey in height, it has only reduced residential units by one, and any real benefit from a community facility is going to be completely overshadowed by the fact that there are only limited parking spaces for the community facility so there's not much point of having the facility at all.***

Comment: The objector is correct that there has been a reduction of one unit during the assessment phase of the application, however, there has been a reduction in the maximum height of the building from 33.25 metres to 30.86 metres. With regard to the community facility floorspace, the applicant has indicated that this floorspace is proposed to be occupied as office space for a not-for-profit or community organisation. Therefore, the required car parking for this floorspace has been calculated based on the office and business premises required car parking rate under Ryde DCP 2014 – Part 9.3 – Parking Controls which is one space per 40m<sup>2</sup> GFA. The proposed community facility floorspace is 680m<sup>2</sup> in size, which would require the provision of 17 car parking spaces for this component. A total of 17 car parking spaces are proposed to be allocated to the

community facility floorspace. Therefore, the extent of car parking proposed for the community facility floorspace is considered satisfactory.

***Where will all the cars go for the additional people (i.e. dual car households) that don't fit into the proposed basement parking facility.***

Comment: Based on the proposed unit mix and 680m<sup>2</sup> of community facility floorspace, under the Ryde Development Control Plan 2014 – Part 9.3 – Parking Controls, a minimum of 58 and a maximum of 67 car parking spaces are required for the development. The proposal provides for 66 car parking spaces which is one parking space short of the maximum required rate under the DCP. Accordingly, the proposal is considered satisfactory with regard to car parking. The subject site is located in close proximity to Victoria Road which is serviced by a number of bus routes.

***The proposed nine storey height is ludicrous. The development will look completely out of place.***

Comment: The development is of a scale that is envisaged under the Block 18 Key Site controls within Ryde DCP 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor which identifies heights of 6 – 8 storeys on site. The proposal complies with the development standards for height and FSR and is not considered to be unreasonable in terms of compliance with the suite of built form controls.

***Concern is raised that the proposal will impact on views from the Residential Flat Building at No. 13 Jordan Street, Gladesville***

Comment: A view loss assessment addressing the potential impact on No. 13 Jordan Street has been carried out and is detailed earlier in this report. The view loss impact on No. 13 Jordan Street has been evaluated as being minor in accordance with the planning principle established in *Tenacity Consulting Pty Ltd v Warringah Council (2004) NSWLEC 140*.

## **10. Referrals**

### **Senior Development Engineer**

The application was referred to Council's Senior Development Engineer who provided the following comments:

#### *Stormwater Management*

*The proposed stormwater management system for the development discharges to a proposed kerb inlet pit within the Ross Street frontage and connect to the existing public inground drainage system. The proposal also incorporates an onsite detention system which generally complies with Councils requirements.*

*A review of the plan has noted the following matters which need to be addressed;*

- The onsite detention storage volume showed on the stormwater plan by Mance Arraj Civil & Structural Engineers (Project No.: 2870-DA, Issue No.: B, Dated:22/02/22) does not reflect the calculated OSD storage volume as per the submitted OSD calculation sheet. Amend stormwater plan accordingly. This is addressed by marking the plan in red and a recommended condition of consent regarding stormwater management.

### Vehicle Access and Parking

- The developments parking demand requirements in accordance with the DCP Part 9.2, Part 9.3 and NCC D3.5 is tabled as follows:

Parking class		Size	Parking demand	Required parking	Provided parking	Compliance (Y/N)
Vehicle parking	Community facility (Class 9b)	680m <sup>2</sup> GFA	DCP Part 9.3 1 space per 40m <sup>2</sup> GFA	17	17	Y
	Residential (Class 2)	22	DCP Part 9.3 0.9-1.2 space per 2 bed dwelling	20 to 27		
		10 (9x3beds; 1x4beds)	DCP Part 9.3 1.4-1.6 space per 3 or 4 bed dwelling	14 to 16	42	Y
			DCP Part 9.3 1 visitor space per 5 dwellings	7	7	Y
Accessible parking (forms part of the provided parking number)	Community facility (Class 9b)	680m <sup>2</sup> GFA	NCC D3.5 1 accessible space per 100 parking spaces provided	1	2	Y
	Residential (Class 2)	10% of the number of dwelling units (i.e 4 units)	DCP Part 9.2 1 wide bay space for each accessible <u>or</u> adaptable unit At least 1 wide bay visitors' space	4	4	Y
<b>Total parking number</b>				58 to 67	66	Y

The Ryde DCP does not stipulate a parking rate for community facility floorspace. It is noted in the Response to RFI letter (by GYDE Consulting, Dated 4 February 2022) that the proposed community facility is intended to be used as office space by a public authority and/or non-profit community organisation. Adopting the parking demand for office/business as per Part 9.3 of Council's DCP is considered acceptable.

*The proposed parking number and accessible parking number are found complied with Part 9.2 and 9.3 of Council's DCP and NCC D3.5.*

- *A review of the vehicle access and parking area design notes the following;*
  - *Parking spaces No.13 and No.14 at level P1 shall be swapped to allow for a provision of designated shared area adjoining a disabled parking space. This can be dealt with by way of a plan marked in red.*
  - *Access to the shared area for Parking space No.12 will be blocked by solid walls and the community facility lift at level P1. Since the community facility requires only one (1) accessible parking space (1 per 100 parking spaces as per NCC D3.5 for class 9b building) with a shared area, Parking space No.12 can be marked as a standard parking space.*
  - *A visitor accessible parking space with a designated shared area have not been marked on the proposed plan. Since more than minimum required parking spaces have been provided, a visitor accessible parking with a designated shared area can be accommodated. This has been dealt with by way of a recommended condition of consent regarding parking.*

#### Public Domain

*Whilst this matter is to be assessed and reviewed by Council's City Works and Infrastructure - Asset Networks section, it is noted that the development is proposed to be constructed hard against the corners of Western Crescent, Ross Street and Coulter Street. The existing building provides a splay on the corner of Western Crescent and Ross Street. It would be anticipated that vehicles entering Ross Street southbound from Western Crescent would be prone to accelerate quickly due to having passed through the dog leg intersection of Western Crescent and Ross Street intersection as well as the downward grade of the roadway. As such, splays on the corner of Coulter Street & Ross Street corner would be beneficial. This matter should be referred to the relevant section if not already noted.*

#### Recommendation

*There are no objections to the proposed development with respect to the engineering components subject to the recommended conditions being applied to any development consent being issued for the proposed development. **Conditions 13-15, 38-46, 74, 75, 94-99, 113-119, 145 and 146.***

#### **City Works – Drainage**

The application was referred to Council's City Works – Drainage team and the proposal was considered satisfactory subject to recommended conditions. **Conditions 47-49, 76, 100 and 120-122.**

## **City Works – Traffic**

The application was referred to Council's Traffic Engineer who provided the following comments:

### **External Traffic Implications**

*The surrounding public roads comprising Western Crescent and Ross Street in the vicinity of the site have been surveyed to accommodate two-way traffic demands in the order of 400 – 500 vehicles per hour (or a maximum of around 300 - 350 vehicles in each direction) during peak hour periods. Based on Tables 4.3 and 4.4 of the Guide to Traffic Generating Developments (GTGD), these roads currently perform with a level of service 'B', which indicates good operating conditions with spare capacity to accommodate greater traffic demands.*

*GTGD and its Technical Direction (TDT 2013/04a) specify the following traffic generation rates applicable to the proposed development:*

#### **High Density Residential Development**

*AM Peak = 0.19 vehicle trips per dwelling*

*PM Peak = 0.15 vehicle trips per dwelling*

#### **Office**

*AM Peak = 1.6 vehicle trips per 100m<sup>2</sup> GFA*

*PM Peak = 1.2 vehicle trips per 100m<sup>2</sup> GFA*

*Based on a development yield of 32 dwellings and 680m<sup>2</sup> of commercial office space, the proposed development could generate between 14 – 18 vehicle trips to and from the site during peak hour periods. Such a minor increase level of traffic activity is not expected alter the current operational performance of the surrounding road network to any significant extent. Notwithstanding this, it is noted that the scale and nature of the subject proposal does not represent an intensification of land use compared with the previous approval (LDA2016/0058).*

### **Parking Implications**

*The subject development proposes to provide a total of 66 car parking on site over four (4) levels comprising:*

- 42 resident parking spaces;*
- Seven (7) residential parking spaces; and*
- 17 spaces allocated to the non-profit organisation*

*Part 9.3 of City of Ryde's Development Control Plan (DCP) specify the following parking rates for land uses pertinent to the proposed development:*



**High Density Residential Development**

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

**Office & Business**

1 space per 40 m<sup>2</sup> GFA

*Based on the proposed development yield, the subject development is required to provide between 58 to 67 off-street car parking spaces. The proposed parking provision of 66 car parking spaces is therefore compliant with the Ryde DCP 2014.*

**Garbage Collection**

*Due to site and design constraints, garbage collection is proposed to be undertaken within Coulter Street along the southern site frontage (between the two (2) new driveways) and not within the site. It is noted that the length of the kerb space between the two (2) new driveways is approximately 9.3m. The length of Council's garbage truck being 10.8m will therefore result in the tail end of the truck slightly encroaching over the residential driveway when garbage collection is being undertaken.*

*It is noted that a service or emergency vehicle temporarily parked across a driveway is not an uncommon occurrence/practice. Further, the swept path assessment indicates that the reduced driveway width (when a garbage truck is parked along the kerb) is still adequate to allow traffic to flow in one direction at a time, provided common driver courtesy is exercised and the garbage truck effectively uses the kerb space. Considering that the traffic demands generated by the residential driveway is envisaged to be low and garbage collection is generally undertaken outside of peak periods, any inconvenience to vehicles entering and exiting the site via the residential driveway is anticipated to be minor.*

*In order to further minimise the impact to traffic safety and efficiency along Coulter Street and the future vehicle access points servicing the development, some minor changes are required to the existing "NO STOPPING" restrictions along both sides of Coulter Street for the extent of the site frontage. The changes to the existing parking conditions will need to be reviewed and implemented prior to the issue of an Occupation Certificate to ensure they are appropriate with regards to the needs of the development and the surrounding community. This is addressed by recommended conditions of consent. **Conditions 17, 50, 77-78, 101, 123 and 124.***

**City Works – Assets and Infrastructure**

The application was referred to Council's City Works – Assets and Infrastructure team and the proposal was considered satisfactory subject to conditions. **Conditions 18-20, 51-57, 79-85, 102 and 125-138.**

## City Works – Waste

The application was referred to Council's City Works – Waste team and the following comments were provided:

*The proposal is for a mixed-use development with 32 residential units over nine storeys and a community space on the ground floor.*

*A waste chute is located on each floor within a waste service room which will contain 1 x 240L recycle bin for residents to dispose of their waste and recycling. The waste will go into 660L waste bins at the end of the chute which will be stored in the bin storage room on P1. The cleaner will take the 240L recycle bins to the bin storage room and decant the recycling into 660L recycling bins for servicing. The below bin configuration will be required.*

- 2 x 660L waste bins serviced 3 times per week
- 1 x 660L waste bin to be kept under the chute during bin servicing
- 5 x 660L recycling bins serviced weekly
- 8 x 240L recycling bins for residential use only- stored in the waste service room on each floor

*The truck will pull up in the No Stopping zone on Coulter Street to service the bins via a roller shutter door to the bin storage room.*

*A bulky waste cage has been provided, however this is located in the bin storage room. Residents will be required to contact the building manager for access. **Conditions 58-61, 103, 104, 139-141 and 147-150.***

## Environmental Health Officer

The application was referred to Council's Environmental Health Officer for comment. The following comments were provided:

### Acoustics

*An acoustic report has been prepared by 'Acoustic Logic, dated 1 July 2021'. It is understood that unattended noise monitoring was undertaken between 18-25 January 2016, as well as attended noise monitoring at three locations on 25 June 2021 between 4-5pm. Whilst the unattended noise readings were taken 6 years ago, the acoustic environment does not appear to have changed significantly in this time to change the conclusions drawn in this report. The report discusses traffic noise impact on the internal receivers as well as noise intrusion from the use of the community centre on nearby sensitive receivers. Mechanical plant is yet to be selected and is to be assessed at CC stage.*

*Traffic noise intrusions have been considered for the proposed residential units. The NSW Department of Planning's 'Development Near Rail Corridors and Busy Roads (Interim Guidelines) internal noise criterion of 35 dB(A) in bedrooms between 10pm-7am and 40db(A) in all other areas has been adopted. The assessment found that traffic noise from Western Crescent dominated the acoustic environment and intrusion into the proposed development. The report provides the construction necessary to ensure internal noise criteria is met. A sign off at both CC and OC stages will be required to ensure that the recommended noise mitigation measures have been integrated into the design.*

*Part 6.1.4 of the report addresses noise from the proposed 'community centre'. Predicted noise levels were considered for external and internal sensitive receivers. The report states that the use of the community centre must not exceed the intrusiveness criteria being background +5db(A) at any time.*

*It's been confirmed that the proposed use of the ground floor tenancy will be a shared community office space. A separate development application will cover the fit out and operational aspects of the ground floor tenancy. A separate acoustic assessment of the community facility should be submitted detailing the impacts of operation noise on external and internal receivers.*

#### Contamination

*Bulk earth work and excavation was approved under LDA2016/0058. Conditions relating to contaminated land have been satisfied. A condition of consent is recommended in relation to unexpected finds protocol (**Conditions 22 and 23**).*

#### Conclusion

*The proposal is considered satisfactory subject to the recommended conditions of consent. **Conditions 21-24, 66, 67, 142-144 and 151-156.***

#### **Consultant Landscape Architect/Arborist**

The application was referred to Council's Consultant Landscape Architect/Architect who provided the following comments:

*This current landscape assessment considers the proposed impact on an existing nearby tree and proposed building design as part of a development application for the construction of a ten (10) storey mixed-use development, with four (4) basement levels. The proposal includes a community facility at ground level with thirty-two (32) units above in a residential tower. It also includes 50 residential parking spaces (inclusive of 7 visitor spaces) and 14 car parking spaces on a separate basement level for the community facility, at the subject site being 6-8 Western Crescent, Gladesville.*

*The proposed development with respect to landscape and Arboricultural matters is considered satisfactory subject to conditions.*

*The submitted landscape plans are generally considered to be satisfactory with regards to overall layout, design and species selection. Podium planting within raised garden beds have been afforded sufficient soil depths for sustainable plant and tree growth, communal areas have been provided to facilitate opportunities for social interaction, BBQ facilities are provided, and a mix of appropriate plant species have been specified.*

*Despite the proposal achieving the above, it has been acknowledged that a series of errors exist within the landscape plans which include poor annotation of planting graphics and their associated quantities, lack of consistent spot level and top of walls height information, and incorrect legend definitions - among other omissions. Whilst these shortcomings are noted, it is considered that a sufficient level of information has still been provided to complete a full assessment. Those minor concerns identified are considered capable of resolution via conditions contained within Section 4.1 below.*

### Existing Trees

*No Arboricultural Impact Assessment (AIA) has been provided as part of the documentation submitted. In this regard, it has been noted that the only tree within proximity to the proposed works is a *Tristaniopsis laurina* (Water Gum) street tree located within the verge adjoining Ross Street.*

*Despite this, it is considered unlikely that this tree will be impacted by the proposed works given the already highly restricted nature of their surrounding growing environment and their location away from areas of proposed ground level modification.*

### Landscape Plan

*The Landscape Plan prepared by Site Design + Studios has been reviewed as part of this assessment against the relevant provisions pertaining to landscaping and open space contained within Part 4.6 – Gladesville Town Centre and Victoria Road Corridor of Ryde DCP 2014, and the Apartment Design Guide 2015 (ADG)*

*A review of the abovementioned landscape plans has revealed a landscape design that is generally compliant with the majority of the controls and objectives contained within these guiding documents.*

*Private and communal open spaces are generally considered satisfactory and plant species selection has been reviewed as mostly suitable for the site-specific environmental conditions. Despite this, the following minor concerns have been identified which are addressed by way of recommended conditions of consent. **Conditions 62-65.***

### **Heritage Officer**

The application was referred to Council's Heritage consultant and the following comments were provided:

*The development proposal has been referred for heritage consideration as the subject site is within the vicinity of the Gladesville Shops Heritage Conservation Area and is identified in the Gladesville DCP as a contributory item.*

*The site is also located within the vicinity of the Church and gates at 220 Victoria Road, Gladesville, which are both individually listed as items of local heritage significance Schedule 5 of the Ryde LEP 2014.*

*Consideration of the heritage impacts:*

*1. It is noted that this Development Application seeks to undertake a series of design changes to the mixed-use multi-storey residential development as originally approved under LDA2016/0058 and MOD2018/0179.*

*2. An examination of the revised architectural plans shows that the extent of design changes relates mostly to the interior and basement floor levels, together with the deletion of the ninth floor and minor changes to the proposed colour palette. The overall quantum of the built form in terms of its scale, form, language remains substantially the same to the original development, if not reduced by the deletion of the first floor.*

*3. The development has previously been subject to rigorous heritage assessment and comment, which eventuated in the support for the proposed development, subject to a series of conditions of consent relating to, inter-alia, the protection of the façade. Subsequently, the retention, incorporation and restoration of the façade and key elements of the existing Jordan Hall are the pertinent considerations for this proposal.*

*4. Whilst the proposed changes to the exterior are considered minor, the introduction of a door to the northeast elevation will have a distinct visual and physical impact on the site. Located at the central portion of the front façade and highly visible when approaching the site from Jordan Street, the proposed door will disrupt the distinct pattern of the façade and reduce the visual significance of the site.*

*5. The identified aesthetic qualities of the site in the statement of significance in the report prepared by Urbis in April 2015 states the following; “The primary façade of the hall and the former shop / residence are unique in the context of the LGA, specifically in the application of the style and use of the Art Deco/Egyptian motifs within the parapet, complemented by the decorative brick soldier courses.” The introduction of a new door opening in this location would disrupt the decorative brick work, reducing the visual quality of the façade.*

*6. Furthermore, the parent development consent was issued on the expectation that the façade would be retained in full, whereby allowing the retention of the contributory building and its presentation to the streetscape and adjoining Heritage Conservation Area. This was the agreed position of both Council and the development proponent right from the outset of the proposed development.*

*7. If this is no longer the scenario, that is, the façade cannot be retained in full, then the approved development scheme would need to be modified to ensure the façade is not further materially impacted.*

Assessment Officer's Comments: Discussion addressing the proposed additional door opening and reconstruction of the Western Crescent portico element has been provided earlier in this report. Conditions of consent are recommended in relation to the reconstruction of the portico element. **Conditions 25, 69 and 105.**

## **11. Conclusion**

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

- The proposal is consistent with the objectives for B4 zoned land.
- The proposal complies with the development standards.
- The proposal is generally compliant with the requirements of Ryde Development Control Plan 2014.
- The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.
- The proposal is not contrary to the public interest.

## **12. Recommendation**

- A. THAT the Ryde Local Planning Panel, as the consent authority, grant consent to Development Application LDA2021/0300 for construction of a nine storey mixed-use development comprising 32 residential apartments, ground floor community facility (commercial) floorspace with four levels of basement carparking with 66 spaces on land at 8 Western Crescent, Gladesville subject to the draft conditions contained in Attachment 1.
- B. THAT the objectors are advised of the decision.



## **ATTACHMENTS**

- 1 Draft Conditions of Consent
- 2 Apartment Design Guidelines (ADG) – Table of Compliance
- 3 Ryde DCP Compliance Table
- 4 Architectural & Landscape Plans - subject to copyright provision

Report prepared by:

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**Liz Coad**  
**Director – City Planning and Environment**

## ATTACHMENT 1 – CONDITIONS OF CONSENT 8 WESTERN CRESCENT, GLADESVILLE (LDA2021/0300)

### GENERAL

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

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

Document Description	Date	Plan No/Reference
Site Plan	09/07/2021	2728, 01 - Innovate Architects
P3 & P4 Residential Parking Plan	24/03/2022	2728, 02 – Innovate Architects
P1 & P2 Residential Parking Plan	24/03/2022	2728, 03 – Innovate Architects
Ground Floor + Level 1 Floor Plans	03/02/2022	2728, 04 – Innovate Architects
Level 2 + Level 3 Residential Floor Plans	03/02/2022	2728, 05 – Innovate Architects
Level 4 + Level 5 Residential Floor Plans	03/02/2022	2728, 06 – Innovate Architects
Level 6 + Level 7 Residential Floor Plans	03/02/2022	2728, 07 – Innovate Architects
Level 8 Floor Plans	03/02/2022	2728, 08 – Innovate Architects
North West Elevation (Ross Street)	03/02/2022	2728, 10 – Innovate Architects
South East Elevation	03/02/2022	2728, 11 – Innovate Architects
North East Elevation	03/02/2022	2728, 12 – Innovate Architects
South West Elevation	03/02/2022	2728, 13 – Innovate Architects
Section A-A	03/02/2022	2728, 14 – Innovate Architects
Section B & C	03/02/2022	2728, 15 – Innovate Architects
Section D-D	03/02/2022	2728, 16 – Innovate Architects
Section E-E	03/02/2022	2728, 17 – Innovate Architects
Section F-F	03/02/2022	2728, 18 – Innovate Architects
Cover Sheet (Landscaping Plans)	28/01/2022	L-01 C – Site Design Studios
Public Domain Sheet 1	28/01/2022	L-02.1 C – Site Design Studios
Public Domain Sheet 2	28/01/2022	L-02.2 C – Site Design Studios
Level 1 Sheet 1	28/01/2022	L-03.1 C – Site Design Studios
Level 1 Sheet 2	28/01/2022	L-03.2C – Site Design Studios
Level 7	28/01/2022	L-04C – Site Design Studios
Planting Details	28/01/2022	L-05C – Site Design Studios
Plant Schedule	28/01/2022	L-06C – Site Design Studios
Notes	28/01/2022	L08C – Site Design Studios
Concept Stormwater Layout Drawing – Basement Level 4	28/05/2021	SW010 A1 – Mance Arraj

## **Conditions of Consent for LDA2021/0300 :-**

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

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

- a) The windows associated with Bedroom 1 windows for Units 101, 201, 301, 401, 501 and 601 shall be amended to have a vertically proportioned screening arrangement which orientates the opening towards the south-west (Coulter Street).
- b) Any air conditioner units are to be located on the roof or appropriately enclosed and noise attenuated if located on balconies.

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

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

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

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

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

(Reason: Statutory requirement).

4. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered 697061M\_05, dated 21 February 2022.

(Reason: Statutory requirement).

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

## **Conditions of Consent for LDA2021/0300 :-**

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

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

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

(Reason: Statutory requirement).

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

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

8. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.

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

9. **Hoardings.**

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

(Reason: To ensure public safety).

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

(Reason: To ensure public safety).

11. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

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

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

## **Conditions of Consent for LDA2021/0300 :-**

(Reason: to ensure public safety).

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

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

- 14. Public Utilities and Service Alterations.** All mains, services, poles, etc. which require alteration due to works associated with the development shall be altered at the applicant's expense. The applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.

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

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

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

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

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

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

(Reason: Statutory requirement.)

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

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

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

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

(Reason: To ensure accurate design work.)

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

(Reason: To demonstrate compliance with submitted reports)

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

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

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

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

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



## **Conditions of Consent for LDA2021/0300 :-**

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

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

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

### **PRIOR TO CONSTRUCTION CERTIFICATE**

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

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

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

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

26. **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:

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	\$176,156.72
Open Space & Recreation Facilities	\$303,333.98
Roads & Traffic	\$93,122.42
Plan Administration	\$8,589.24
<b>The total contribution is</b>	<b>\$581,202.36</b>

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

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).

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

(Reason: Statutory requirement.)

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

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

(Reason: Statutory requirement.)

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

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

(Reason: Statutory requirement.)

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

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

31. **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).

32. **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).

33. **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).

34. **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).

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

(Reason: Statutory requirement).

- 36. Sydney Water – Building Plan Approval. The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation**

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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](http://www.sydneywater.com.au/tapin) to apply.

(Reason: Statutory requirement).

- ~~36. **Sydney Water Tap in™** – The approved plans must be submitted to the Sydney Water Tap in™ on-line service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.~~

~~The Sydney Water Sydney Water Tap in™ service provides 24/7 access to a range of services, including:\_\_\_\_\_~~

- ~~• building plan approvals~~
- ~~• connection and disconnection approvals~~
- ~~• diagrams~~
- ~~• trade waste approvals~~
- ~~• pressure information~~
- ~~• water meter installations~~
- ~~• pressure boosting and pump approvals~~
- ~~• changes to an existing service or asset, eg relocating or moving an asset.~~

~~Sydney Water's Tap in™ online service is available at:~~

~~<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>~~

~~(Reason: Statutory requirement).~~

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

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

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.

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

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

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

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

The proposed onsite detention storage volume shall be increased to 28.16m<sup>3</sup> (minimum) as per the On-site Detention Calculation Sheet prepared by Mance Arraj Engineers Civil & Structural Consulting Engineers.

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

- 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)

- 40. 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)

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

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

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

Pump details and documentation demonstrating compliance with this condition are to be submitted in conjunction with the Stormwater Management Plan for the approval of the Certifying Authority, prior to the release of any Construction Certificate for construction of the basement level.

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



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

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

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

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

- 43. 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 hydrogeological measures by the professional engineer; and;

## **Conditions of Consent for LDA2021/0300 :-**

- 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 the Geotechnical Report by Jeffery & Katauskas (Refer No. 28618Srpt dated 25 August 2015).

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.)

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

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

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

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

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

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

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

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

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

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

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

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

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

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

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

The design submission shall address the following:

- a) A drainage system layout plan and structural details shall be drawn at a scale of 1:100, 1:200 or 1:250 and shall show the location of drainage pits and pipe and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- b) A drainage system longitudinal section shall be drawn at a scale of 1:100 or 1:200 horizontally and 1:10 or 1:20 vertically and shall show the underground channel and pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline chainages, pipeline grade, hydraulic grade line and any other information necessary for the design and construction of the drainage system (i.e. utility services).
- c) The location and as-built information (including dimensions and invert levels) of the existing Council kerb inlet pit as shown on {Stormwater Plans prepared by Mance Arraj Civil & Structural Engineers P/L Drawing No. SW010, SW020, SWS021, (Project No. 2870\_DA, Revision B, 02 February 2022)} is to be confirmed by a suitably qualified surveyor. This shall be incorporated into the drainage engineering drawings.
- d) Special details including non-standard pits, pit benching and transitions shall be provided on the drawings at scales appropriate to the type and complexity of the detail being shown.
- e) The drainage system layout plan shall be documented on a detailed features survey plan that describes all existing structures, utility services, vegetation and other relevant features.
- f) New stormwater drainage pipes shall be located underneath the kerb & gutter alignment to facilitate future maintenance.

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

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

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

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

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

- i. Make provision for all construction materials to be stored on site, at all times.
- ii. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- iii. Make provision for parking onsite once the basement level parking is constructed. All Staff and Contractors are to use the basement parking once available.
- iv. Specify the number of truck movements to and from the site associated with the construction works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site are not permitted unless approved by City Works Directorate.
- v. Include Traffic Control Plan(s) prepared by a SafeWork NSW accredited designer for any activities involving the management of vehicle and pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- vi. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
- vii. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
- viii. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
- ix. Take into consideration the combined construction activities of other development(s) and/or roadworks in the surrounding area. To this end, the consultant preparing the CPTMP must engage and consult with relevant stakeholders undertaking such works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- x. Specify spoil management process and facilities to be used on site.
- xi. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- xii. Comply with relevant sections of the following documents:
  - The Australian Standard *Manual of Uniform Traffic Control Devices* (AS1742.3-2019),
  - TfNSW' *Traffic Control at Work Sites* technical manual; and

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- Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

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

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

- a. Advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met.
- b. the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval, and
- c. the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.

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

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

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

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

**Note:** In designing the street tree layout, the consultant shall check and ensure that all new street trees are positioned such that there are no conflicts with the proposed street lights, utilities and driveway accesses. The proposed street lights will



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have priority over the street trees. All costs associated with the removal of existing street trees, where required, will be borne by the Developer.

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

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

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

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

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

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

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

- (a) The full reconstruction of half road width for the Western Crescent, Ross Street and Coulter Street frontages of the development site in accordance with the City of Ryde DCP 2014 *Part 8.5 - Public Civil Works*, Clause 1.1.4 – *Constructing Half Road*.
- (b) The removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction.
- (c) The construction of new kerb and gutter along the Western Crescent, Ross Street and Coulter Street frontages of the development site. Proposed kerb profiles are to be provided to ensure proper connections to the existing kerb and gutter.
- (d) The construction of two new kerb ramps to replace the existing ones at Western Crescent – Ross Street and Ross Street – Coulter Street intersections.
- (e) Construction of full width granite footway (Paving Type 2) along the Western Crescent, Ross Street and Coulter Street frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual **(PDTM) Chapter 2 – Gladesville**.
- (f) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- (g) Signage and line-marking details.
- (h) Staging of the public civil works, if any, and transitions between the stages.
- (i) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

### **Notes:**

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

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

54. **Vehicle Footpath Crossing and Gutter Crossover** – A new vehicle footpath crossing and associated gutter crossover shall be constructed at the approved vehicular access location/s. Where there is an existing vehicle footpath crossing and gutter crossover, the reconstruction of this infrastructure may be required in order that it has a service life that is consistent with that of the development, and that it is also compliant with current Council's standards and specifications. The location, design and construction

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shall be in accordance with City of Ryde Development Control Plan 2014 Part 8.3 *Driveways* and Part 8.5 - *Public Civil Works* and Australian Standard AS2890.1 – 2004 *Offstreet Parking*.

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

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

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

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

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

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

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

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

56. **Engineering plans assessment and works inspection fees** – The applicant is to pay to Council fees for assessment of all engineering and public domain plans and

## **Conditions of Consent for LDA2021/0300 :-**

inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.

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

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

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

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

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

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

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

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

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

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

## **Conditions of Consent for LDA2021/0300 :-**

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

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

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

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

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

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

(Reason: To ensure raised planter gardens afford sufficient soil depths to sustain planting species.)

63. **Privacy Screen Extensions.** The privacy screens provided between communal open space and private open space on both levels 01 and 06 are to be extended to the

## **Conditions of Consent for LDA2021/0300 :-**

boundaries to afford a sufficient privacy and security for users of the spaces. Details of compliance are to be shown on the plans for Construction Certificate.

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

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

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

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

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

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

The Construction Noise Management Plan must include:

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

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

67. **Noise impact on residential building** - Prior to the issue of a Construction Certificate written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that appropriate design and construction materials are to be utilised within the development to ensure compliance



## **Conditions of Consent for LDA2021/0300 :-**

with the following noise criteria specified for managing the noise impact on **residential buildings** from rail corridors and/or busy roads:

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

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

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

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

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

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

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

### **PRIOR TO COMMENCEMENT OF CONSTRUCTION**

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

#### **70. Site Sign**

- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:

## **Conditions of Consent for LDA2021/0300 :-**

- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
- (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

(b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(Reason: Statutory requirement).

### **71. 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).

**72. 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).

**73. 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).

**74. 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.)

**75. Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to application for approval from Council's Public Works department, as per the provisions of Section 138 of the Roads Act. The application for consent must include detailed structural plans prepared by a chartered structural engineer, clearly nominating the

## **Conditions of Consent for LDA2021/0300 :-**

number of proposed anchors, depth below existing ground level at the boundary alignment and the angle of installation. Approval is subject to the applicant paying all applicable fees in accordance with Council's Management Plan.

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

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

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

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

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

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

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

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

78. **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.)

79. **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

## **Conditions of Consent for LDA2021/0300 :-**

certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.

**Note:** Copies of several documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

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

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

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

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

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

82. **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.

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

83. **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.

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- g) Skip Bin on Nature Strip - The applicant shall obtain approval and pay the required fee to place a Skip Bin on the nature strip where it is not practical to locate the bin on private property. No permit will be issued to place skips.

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

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

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

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

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

### **DURING CONSTRUCTION**

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

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

(Reason: Statutory requirement).

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

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

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

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

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

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

90. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:
- Fill is allowed under this consent;
  - The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
  - the material is reused only to the extent that fill is allowed by the consent.

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

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

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

92. **Site Facilities**

The following facilities must be provided on the site:

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

(Reason: Statutory requirement).

93. **Site maintenance**

The applicant must ensure that:

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

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

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

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

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

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

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



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“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)

- 97. 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.)

- 98. 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.)

- 99. 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.)

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

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

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

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

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

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

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

The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

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

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

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

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

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

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

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

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

### **PRIOR TO OCCUPATION CERTIFICATE**

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

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

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

106. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered 697061M\_05, dated 21 February 2022.

(Reason: Statutory requirement).

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

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

## **Conditions of Consent for LDA2021/0300 :-**

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

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

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

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

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

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

(Reason: Statutory requirement.)

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

(Reason: Statutory requirement.)

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

(Reason: To ensure compliance with the BCA.)

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

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

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

113. **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.)

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

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

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

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

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

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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)

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

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

## **Conditions of Consent for LDA2021/0300 :-**

(Stormwater and Floodplain Management) and associated annexures and any requirements of Council pending on site conditions.

- e) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by the NSW Department – Office of Environment and Heritage and Council's DCP 2014 Part 8.1 (Construction Activities).
- f) Certification from a suitably qualified structural or geotechnical engineer confirming that any temporary soil/ rock anchors installed into public roadway, have been de-stressed and are no longer providing any structural support.
- g) Certification from a suitably qualified geotechnical engineer confirming that the Geotechnical Monitoring Program (GMP) was implemented throughout the course of construction and that all structures supporting neighbouring property have been designed and constructed to provide appropriate support of the neighbouring property and with consideration to any temporary loading conditions that may occur on that site, in accordance with the relevant Australian Standard and building codes.
- h) Compliance certificate from Council confirming that all external works in the public road reserve and alteration to Council assets located in the property have been completed to Council's satisfaction.

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

- 118. 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.)

- 119. 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.)

- 120. Stormwater - Post-Construction CCTV Report -** To ensure Council's stormwater infrastructures are adequately protected, there are no damages and no protruding pipe inside Council's pipeline due to proposed construction activities and property drainage connection, a post-construction CCTV report on the Council's stormwater pipeline through the proposed development site and the existing kerb inlet pit in front of the property is to be submitted to Council.



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

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

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

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

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

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

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

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

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

122. **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

## **Conditions of Consent for LDA2021/0300 :-**

(2014) Part 8.5 Public Civil Works, or the Roads and Maritime Services' standards and specifications, where applicable.

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

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

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

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

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

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

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

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

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

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

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

126. **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

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constructed in accordance with the Council's standards and requirements. Fees are payable for the issue of the Compliance Certificate, in accordance with Council's Schedule of Fees and Charges.

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

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

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

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

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

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

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

130. **Compliance Certificate – External Landscaping Works** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

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

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

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

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

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

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

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

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

134. **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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

142. **All works/methods/procedures/control measures** - Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

- Acoustic Report No. 20210774.1/0107A/R1/BJ dated 1 July 2021 prepared by Acoustic Logic

(Reason: To demonstrate compliance with submitted reports)

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

(Reason: To demonstrate compliance with the submitted report)

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

(Reason: Compliance with relevant noise criteria)

### **OPERATIONAL CONDITIONS**

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

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

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

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

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

146. **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.)

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

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

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



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

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

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

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

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

151. **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)

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

(Reason: To protect the amenity of the area)

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

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

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

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

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

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

156. **Storage of bins between collection periods** - Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with

## **Conditions of Consent for LDA2021/0300 :-**

securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.

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

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

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

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

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

**End of consent**

## Attachment 2 - Apartment Design Guide – Compliance Table

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

<b>Part 2 - Developing the controls</b>		
	<b>Proposal</b>	<b>Compliance</b>
<p><b>Building Depth</b> Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line.</p>	<p>All apartment depths are proposed to range from 12m to 18m.</p>	<p>Yes</p>
<p><b>Building Separation</b> Minimum separation distances for buildings are: <i>Up to four storeys (approx 12m):</i> - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms.  <i>Five to eight storeys (approx 25m):</i> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms  <u>Note:</u>  <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> </p>	<p>Given that the site has three street frontage, separation exceeds the minimums for all those frontages.</p> <p>However, compliance is not achieved for the southern elevation which adjoins the Council car park. This has proposed a nil setback to the boundary for all levels for the portion of the building fronting Western Crescent and for levels 2 to 8, a setback ranging from 2.2 metres to 3.85 metres for the portion of the building fronting Coulter Street.</p> <p>The above separation distances to future development on the southern elevation do not comply with the requirements under the ADG, however the site forms part of the 'Block 18 (Coulter Street) Key Site' under the Ryde Development Control Plan 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. Development of the Block 18 Key Site is guided by the Block 18 Built Form Plan.</p> <p>The Block 18 Built Form Plan envisages a nil setback for the element fronting Western Crescent and a rear articulation zone for the element fronting Coulter Street to allow for a transition to a one/two storey retail/commercial element on the car park site fronting Coulter Street. The proposal allows for a rear articulation zone fronting Coulter Street by providing a side setback ranging from 2.2 metres to 3.85 metres.</p> <p>On merit the proposed separation to future development on the car park site is considered satisfactory as this development supports the desired further character and</p>	<p><b>Not achieved for southern elevation. See discussion in report.</b></p>

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

<p>plant and tree growth. They improve residential amenity and promote management of water and air quality.</p> <p><b>Design criteria</b></p> <p>1. Deep soil zones are to be provided equal to 7% of the site area and with min dimension of 3m – 6m.</p>	<p>Whilst no deep soil areas are proposed in the development, landscaping is proposed on the podium level and on Level 6.</p>	<p><b>Gladesville Town Centre and Victoria Road Corridor.</b></p>												
<p><b>3F Visual Privacy</b></p> <p>Building separation distances to be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</p> <p><b>Design Criteria</b></p> <p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1" data-bbox="209 969 667 1346"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms &amp; balconies</th> <th>Non habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m(4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>No separation is required from blank walls;</li> <li>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</li> </ul>	Building Height	Habitable rooms & balconies	Non habitable rooms	Up to 12m(4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	<p>The minimum proposed separation distances are as follows:</p> <ul style="list-style-type: none"> <li>South-west: 17.7m</li> <li>North-west: 22.4m</li> <li>North-east: 20.1m</li> </ul> <p>The development is proposed to immediately adjoin future development to the south-east when the car park site is redeveloped in accordance with the intent of the RDCP. A blank wall is proposed on the south-eastern side of the building.</p>	<p>Yes</p>
Building Height	Habitable rooms & balconies	Non habitable rooms												
Up to 12m(4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
<p><b>3G Pedestrian Access &amp; entries</b></p> <p>Pedestrian Access, entries and pathways are accessible and easy to identify.</p>	<p>There is only one pedestrian access point to the building which is proposed from Western Crescent through the heritage façade. The access point is clearly legible and in the most suitable location on the site.</p>	<p>Yes</p>												
<p><b>3H Vehicle Access.</b></p> <p>Vehicle access points are designed and located to achieve safety, minimise conflicts between</p>	<p>There is a single vehicle access point which is located on the Coulter Street frontage of the site. It is noted that Coulter Street is a</p>	<p>Yes</p>												

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

<p><u>Design criteria for natural cross ventilation:</u></p> <ol style="list-style-type: none"> <li>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</li> <li>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</li> </ol>	<p>88% of the units are proposed to be naturally cross ventilated</p> <p>No apartments exceed 18m in depth.</p>	<p>Yes</p> <p>Yes</p>												
<p><b>4C Ceiling Heights</b> Ceiling height achieves sufficient natural ventilation and daylight access. The following is required as a minimum:</p> <table border="1" data-bbox="204 969 608 1317"> <thead> <tr> <th colspan="2">Min ceiling height for apartment &amp; mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m (3.1m floor to floor)</td> </tr> <tr> <td>Non Habitable</td> <td>2.4m</td> </tr> <tr> <td>2 storey apts</td> <td>2.7m for main living area 2.4m for 2<sup>nd</sup> 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 &amp; 1<sup>st</sup> floor to promote future flexibility of use.</td> </tr> </tbody> </table>	Min ceiling height for apartment & mixed use buildings		Habitable rooms	2.7m (3.1m floor to floor)	Non Habitable	2.4m	2 storey apts	2.7m for main living area 2.4m for 2 <sup>nd</sup> floor	Attic spaces	1.8m at edge of room	Mixed used zone	3.3m for ground & 1 <sup>st</sup> floor to promote future flexibility of use.	<p>Ground floor – 4m Levels 1 to 4: floor to floor 3m Upper floors: 3.05 to 3.1m between floors</p> <p>All habitable rooms within the Units are proposed to have a minimum 2.7m ceiling height and 2.4m in non-habitable rooms.</p>	<p>Yes</p>
Min ceiling height for apartment & mixed use buildings														
Habitable rooms	2.7m (3.1m floor to floor)													
Non Habitable	2.4m													
2 storey apts	2.7m for main living area 2.4m for 2 <sup>nd</sup> floor													
Attic spaces	1.8m at edge of room													
Mixed used zone	3.3m for ground & 1 <sup>st</sup> floor to promote future flexibility of use.													
<p><b>4D Apartment size and layout</b> Apartments are required to have the following minimum internal areas with one bathroom:</p> <ul style="list-style-type: none"> <li>Studio = 35m<sup>2</sup>;</li> <li>1 bedroom = 50m<sup>2</sup>;</li> <li>2 bedroom = 70m<sup>2</sup>;</li> <li>3 bedroom = 90m<sup>2</sup>;</li> <li>4 bedroom = 102m<sup>2</sup>.</li> </ul> <p><u>Note:</u> ➤ Additional bathrooms increase the minimum internal area by 5m<sup>2</sup>;</p>	<table border="1"> <thead> <tr> <th>Apartment type</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>N/A</td> </tr> <tr> <td>1 bedroom</td> <td>N/A</td> </tr> <tr> <td>2 bedroom</td> <td>81-99m<sup>2</sup></td> </tr> <tr> <td>3 bedroom</td> <td>104-139m<sup>2</sup></td> </tr> <tr> <td>4 bedroom</td> <td>178m</td> </tr> </tbody> </table>	Apartment type	Proposed	Studio	N/A	1 bedroom	N/A	2 bedroom	81-99m <sup>2</sup>	3 bedroom	104-139m <sup>2</sup>	4 bedroom	178m	<p><b>Proposal</b></p> <p>N/A 55m<sup>2</sup> N/A 119-124m<sup>2</sup></p>
Apartment type	Proposed													
Studio	N/A													
1 bedroom	N/A													
2 bedroom	81-99m <sup>2</sup>													
3 bedroom	104-139m <sup>2</sup>													
4 bedroom	178m													



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.	All habitable rooms have direct access to a window opening that achieves light and ventilation. No borrowed daylight and air is proposed.	Yes															
Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan layouts – habitable room (where the living, dining and kitchen are combined) be maximum depth of 8m from a window.	All units comply with this requirement.	Yes															
Bedroom - minimum dimension of 3m (excluding wardrobe space)	All bedrooms have minimum dimension of 3m.	Yes															
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bedroom apartments;</li> <li>• 4m for 2 &amp; 3 bedroom apt</li> </ul>	All living rooms have a width exceeding 4m.	Yes															
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	There are no cross over or cross through apartments proposed.	N/A															
<p><b>4E Private Open Space and balconies</b>  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:</p> <table border="1" data-bbox="204 1424 667 1675"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Min.depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>2</sup></td> <td>N/A</td> </tr> <tr> <td>1 bedroom</td> <td>8m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>2 bedroom</td> <td>10m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>3+ bedroom</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Min.depth	Studio apartments	4m <sup>2</sup>	N/A	1 bedroom	8m <sup>2</sup>	2m	2 bedroom	10m <sup>2</sup>	2m	3+ bedroom	12m <sup>2</sup>	2.4m	All private open space areas and balconies now achieve compliance with the minimum required areas.	Yes
Dwelling type	Minimum area	Min.depth															
Studio apartments	4m <sup>2</sup>	N/A															
1 bedroom	8m <sup>2</sup>	2m															
2 bedroom	10m <sup>2</sup>	2m															
3+ bedroom	12m <sup>2</sup>	2.4m															
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 <sup>2</sup> and a minimum depth of 3m.	All podium (Level 1) units comply with the minimum POS area on this level being 25m <sup>2</sup> .	Yes															

<p><b>4F Common circulation and spaces.</b></p> <p><b>Design criteria</b></p> <p>1. The maximum number of apartments off a circulation core on a single level is 8.</p> <p>Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level.</p>	<p>A maximum of 5 apartments are proposed off the circulation core.</p>	<p>Yes</p>										
<p><b>Design Guide:</b></p> <p>Daylight and natural ventilation should be provided to all common circulation space above ground. Windows should be provided at the end wall of corridor, adjacent to the stair or lift core.</p>	<p>Suitable daylight and natural ventilation is provided to all common circulation space.</p>	<p>Yes</p>										
<p><b>4G Storage</b></p> <p>Adequate, well designed storage is to be provided for each apartment.</p> <p><b>Design criteria</b></p> <p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided:</p> <table border="1" data-bbox="204 1084 667 1256"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m<sup>3</sup></td> </tr> <tr> <td>1 bedroom apt</td> <td>6m<sup>3</sup></td> </tr> <tr> <td>2 bedroom apt</td> <td>8m<sup>3</sup></td> </tr> <tr> <td>3 + bedroom apt</td> <td>10m<sup>3</sup></td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment. Additional storage is conveniently located, accessible and nominated for individual apartments (show on the plan).</p>	Dwelling type	Storage size volume	Studio	4m <sup>3</sup>	1 bedroom apt	6m <sup>3</sup>	2 bedroom apt	8m <sup>3</sup>	3 + bedroom apt	10m <sup>3</sup>	<p>All units have a compliant extent of storage which is split between basement and in-unit storage areas (being linen, kitchen and wardrobe storage).</p>	<p>Yes</p>
Dwelling type	Storage size volume											
Studio	4m <sup>3</sup>											
1 bedroom apt	6m <sup>3</sup>											
2 bedroom apt	8m <sup>3</sup>											
3 + bedroom apt	10m <sup>3</sup>											
<p><b>4H Acoustic privacy</b></p> <p>Noise transfer is minimised through the siting of buildings, building layout, and acoustic treatments.</p> <p>Plant rooms, services and communal open space and the like to be located at least 3m away from the bedrooms.</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p>	<p>Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses. Window and door openings are generally orientated away from noise sources. Noisy areas within buildings including building entries and corridors have been located next to or above each other and quieter areas next to or above quieter areas. Storage, circulation areas and non-habitable rooms have been located to buffer noise from external sources. The party walls are appropriately insulated.</p>	<p>Yes</p>										
<p><b>4K Apartment mix</b></p>												

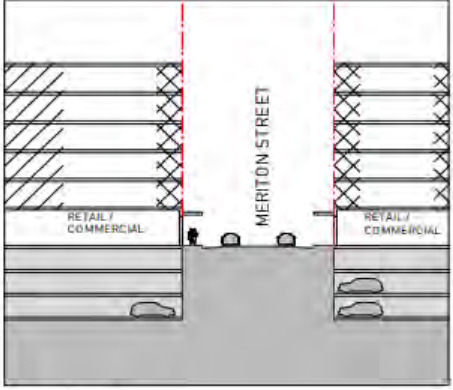
A range of apartment types with different number of bedrooms (1bed, 2 bed, 3 bed etc) should be provided.	The proposed unit mix comprises 26x2 bedroom units and 7x 3 and 4 bedroom units. This is considered to be suitable mix for the Gladesville demographic.	Yes
<b>4L Ground floor apartments</b> Building facades to provide visual interest, respect the character of the local area and deliver amenity and safety for residents.	There are no ground floor apartments proposed. The community facility use is proposed on the ground floor.	Yes
Building functions are expressed by the façade.	The building façade will effectively indicate the building functions being a community facility on the GF and residential apartments above.	Yes
<b>4N Roof design</b> Roof treatments are integrated into the building design and positively respond to the street.	Satisfactory.	Yes
Opportunities to use roof space for residential accommodation and open space are maximised.	Level 9 is proposed to contain a large POS associated with Unit 901.	Yes
Roof design incorporates sustainability features.	The application will comply with BASIX.	Yes
<b>4O Landscape design</b> Landscape design contributes to the streetscape and amenity. Landscape design is viable and sustainable	Under RDCP 2014, sites within the B4 zone do not have a minimum landscaping requirement. Whilst there are no deep soil zones proposed, there are suitable plantings on structures proposed,	<b>No, however, deep soil zone not required under the RDCP 2014 in the Gladesville Town Centre and Victoria Road Corridor.</b>
<b>4P Planting on structures</b> Appropriate soil profiles are provided.	Appropriate plantings are proposed on Level 1 to 6.	Yes
<b>4Q Universal design</b> 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.	One main entrance is provided at the street level for lift access to all apartments to the upper levels, and access is also provided from the basement parking levels. Fire egress is provided via stairs which are accessible on all levels. The proposed structural design will accommodate for future internal layout modifications. Vehicular access to the site is facilitated through the proposed driveways on Coulter Street.	Yes
<b>4T Awnings and signage</b> Awnings are well located and complement and integrate with the building design.	There are no awnings proposed within the development.	N/A
<b>4U Energy efficiency</b> Development incorporates passive environmental design measures – solar design, natural ventilation etc.	BASIX Certificate submitted.	Yes

**Attachment 3 - Ryde Development Control Plan 2014 – Part 4.6 - Gladesville Town Centre and Victoria Road Corridor - Table of Compliance**

Ryde Development Control Plan 2010 (Part 4.6) Gladesville Town Centre and Victoria Road Corridor

Control	Comment	Compliance
<b>2.0 Vision</b>		
<p><b>2.2.4 Vision Statement</b>  <b>Town Centre Precinct</b>                      The town centre precinct is to be transformed from a poorly functioning strip shopping centre into a genuine mixed use town centre. The existing shops and pedestrian amenity on Victoria Road have been degraded by traffic and lack of renewal in recent years. The town centre will be revitalised with new large retail developments in Cowell Street and Coulter Street, which will support the existing retail shops with parking and greater pedestrian amenity. An enhanced pedestrian network and new public spaces will be created off Victoria Road, with a new square at the end of Wharf Road and street tree planting around the Coulter Street retail development. A pedestrian bridge across Victoria Road will link the existing shops and the proposed “one-stop” parking in large new retail developments in Cowell and Coulter Streets. Better pedestrian amenity on and around Victoria Road and a greater range of services will revitalise the town centre as the focus of urban life for the communities on both sides of the town centre. The intersection of Wharf Road, Meriton Street and Victoria Road is a key site (refer section 4.3 of this part). The Clocktower marks this important intersection, which will be strongly defined by appropriately scaled buildings built to the street alignments.</p>	<p>The development is consistent with the vision statement for the Town Centre Precinct. The development proposes to replace the existing Jordan Hall community facility with a mixed use development comprising ground floor community facility with 32 residential units above and four basement car parking levels.</p>	<p>Yes</p>
<b>3.1 – Built Form</b>		
<p><b>3.1.1 Built Form Heights</b>                      Buildings must comply with the maximum heights described in RLEP 2014.</p>	<p>The RLEP 2014 specifies a maximum building height of 33 metres for the subject site. The proposal has been amended to have a maximum proposed height of 30.86m.</p>	<p>Yes</p>

Floor to ceiling heights must be a minimum of 2.7m for residential uses.	The floor to ceiling heights for the habitable rooms are 2.7m and 2.4m for non-habitable rooms, which achieves compliance with the ADG.	Yes
Ground floor levels are to have a floor to floor height of a minimum of 3.6m (mixed use developments).	The proposed floor to ceiling height of the ground floor community facility has been amended to be 4m. This complies with the ADG and DCP controls.	Yes
<b>3.1.2 Active Street frontages</b> Provide ground level active uses where indicated on the map.	The DCP requires active street frontages for the Western Crescent and Coulter St frontages of the site. The proposal retains the heritage façade on the Western Crescent frontage, with a community facility to be accessed from this frontage. The active street frontage is not provided for on the Coulter Street frontage.	<b>No – See report for discussion</b>
Residential uses, particularly entries and foyers must not occupy more than 20% of the total length for each street frontage	The residential entry/foyer occupies only 15% of the façade on the Western Crescent frontage with the community facility component comprising the remainder.	Yes
Where required, active uses must comprise the street frontage for a depth of at least 10m.	The active use (community facility) comprises the street frontage for a depth exceeding 10m on the Western Crescent frontage. There is no active use provided for on the Coulter Street frontage.	<b>No – See report for discussion</b>
Vehicle access points may be permitted where active street frontage is required if there are no practicable alternatives.	The vehicle access point is proposed from Coulter St, which is considered satisfactory as there are no practical alternatives given the site configuration.	Yes
Security grills can be incorporated to ground floor shops. Blank roller shutter doors are not permitted.	N/A – the ground floor use is a community facility as opposed to shops.	N/A
<b>3.1.3 Buildings Abutting the Street Alignment</b> Provide buildings built to the street boundary in the Gladesville Town Centre precinct and in Monash Road precinct except as shown on the appropriate map under Section 4.06.06 Ground level architectural features, such as recessed doors and windows, are permitted to a maximum of 400mm from the street boundary to design out concealment opportunities and promote personal safety and security.	The DCP requires that the building abuts the street alignment on all three street frontages of the site. Building to the boundary is proposed on the three street frontages with the exception of the portico element on the Western Crescent frontage which includes the entry door which is recessed 4 metres into the façade.	<b>No – See report for discussion</b>
<b>3.1.4 Setbacks (front)</b> Setbacks in accordance with Setback Requirements Table and Key Sites Diagram.	Given the location of the subject site, being part of the Block 18 Key Site, the front setback controls are to be read in	

<p>Front Setback (Diagram H)</p> <p>The table under this section requires the setback as follows:</p> <p>Ground level = Nil</p> <p>Upper level setback from street boundary = Nil</p>  <p>SETBACK H</p>	<p>conjunction with the built form controls for Block 18 which require the upper levels to be recessed. The proposal complies with the Block 18 controls with regard to front setback.</p>	<p>Yes</p>
<p><b>Side &amp; Rear Setbacks and Residential Amenity</b></p> <p>b) Provide 12m separation minimum above the ground floor between residential buildings (including existing residential buildings on adjacent sites).</p>	<p>Given the location of the subject site, being part of the Block 18 Key Site, the side and rear setback controls are to be read in conjunction with the built form controls for Block 18 which require the upper levels to be recessed. The proposal complies with the Block 18 controls with regard to side and rear setbacks.</p>	<p>Yes</p>
<p><b>3.1.6 Conservation Area and Built Form Guidelines</b></p> <p>All development proposals within the Conservation Area shall be assess for their impact on the heritage significance of the Conservation Area and have regard to the Statement of Significance.</p> <p>Jordan Hall is listed as a contributory item in the conservation area and is required to be retained.</p> <p>With regard to development involving Jordan Hall, community floorspace equivalent to that of the existing hall is required to be provided in any new development.</p>	<p>The site is not situated within a Heritage Conservation Area, however, the subject site (Jordan Hall) is identified in RDGP as a contributory item to the adjacent Gladesville Shops Heritage Conservation Area.</p> <p>Heritage 21 originally prepared a Statement of Heritage Impact (HIS) for the original development application (LDA2016/0058) and have prepared an addendum letter to assess the impact of the revised design on the heritage significance of the subject site, nearby heritage items and the heritage conservation area in the vicinity.</p> <p>The Heritage Addendum Letter outlines that the amended design respects the heritage significance of the site, nearby heritage items and the HCA within the vicinity. The design makes a minor change to the Western Crescent façade by introducing an additional door opening to allow for a separate pedestrian access to the residential</p>	<p><b>No – See report for discussion</b></p>

	<p>apartments. This matter is discussed in detail in the report.</p> <p>An equivalent community facility floorspace is now proposed, being 680m<sup>2</sup> which is consistent with the size of the community facility floorspace in the previous building.</p>	
<p><b>3.1.7 Awnings</b></p> <p>Provide awnings over footpaths for ground level building frontages as shown on relevant map and setback 600mm from kerb. Provide street trees. Height of awning minimum 3m. The heights of adjoining awnings should be considered.</p> <p>Glazed unit not permitted.</p> <p>Provide lighting, preferably recessed, to the underside of awnings, sufficient to ensure a high level of safety for pedestrians at night.</p>	<p>The awnings control drawing requires the provision of awnings on the Western Crescent and Coulter Street frontages.</p> <p>A new proposed awning has been provided over the existing footpath on the Coulter Street frontage in accordance with Councils Awnings Control Drawing in Section 3.1.6 of the DCP. In keeping with the heritage significance of the Jordan Hall, there is no awning provided on the Western Crescent frontage. The proposed awning on Coulter Street is considered to be acceptable given it will facilitate activation of the streetscape and provide pedestrian amenity along this frontage.</p>	<b>No – See report for discussion.</b>
<b>3.2 – Access</b>		
<p><b>3.2.2 Vehicular Access</b></p> <p>Provide vehicular access from the local roads network in preference to Victoria Road.</p> <p>This will require the development of public laneways within the rear setback of most sites in the North Gladesville and Monash Road Precincts.</p>	All vehicle access is proposed from Coulter Street.	Yes
<p><b>3.2.3 Parking</b></p> <p>Provide publicly accessible parking in specified locations.</p>	This control outlines that for sites which currently provide public car parking, when redeveloped they are to provide at least the same public parking on site as existing prior to redevelopment. The site has never provided any public parking so the control is not applicable to the development.	Yes
<b>3.3 Public Domain</b>		
<p><b>3.3.1 Pedestrian Connections</b></p> <p>Provide street furniture, lighting and generous paved areas along the main pedestrian routes within the retail and commercial core with clear direct sightlines and direct linkages.</p> <p>Provide pedestrian through-site connections and public domain parks, squares and plaza's in accordance</p>	<p>Conditions of consent are recommended requiring that the public domain be upgraded along the three street frontages.</p> <p>The DCP does not identify any pedestrian through site connections or any public domain parks on this site.</p>	Yes



<p>with the Pedestrian Connections Control Drawing (Figure 4.6.13) and the Public Domain Control Drawing (Figure 4.6.14).</p> <p>Courtyards, plazas or squares should be provided to complement and adjoin pedestrian through-site connections.</p>		
<p><b>3.3.2 Public Domain Framework</b></p> <p>Increase the quantum and diversity of public space in the heart of the town centre as shown on the Public Domain Framework Control Drawing.</p>	<p>The Public Domain Framework Control Drawing does not require any specific public space features for the subject site.</p>	<p>Yes</p>
<p><b>3.3.3 Landscape Character</b></p> <p>Create a consistent planting theme with a number of species to ensure that the planting provides a visual coherence,</p> <p>Provide street trees as shown on the Landscape Character Control Drawing (Figure 4.60) and in accordance with the Ryde Public Domain Technical Manual and Relevant Street Tree Master Plans.</p>	<p>Street tree plantings are required to be outlined in accordance with Public Domain Technical Manual. Details have been provided demonstrating compliance. The street tree plantings comprise Capital Flowering Pear trees.</p>	<p>Yes</p>
<p><b>3.3.4 Urban elements</b></p> <p>Provide paving, seats, benches and bins in accordance with the Ryde Public Domain Technical Manual.</p> <p>Provide seating and shelter (awnings or bus shelter) at all bus stops. Seating shall be in accordance with the Ryde Public Domain Technical Manual.</p> <p>Provide new street lighting to primary and secondary streets as selected by Council and underground power cables.</p> <p>Provide pole lighting, lighting from building awnings and structures, in new public spaces, to ensure night time pedestrian safety.</p>	<p>Suitable details have been provided in accordance with Public Domain technical manual and conditions of consent are recommended in this regard.</p>	<p>Yes</p>
<p><b>3.3.8 Western Crescent Section</b></p> <p>a. Provide a 14.5 metre wide street defined by built edge both sides and a 3.5 m continuous paved footpath both sides.</p>	<p>It is noted that this control contradicts Figure 4.6.19 within the DCP which stipulates a footpath width of only 3 metres on the Western Crescent frontage of the site. The existing footpath width on this frontage is 3 metres, which was considered satisfactory during the assessment of Development Application No. LDA2016/0058. Given that this consent has been commenced with the partial demolition of the existing building and excavation and shoring works, the</p>	<p><b>No – See discussion in report.</b></p>

<p>b. Provide parking one side and one way traffic as directed by Council.</p> <p>c. Provide continuous granite paving for the full footpath width in accordance with Ryde Public Domain Technical Manual.</p> <p>d. Provide small scale street trees in the carriageway on the western side, and on the footpath on the eastern side in accordance with the Ryde Public Domain Technical Manual.</p> <p>e. Provide street furniture in accordance with the Ryde Public Domain Technical Manual including:</p> <ul style="list-style-type: none"> <li>i. provide seat and bins at 50 m intervals and at bus stops, minimum one per block, if required by Council;</li> <li>ii. provide new street lighting, staggered at 40 m intervals on both sides of street;</li> <li>iii. provide lighting to the underside of awnings for the safety and security of pedestrians.</li> </ul> <p>f. Powerlines are to be underground in locations specified by Council.</p>	<p>applicant could opt to continue with this consent for the built form works and requiring additional width for the footpath on the Western Crescent frontage would result in inconsistency with the 2016 consent.</p> <p>This is possible with the future redevelopment of the car park site.</p> <p>Conditions of consent are recommended requiring granite paving on the three street frontages.</p> <p>Suitable street tree plantings are nominated on the landscaping plans and conditions of consent recommended.</p> <p>Street furniture is nominated on the landscaping plans in accordance with the Public Domain Technical Manual and conditions of consent are recommended.</p> <p>There are no overhead powerlines on the three street frontages.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<p><b>3.3.9 Coulter Street Town Centre Precinct Section</b></p> <p>a. Provide a 12.5 metre wide street defined by a built edge on the eastern side, and a landscape setback on the western, residential side.</p> <p>b. Provide small scale street trees in footpath on the eastern side, continuing to Trim Place.</p> <p>c. Provide continuous paved surface 3.5 m wide on the eastern side, with granite paving for the full width. Paving is to be in accordance with Ryde Public Domain Technical Manual.</p>	<p>The street is 12.5 metres with a built edge proposed.</p> <p>Suitable street tree plantings are nominated on the landscaping plans.</p> <p>It is noted that this control contradicts Figure 4.6.20 within the DCP which stipulates a footpath width of 4 metres on the Coulter Street frontage of the site. The existing footpath width on this frontage is approximately 2 metres</p>	<p>Yes</p> <p>Yes</p> <p><b>No – See discussion in report.</b></p>

<p>d. Provide street furniture in accordance with the Ryde Public Domain Technical Manual including:</p> <ul style="list-style-type: none"> <li>i. provide seat and bins at 50 m intervals and at bus stops, minimum one per block, if required by Council;</li> <li>ii. provide new street lighting, staggered at 40 m intervals on both sides of street.</li> </ul> <p>e. Powerlines are to be underground in locations specified by Council.</p>	<p>inclusive of the kerb, which was considered satisfactory during the assessment of Development Application No. LDA2016/0058. The following comments were provided in the assessment report for that application:</p> <p><i>The requirement of a 3.5m wide paved surface has been reviewed by Council's Senior Coordinator Strategic Planning. It is considered that the existing footpath is adequate in width to provide the required pedestrian footpath. Council's City Works and Infrastructure Public Domain Senior Coordinator has also reviewed this requirement and, subject to the existing footpath upgrade, has advised that no further widening of the footpath is required. Accordingly, no additional footpath width is required and paving requirements will be in accordance with Ryde Public Domain Technical Manual.</i></p> <p>Given that this consent has been commenced with the partial demolition of the existing building and excavation and shoring works, the applicant could opt to continue with this consent for the built form works and requiring additional width for the footpath on the Western Crescent frontage would result in inconsistency with the 2016 consent.</p> <p>The landscaping plans depict street furniture in accordance with the Public Domain Technical Manual and conditions of consent are recommended in this regard.</p> <p>The three street frontages do not contain overhead powerlines.</p>	<p>Yes</p> <p>N/A</p>
<p><b>4.0 Key Sites</b></p>		

**4.3.6 Block 18 (Coulter Street) Built Form Controls**

**Building Uses**

- a. Land-use must complement community, education and entertainment facilities within the precinct.

**Street Frontages**

- b. Provide active uses including retail or commercial at the first floor and ground level frontage to Coulter Street, Ross Street, Linsley Street and Western Crescent.

**Building Heights**

- c. Views from nearby sites are to be considered in any redevelopment. Height and Built Form shall comply with Block 18 Built Form Plan (refer to Figure 4.6.36). Note: The articulation of the top floor in the 3 dimensional building envelope drawing (Figure 4.6.35) is indicative of a top floor treatment, and is not a development control.

**Building Depth and Separation**  
 d. Provide building depth and separation in accordance with Block 18 Built Form Plan (Figure 4.6.36). Note: All dimensions are to the building envelope.

- e. The building envelope in residential buildings including all balconies and façade articulation is 18 m wide.
- f. The building depth in commercial and retail buildings also includes balconies and façade articulation. Façade articulation such as the use of balconies, bays, entry portals and the expression of structure are desirable architectural expressions.

The proposal includes community facility floorspace.

The proposal provides an active use (community facility) on the Western Crescent frontage but not on the Ross Street or Coulter Street frontages.

The proposal is generally in accordance with the Block 18 Built Form Plan with the exception of the portion of the building fronting Western Crescent where the plan indicates a maximum of 8 storeys but the proposal is 9 storeys at this point. However, this is generally consistent with the previously approved scheme.

The proposed building depth and separation are in accordance with the Block Plan with the exception of the provision of a 9 storey height on the Western Crescent frontage as opposed to 8 storeys as shown in the block plan.

Yes

**No – See report for discussion.**

**No – See report for discussion.**

Considered satisfactory



**Building Setbacks**

g. All levels are to have a zero setback from Coulter Street, Ross Street, Linsley Street and Western Avenue.

**Access**

h. Provide a pedestrian footbridge at a location to the satisfaction of Council and the RMS that links Block 18 with Block 21.

i. The footbridge shall be lit to P4 Australian Standard, provide weather protection and be fully accessible.

j. A DA application for new floor space that exceeds 500 m2 is to provide a detailed traffic and pedestrian access study that demonstrates safe convenient access.

k. Parking and safe access must be provided during construction of any new development that exceeds 500 m2 (including consideration of kiss and ride for the school and childcare).

The envelope is generally in accordance with the block plan and the previous consent granted for the site.

The footbridge would need to be a consideration when development of the adjoining car park site occurs.

A suitable traffic and pedestrian access study has been submitted with the proposal.

Parking and safe access are provided by way of the existing car park site adjoining the site.

Considered satisfactory

N/A

Yes

Yes

**4.3.7 Block 18 (Coulter St) Public Domain Controls**

a. Provide public domain and community space equal to 10% of the key site area or 500m2 (whichever is the greater) and generally in accordance with Block 18 Public Domain Plan (Figure 4.6.38). Public Domain space must meet demands created by the site redevelopment and may include pedestrian connections, laneways and public plazas. Public plazas must be:

- i. Open to the sky; and
- ii. A minimum 15 m separation between buildings on either side of the public plaza; and

10% of the site equates to 124m<sup>2</sup>, therefore, 500m<sup>2</sup> is applicable. The proposal provides for 680m<sup>2</sup> of community facility floorspace.

This portion of the site is not required to provide any public domain space or open space.

Yes

N/A

<p>iii. Paved in accordance with Ryde Council's Public Domain Technical Manual.</p> <p>b. Set back future buildings on eastern side of Western Crescent for street tree planting, and plant in carriageway on the western side.</p> <p>c. Widen footpaths on Linsley Street and Coulter Street to improve pedestrian amenity and allow street tree planting.</p> <p>d. Widen footpath on Coulter Street and plant, to enhance the connection to Trim Place.</p>	<p>There are suitable street tree plantings proposed on the Western Crescent frontage.</p> <p>Section 3.3.8 of the DCP outlines that the following is required for the Western Crescent frontage:</p> <p style="padding-left: 40px;"><i>a. Provide a 14.5 metre wide street defined by built edge both sides and a 3.5m continuous paved footpath both sides.</i></p> <p>It is noted that this control contradicts Figure 4.6.19 within the DCP which stipulates a footpath width of only 3 metres on the Western Crescent frontage of the site. The existing footpath width on this frontage is 3 metres, which was considered satisfactory during the assessment of Development Application No. LDA2016/0058. Given that this consent has been commenced with the partial demolition of the existing building and excavation and shoring works, the applicant could opt to continue with this consent for the built form works and requiring additional width for the footpath on the Western Crescent frontage would result in inconsistency with the 2016 consent.</p> <p>Section 3.3.9 of the DCP outlines the following in relation to the Coulter Street frontage:</p> <p style="padding-left: 40px;"><i>c. Provide continuous paved surface 3.5m wide on the eastern side, with granite paving for the full width. Paving is to be in accordance with Ryde Public Domain Technical Manual.</i></p> <p>It is noted that this control contradicts Figure 4.6.20 within the DCP which stipulates a footpath width of 4 metres on the Coulter Street frontage of the site. The existing footpath width on this frontage is approximately 2 metres inclusive of the kerb, which was considered satisfactory during the assessment of Development Application No. LDA2016/0058. The following comments were provided in the assessment report for that application:</p>	<p style="text-align: center;">Yes</p> <p><b>No – see report for discussion.</b></p>
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	<p><i>The requirement of a 3.5m wide paved surface has been reviewed by Council's Senior Coordinator Strategic Planning. It is considered that the existing footpath is adequate in width to provide the required pedestrian footpath. Council's City Works and Infrastructure Public Domain Senior Coordinator has also reviewed this requirement and, subject to the existing footpath upgrade, has advised that no further widening of the footpath is required. Accordingly, no additional footpath width is required and paving requirements will be in accordance with Ryde Public Domain Technical Manual.</i></p> <p>Given that this consent has been commenced with the partial demolition of the existing building and excavation and shoring works, the applicant could opt to continue with this consent for the built form works and requiring additional width for the footpath on the Western Crescent frontage would result in inconsistency with the 2016 consent.</p>	
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## Part 7.2 – Waste Minimisation and Management

### Residential Flat Buildings of 4 Storeys or more

<b>Control</b>	<b>Comment</b>	<b>Compliance</b>
a. Space must be provided inside each dwelling for a receptacle to store garbage and recycling material – the area is to have the capacity to store two day's worth of garbage and recyclables.	Suitable storage areas are provided adjacent to the entry door for each unit for the storage of two day's worth of garbage and recyclables.	Yes
b. A waste and recycling storage room (or rooms) must be provided for the storage of garbage, recyclable and green wastes, with a capacity to easily store the number of bins required to meet Council's standard collection services applicable to the development. The space is to be calculated using the Schedule 1 Indicative Bins Sizes and Schedule 2 Standard Waste and Recycling Bins for Residential Developments attached to this Part	A garbage and recycling storage room is provided on the P1 basement level for the storage of the number of bins required based on the proposed unit mix.	Yes

<p>c. All waste and recycling storage rooms must be designed and constructed in accordance with Schedule 4: S4.2 Waste and Recycling Storage Rooms.</p>	<p>Conditions of consent are recommended to require compliance.</p>	<p>Yes</p>
<p>d. Consideration must be given to the convenient transportation of waste and recycling from the various floors to the central waste and recycling storage room/area. Such transportation system may include a passenger or goods lifts, or a garbage chute system.</p>	<p>There is a laundry chute system proposed which is accessed from the service room on each residential level of the building.</p>	<p>Yes</p>
<p>e. Where garbage chutes are proposed, service rooms/compartments for accessing the garbage chutes must be provided on each residential floor. All garbage chutes and service rooms/compartments must be designed and constructed in accordance with Schedule 4: S4.3 Garbage Chutes and S4.4. Service Rooms (or Compartments).</p>	<p>The laundry chutes are accessed by way of a service room proposed on each residential level of the building.</p>	<p>Yes</p>
<p>f. For developments comprising 30 or more dwellings, a separate room or undercover caged area of a minimum 5 square metres, with instructive signage must be provided for the storage of bulky discarded items such as furniture and white goods, awaiting Council pickup, to prevent illegal dumping in the public domain. Bulky items storage areas should be located adjacent to waste storage areas.</p>	<p>A bulky good storage room is proposed on basement Level P1 which exceeds 5m<sup>2</sup> in size.</p>	<p>Yes</p>
<p>g. Waste storage areas are to be designed to accommodate waste receptacles which can be managed by all types of domestic waste collection vehicles.</p>	<p>The waste storage room is located adjacent to the Coulter Street frontage, with a separate roller door providing direct access to Coulter Street for the wheeling of bins to the kerbside for collection. This arrangement has been considered satisfactory by City Works – Waste.</p>	<p>Yes</p>
<p>h. Adequate access must be provided for the users, waste collection staff and collection vehicles. Where collection vehicles are required to drive into a property to collect waste and recycling:</p> <p>i. the site must be designed to allow collection vehicles to enter and exit the property in a forward direction with minimal need for reversing and to be operated with adequate clearances; and</p> <p>ii. The driveway and basement manoeuvring space are to be suitable for the collection vehicle in terms of pavement strength, spatial design, access width and clearances.</p>	<p>Kerbside collection has been proposed off Coulter Street which Council's City Works – Waste and Public Domain teams have raised no objections to.</p>	<p>Yes</p>



Appendix C Collection Vehicles and Appendix D Vehicle access/Turning Circles under the Better Practice Guide for Waste Management in Multi-Unit Dwellings, DECC 2008 are to be used as a guide.		
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### Part 9.3 - Car Parking

The following parking rates are applicable to residential development under the RDCP 2014.

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

An assessment of the above parking rates to the proposed development is below:

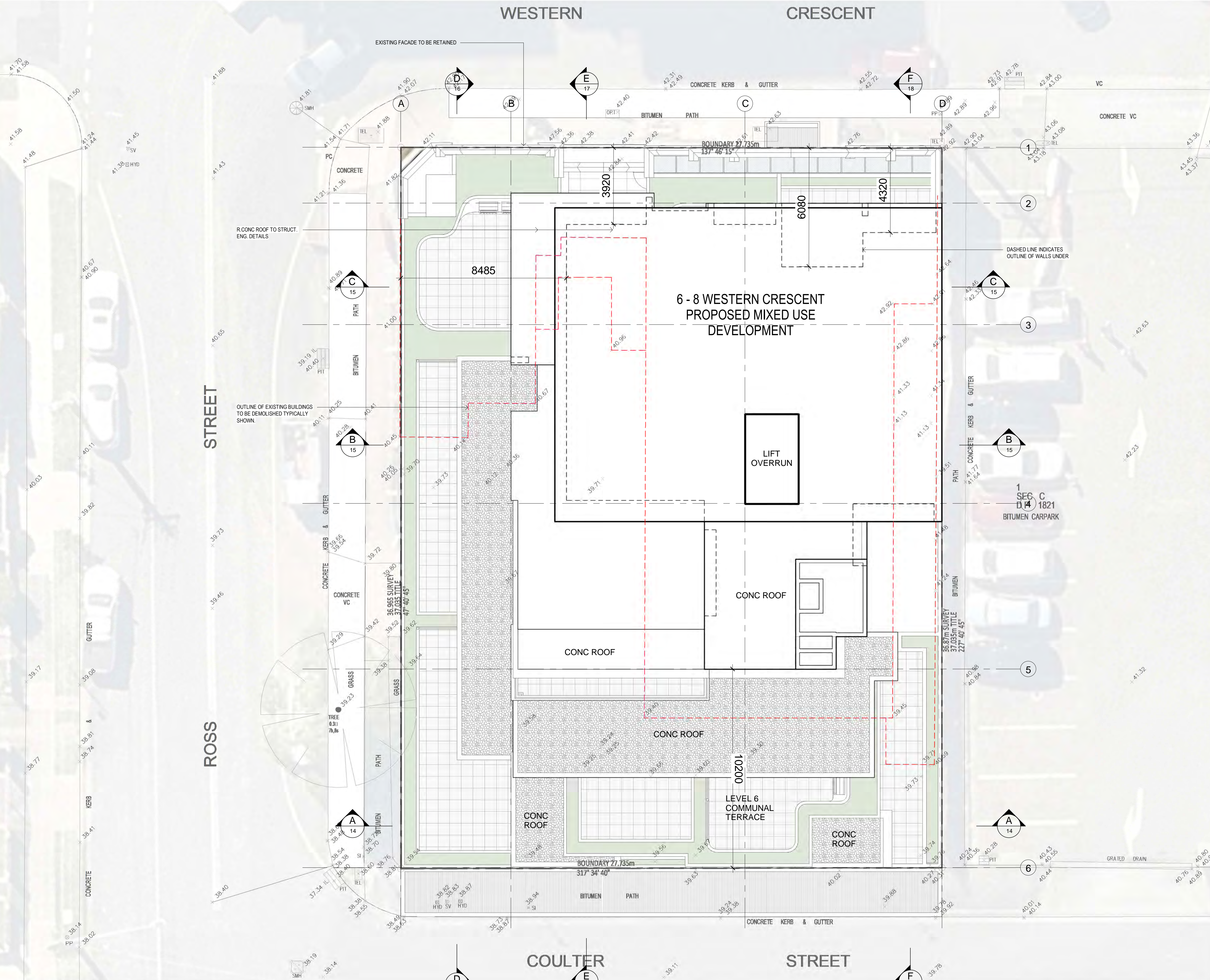
Apartment Type	Minimum	Max	Provided	Compliance
1 bedroom (0)	-	-	42 resident spaces	Yes
2 bedroom (22)	19.8	26.4		
3 bedroom and over (10)	14	16		
<b>Sub-total</b>	<b>33.8 (34)</b>	<b>42.4 (43)</b>	<b>42 spaces</b>	<b>Yes</b>
Visitor	6.4 (7)	6.4 (7)	7 visitor spaces	Yes
Community Facility (considered as office floorspace)	17	17	17	Yes
<b>Total</b>	<b>58 spaces</b>	<b>67 spaces</b>	<b>66 spaces</b>	<b>Yes</b>

### Bicycle Parking

The DCP states that: *in every new building, where the floor space exceeds 600m<sup>2</sup> GFA (except for dwelling houses and multi-unit housing) provide bicycle parking equivalent to 10% of the required car spaces or part thereof.*

A minimum of five bicycle parking spaces are required for this development. The proposal provides bicycle parking comprising six spaces on level P2.





1 SITE PLAN  
SCALE 1:100

### SITE CALCULATIONS

SITE AREA = 1024.4m<sup>2</sup>

FLOOR SPACE  
RLEP 2014 - ZONE B4

Maximum FSR for Zone B4 = 4.3:1  
[1024.4 x 4.3] = 4404.92m<sup>2</sup>

PROPOSED FLOOR AREAS

PARKING LEVEL 1 FLOOR AREA:	= 0m <sup>2</sup>
GROUND FLOOR AREA:	= 760.9m <sup>2</sup>
LEVEL 1 FLOOR AREA:	= 452.2m <sup>2</sup>
LEVEL 2 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 3 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 4 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 5 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 6 FLOOR AREA:	= 499.2m <sup>2</sup>
LEVEL 7 FLOOR AREA:	= 371.3m <sup>2</sup>
LEVEL 8 FLOOR AREA:	= 324.1m <sup>2</sup>
<b>TOTAL:</b>	<b>= 4404.5m<sup>2</sup></b>
<b>PROPOSED FSR:</b>	<b>= 4.30:1</b>

### ISSUE B AMENDMENTS

BASEMENT LEVELS  
- BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.

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

GROUND FLOOR  
- GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 8000MM.  
- NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY.  
- GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM.  
- GROUND FLOOR COMMUNITY SPACE ADJUSTED TO ACCOMMODATE COMMUNITY FACILITY SPACE.  
- ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.

LEVEL 1  
- LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE.  
- AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.  
- FINING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FAÇADE.

LEVELS 2-5  
- LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 45.55 (PREVIOUSLY RL 44.80)  
- LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.30 (PREVIOUSLY RL 51.55)  
- LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.55 (PREVIOUSLY RL 54.80)  
- LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.50 (PREVIOUSLY RL 58.75)  
- UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.  
- LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).

LEVEL 6  
- LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.  
- LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.30 (PREVIOUSLY RL 61.05)  
- DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.

LEVEL 7  
- RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.  
- LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.10)  
- AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.  
- DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.

LEVEL 8  
- LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)  
- DESIGN OF UNIT 801 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.

LEVEL 9  
- LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

CERTIFICATE NUMBER: No. 0005271110

### BASIX NOTES

REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

#### DWELLINGS

**WATER**

- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
- FIXTURES ARE TO BE SHOWERHEADS (3 STAR), SINK (4 STAR), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).

**ENERGY**

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

**COOLING**

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

**HEATING**

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

**ARTIFICIAL LIGHTING**

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

#### COMMON AREAS AND CENTRAL SYSTEMS

**WATER**

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

**ENERGY**

**COMMON AREA VENTILATION SYSTEM**

CARPARK LEVELS 1, 2 & 3

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

CARPARK LEVEL 4

- VENTILATION SYSTEM (EXHAUST ONLY)

LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION

GARAGE ROOM - NO MECHANICAL VENTILATION

COMMUNITY ROOM - NO MECHANICAL VENTILATION

PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION

GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION

HALLWAY LOBBY - NO MECHANICAL VENTILATION

**CENTRAL ENERGY SYSTEMS**

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

**COMMON AREA LIGHTING**

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

#### BUILDING ENVELOPE PROPERTIES

**INSULATION REQUIREMENTS**

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

**GLAZING:**

- ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - ANNING, CASEMENT, DOORS.
- ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE.

**FLOOR:**

- CARP ON SLAB WITH PLASTERBOARD TO NET AREAS
- CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.

**INT WALLS:**

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

**ROOF:**

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

0005271110 05 Jul 2021

Assessor Brian Teplicanec  
Accreditation No. 100598

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

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

hstar.com.au



**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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

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

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

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

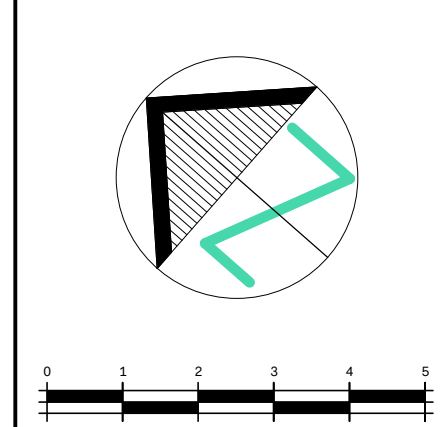
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage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

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

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



Client  
**GERON PROPERTY No.6 PTY LTD**

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

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

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

Drawing Title  
**SITE PLAN**

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

PO BOX 214 Culley NSW

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

REGISTERED ARCHITECT  
Nominated Architect  
Gerrison Jones  
7143

Drawn	Checked	Scale
JW	JK	1:100@A1
Project	Issue	
U E N I T	A	
Date	Sheet	
APRIL 2021	01	
Job Number		
2728		

GERON PROPERTY





1 LEVEL P3  
SCALE 1 : 100

2 LEVEL P4  
SCALE 1 : 100

ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.</li> </ul>
<b>P2-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COLLIER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.</li> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
ISSUE C AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>ADAPTABLE UNIT GARAGING PARKING SPACES INCREASED TO 3660mm WIDE. STORAGE SPACE REDUCED TO COMPENSATE.</li> </ul>
<b>RESIDENTIAL PARKING CALCULATIONS</b>	<p>RYDE COUNCIL DCP 2014 9.3 PARKING CONTROLS</p> <ul style="list-style-type: none"> <li>0.9-1.2/2 BEDROOM DWELLING</li> <li>1.4-1.3/4 BEDROOM DWELLING</li> <li>1 VISITOR SPACE PER 5 DWELLINGS</li> </ul> <p>REQUIRES - 34 - 43 SPACES &amp; 7 VISITOR SPACES</p>
<b>CERTIFICATE NUMBER: No. 0005271110</b>	
<b>BASIX NOTES</b>	REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
<b>DWELLINGS</b>	
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) - 4.8 LIT + 6.0 LIT/MIN; TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN.</li> <li>DISHWASHER TO BE A STAR RATING.</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.</li> </ul>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>
<b>COMMON AREAS AND CENTRAL SYSTEMS</b>	
<b>WATER</b>	<ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING.</li> <li>COMMON TAPS TO HAVE 3 STAR RATING.</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<p><b>COMMON AREA VENTILATION SYSTEM</b></p> <p>CAR PARK LEVELS 1, 2 &amp; 3</p> <ol style="list-style-type: none"> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> </ol> <p>CAR PARK LEVEL 4</p> <ol style="list-style-type: none"> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ol> <p><b>CENTRAL ENERGY SYSTEMS</b></p> <ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li> </ul> <p><b>COMMON AREA LIGHTING</b></p> <ul style="list-style-type: none"> <li>CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>
<b>BUILDING ENVELOPE PROPERTIES</b>	
<b>INSULATION REQUIREMENTS</b>	<p><b>EXTERNAL WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> </ul> <p><b>GLAZING:</b></p> <ul style="list-style-type: none"> <li>ALUMINUM SINGLE GLAZE CLEAR. U = 6.70; SHGC = 0.57 - ANVING. CASEMENT, DOORS.</li> <li>ALUMINUM SINGLE GLAZE CLEAR. U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE.</li> </ul> <p><b>FLOOR:</b></p> <ul style="list-style-type: none"> <li>TILES ON SLAB WITH PLASTERBOARD TO WET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS</li> </ul> <p><b>INT WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS</li> <li>PLASTERBOARD ON STUDS</li> <li>CONCRETE WITH PLASTERBOARD</li> </ul> <p><b>ROOF:</b></p> <ul style="list-style-type: none"> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li> </ul>

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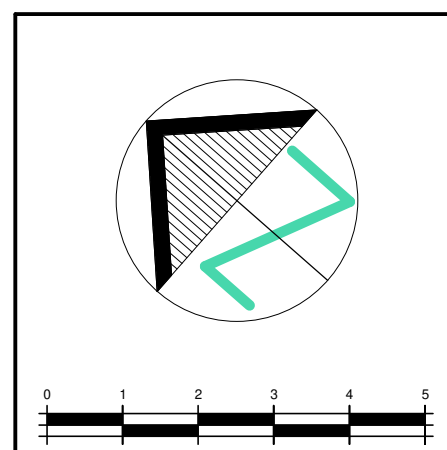
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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ISSUE	AMENDMENT	DATE	INT.
C	PARKING AMENDMENT	24/03/2022	
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT	DATE	INT.

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ISSUE	AMENDMENT	DATE	INT.



**GERON PROPERTY No.6 PTY LTD**

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

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

**P3 & P4 RESIDENTIAL PARKING PLAN**

**Innovate**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

PO BOX 214 Culley NSW

REGISTERED ARCHITECTS  
Notified Architect  
Cameron Jones  
7143

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

**Architects**

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

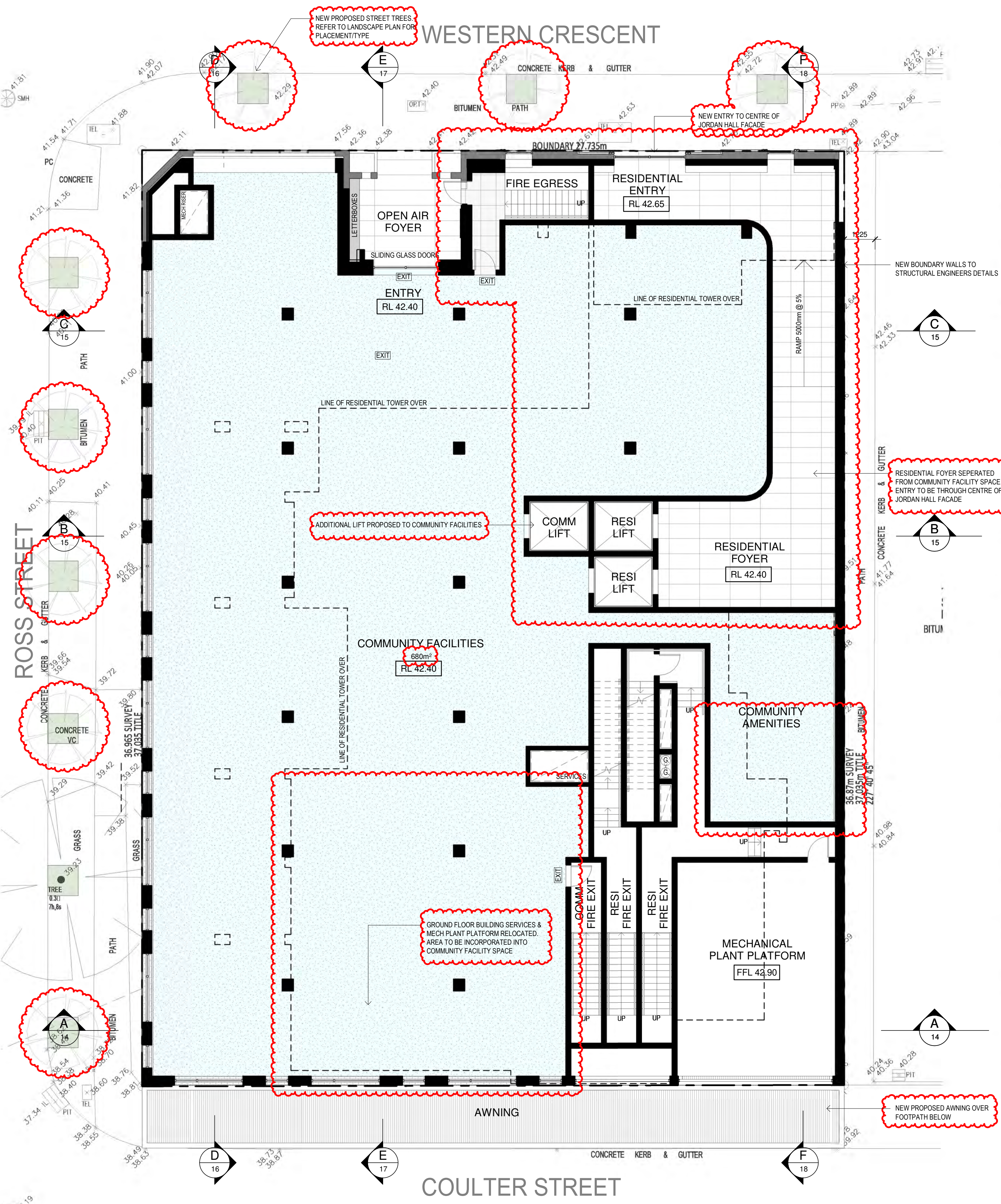
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GERON PROPERTY

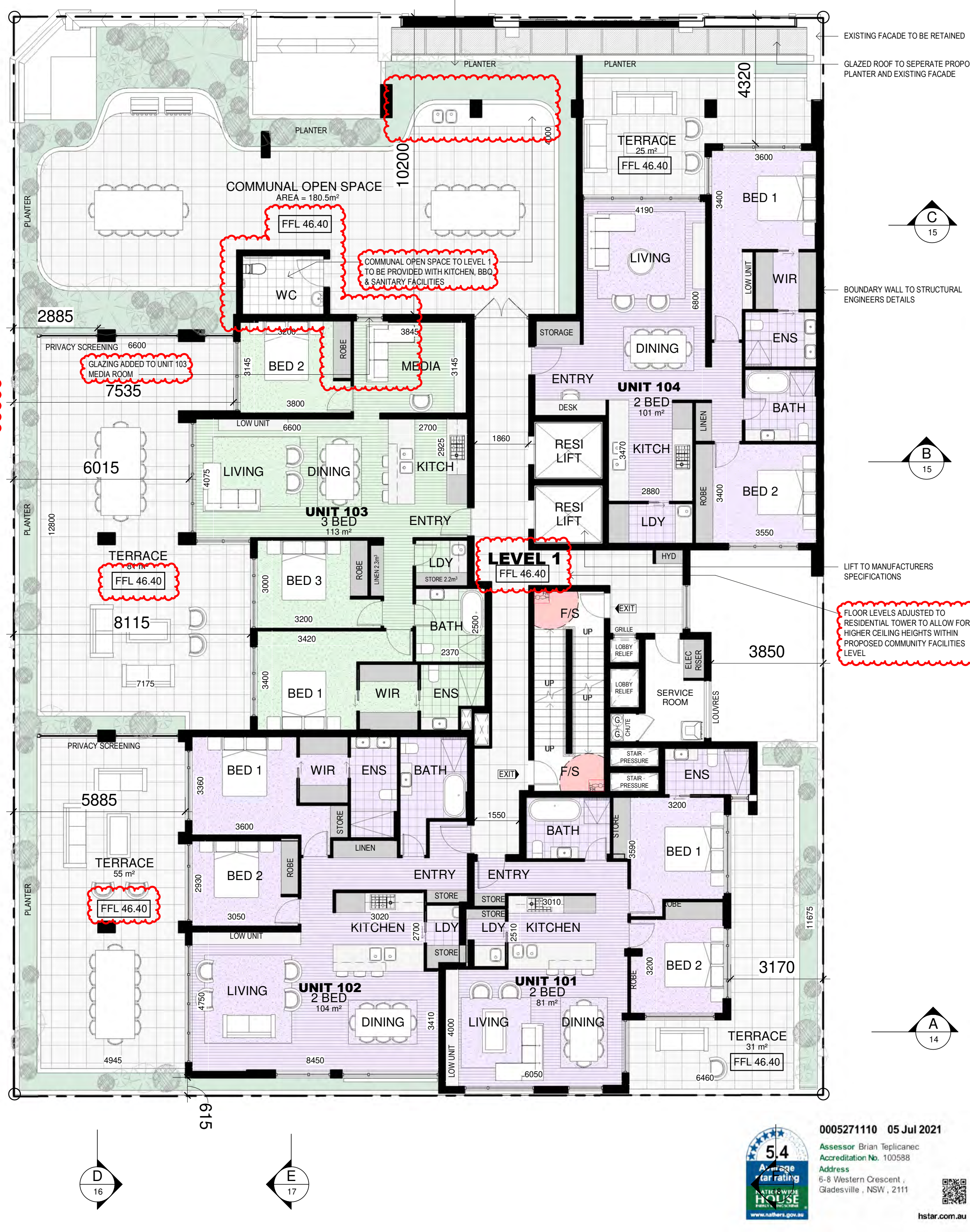








1 GROUND FLOOR PLAN  
SCALE 1 : 100



2 LEVEL 1  
SCALE 1 : 100

**ISSUE B AMENDMENTS**

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

**CERTIFICATE NUMBER: No. 0005271110**

**BASIX NOTES**  
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION

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

**COMMON AREAS AND CENTRAL SYSTEMS**

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

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

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

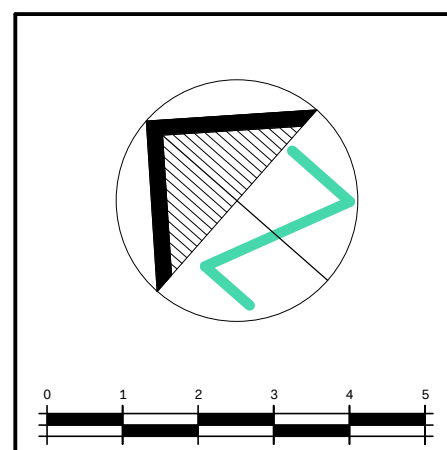
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B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
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ISSUE	AMENDMENT	DATE	INT.



**GERON PROPERTY No.6 PTY LTD**

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

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

**GROUND FLOOR + LEVEL 1 FLOOR PLANS**

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Cahoon NSW 2223

PO BOX 214 Cusley NSW

REGISTERED ARCHITECT  
Accredited Architect  
Gerrerson Jones  
7143

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

**GERON PROPERTY**

Project: 2728

Drawn: JW

Checked: GRJ

Date: APRIL 2021

Scale: 1:100@A1

Issue: B

Sheet: 04



ISSUE B AMENDMENTS	
LEVELS 2 & 3	LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
	LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.85)
	LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.65 (PREVIOUSLY RL 54.90)
	LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.95)
	UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM
	LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3-BEDROOM UNITS (502, 503 & 504)



1 LEVEL 2  
SCALE 1 : 100

2 LEVEL 3  
SCALE 1 : 100

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

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

**COMMON AREAS AND CENTRAL SYSTEMS**

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

**BUILDING ENVELOPE PROPERTIES**

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

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

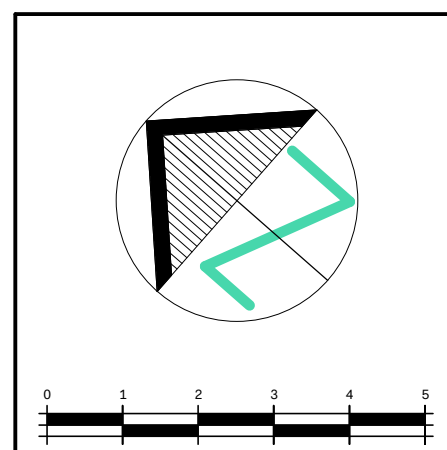
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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



**GERON PROPERTY No.6 PTY LTD**

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

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

**LEVEL 2 + LEVEL 3 RESIDENTIAL FLOOR PLANS**

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Caitley NSW 2223

PO BOX 214 Caitley NSW

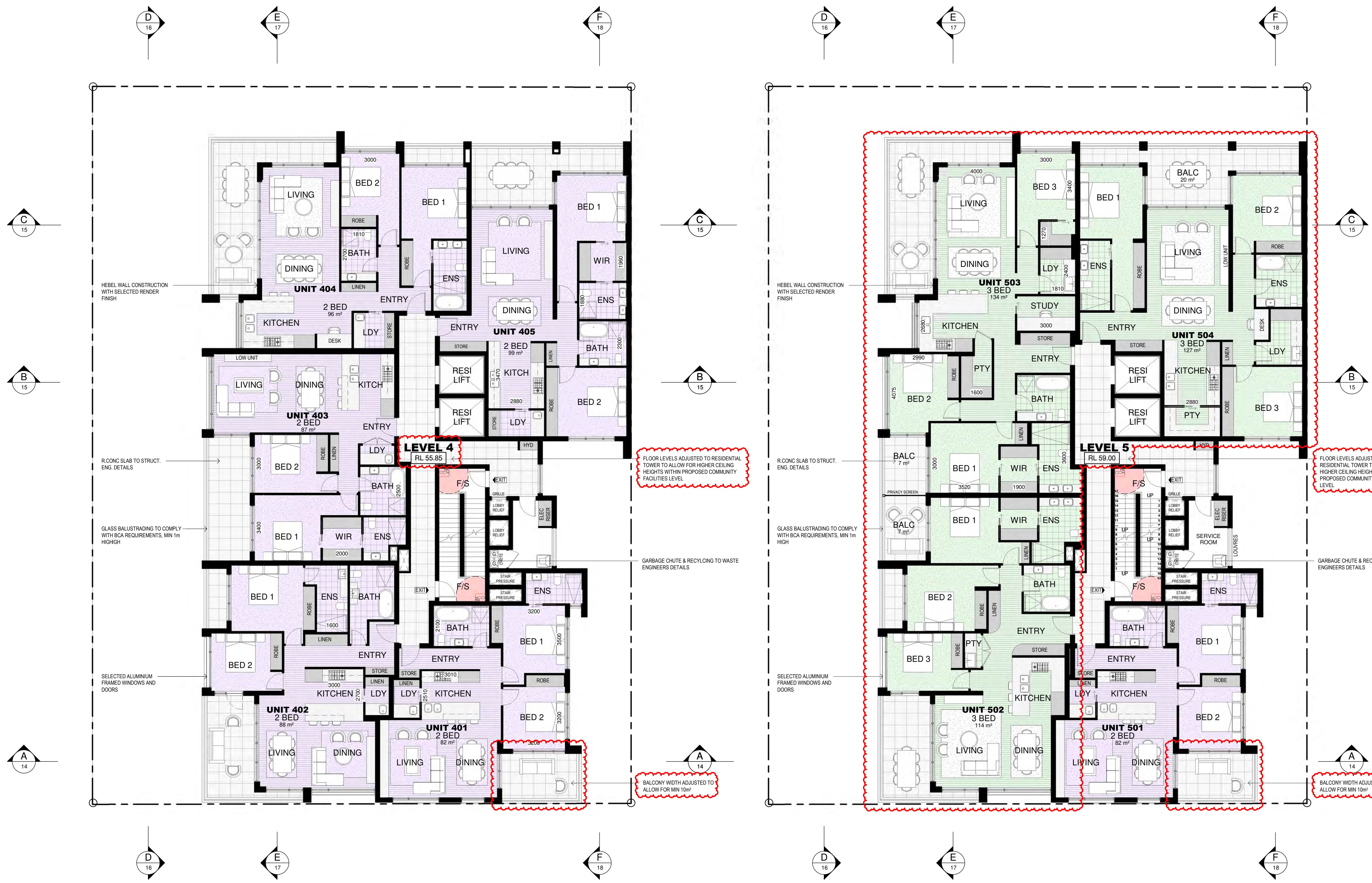
REGISTERED ARCHITECT  
Nominated Architect  
Gerrerson Jones  
7143

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www.innovate.com.au

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



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



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

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

BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m<sup>2</sup>

BALCONY WIDTH ADJUSTED TO ALLOW FOR MIN 10m<sup>2</sup>

1 LEVEL 4  
SCALE 1 : 100

2 LEVEL 5  
SCALE 1 : 100

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

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

hstar.com.au



**DEVELOPMENT APPLICATION**  
 NOT FOR CONSTRUCTION

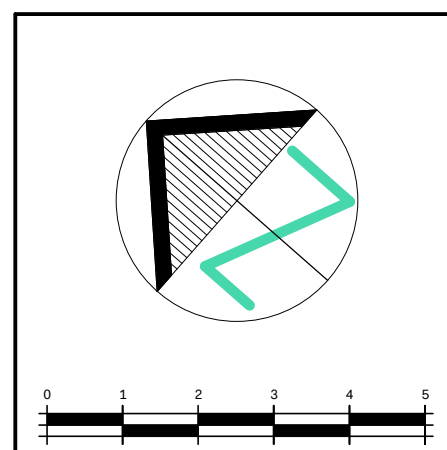
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ISSUE	AMENDMENT	DATE	INT.



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

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

LEVEL 4 + LEVEL 5  
 RESIDENTIAL FLOOR PLANS

**Innovate**  
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 Cusley NSW 2223  
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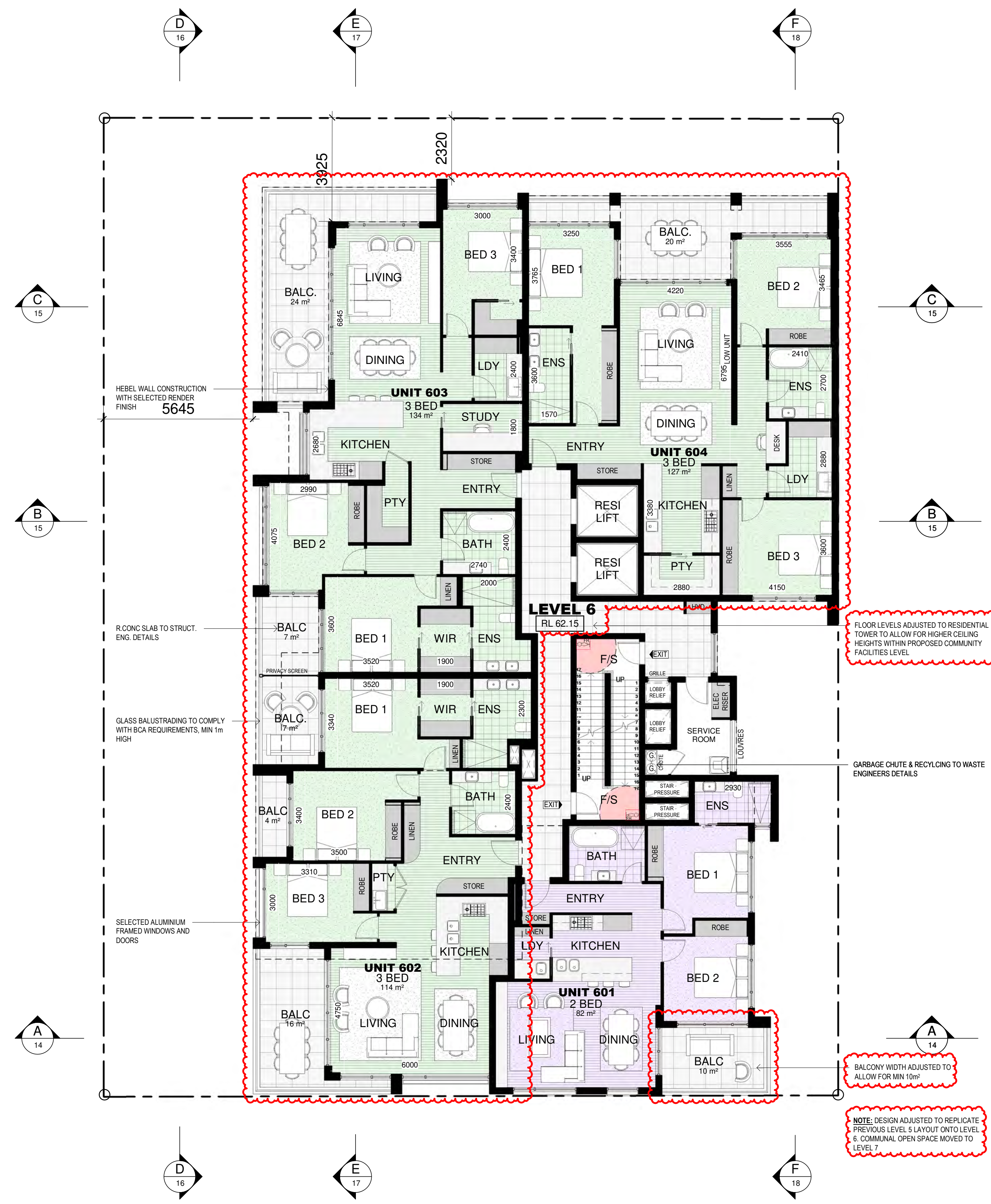
REGISTERED ARCHITECT  
 Accredited Architect  
 Cameron Jones  
 7143

**Architects**

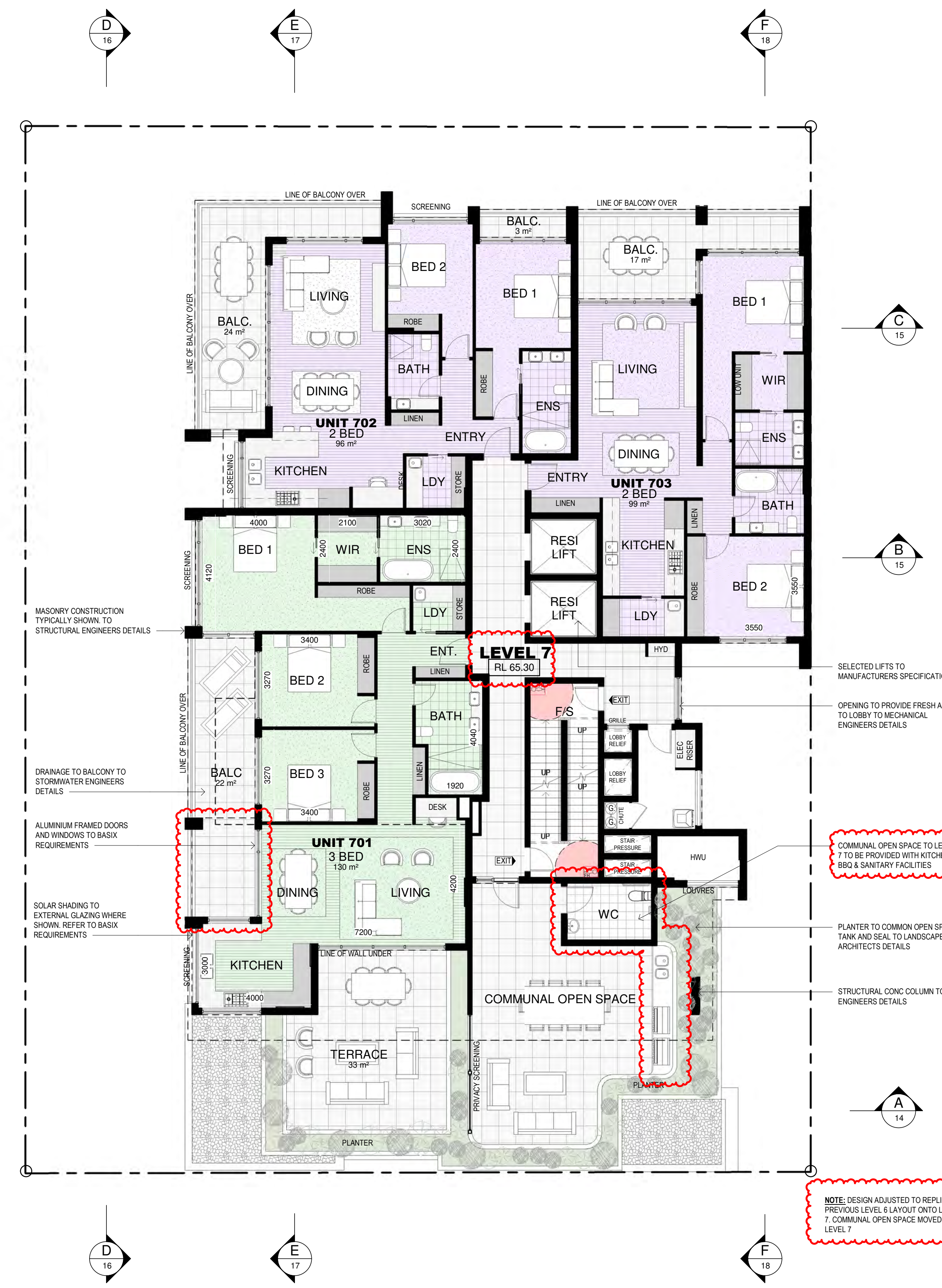
	J.W. G.R.U. APRIL 2021	1:100@A1 B	GERON PROPERTY 06
	2728	06	



ISSUE B AMENDMENTS	
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT &amp; 2X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7</li> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS, AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1X 3-BEDROOM UNIT &amp; 2X 2-BEDROOM UNITS.</li> </ul>



**1 LEVEL 6**  
SCALE 1 : 100



**2 LEVEL 7**  
SCALE 1 : 100

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

- | DWELLINGS                  |   |
|----------------------------|---|
| <b>WATER</b>               | <ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) &amp; BUBBLES (4 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).</li> </ul>   |
| <b>ENERGY</b>              | <ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN</li> <li>DISHWASHER TO BE 4 STAR</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY</li> </ul> |
| <b>COOLING</b>             | <ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>   |
| <b>HEATING</b>             | <ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>   |
| <b>ARTIFICIAL LIGHTING</b> | <ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>  |

**COMMON AREAS AND CENTRAL SYSTEMS**

- |               |  |
|---------------|--|
| <b>WATER</b>  | <ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>  |
| <b>ENERGY</b> | <p><b>COMMON AREA VENTILATION SYSTEM</b></p> <ul style="list-style-type: none"> <li>CAR PARK LEVELS 1, 2 &amp; 3</li> <li>1. VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>2. CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> <li>1. VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ul> <p><b>CENTRAL ENERGY SYSTEMS</b></p> <ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li> </ul> <p><b>COMMON AREA LIGHTING</b></p> <ul style="list-style-type: none"> <li>CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> </ul> |

**BUILDING ENVELOPE PROPERTIES**

- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**  
HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - ANILING, CASEMENT, DOORS.
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- INT. WALLS:**
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  - CONCRETE WITH PLASTERBOARD
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- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE
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**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

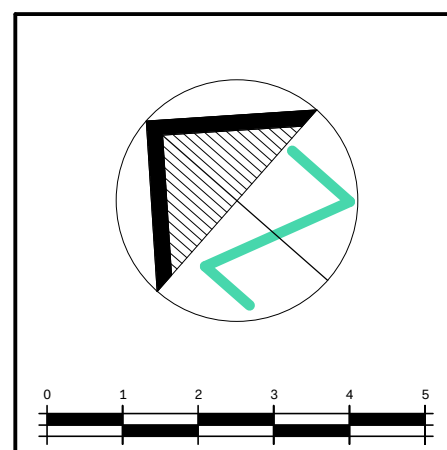
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LEVEL 6 + LEVEL 7 RESIDENTIAL FLOOR PLANS

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Drawn	Checked	Date	Scale	Sheet
JW	GRJ	APRIL 2021	1:100@A1	B
JOB Number				Sheet
2728				07

GERON PROPERTY



**ISSUE B AMENDMENTS**

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



BALCONY INTRODUCED TO UNIT 802 TO ALLOW FOR GREATER SOLAR ACCESS & VENTILATION TO BEDROOMS

FLOOR LEVELS ADJUSTED TO RESIDENTIAL HEIGHTS WITHIN PROPOSED COMMUNITY FACILITIES LEVEL

LEVEL 9 REMOVED

1 LEVEL 8  
SCALE 1 : 100

CERTIFICATE NUMBER: No. 0005271110

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**COMMON AREAS AND CENTRAL SYSTEMS**

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

**BUILDING ENVELOPE PROPERTIES**

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

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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

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

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

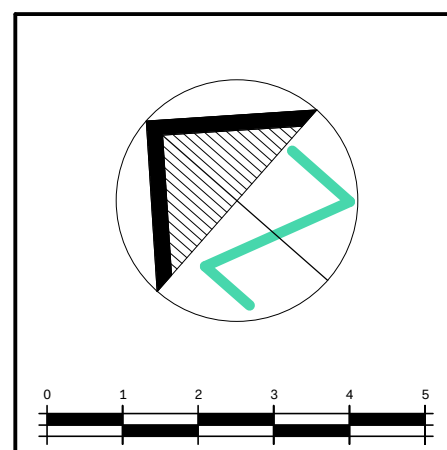
**GENERAL NOTES:**  
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.

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

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

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



Client: **GERON PROPERTY No.6 PTY LTD**

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

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

Drawing Title: **LEVEL 8 FLOOR PLAN**

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

PO BOX 214 Culley NSW

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

REGISTERED ARCHITECT  
Nominated Architect  
Gerrerson Jones  
7143

Author: JW	Scale: 1:100@A1
Check: GRJ	Issue: B
Date: APRIL 2021	Sheet: 08
Job Number: 2728	Client: GERON PROPERTY





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

ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>BASEMENT GARAGE LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.</li> </ul>
<b>P1-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.</li> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
<b>GROUND FLOOR</b>	<ul style="list-style-type: none"> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADMM.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.</li> <li>RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> <li>ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET &amp; WESTERN CRESCENT FRONTAGES.</li> </ul>
<b>LEVEL 1</b>	<ul style="list-style-type: none"> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.</li> </ul>
<b>LEVELS 2-4</b>	<ul style="list-style-type: none"> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.</li> <li>LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 &amp; 504)</li> </ul>
<b>LEVEL 5</b>	<ul style="list-style-type: none"> <li>LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)</li> <li>DESIGN OF LEVEL 5 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 6 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 800 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
<b>LEVEL 8</b>	<ul style="list-style-type: none"> <li>LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.</li> </ul>

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

DWELLINGS	
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) &amp; 5 LIT / 4 (RL MIN), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN.</li> <li>DISHWASHER TO BE 4 STAR</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.</li> </ul>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>

**COMMON AREAS AND CENTRAL SYSTEMS**

<b>WATER</b>	<ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING.</li> <li>COMMON TAPS TO HAVE 3 STAR RATING.</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<p><b>COMMON AREA VENTILATION SYSTEM</b></p> <p>CAR PARK LEVELS 1, 2 &amp; 3</p> <ol style="list-style-type: none"> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> </ol> <p>CAR PARK LEVEL 4</p> <ol style="list-style-type: none"> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ol> <p><b>CENTRAL ENERGY SYSTEMS</b></p> <ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li> </ul> <p><b>COMMON AREA LIGHTING</b></p> <ul style="list-style-type: none"> <li>CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>

**BUILDING ENVELOPE PROPERTIES**

<b>INSULATION REQUIREMENTS</b>	<p><b>EXTERNAL WALLS:</b> HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</p> <p><b>GLAZING:</b></p> <ul style="list-style-type: none"> <li>ALUMINUM SINGLE GLAZE CLEAR. U = 6.70. SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> <li>ALUMINUM SINGLE GLAZE CLEAR. U = 6.70. SHGC = 0.70 - SLIDING, FIXED, LOUVER.</li> </ul> <p><b>FLOOR:</b></p> <ul style="list-style-type: none"> <li>TILES ON SLAB WITH PLASTERBOARD TO NET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.</li> </ul> <p><b>WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.</li> <li>PLASTERBOARD ON STUDS</li> <li>CONCRETE WITH PLASTERBOARD.</li> </ul> <p><b>ROOF:</b></p> <ul style="list-style-type: none"> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li> </ul>
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0005271110 05 Jul 2021

Assessor Brian Teplicanec  
Accreditation No. 100588

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

5.4 Average star rating  
HOUSE ENERGY RATING

hstar.com.au



**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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

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

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

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

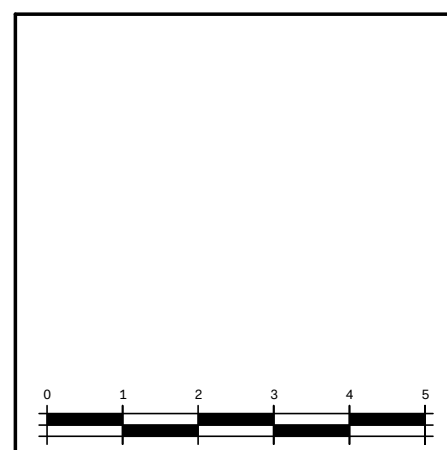
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage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

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

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

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



Client  
**GERON PROPERTY No.6 PTY LTD**

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

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

Drawing Title  
**NORTH WEST ELEVATION (ROSS STREET)**

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

PO BOX 214 Culley NSW

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02 9585 1844  
info@innovate.com.au  
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REGISTERED ARCHITECT  
Notified Architect  
Gerrard Jones  
7143

Drawn	Checked	Scale
JW	JK	1:100@A1
Date	Issue	
APRIL 2021	B	
Job Number	Sheet	
2728	10	

GERON PROPERTY



ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
<b>P1-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COULTER STREET FAÇADE TO BE CLAD WITH SELECTED ALUMINUM MATERIALS TO HELP SOFTEN THE FAÇADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
<b>GROUND FLOOR</b>	<ul style="list-style-type: none"> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO 80M<sup>2</sup>.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FAÇADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM RELOCATED TO BE SPACED AND INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> <li>ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET &amp; WESTERN CRESCENT FRONTAGES.</li> </ul>
<b>LEVEL 1</b>	<ul style="list-style-type: none"> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FAÇADE.</li> </ul>
<b>LEVELS 2-4</b>	<ul style="list-style-type: none"> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.</li> <li>LEVEL 5 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 &amp; 504).</li> </ul>
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 61.00 (PREVIOUSLY RL 61.00)</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.</li> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.10)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 8</b>	<ul style="list-style-type: none"> <li>LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 804 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
<b>LEVEL 9</b>	<ul style="list-style-type: none"> <li>LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.</li> </ul>



1 SOUTH-EAST ELEVATION  
SCALE 1 : 100

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

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

**COMMON AREAS AND CENTRAL SYSTEMS**

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

**BUILDING ENVELOPE PROPERTIES**

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

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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

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

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

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

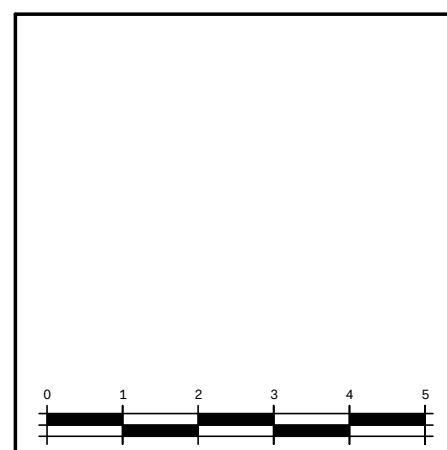
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage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

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

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

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



**CLIENT**  
GERON PROPERTY No.6 PTY LTD

**ADDRESS**  
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

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

**REGISTERED ARCHITECT**  
Nominated Architect  
Gerran Jones  
7143

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

PO BOX 214 Culley NSW

02 9585 1855  
02 9585 1844  
mail@innovate.com.au  
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	Drawn JW	Scale 1:100@A1	<b>B</b>	<b>GERON PROPERTY</b>
	Checked GJK	Date APRIL 2021		
Job Number 2728				



**ISSUE B AMENDMENTS**

- BASEMENT LEVELS**
  - BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
- P2-P4 PARKING LEVELS**
  - P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELATED TO EASTERN SIDE OF ENTRY DOOR.
  - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
  - PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM FINISHES TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LEFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
- GROUND FLOOR**
  - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ABM6.
  - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
  - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
  - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
- LEVEL 1**
  - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.
  - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
  - AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.
- LEVELS 2-4**
  - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
  - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
  - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
  - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
  - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.
  - LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
- LEVEL 5**
  - LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
  - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 61.50 (PREVIOUSLY RL 61.00)
  - DESIGN OF LEVEL 5 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
- LEVEL 6**
  - RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.
  - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.10)
  - AMENITIES ADDED TO LEVEL 6 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
  - DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
- LEVEL 7**
  - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
  - DESIGN OF UNIT 60 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
- LEVEL 8**
  - LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

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

**DWELLINGS**

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

**COMMON AREAS AND CENTRAL SYSTEMS**

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

**BUILDING ENVELOPE PROPERTIES**

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

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION



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

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



**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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

**NOTE:**  
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ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	

ISSUE	AMENDMENT	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
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Client  
**GERON PROPERTY No.6 PTY LTD**

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

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

Project  
**GERON PROPERTY No.6 PTY LTD**

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

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

**Innovate Architects**

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

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

REGISTERED ARCHITECT  
Nominated Architect  
Gerrison Jones  
7143

Job Number	Drawn	Checked	Scale	Issue	Sheet
2728	JW	GJ	1:100@A1	B	12

GERON PROPERTY





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

ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.</li> </ul>
<b>P2-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM MATERIALS TO HELP SOFTEN THE FACADE WHERE SHOWN.</li> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
<b>GROUND FLOOR</b>	<ul style="list-style-type: none"> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADHEE.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.</li> <li>RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> <li>ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET &amp; WESTERN CRESCENT FRONTAGES.</li> </ul>
<b>LEVEL 1</b>	<ul style="list-style-type: none"> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.</li> </ul>
<b>LEVELS 2-4</b>	<ul style="list-style-type: none"> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M<sup>2</sup> MINIMUM.</li> <li>LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 &amp; 504).</li> </ul>
<b>LEVEL 5</b>	<ul style="list-style-type: none"> <li>LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)</li> <li>DESIGN OF LEVEL 5 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 6 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
<b>LEVEL 8</b>	<ul style="list-style-type: none"> <li>LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.</li> </ul>

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

DWELLINGS	
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) &amp; 5.8LIT (4 RL) MIN; TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN.</li> <li>DISHWASHER TO BE 4 STAR.</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.</li> </ul>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>

**COMMON AREAS AND CENTRAL SYSTEMS**

<b>WATER</b>	<ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING.</li> <li>COMMON TAPS TO HAVE 3 STAR RATING.</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<p><b>COMMON AREA VENTILATION SYSTEM</b></p> <ul style="list-style-type: none"> <li>CAR PARK LEVELS 1, 2 &amp; 3</li> <li>1. VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>2. CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> <li>1. VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ul> <p><b>CENTRAL ENERGY SYSTEMS</b></p> <ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT)</li> </ul> <p><b>COMMON AREA LIGHTING</b></p> <ul style="list-style-type: none"> <li>CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>

**BUILDING ENVELOPE PROPERTIES**

<b>INSULATION REQUIREMENTS</b>	<p><b>EXTERNAL WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> </ul> <p><b>GLAZING:</b></p> <ul style="list-style-type: none"> <li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> <li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE.</li> </ul> <p><b>FLOOR:</b></p> <ul style="list-style-type: none"> <li>TILES ON SLAB WITH PLASTERBOARD TO WET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.</li> </ul> <p><b>WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.</li> <li>PLASTERBOARD ON STUDS</li> <li>CONCRETE WITH PLASTERBOARD.</li> </ul> <p><b>ROOF:</b></p> <ul style="list-style-type: none"> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li> </ul>
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0005271110 05 Jul 2021  
Assessor Brian Teplicanic  
Accreditation No. 100588  
Address  
6-8 Western Crescent,  
Gladesville, NSW, 2111  
hstar.com.au



**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

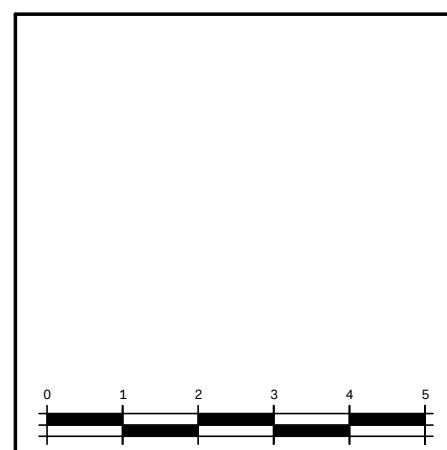
**NOTE:**  
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.  
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.  
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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

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

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



Client  
**GERON PROPERTY No.6 PTY LTD**

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

Drawing Title  
**SOUTH WEST ELEVATION**

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

Project  
**GERON PROPERTY No.6 PTY LTD**

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

Drawing Title  
**SOUTH WEST ELEVATION**

**Innovate Architects**

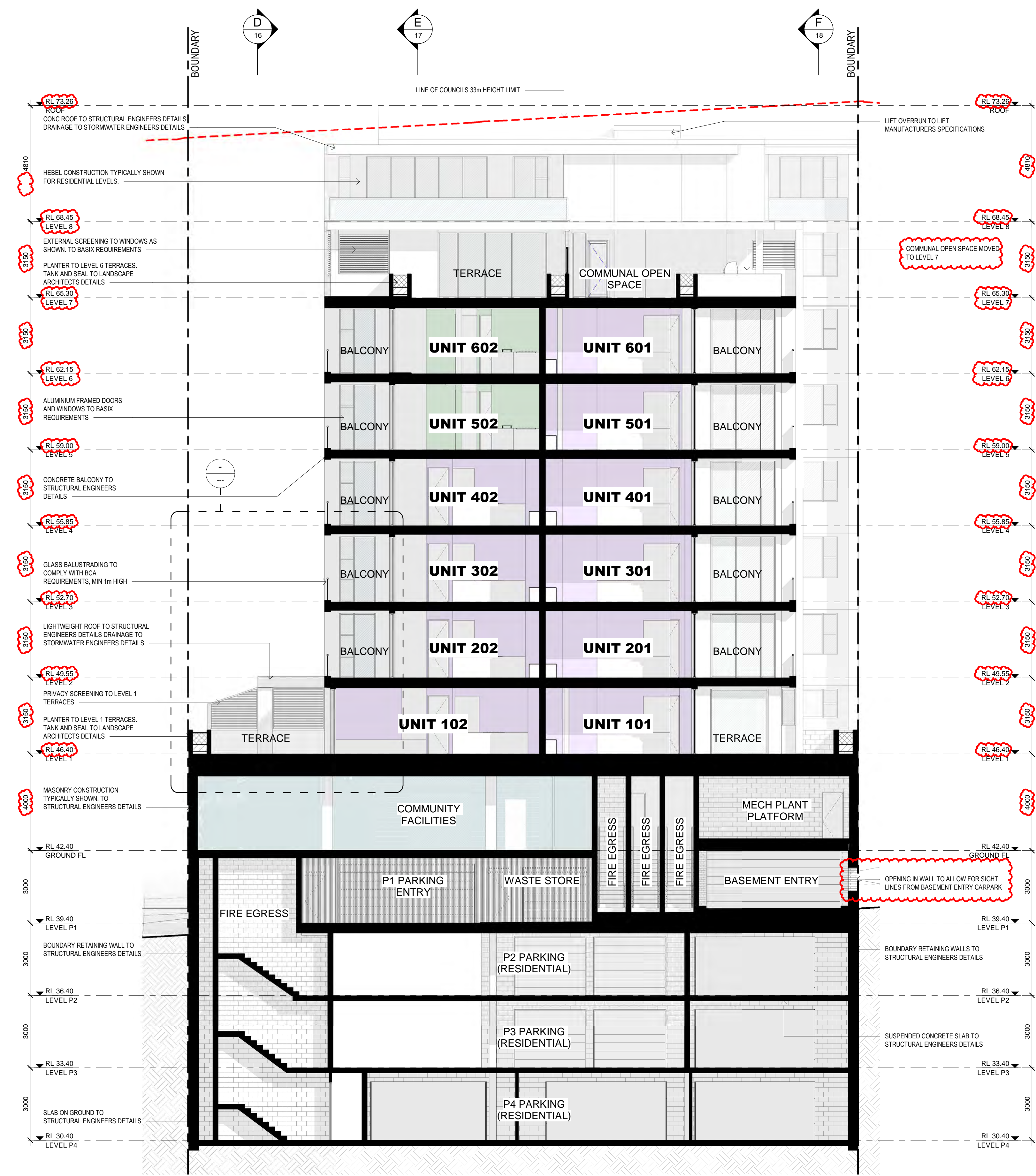
Suite 9b, 32 Frederick Street  
Culley NSW 2223  
PO BOX 214 Culley NSW

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

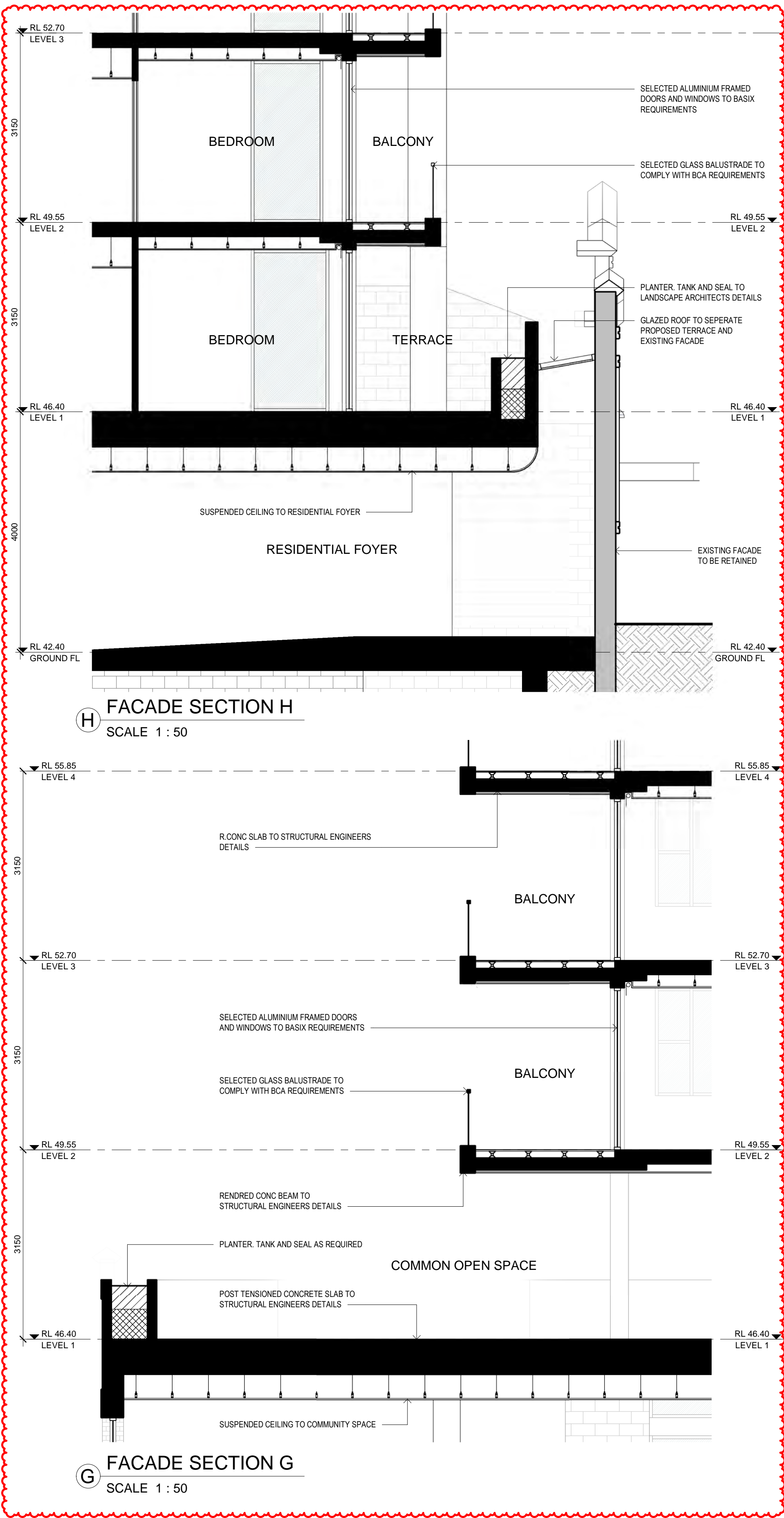
REGISTERED ARCHITECT  
Nominated Architect  
Gerrard Jones  
7143

Drawn	Checked	Scale
JW	1:100@A1	
Project	Issue	Sheet
GERON PROPERTY	B	13
Job Number	Sheet	
2728	13	





**SECTION A - A**  
SCALE 1:100



**FACADE SECTION H**  
SCALE 1:50

**FACADE SECTION G**  
SCALE 1:50

- ISSUE B AMENDMENTS**
- BASEMENT LEVELS**
    - BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
  - P1-P4 PARKING LEVELS**
    - P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN EDGE OF ENTRY DOOR.
    - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
    - PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINIUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.
    - NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
  - GROUND FLOOR**
    - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADMM.
    - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.
    - RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
    - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE RESERVED FOR PROPOSED COMMUNITY FACILITY SPACE.
    - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
  - LEVEL 1**
    - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE.
    - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
    - AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.
  - LEVELS 2-4**
    - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
    - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
    - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
    - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
    - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MIN.
    - LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504)
  - LEVEL 5**
    - LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6
    - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
    - DESIGN OF UNIT 5 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
  - LEVEL 6**
    - RESIDENTIAL COMMUNAL OPEN SPACE MOVED UP TO LEVEL 7.
    - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)
    - AMENITIES ADDED TO LEVEL 6 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
    - DESIGN OF UNIT 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
  - LEVEL 7**
    - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
    - DESIGN OF UNIT 7 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
  - LEVEL 8**
    - LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.
- CERTIFICATE NUMBER: No. 0005271110**
- BASIX NOTES**  
REFER TO BASIX CERTIFICATE FOR TABLE INFORMATION
- DWELLINGS**
- WATER**
- APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.
  - FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) (4 LIT @ 6 L/MIN); TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
- ENERGY**
- THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
  - GAS COOKTOP & ELECTRIC OVEN.
  - DISHWASHER TO BE 4 STAR.
  - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
  - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
  - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
- COOLING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
  - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- HEATING**
- LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
  - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
- ARTIFICIAL LIGHTING**
- BEDROOMS & STUDY (DEDICATED)
  - KITCHEN (DEDICATED)
  - DINING/LIVING ROOMS (DEDICATED)
  - BATHROOMS/TOILETS (DEDICATED)
  - LAUNDRY (DEDICATED)
  - ALL HALLWAYS (DEDICATED)
- COMMON AREAS AND CENTRAL SYSTEMS**
- WATER**
- NO COMMON AREA FACILITY FOR SHOWERHEADS.
  - COMMON TOILETS TO HAVE 3 STAR RATING.
  - COMMON TAPS TO HAVE 3 STAR RATING.
  - NO COMMON LAUNDRY FACILITY.
  - CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.
- ENERGY**
- COMMON AREA VENTILATION SYSTEM**
- CAR PARK LEVELS 1, 2 & 3
  - 1. VENTILATION SYSTEM (SUPPLY + EXHAUST)
  - 2. CARBON MONOXIDE MONITOR + VSD FAN
  - CAR PARK LEVEL 4
  - 1. VENTILATION SYSTEM (EXHAUST ONLY)
  - LIFT CAR 1 & 2 - NO MECHANICAL VENTILATION
  - GARAGE ROOM - NO MECHANICAL VENTILATION
  - COMMUNITY ROOM - NO MECHANICAL VENTILATION
  - PLANT OR SERVICE ROOM 1 & 2 - NO MECHANICAL VENTILATION
  - GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION
  - HALLWAY LOBBY - NO MECHANICAL VENTILATION
- CENTRAL ENERGY SYSTEMS**
- LIFT 1 & 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT
- COMMON AREA LIGHTING**
- CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
  - LIFT CARS 1 & 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON
  - GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
  - COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH
  - PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH
  - GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
  - HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.
- BUILDING ENVELOPE PROPERTIES**
- INSULATION REQUIREMENTS**
- EXTERNAL WALLS:**
- HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD
- GLAZING:**
- ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - ANNING, CASEMENT, DOORS.
  - ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.
- FLOOR:**
- TILES ON SLAB WITH PLASTERBOARD TO MET AREAS
  - CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
  - TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.
- INT WALLS:**
- HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.
  - PLASTERBOARD ON STUDS
  - CONCRETE WITH PLASTERBOARD
- ROOF:**
- TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.
  - CONCRETE SLAB WITH STUD AND R1.0 INSULATION

**DEVELOPMENT APPLICATION**  
**NOT FOR CONSTRUCTION**

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

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

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

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

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

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

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NO.	REVISION	DATE	INT.
B	REVISED DEVELOPMENT APPLICATION	03/02/2022	
A	DEVELOPMENT APPLICATION	08/07/2021	
P2	PRELIMINARY DA PLANS	30/06/2021	
P1	PRELIMINARY DA PLANS	07/06/2021	
ISSUE	AMENDMENT		

**GERON PROPERTY No.6 PTY LTD**

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

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

**SECTION A - A**

**Innovate Architects**

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**REGISTERED ARCHITECT**  
Innovate Architect  
Geron Jones  
7143

Drawn	Checked	Scale
JW	JK	1:100@A1
Date	Issue	
APRIL 2021	B	
Job Number	Sheet	
2728	14	

**GERON PROPERTY**





- ### ISSUE B AMENDMENTS
- BASEMENT LEVELS**
    - BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
  - P1-P4 PARKING LEVELS**
    - P1 GARAGE DOORS SET BACK 6000MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.
    - OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.
    - PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATHINGS TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.
  - GROUND FLOOR**
    - GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADAPT.
    - NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.
    - GROUND FLOOR BUILDING SERVICES & MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.
    - ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET & WESTERN CRESCENT FRONTAGES.
  - LEVEL 1**
    - LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE.
    - AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
    - AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.
  - LEVELS 2-4**
    - LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)
    - LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)
    - LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)
    - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)
    - UNITS 201, 301, 401 & 501 BALCONIES INCREASED IN SIZE TO BE 10M2.
    - LEVEL 1 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 & 504).
  - LEVEL 5**
    - LEVEL 5 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6.
    - LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)
    - DESIGN OF LEVEL 4 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
  - LEVEL 6**
    - RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.
    - LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)
    - AMENITIES ADDED TO LEVEL 6 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.
    - DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT & 2 X 2-BEDROOM UNITS.
  - LEVEL 7**
    - LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)
    - LEVEL 7 FLOOR LEVEL ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.
  - LEVEL 8**
    - LEVEL 8 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.

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

- ### DWELLINGS
- WATER**
    - APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE "INDIGENOUS SPECIES" COLUMN IN THE BASIX REPORT.
    - FIXTURES ARE TO BE SHOWER HEADS (3 STAR), 5/8" (4-RL) MIN.
    - TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).
  - ENERGY**
    - THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).
    - GAS COOKTOP & ELECTRIC OVEN.
    - DISHWASHER TO BE 5 STAR.
    - BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
    - KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.
    - LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.
  - COOLING**
    - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
    - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
  - HEATING**
    - LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
    - BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)
  - ARTIFICIAL LIGHTING**
    - BEDROOMS & STUDY (DEDICATED)
    - KITCHEN (DEDICATED)
    - DINING/LIVING ROOMS (DEDICATED)
    - BATHROOMS/TOILETS (DEDICATED)
    - LAUNDRY (DEDICATED)
    - ALL HALLWAYS (DEDICATED)

### COMMON AREAS AND CENTRAL SYSTEMS

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

### BUILDING ENVELOPE PROPERTIES

#### INSULATION REQUIREMENTS

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

**GLAZING:**

- ALUMINUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.57 - ANNING.
- CASEMENT, DOORS.
- ALUMINUM SINGLE GLAZE CLEAR: U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.

**FLOOR:**

- TILES ON SLAB WITH PLASTERBOARD TO WET AREAS
- CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS
- TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.

**WALLS:**

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

**ROOF:**

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

### DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

**B** SECTION B - B  
 SCALE 1 : 100

**C** SECTION C - C  
 SCALE 1 : 100

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

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

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

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REVISED DEVELOPMENT APPLICATION	03/02/2022
DEVELOPMENT APPLICATION	09/07/2021
PRELIMINARY DA PLANS	30/06/2021
PRELIMINARY DA PLANS	07/06/2021
ISSUE AMENDMENT	

Client	GERON PROPERTY No.6 PTY LTD
Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING
Drawing Title	SECTION B & C

**Innovate Architects**

Suite 9b, 32 Frederick Street  
 Cusley NSW 2223

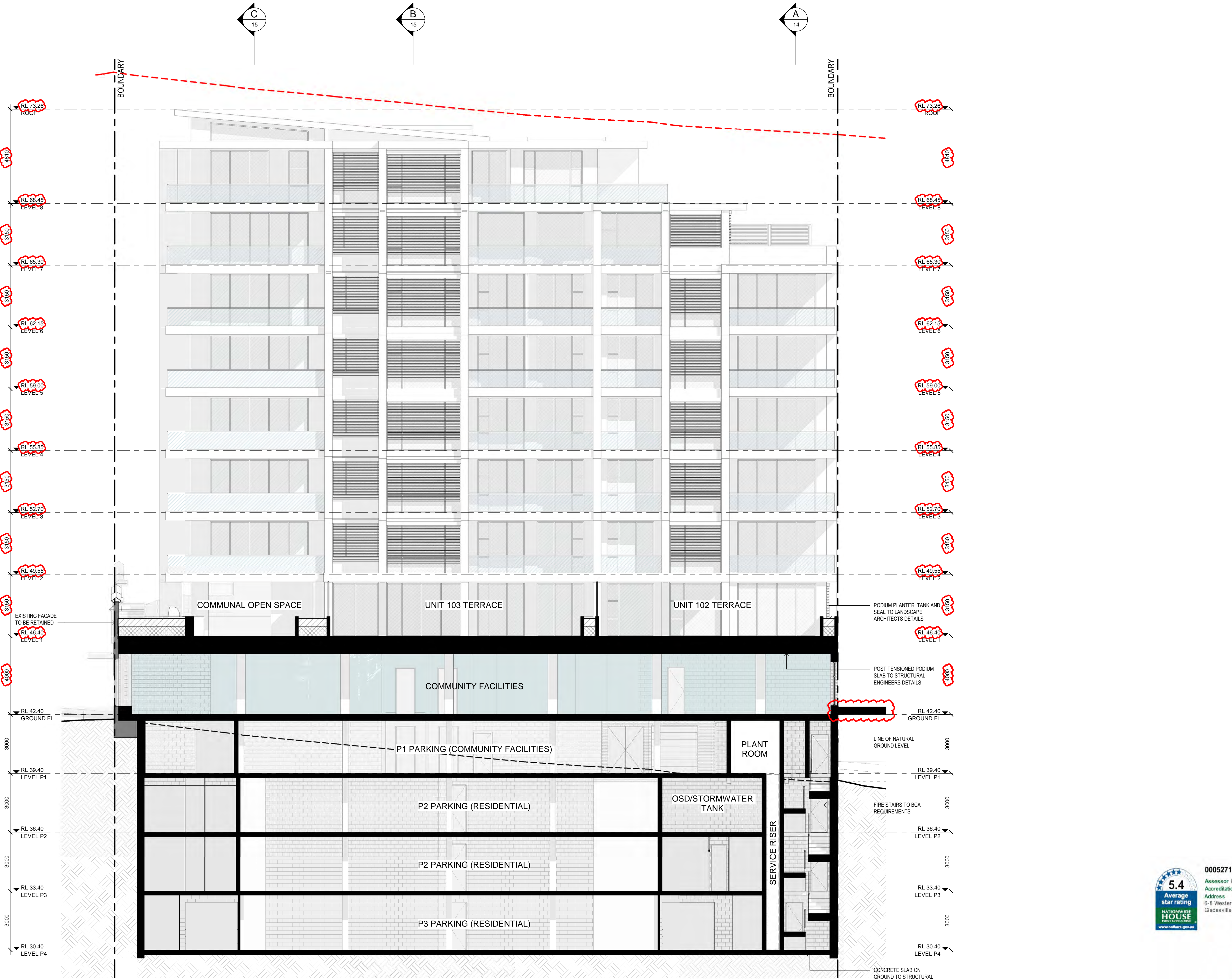
PO BOX 214 Cusley NSW

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

REGISTERED ARCHITECT  
 Accredited Architect  
 Cameron Jones  
 7143

Drawn	JW	Scale	1:100@A1
Checked	GC	Issue	B
Date	APRIL 2021	Job Number	2728
Sheet	15	Client	GERON PROPERTY





**D** SECTION D - D  
SCALE 1 : 100

ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.</li> </ul>
<b>P2-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN.</li> <li>NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
<b>GROUND FLOOR</b>	<ul style="list-style-type: none"> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADMM.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE.</li> <li>RESIDENTIAL FOYER SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM LOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> <li>ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET &amp; WESTERN CRESCENT FRONTAGES.</li> </ul>
<b>LEVEL 1</b>	<ul style="list-style-type: none"> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.</li> </ul>
<b>LEVELS 2-4</b>	<ul style="list-style-type: none"> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 &amp; 504)</li> </ul>
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 60.15 (PREVIOUSLY RL 61.05)</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7</li> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 66.15)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 8</b>	<ul style="list-style-type: none"> <li>LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 804 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
<b>LEVEL 9</b>	<ul style="list-style-type: none"> <li>LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.</li> </ul>

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

DWELLINGS	
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWER HEADS (3 STAR) &amp; 5 (LIT &amp; 4-RLIM), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN</li> <li>DISHWASHER TO BE 4 STAR</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY</li> </ul>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>

**COMMON AREAS AND CENTRAL SYSTEMS**

<b>WATER</b>	<ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<p><b>COMMON AREA VENTILATION SYSTEM</b></p> <p>CAR PARK LEVELS 1, 2 &amp; 3</p> <ol style="list-style-type: none"> <li>VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>CARBON MONOXIDE MONITOR + VSD FAN</li> </ol> <p>CAR PARK LEVEL 4</p> <ol style="list-style-type: none"> <li>VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ol> <p><b>CENTRAL ENERGY SYSTEMS</b></p> <ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li> </ul> <p><b>COMMON AREA LIGHTING</b></p> <ul style="list-style-type: none"> <li>CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> </ul>

**BUILDING ENVELOPE PROPERTIES**

<b>INSULATION REQUIREMENTS</b>	<p><b>EXTERNAL WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> </ul> <p><b>GLAZING:</b></p> <ul style="list-style-type: none"> <li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS</li> <li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER</li> </ul> <p><b>FLOOR:</b></p> <ul style="list-style-type: none"> <li>TILES ON SLAB WITH PLASTERBOARD TO MET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS</li> </ul> <p><b>INT WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS</li> <li>PLASTERBOARD ON STUDS</li> <li>CONCRETE WITH PLASTERBOARD</li> </ul> <p><b>ROOF:</b></p> <ul style="list-style-type: none"> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE</li> <li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li> </ul>
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**5.4**  
Average star rating  
www.safrans.gov.au

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

hstar.com.au



**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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

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

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

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

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

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

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

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

**GERON PROPERTY No.6 PTY LTD**

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

6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

SECTION D - D

**Innovate Architects**

Suite 9b, 32 Frederick Street  
Culley NSW 2223

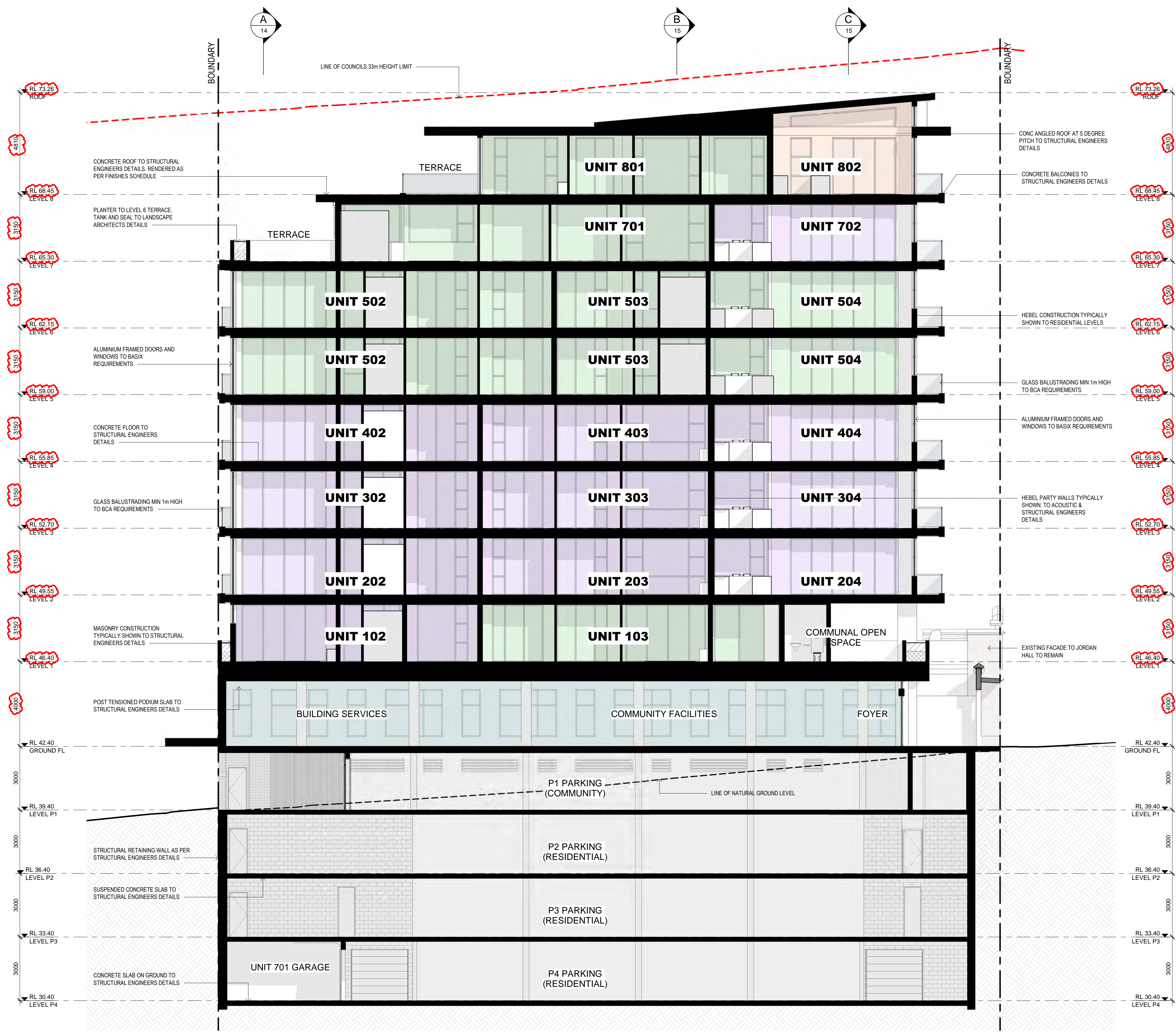
PO BOX 214 Culley NSW

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

REGISTERED ARCHITECT  
Nominated Architect  
Gordon Jones  
7143

Author	Drawn	Scale
JW	JK	1:100@A1
Check	Date	Sheet
GE	APRIL 2021	B
Job Number	Sheet	Property
2728	16	GERON PROPERTY





**SECTION E - E**  
SCALE 1 : 100

ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	<ul style="list-style-type: none"> <li>BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.</li> </ul>
<b>P1-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COOLER STREET FACADE TO BE CLAD WITH SELECTED ALUMINIUM MATERIALS TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LEFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
<b>GROUND FLOOR</b>	<ul style="list-style-type: none"> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ADMM.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> <li>ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET &amp; WESTERN CRESCENT FRONTAGES.</li> </ul>
<b>LEVEL 1</b>	<ul style="list-style-type: none"> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>AWNING INTRODUCED ABOVE FOOTPATH ALONG COOLER STREET FACADE.</li> </ul>
<b>LEVELS 2-8</b>	<ul style="list-style-type: none"> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 &amp; 504)</li> </ul>
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 61.50 (PREVIOUSLY RL 61.05)</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7.</li> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 8</b>	<ul style="list-style-type: none"> <li>LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
<b>LEVEL 9</b>	<ul style="list-style-type: none"> <li>LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.</li> </ul>

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

DWELLINGS	
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE SHOWERHEADS (3 STAR) &amp; 4 (4-RL MIN), TOILET FLUSHING SYSTEMS (4 STAR), KITCHEN TAPS (4 STAR), BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR).</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN.</li> <li>DISHWASHER TO BE 4 STAR.</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH.</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY.</li> </ul>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>

COMMON AREAS AND CENTRAL SYSTEMS	
<b>WATER</b>	<ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING.</li> <li>COMMON TAPS TO HAVE 3 STAR RATING.</li> <li>NO COMMON LAUNDRY FACILITY.</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>COMMON AREA VENTILATION SYSTEM</li> <li>CAR PARK LEVELS 1, 2 &amp; 3</li> <li>1. VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>2. CARBON MONOXIDE MONITOR + VSD FAN</li> <li>CAR PARK LEVEL 4</li> <li>1. VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ul>
<b>CENTRAL ENERGY SYSTEMS</b>	<ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li> </ul>
<b>COMMON AREA LIGHTING</b>	<ul style="list-style-type: none"> <li>CAR PARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR.</li> </ul>

BUILDING ENVELOPE PROPERTIES	
<b>INSULATION REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>EXTERNAL WALLS: HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> </ul>
<b>GLAZING:</b>	<ul style="list-style-type: none"> <li>ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS.</li> <li>ALUMINIUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUVER.</li> </ul>
<b>FLOOR:</b>	<ul style="list-style-type: none"> <li>TILES ON SLAB WITH PLASTERBOARD TO NET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS.</li> </ul>
<b>INTERNAL WALLS:</b>	<ul style="list-style-type: none"> <li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS.</li> <li>PLASTERBOARD ON STUDS</li> <li>CONCRETE WITH PLASTERBOARD.</li> </ul>
<b>ROOF:</b>	<ul style="list-style-type: none"> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE.</li> <li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li> </ul>

**5.4** Average star rating  
www.safrans.gov.au

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

hstar.com.au

ABSA  
Accreditation Number: 019402021 31/03/2022  
Assessor: Brian Trepicame  
Customer Number: 100588  
Project Name: 0005271110

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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

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

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

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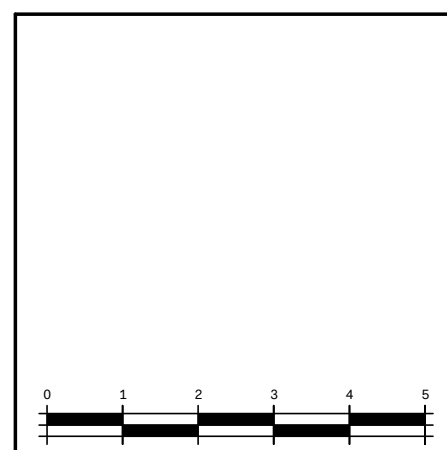
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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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



Client	GERON PROPERTY No.6 PTY LTD	Address	6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111
Project	PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING	Drawing Title	SECTION E - E

**Innovate Architects**

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REGISTERED ARCHITECT  
Accredited Architect  
Gerrard Jones  
7143

Drawn	JW	Scale	1:100@A1
Checked	GC	Issue	B
Date	APRIL 2021	Sheet	17
Job Number	2728	Client	GERON PROPERTY





**SECTION F - F**  
SCALE 1 : 100

ISSUE B AMENDMENTS	
<b>BASEMENT LEVELS</b>	BASEMENT GARAGING LAYOUTS AMENDED TO REFLECT ADDITIONAL COMMUNITY PARKING SPACES ON P2 PARKING LEVEL. UNIT STORAGE LAYOUTS AMENDED TO SUIT.
<b>P2-P4 PARKING LEVELS</b>	<ul style="list-style-type: none"> <li>P1 GARAGE DOORS SET BACK 600MM FROM THE BOUNDARY. P1 EGRESS DOOR RELOCATED TO EASTERN SIDE OF ENTRY DOOR.</li> <li>OPENING IN EASTERN DRIVEWAY BOUNDARY WALL INTRODUCED TO ALLOW FOR VISION OF CARS COMING OUT OF RESIDENTIAL LEVEL PARKING LEVELS.</li> <li>PORTION OF COULTER STREET FACADE TO BE CLAD WITH SELECTED ALUMINUM BATTENS TO HELP SOFTEN THE FACADE WHERE SHOWN. NEW COMMUNITY FACILITIES LIFT INTRODUCED TO P1 PARKING LEVEL TO GIVE DIRECT ACCESS TO COMMUNITY SPACE ABOVE ON GROUND LEVEL.</li> </ul>
<b>GROUND FLOOR</b>	<ul style="list-style-type: none"> <li>GROUND FLOOR COMMUNITY SPACE AREA INCREASED TO ABM6.</li> <li>NEW RESIDENTIAL ENTRY INTRODUCED TO WESTERN CRESCENT FACADE. RESIDENTIAL Foyer SEPARATED FROM COMMUNITY SPACE AND LOCATED TO EASTERN BOUNDARY OF SITE.</li> <li>GROUND FLOOR BUILDING SERVICES &amp; MECHANICAL PLANT PLATFORM RELOCATED WITH SPACE BEING INCORPORATED INTO COMMUNITY FACILITY SPACE.</li> <li>ADDITIONAL STREET TREES PROPOSED ALONG ROSS STREET &amp; WESTERN CRESCENT FRONTAGES.</li> </ul>
<b>LEVEL 1</b>	<ul style="list-style-type: none"> <li>LEVEL 1 FLOOR LEVEL ADJUSTED TO RL 46.40 (PREVIOUSLY RL 45.70) TO ALLOW FOR A GREATER CEILING HEIGHT WITHIN COMMUNITY FACILITY SPACE BELOW.</li> <li>AMENITIES ADDED TO LEVEL 1 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>AWNING INTRODUCED ABOVE FOOTPATH ALONG COULTER STREET FACADE.</li> </ul>
<b>LEVELS 2-5</b>	<ul style="list-style-type: none"> <li>LEVEL 2 FLOOR LEVEL ADJUSTED TO RL 49.55 (PREVIOUSLY RL 48.80)</li> <li>LEVEL 3 FLOOR LEVEL ADJUSTED TO RL 52.70 (PREVIOUSLY RL 51.95)</li> <li>LEVEL 4 FLOOR LEVEL ADJUSTED TO RL 55.85 (PREVIOUSLY RL 54.90)</li> <li>LEVEL 5 FLOOR LEVEL ADJUSTED TO RL 59.00 (PREVIOUSLY RL 57.90)</li> <li>UNITS 201, 301, 401 &amp; 501 BALCONIES INCREASED IN SIZE TO BE 10M2 MINIMUM.</li> <li>LEVEL 2 UNIT LAYOUTS ADJUSTED TO INCLUDE 3 X 3 BEDROOM UNITS (502, 503 &amp; 504)</li> </ul>
<b>LEVEL 6</b>	<ul style="list-style-type: none"> <li>LEVEL 6 FLOOR LAYOUT DUPLICATED UP TO LEVEL 6</li> <li>LEVEL 6 FLOOR LEVEL ADJUSTED TO RL 62.15 (PREVIOUSLY RL 61.05)</li> <li>DESIGN OF LEVEL 6 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 7</b>	<ul style="list-style-type: none"> <li>RESIDENTIAL COMMON OPEN SPACE MOVED UP TO LEVEL 7</li> <li>LEVEL 7 FLOOR LEVEL ADJUSTED TO RL 65.30 (PREVIOUSLY RL 64.15)</li> <li>AMENITIES ADDED TO LEVEL 7 COMMUNITY SPACE INCLUDING TOILETS, KITCHENS AND BBQ FACILITIES.</li> <li>DESIGN OF LEVEL 7 ADJUSTED TO INCLUDE 1 X 3 BEDROOM UNIT &amp; 2 X 2-BEDROOM UNITS.</li> </ul>
<b>LEVEL 8</b>	<ul style="list-style-type: none"> <li>LEVEL 8 FLOOR LEVEL ADJUSTED TO RL 68.45 (PREVIOUSLY RL 67.20)</li> <li>DESIGN OF UNIT 802 ADJUSTED TO INCLUDE BALCONY OFF BEDROOM 3 TO INCREASE SOLAR ACCESS TO BEDROOM 3.</li> </ul>
<b>LEVEL 9</b>	<ul style="list-style-type: none"> <li>LEVEL 9 REMOVED FROM THE DESIGN DUE TO FLOORSPACE CHANGES TO GROUND FLOOR LEVEL 6.</li> </ul>

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

DWELLINGS	
<b>WATER</b>	<ul style="list-style-type: none"> <li>APPLICANT MUST PLANT INDIGENOUS OR LOWER WATER USE SPECIES OF VEGETATION THROUGHOUT THE AREA OF LAND SPECIFIED FOR THE DWELLING IN THE 'INDIGENOUS SPECIES' COLUMN IN THE BASIX REPORT.</li> <li>FIXTURES ARE TO BE: SHOWERHEADS (3 STAR) &amp; 4 STAR (4 &amp; 5 STAR); TOILET FLUSHING SYSTEMS (4 STAR); KITCHEN TAPS (4 STAR); BATHROOM TAPS (3 STAR).</li> </ul>
<b>ENERGY</b>	<ul style="list-style-type: none"> <li>THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING (3 STAR)</li> <li>GAS COOKTOP &amp; ELECTRIC OVEN</li> <li>DISHWASHER TO BE 4 STAR</li> <li>BATHROOM VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH</li> <li>KITCHEN VENTILATION: INDIVIDUAL FAN (NOT DUCTED) WITH MANUAL ON/OFF SWITCH</li> <li>LAUNDRY VENTILATION: NATURAL VENTILATION ONLY</li> </ul>
<b>COOLING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>HEATING</b>	<ul style="list-style-type: none"> <li>LIVING AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> <li>BEDROOM AREAS: 1 PHASE AIR CONDITIONING (3 STAR)</li> </ul>
<b>ARTIFICIAL LIGHTING</b>	<ul style="list-style-type: none"> <li>BEDROOMS &amp; STUDY (DEDICATED)</li> <li>KITCHEN (DEDICATED)</li> <li>DINING/LIVING ROOMS (DEDICATED)</li> <li>BATHROOMS/TOILETS (DEDICATED)</li> <li>LAUNDRY (DEDICATED)</li> <li>ALL HALLWAYS (DEDICATED)</li> </ul>

**COMMON AREAS AND CENTRAL SYSTEMS**

<b>WATER</b>	<ul style="list-style-type: none"> <li>NO COMMON AREA FACILITY FOR SHOWERHEADS.</li> <li>COMMON TOILETS TO HAVE 3 STAR RATING</li> <li>COMMON TAPS TO HAVE 3 STAR RATING</li> <li>NO COMMON LAUNDRY FACILITY</li> <li>CENTRAL FIRE SPRINKLER SYSTEM TO BE CONFIGURED SO THAT FIRE SPRINKLER TEST WATER IS CONTAINED WITHIN THE FIRE SPRINKLER SYSTEM FOR RE-USE, RATHER THAN DISPOSED.</li> </ul>
<b>ENERGY</b>	<p><b>COMMON AREA VENTILATION SYSTEM</b></p> <ul style="list-style-type: none"> <li>CAR PARK LEVELS 1, 2 &amp; 3</li> <li>1. VENTILATION SYSTEM (SUPPLY + EXHAUST)</li> <li>2. CARBON MONOXIDE MONITOR + VIB FAN</li> <li>CAR PARK LEVEL 4</li> <li>1. VENTILATION SYSTEM (EXHAUST ONLY)</li> <li>LIFT CAR 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GARAGE ROOM - NO MECHANICAL VENTILATION</li> <li>COMMUNITY ROOM - NO MECHANICAL VENTILATION</li> <li>PLANT OR SERVICE ROOM 1 &amp; 2 - NO MECHANICAL VENTILATION</li> <li>GROUND FLOOR LOBBY - NO MECHANICAL VENTILATION</li> <li>HALLWAY LOBBY - NO MECHANICAL VENTILATION</li> </ul> <p><b>CENTRAL ENERGY SYSTEMS</b></p> <ul style="list-style-type: none"> <li>LIFT 1 &amp; 2 - GEARLESS TRACTION WITH V V V MOTOR SERVICING 14 LEVELS INCLUDING BASEMENT</li> </ul> <p><b>COMMON AREA LIGHTING</b></p> <ul style="list-style-type: none"> <li>CARPARK LEVELS 1-4 - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>LIFT CARS 1 &amp; 2 - FLUORESCENT CONNECTED TO LIFT CALL BUTTON</li> <li>GARAGE ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>COMMUNITY ROOM - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>PLANT OR SERVICE ROOMS - FLUORESCENT WITH MANUAL ON/OFF SWITCH</li> <li>GROUND FLOOR LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> <li>HALLWAY LOBBY - FLUORESCENT WITH DAYLIGHT SENSOR AND MOTION SENSOR</li> </ul>

**BUILDING ENVELOPE PROPERTIES**

<b>INSULATION REQUIREMENTS</b>	<p><b>EXTERNAL WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH R1.5 INSULATION AND PLASTERBOARD</li> </ul> <p><b>GLAZING:</b></p> <ul style="list-style-type: none"> <li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.57 - AWNING, CASEMENT, DOORS</li> <li>ALUMINUM SINGLE GLAZE CLEAR U = 6.70; SHGC = 0.70 - SLIDING, FIXED, LOUIRE</li> </ul> <p><b>FLOOR:</b></p> <ul style="list-style-type: none"> <li>TILES ON SLAB WITH PLASTERBOARD TO NET AREAS</li> <li>CARPET ON SLAB WITH PLASTERBOARD TO BEDROOMS</li> <li>TIMBER ON SLAB WITH PLASTERBOARD TO ALL OTHER AREAS</li> </ul> <p><b>INT WALLS:</b></p> <ul style="list-style-type: none"> <li>HEBEL PANEL WITH STUD AND R1.5 INSULATION - PARTY WALLS</li> <li>PLASTERBOARD ON STUD</li> <li>CONCRETE WITH PLASTERBOARD</li> </ul> <p><b>ROOF:</b></p> <ul style="list-style-type: none"> <li>TILES ON CONCRETE SLAB WITH STUD AND R1.0 INSULATION TO AREAS WHERE BALCONY IS ABOVE</li> <li>CONCRETE SLAB WITH STUD AND R1.0 INSULATION</li> </ul>
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**5.4** Average star rating  
**0005271110** 05 Jul 2021  
 Assessor Brian Teplicanic  
 Accreditation No. 100588  
 Address  
 6-8 Western Crescent,  
 Gladesville, NSW, 2111  
 hstar.com.au



**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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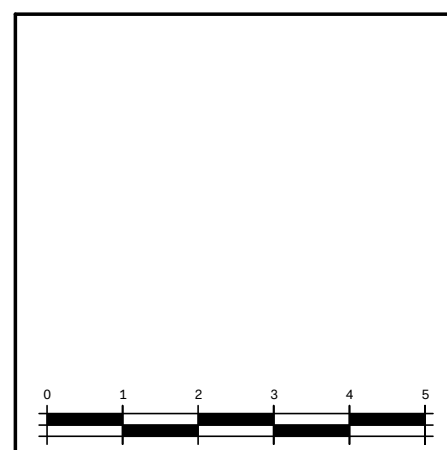
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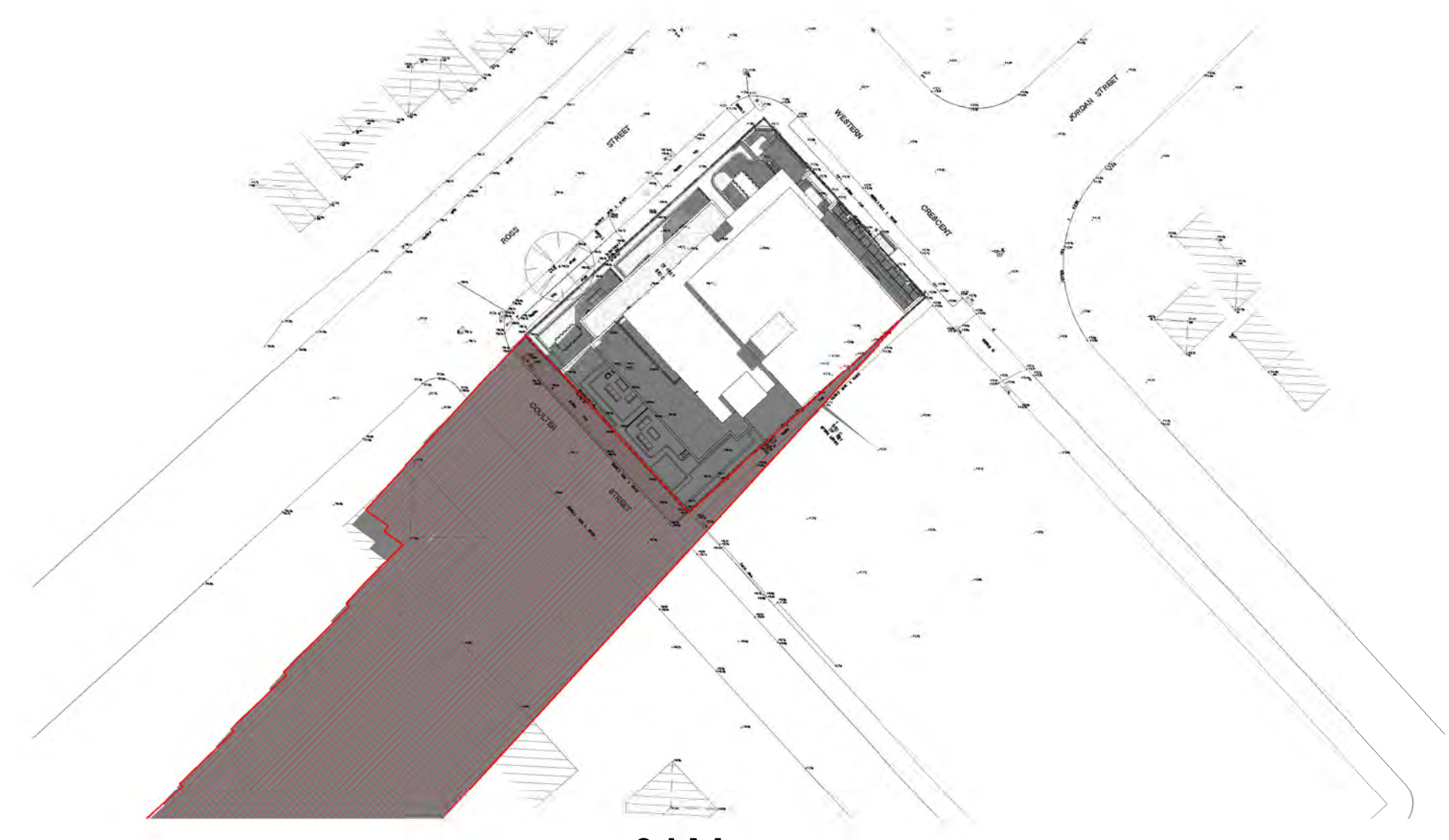
**GERON PROPERTY No.6 PTY LTD**  
 PROPOSED 10 STOREY COMMERCIAL/RESIDENTIAL DEVELOPMENT & 4 LEVELS OF BASEMENT PARKING

**6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111**  
 SECTION F - F

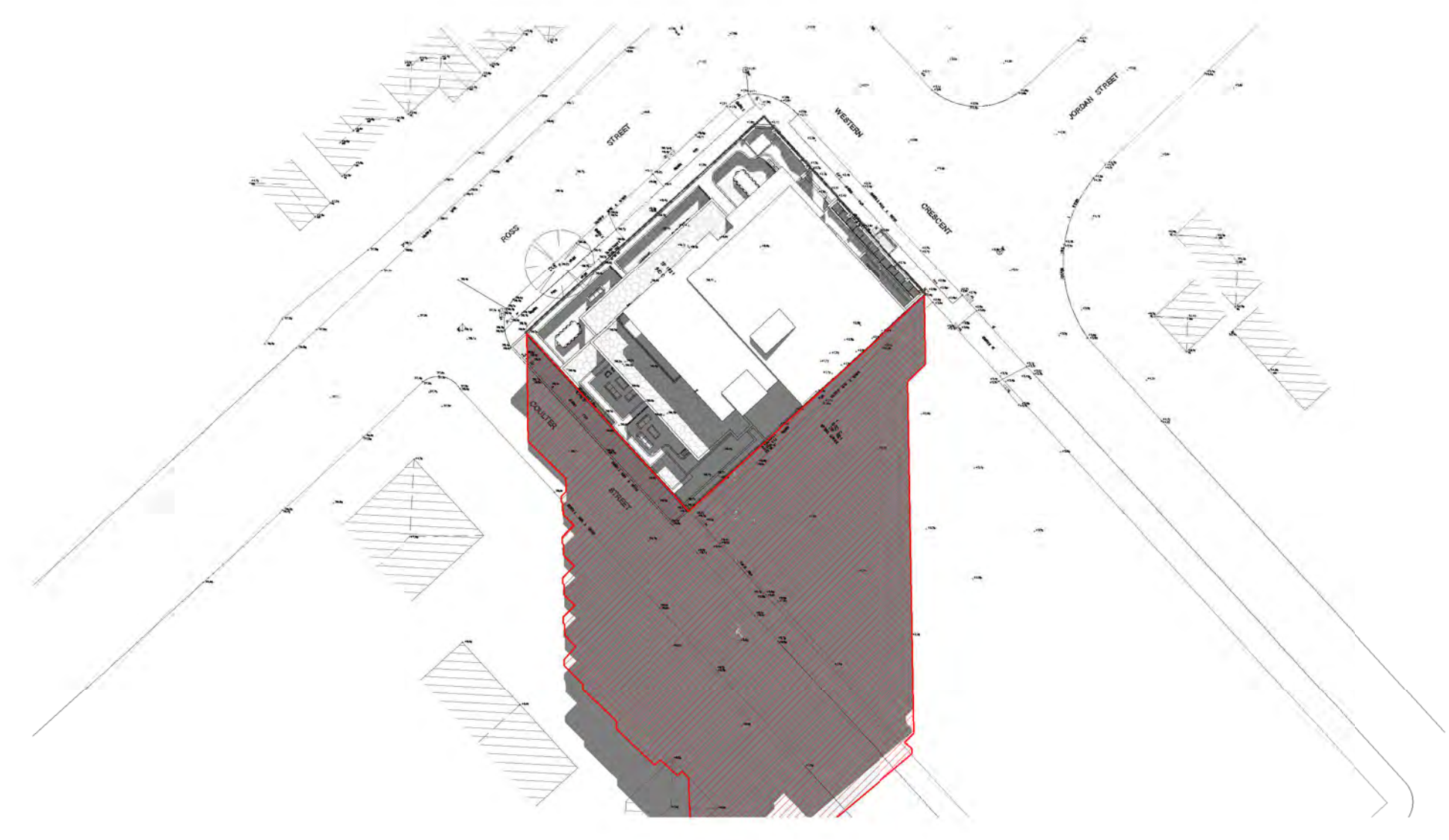
**Innovate Architects**  
 Suite 9b, 32 Frederick Street  
 Caley NSW 2223  
 PO BOX 214 Caley NSW  
 02 9585 1855  
 02 9585 1844  
 info@innovate.com.au  
 www.innovate.com.au

Drawn	Checked	Scale
JW	GJ	1:100@A1
Date		Sheet
APRIL 2021		B
Job Number	Sheet	
2728	18	





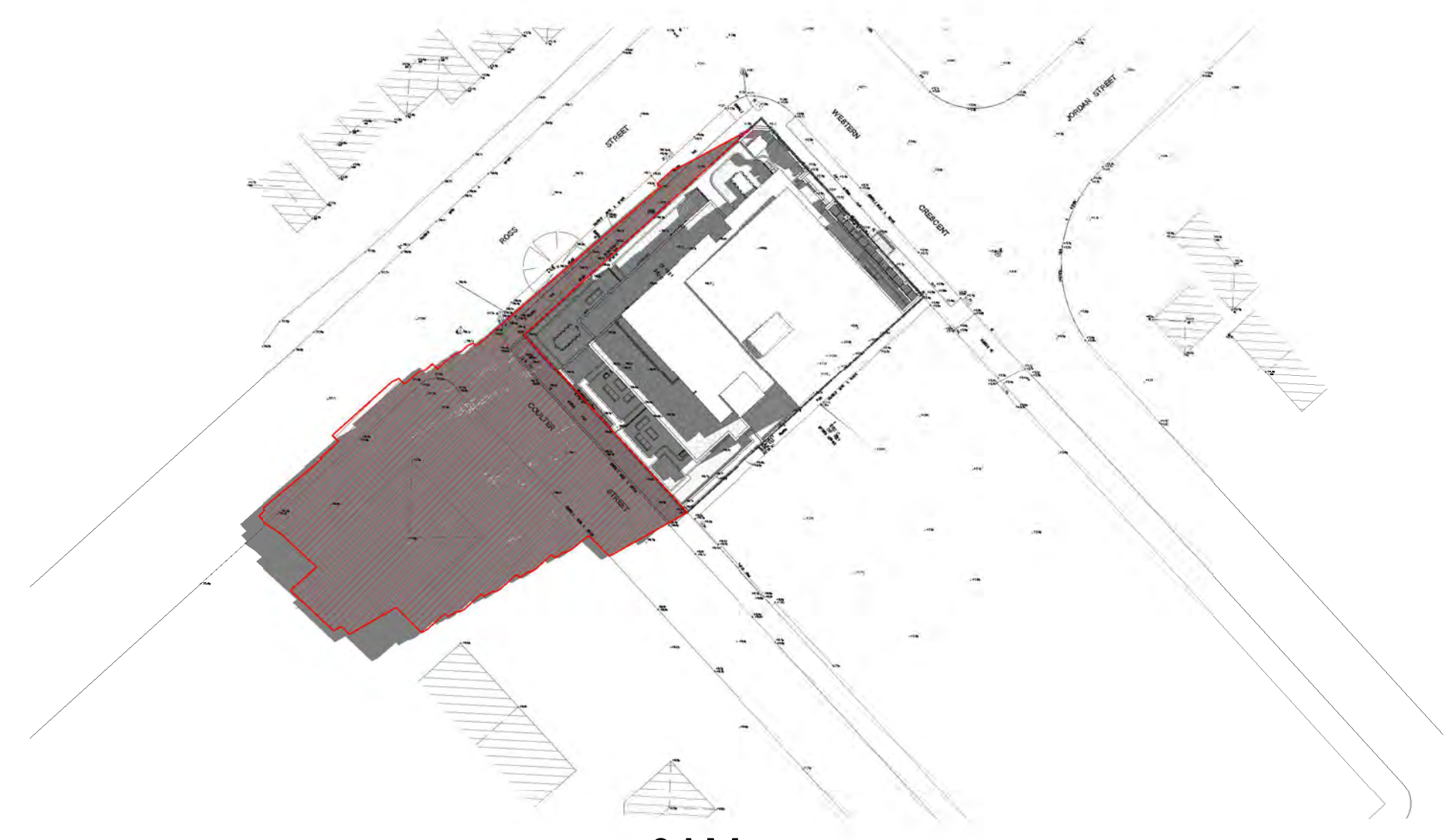
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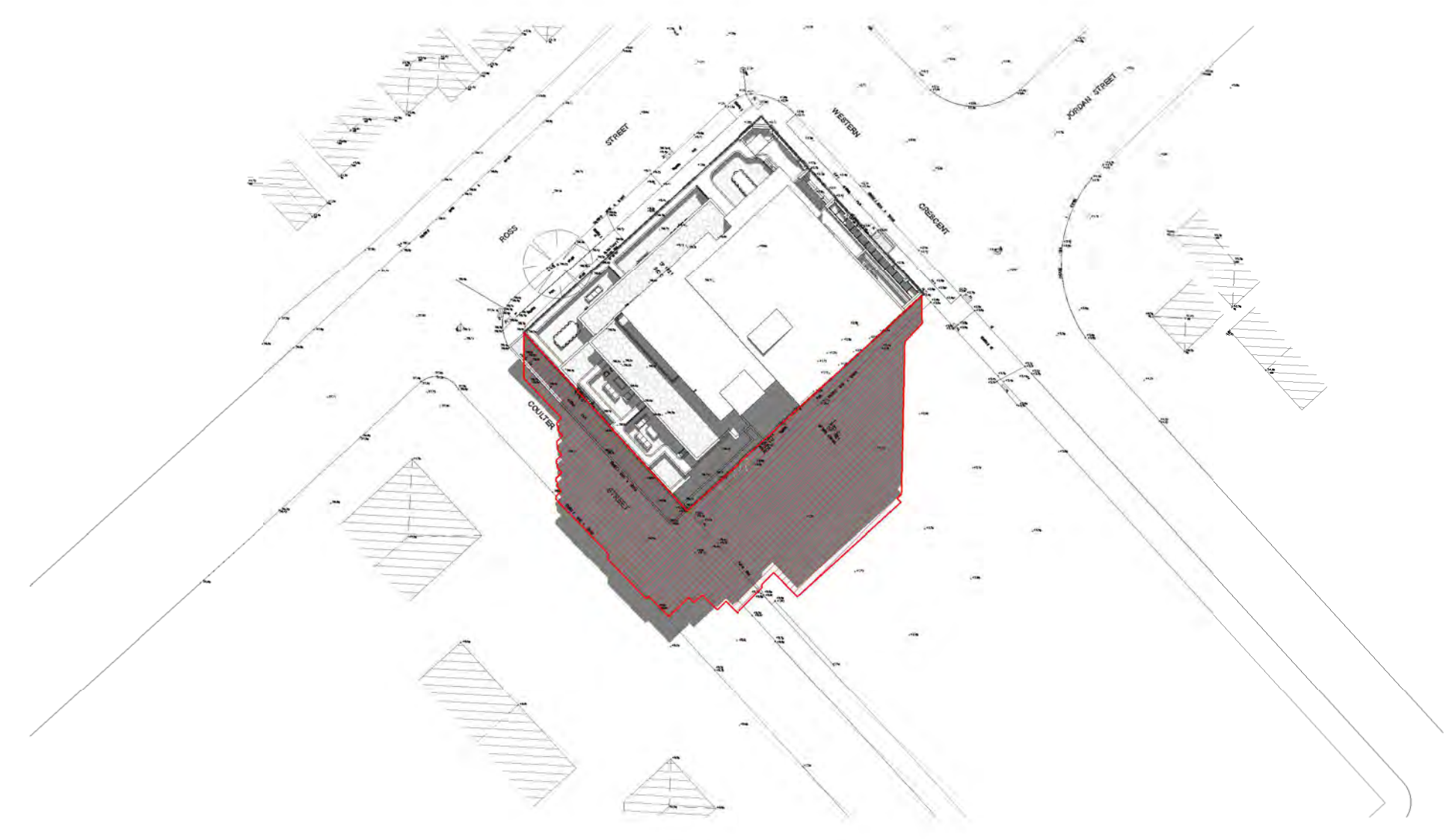
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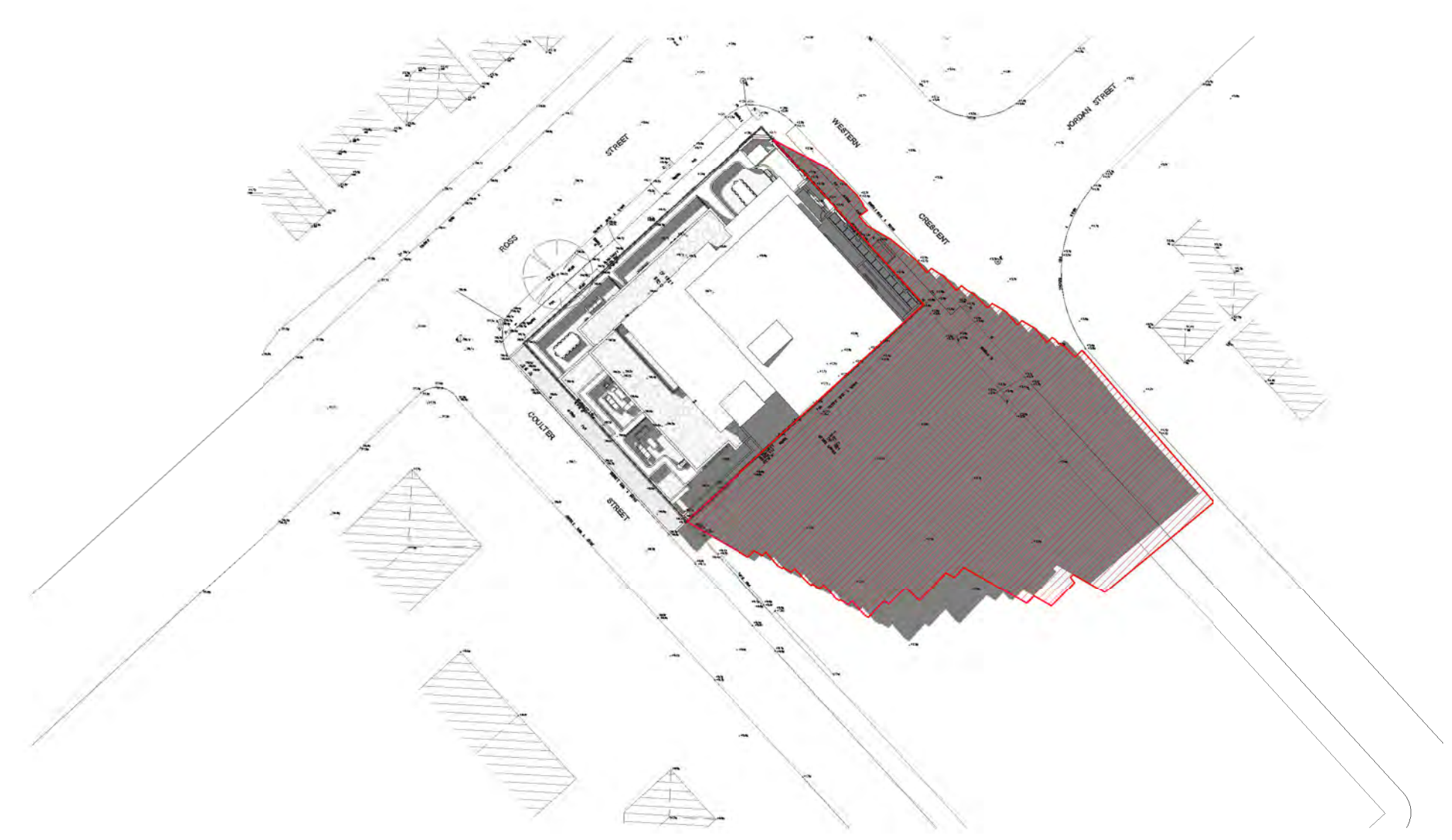
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WINTER SOLSTICE (JUNE 21)



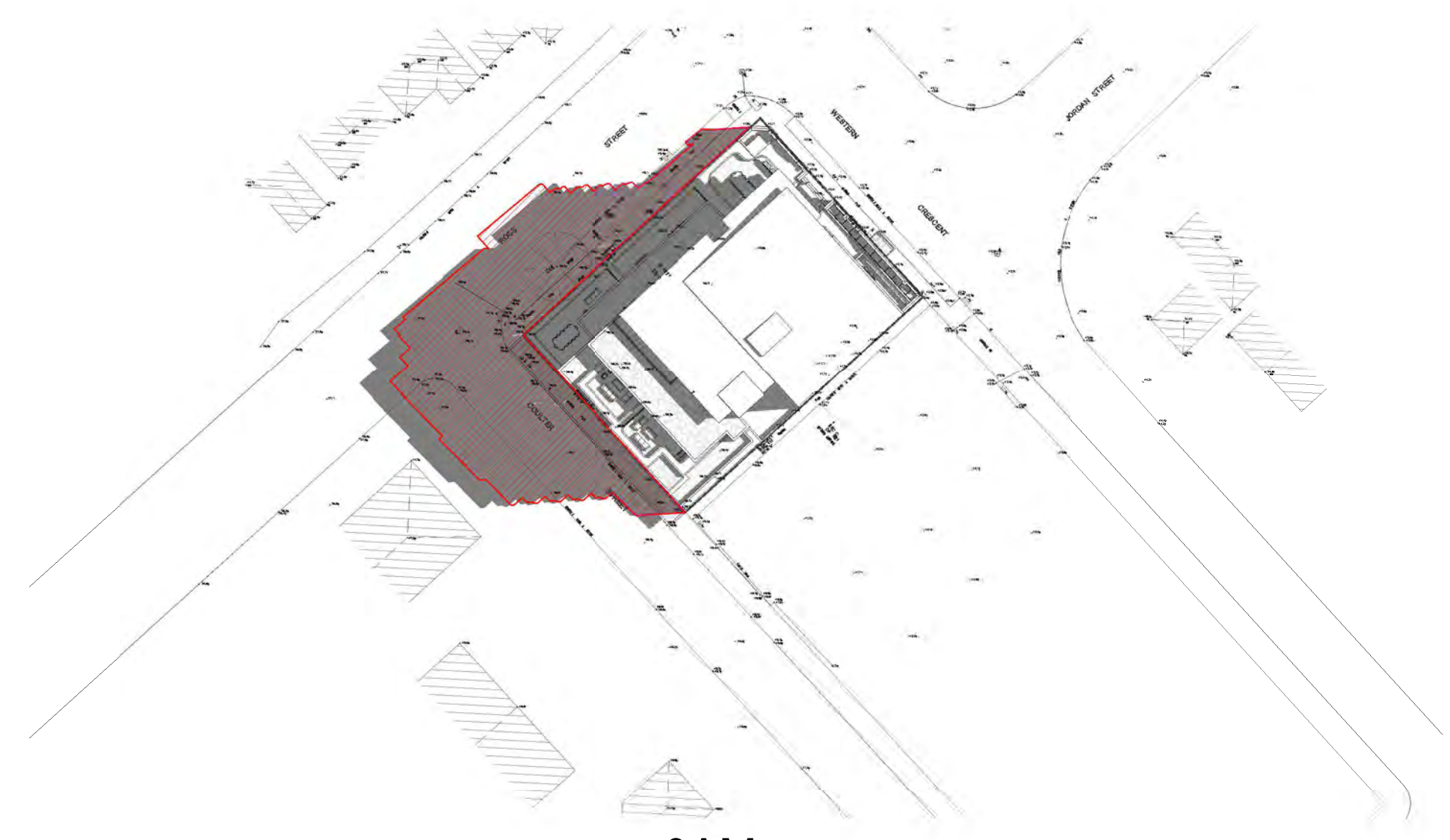
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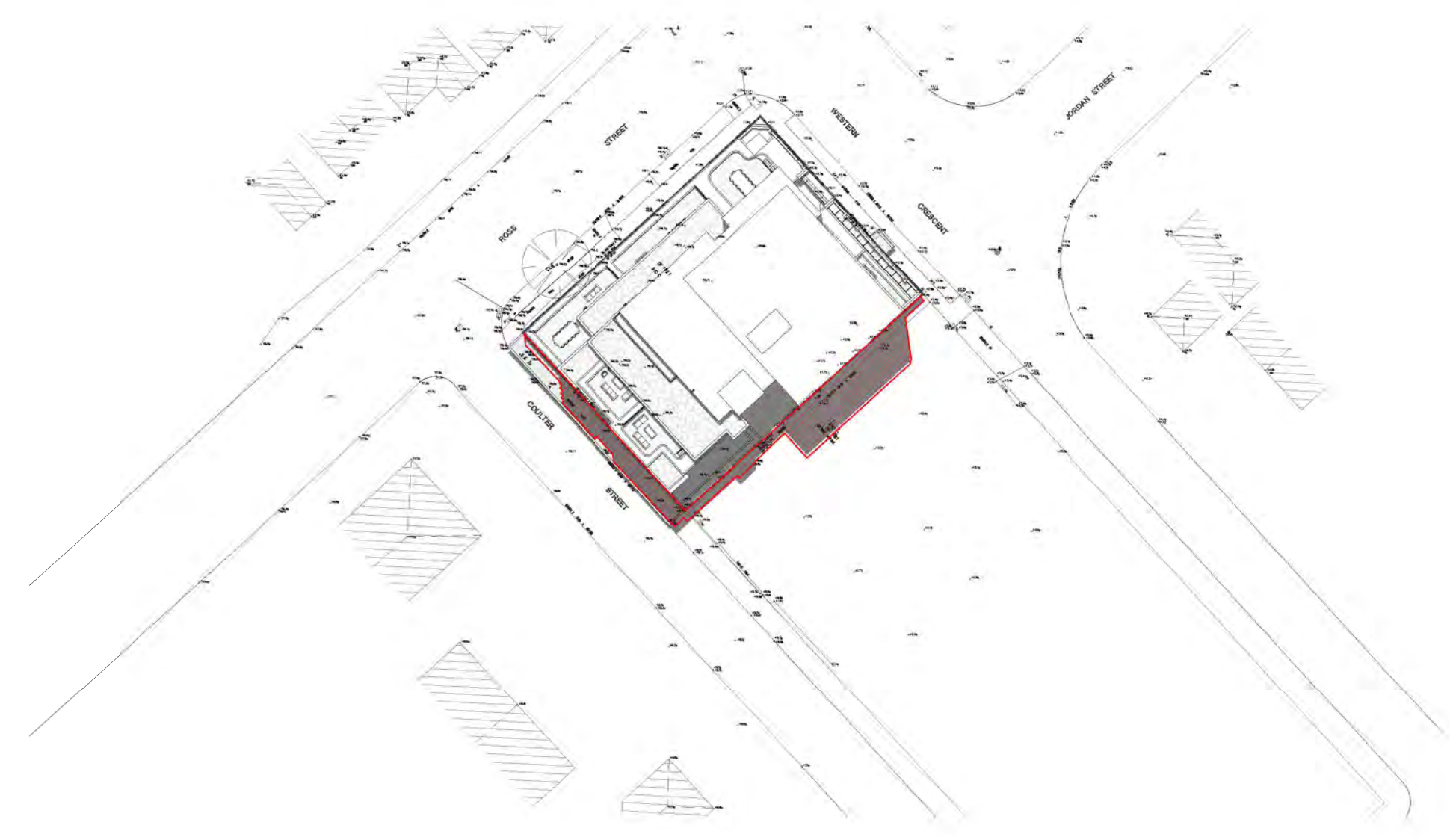
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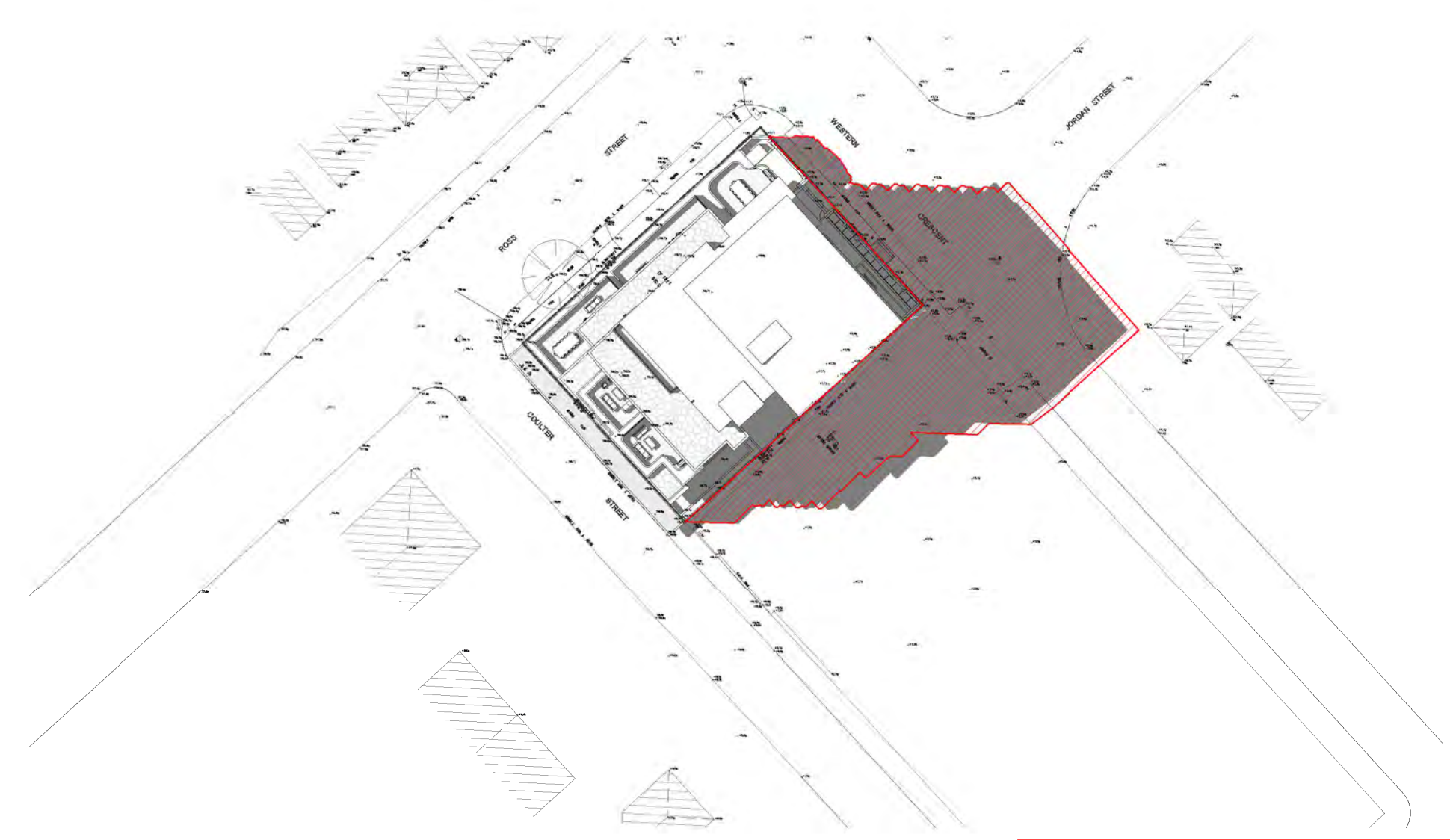
3 PM  
EQUINOX (SEPT 21)



9AM



12 NOON



3 PM  
SUMMER SOLSTICE (DEC 21)

NOTE: RED HATCH DENOTES SHADOWS GENERATED BY PREVIOUS ISSUE ARCHITECTURAL ISSUE

**DEVELOPMENT APPLICATION**  
**NOT FOR CONSTRUCTION**

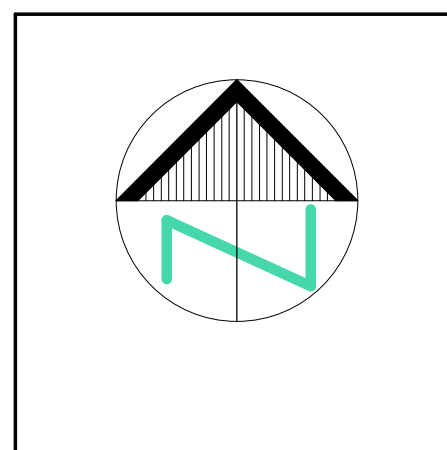
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**CLIENT**  
GERON PROPERTY No.6 PTY LTD

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

**ADDRESS**  
6-8 WESTERN CRESCENT, GLADESVILLE, NSW, 2111

**DRAWING TITLE**  
SHADOW DIAGRAMS

**Innovate**  
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Culley NSW 2223  
PO BOX 214 Culley NSW

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

**REGISTERED ARCHITECT**  
Accredited Architect  
Catherine Jones  
7143

**Architects**

	Drawn JW	Scale NTS@A1	<b>B</b>	<b>GERON PROPERTY</b>
	Checked GJ	Date APRIL 2021		
Job Number 2728		Sheet 19		



# LANDSCAPE DA

## 6-8 WESTERN CRES, GLADESVILLE

### Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
L-01	COVER SHEET	A3	C	28/1/22
L-02.1	PUBLIC DOMAIN SHEET 1	A3	C	28/1/22
L-02.2	PUBLIC DOMAIN SHEET 2	A3	C	28/1/22
L-03.1	LEVEL 1 SHEET 1	A3	C	28/1/22
L-03.2	LEVEL 1 SHEET 2	A3	C	28/1/22
L-04	LEVEL 7	A3	C	28/1/22
L-05	PLANTING DETAILS	A3	C	28/1/22
L-06	PLANT SCHEDULE	A3	C	28/1/22
L-07	PRECEDENT IMAGERY	A3	C	28/1/22
L-08	NOTES	A3	C	28/1/22
L-09	SPECIFICATION	A3	C	28/1/22








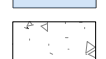
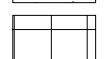
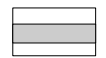
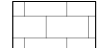
#### GENERAL NOTES

All work & materials to be carried out in accordance with the Building Code of Australia, all Local and State Government ordinances, relevant Australian Standards, local authorities regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council.

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

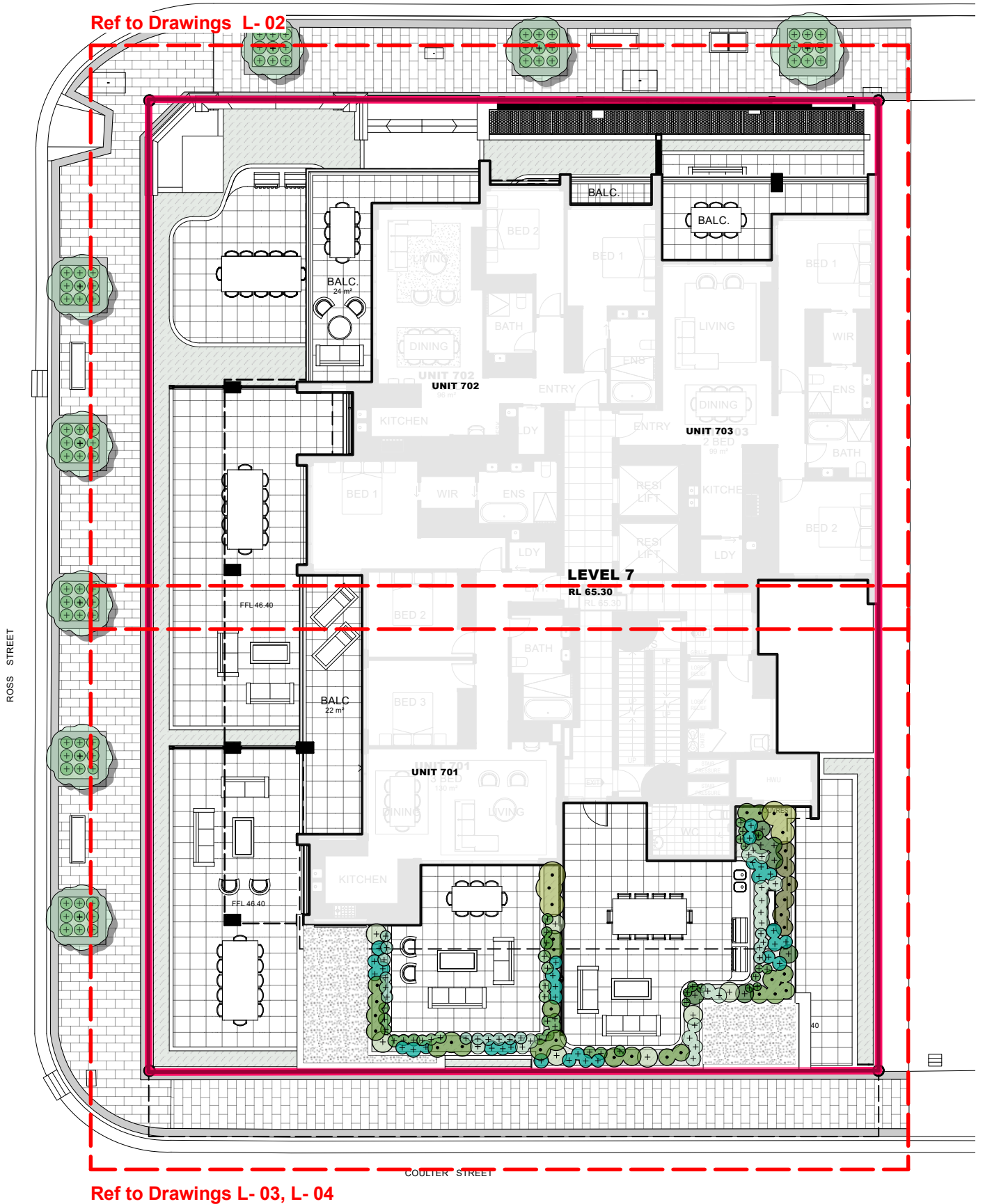
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#### LEGEND









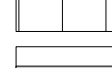
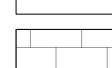

-  SITE BOUNDARY
-  PROPOSED TREES  
(Refer plant schedule)
-  PROPOSED PLANTING  
(Refer plant schedule)
-  GARDEN: ON STRUCTURE
-  GARDEN: ON GRADE
-  BUILDING OUTLINE
-  PROPOSED POOL
-  PAVING TYPE 1  
(Concrete)
-  PAVING TYPE 3  
(Natural Stone Paving)
-  HEADER COURSE  
(Granite Paver)
-  BODY PAVER  
(Granite Paver)

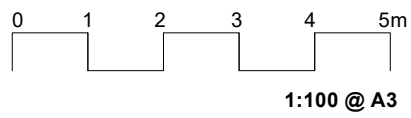
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1:200 @ A3

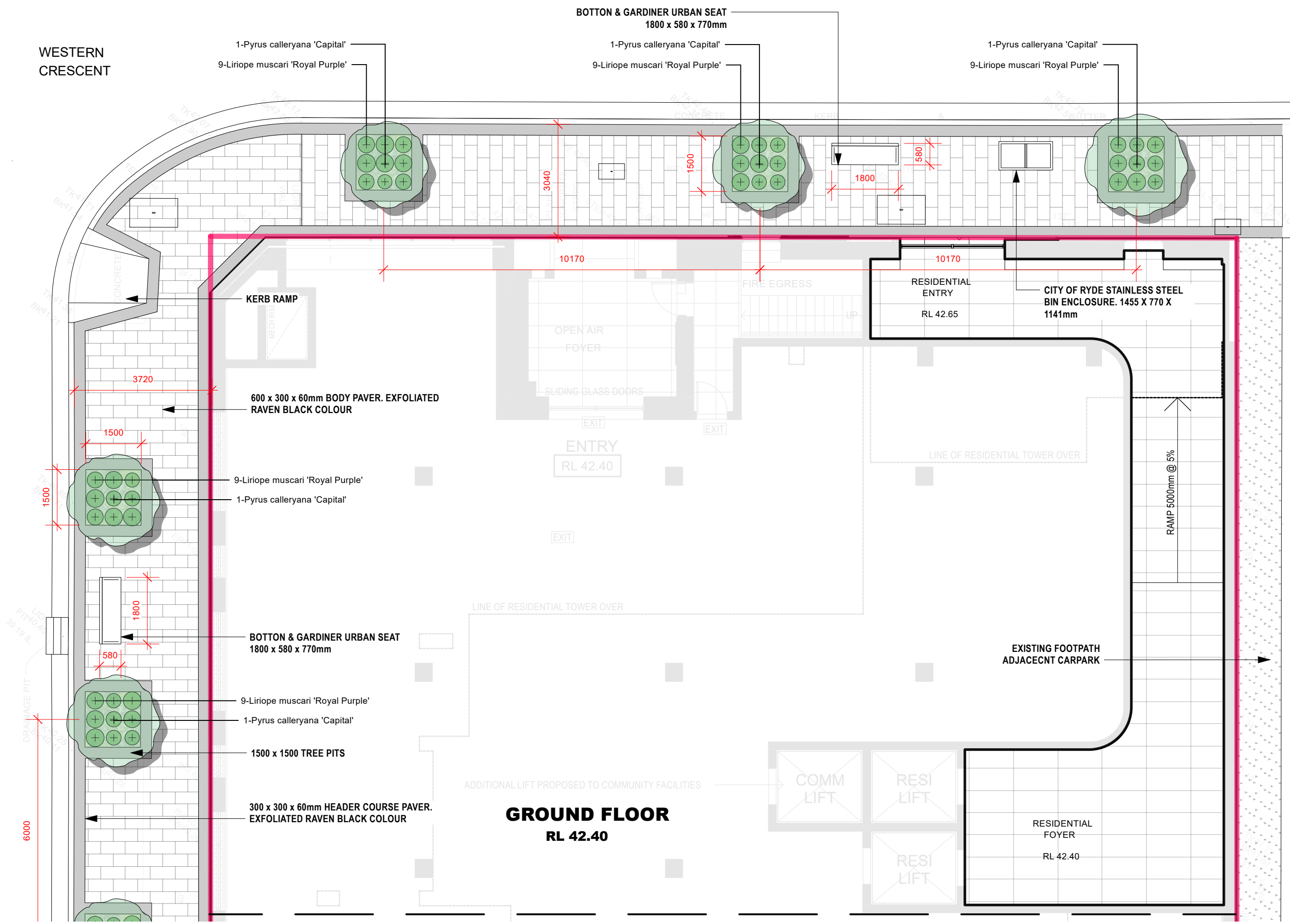


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(Granite Paver)



WESTERN  
CRESCENT



**GROUND FLOOR**  
RL 42.40

REFER TO L-02.2











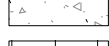
ISSUE	DATE	COMMENT
C	28/1/22	DA AMENDMENTS
B	9/7/21	FOR APPROVAL
A	16/6/21	DRAFT FOR REVIEW

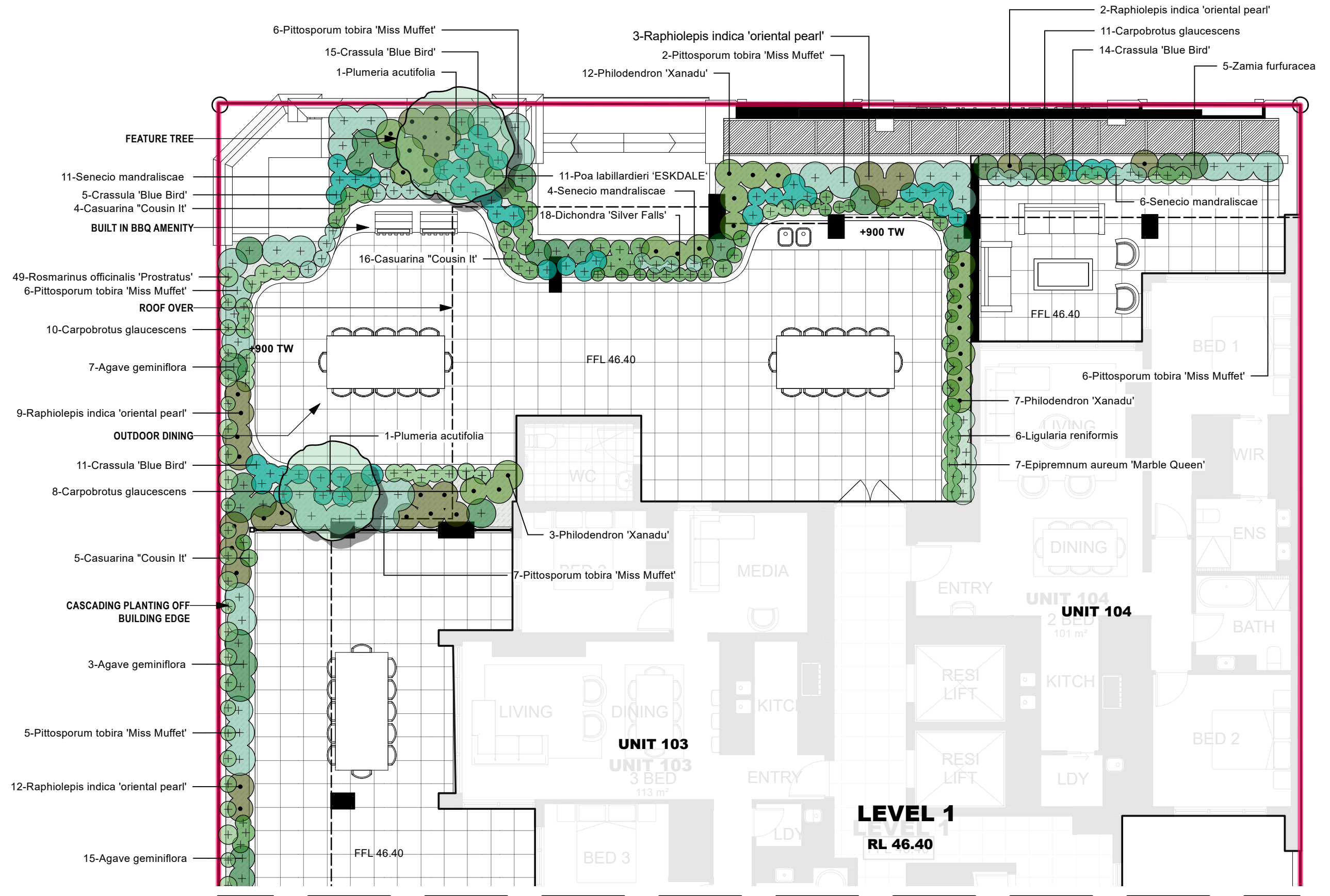
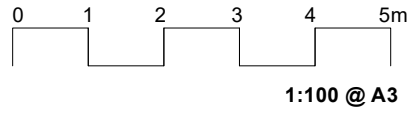
REVISIONS





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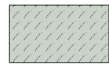


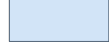

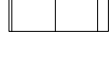
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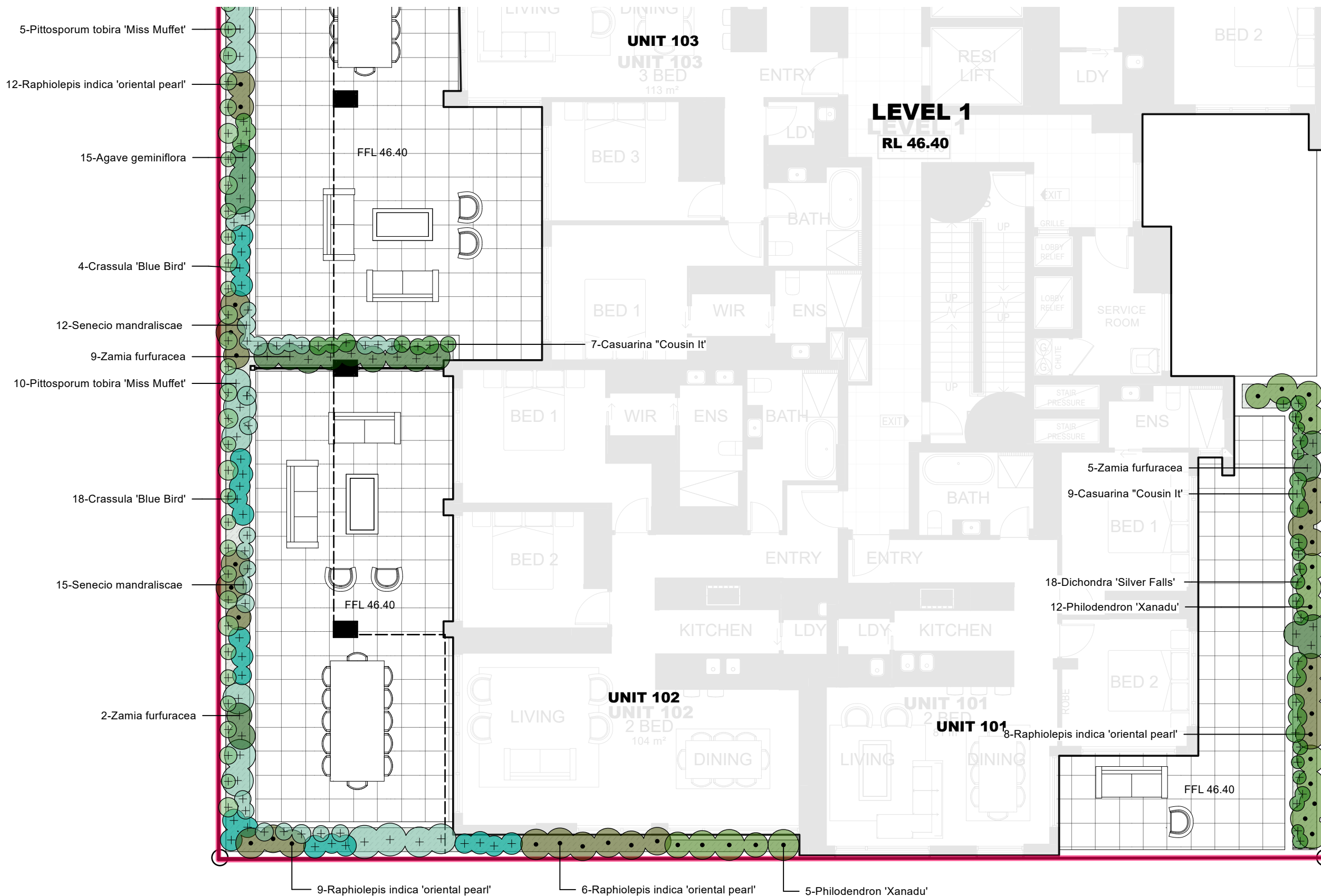
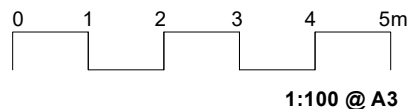
Project	PROPOSED RESIDENTIAL DWELLING	
Address	6-8 WESTERN CRESCENT, GLADESVILLE	Date 28/01/22
Drawing Title	LEVEL 1 SHEET 1	Scale 1:100@A3



ISSUE	DATE	COMMENT
C	28/1/22	DA AMENDMENTS FOR APPROVAL
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A	16/6/21	DRAFT FOR REVIEW









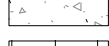
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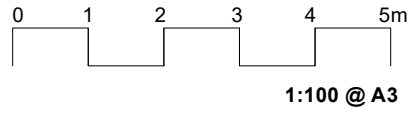
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CONCRETE BUILT IN BBQ



CASCADING PLANTING



OUTDOOR DINING AMENITY



OFF FORM CONCRETE MATERIALITY



SHADE TOLERANT PLANTING TO UNDERCROFT SPACES



TEXTURAL PLANTING TO ROOFTOP SPACES

