

# MEMO

Environment & Planning  
CITY OF RYDE

**To :** Angela Kenna – Panel Secretariat  
Joint Regional Planning Panel

**From :** Sanju Reddy – Senior Town Planner

**Date :** 16 August 2011

**SUBJECT :** PROPOSED CHANGES TO RECOMMENDED CONDITIONS

**REFERENCE:** 2011SYE046 – Ryde - LDA2011/0174 - Residential Building D  
2011SYE047 – Ryde - LDA2011/0164 - Residential Building C  
2011SYE049 – Ryde - LDA2011/0110 - Residential Building E

---

The purpose of this memo is to notify the Panel that Council proposes some minor changes to conditions 1 & 52 in Attachment 1, conditions 1 & 57 in Attachment 2 and conditions 1 & 53 in Attachment 3 of the approved assessment report. These changes have been agreed to by the applicant.

Condition 1 relates to approved architectural and landscaping plans. It has been noted that some of the plan numbers referenced in the condition has quoted incorrect revision numbers & dates. Therefore, it is requested that condition 1 in all three attachments be changed to reflect the correct dates and revision numbers as indicated below.

Condition Nos. 52, 57 & 53 in Attachments 1, 2 & 3 respectively relates to provision of security mirrors in the corridors of the building. However the intent of the condition is to ensure safety around the driveway ramp within Level 3 & 4. Security mirrors are not required in the corridors of the building. Therefore, it is recommended that the above conditions be changed to replace the word "*within corridors*" with the words "*at the blind section of the driveway ramp leading from Level 3 to 4 of residential car park*".

The recommended changes are reflected below:

## ATTACHMENT 1 (Building C – LDA2011/164)

### **Condition 1**

1. **Approved Plans.** Development is to be carried out in accordance with the following plans and support information submitted to Council (except as amended by conditions that follow):

Plan Title and Number	Date	Drawn by
DA-C-102/1 Building C – DA – Level 5	17/3/11	Robertson + Marks

DA-C-103/1 Building C – DA – Level 6	17/3/11	Robertson + Marks
DA-C-104/1 Building C – DA – Level 7	17/3/11	Robertson + Marks
DA-C-105/1 Building C – DA – Level 8	17/3/11	Robertson + Marks
DA-C-106/1 Building C – DA – Level 9	17/3/11	Robertson + Marks
DA-C-107/1 Building C – DA – Level 10	17/3/11	Robertson + Marks
DA-C-108/1 Building C – DA – Level 11	17/3/11	Robertson + Marks
DA-C-109/1 Building C – DA – Level 12	17/3/11	Robertson + Marks
DA-C-110/1 Building C – DA – Level 13	17/3/11	Robertson + Marks
DA-C-111/1 Building C – DA – Roof Plan	17/3/11	Robertson + Marks
DA-C-170/1 Building C – DA – DA East Building Elevation	15/3/11	Robertson + Marks
DA-C-171/1 Building C – DA – DA South Building Elevation	15/3/11	Robertson + Marks
DA-C-172/1 Building C – DA – DA West Building Elevation	15/3/11	Robertson + Marks
DA-C-173/1 Building C – DA – DA North Building Elevation	15/3/11	Robertson + Marks
DA-C-176/1 Building C – DA – External Finishes Board	15/3/11	Robertson + Marks
DA-C-177/1 Building C – DA – Section A-A	<del>23/2/11</del> <b>15/3/11</b>	Robertson + Marks
LA02-A Landscape DA Plan Building C + D	23/3/11	Taylor Brammer
<del>LA02-A Landscape DA Plan Building C + D</del> <b>LD02-A Landscape DA Plan Building C + D</b>	24/3/11	Taylor Brammer
<del>LA02-A Landscape Sections Level 5 Building C + D</del> <b>LS02-A Landscape DA Plan Building C + D</b>	24/3/11	Taylor Brammer

52. **Security Mirrors.** Security mirrors are to be installed ~~within corridors around the blind section of the driveway ramp leading from Level 3 to 4 of residential car park~~ to enable users to see around blind corners.

## ATTACHMENT 2 (Building D – LDA2011/174)

### **Condition 1**

1. **Approved Plans.** Development is to be carried out in accordance with the following plans and support information submitted to Council (except as amended by conditions that follow):

<b>Plan Title and Number</b>	<b>Date</b>	<b>Drawn by</b>
DA-D-101/1 Building D – DA – Level 4	28/3/11	Robertson + Marks
DA-D-102/1 Building D – DA – Level 5	28/3/11	Robertson + Marks
DA-D-103/1 Building D – DA – Level 6	28/3/11	Robertson + Marks
DA-D-104/1 Building D – DA – Level 7	28/3/11	Robertson + Marks
DA-D-105/1 Building D – DA – Level 8	28/3/11	Robertson + Marks
DA-D-106/1 Building D – DA – Level 9	28/3/11	Robertson + Marks
DA-D-107/1 Building D – DA – Roof Plan	28/3/11	Robertson + Marks
DA-D-170/1 Building D – DA – DA East Building Elevation	24/3/11	Robertson + Marks
DA-D-171/1 Building D – DA – DA South Building Elevation	24/3/11	Robertson + Marks
DA-D-172/1 Building D – DA – DA West Building Elevation	24/2/11	Robertson + Marks
DA-D-173/1 Building D – DA – DA North Building Elevation	24/3/11	Robertson + Marks
DA-D-176/1 Building D – DA – External Finishes Board	24/3/11	Robertson + Marks
DA-D-177/1 Building D – DA – Section A-A	24/2/11	Robertson + Marks
LA02-A Landscape DA Plan Building C + D	23/3/11	Taylor Brammer
<del>LA02-A Landscape DA Plan Building C + D</del> <b>LD02-A Landscape DA Plan Building C + D</b>	24/3/11	Taylor Brammer
<del>LA02-A Landscape Sections Level 5 Building C + D</del> <b>LS02-A Landscape Sections Level 5 Building C+D</b>	24/3/11	Taylor Brammer

57. **Security Mirrors.** Security mirrors are to be installed ~~within corridors~~ *around the blind section of the driveway ramp leading from Level 3 to 4 of residential car park* to enable users to see around blind corners.

**ATTACHMENT 3 (Building E – LDA2011/110)**  
**Condition 1**

1. **Approved Plans.** Development is to be carried out in accordance with the following plans and support information submitted to Council.

<b>Plan Title and Number</b>	<b>Date</b>	<b>Drawn by</b>
DA-E-101/1 Building E – DA- Level 4	1/3/11	Robertson

Plan Title and Number	Date	Drawn by
		+ Marks
DA-E-102/1 Building E – DA – Level 5	<del>2/3/11</del> 1/3/11	Robertson + Marks
DA-E-103/1 Building E – DA – Level 6	<del>3/3/11</del> 1/3/11	Robertson + Marks
DA-E-104/1 Building E – DA – Level 7	<del>4/3/11</del> 1/3/11	Robertson + Marks
DA-E-105/1 Building E – DA – Level 8	<del>5/3/11</del> 1/3/11	Robertson + Marks
<b>DA-E-106/1 Building E – DA – Level 9</b>	<b>1/3/11</b>	<b>Robertson + Marks</b>
DA-E-107/1 Building E – DA – Roof Plan	<del>7/3/11</del> 1/3/11	Robertson + Marks
DA-E-170/1 Building E – DA – DA East Building Elevation	24/2/11	Robertson + Marks
DA-E-171/1 Building E – DA – DA South Building Elevation	24/2/11	Robertson + Marks
DA-E-172/1 Building E – DA – DA West Building Elevation	24/2/11	Robertson + Marks
DA-E-173/1 Building E – DA – DA North Building Elevation	24/2/11	Robertson + Marks
DA-E-176/1 Building E – DA – External Finishes Board	28/2/11	Robertson + Marks
DA-E-177/1 Building E – DA – Section A-A	17/2/11	Robertson + Marks
LA01-B Landscape DA Plan	<del>23/2/11</del> 22/2/11	Taylor Brammer

**53. Security Mirrors.** Security mirrors are to be installed *within corridors around the blind section of the driveway ramp leading from Level 3 to 4 of residential car park* to enable users to see around blind corners.

It is recommended that the above changes be incorporated in the proposed conditions of consent at the time of determination of the applications.



**Sanju Reddy**  
Senior Town Planner