

GENERAL

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

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

Document Description	Date	Rev	Plan No/Reference
Location Plan	17/10/14	02	A-DA2-3H5A6A-SP-01
Site Plan	26/2/15	03	A-DA-3H5A6A-SP-02
Building Separation Diagram	26/2/15	03	A-DA2-3H5A6A-SP-05
Staging Diagram	17/10/14	01	A-DA2-3H5A6A-SP-06
Site Elevations - Apartments	17/10/14	02	A-DA2-5A6A-ELE-01
Apartment 5A1 - Elevations	17/10/14	02	A-DA2-5A6A-ELE-01
Apartment 5A2 - Elevations	17/10/14	02	A-DA2-5A6A-ELE-02
Apartment 6A- Elevations	17/10/14	02	A-DA2-5A6A-ELE-03
Site Street Elevations - Houses	26/2/15	01	A-DA2-3H5A6A-ELE-02
Site Sections - Houses	26/2/15	03	A-DA2-3H5A6A-SEC-01
Site Section - Apartments	26/2/15	03	A-DA2-3H5A6A-SEC-02
Housing Type 6A – Semi Detached	26/2/15	03	A-DA2-3H-FP-H6A
Housing Type 6B – Semi Detached	26/2/15	03	A-DA2-3H-FP-H6B
Housing Type 7A – Semi Detached	26/2/15	03	A-DA2-3H-FP-H7A
Housing Type 7B – Semi Detached	26/2/15	03	A-DA2-3H-FP-H7B
Housing Type 7C – Semi Detached	26/2/15	03	A-DA2-3H-FP-H7C
Housing Type 8A – Attached	17/10/14	02	A-DA2-3H-FP-H8A
Housing Type 8B – Attached	17/10/14	02	A-DA2-3H-FP-H8B
Housing Type 8C – Attached	17/10/14	02	A-DA2-3H-FP-H8C
Housing Type 8D – Attached	17/10/14	02	A-DA2-3H-FP-H8D
Housing Type 8E – Attached	17/10/14	02	A-DA2-3H-FP-H8E
Apartments – Basement 2 Floor Plan	6/11/14	02	A-DA2-5A6A-FP-A1
Apartments – Basement 1 Floor Plan	6/11/14	02	A-DA2-5A6A-FP-A2
Apartments – Ground Floor Plan	17/10/14	02	A-DA2-5A6A-FP-A3
Apartments – Level 1 Floor Plan	17/10/14	02	A-DA2-5A6A-FP-A4
Level 2 & Level 3 Floor Plan	17/10/14	02	A-DA2-5A6A-FP-A5
Level 4 & Level 5 Floor Plan	17/10/14	02	A-DA2-5A6A-FP-A6

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Level 6 Floor Plan & Roof Plan	17/10/14	02	A-DA2-5A6A-FP-A7
Typical Apartment Plans	17/10/14	02	A-DA2-5A6A-FP-A8
Apartment Sections	22/10/14	03	A-DA2-5A6A-SEC
Unit Schedule	17/10/14	02	A-DA2-3H5A6A-DS-01
Schedule of External Finishes	17/10/14	01	A-DA2-3H5A6A-DS-05
Schedule of External Paint Colours	17/10/14	01	A-DA2-3H5A6A-DS-06
Tree Retention Plan	October 2014	C	3235.S.02
Landscape Masterplan	October 2014	C	3235.DA.01
Deep Soil Area	October 2014	C	3235.DA.02
Apartment Landscape Plan	October 2014	C	3235.DA.03
Residential Houses Landscape Plan	October 2014	C	3235.DA.04
Residential Houses House Type 6	October 2014	C	3235.DA.05
Residential Houses House Type 7	October 2014	C	3235.DA.06
Residential Houses House Type 8	October 2014	C	3235.DA.07
Cross Sections A & B	October 2014	C	3235.DA.08
Cross Sections C, D & E	October 2014	C	3235.DA.09
Phase 1 Temporary Carpark	October 2014	C	3235.DA.10
Phase 1 Temporary Carpark Layout	October 2014	C	3235.DA.11
PH1 Temporary Carpark Indicative Cross Sections A	October 2014	C	3235.DA.12
PH1 Temporary Carpark Indicative Cross Sections B	October 2014	C	3235.DA.13

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Typical Landscape Details	October 2014	C	3235.DA.14
Plan of Proposed Subdivision of Lots 4 and 7 in DP1129793	31/10/14	5	Sheet 1 of 1
Plan of Proposed Subdivision Lot 1 in the Putney Stage 2 Superlot Subdivision Plan	31/10/14	4	Sheets 1 to 3
Stormwater Concept Plans	30/10/14	B	Drawings 9807/DA03 to 9807/DA09 & 9807/DA11 to 9807/DA14
Stormwater Concept Plans	30/10/14	C	Drawings 9807/DA02 & 9807/DA10

The works may be carried out in the following stages:

- Early Works: site preparation works including excavations and construction of temporary carpark;
 - Stage 1: construction of houses;
 - Stage 2: construction of basement car parks;
 - Stage 3: construction of residential flat building 5A1;
 - Stage 4: construction of residential flat building 5A2;
 - Stage 5: construction of residential flat building 6A;
 - Stage 6: landscaping works (other than location of temporary car park) and road infrastructure; and
 - Stage 7: removal of temporary car park and completion of remaining landscaping works.
2. **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.
 3. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered 564138M dated 4 November 2014; and 564139M, dated 4 November 2014.
 4. **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.

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5. **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.
6. **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.
7. **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.
8. **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.
9. **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.
10. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RTA, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.
11. **Roads Act.** Any works performed in, on or over a public road 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 section 139 of the Roads Act 1993.
12. **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 2014 DCP Part 8.5 "Public Domain Works", except otherwise as amended by conditions of this consent and the Deed of Agreement between RRCS, Ryde City Council and Frasers Putney.
13. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
14. **Restoration.** 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 will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of

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payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.

15. **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 issue of a Construction Certificate and commencement of any work, permits for the following activities, as required and as specified in the form "*Road Activity Permits Checklist*" (available from Councils website) are to be obtained and copies submitted to Council with the *Notice of Intention to Commence Work*.
- 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 Work Zone Permit 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

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and/or excavation and must comply with WorkCover (New South Wales) requirements.

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

- 16. **Engineering plans assessment and works inspection fees.** The applicant is to pay to Council for assessment of all engineering and public domain plans and works inspection fees, in accordance with Council's Schedule of Fees & Charges, prior to any relevant approval being granted by Council.
- 17. **Deed of Agreement and Deed of Novation.** The terms of the Deed of Agreement as amended by the Deed of Novation dated 15 July 2010 are to be fully complied with.

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.

- 18. **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 Principal Certifying Authority prior to the issue of any Construction Certificate.
- 19. **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 relevant Construction Certificate.
- 20. **Parking/bicycle Spaces.** One hundred and eighty seven (187) parking spaces are to be provided within the approved residential flat buildings, with one hundred & sixty (160) spaces for residents and twenty-seven (27) for visitor parking. The car parking spaces are to be clearly line marked with the visitor spaces clearly marked "Visitor Parking". A minimum of fifty Six (56) bicycle spaces are also to be provided within the development. Details demonstrating compliance are to be shown on the Construction Certificate plans for Stage 2.

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21. **Stormwater Drainage Works.** Council stormwater drainage works (Road 21) on the development site shown on drawing no. 9807/DA05 prepared by J Wyndham Prince is considered as concept plan and shall incorporate the following design criteria: -
- a. Kerb inlet pits (sag and on grade) shall be cast-in-situ and conforming to Council's standard drainage pit details.
 - b. Drainage pipelines shall be minimum Pipe Class 3, Rubber Ring Jointed, Reinforced Concrete with Type HS2 bedding Support and conforming to AS 4058.
 - c. Drainage pipelines shall be designed to have a minimum longitudinal gradient of 1.0%

Details demonstrating compliance are to be provided prior to the issue of a Construction Certificate for the infrastructure works (Stage 6).

22. **Drainage Engineering Documentation.** Prior to the issue of a Construction Certificate for the infrastructure works (Stage 6), the Council or Private Certifying Authority shall be provided, to its satisfaction, with engineering documentation addressing the following: -
- a. A drainage system layout plan shall be drawn at a scale of 1:100, 1:200 or 1:250 and shall show drainage pipe locations, drainage pit locations and number and road centreline chainage, size of opening 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 pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline road 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. 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.
 - d. The drainage system layout plan shall be documented on a detailed features survey base that describes all existing structures, utility services, vegetation and other relevant features.
23. **Utility Services.** The applicant shall undertake and bear all costs associated with the liaison, approval and relocation of any utility services. All correspondence and approvals between the applicant and utility authorities shall be provided to the Council in conjunction with engineering documentation for the stormwater drainage works prior to issue of the relevant Construction Certificate.
24. **Traffic Management Plan.** To ensure safe construction traffic flow on site a Traffic Management Plan (TMP) and report shall be prepared by an RMS accredited person **and submitted to and approved by Council** prior to issue of any Construction Certificate.

The TMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices” and the RMS’s Manual – “Traffic Control at Work Sites”. The TMP is to address but not be limited to the loss of on-street parking, construction vehicles travel routes, safety of the public and

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access, materials storage, handling and deliveries including construction traffic parking.

Additionally, all traffic controllers utilise for the site must be RMS accredited and a minimum of seven (7) day notice shall be given to residents if they will be affected by the proposed construction activities.

In order to reduce conflicts between this and other local sites undertaking work simultaneously, the applicant is to communicate with the other work sites and develop strategies to minimise the impacts of Traffic expected to occur during the construction period. This consultation shall be undertaken with work sites within a 250m radius of the subject site, to the west of Church Street. These communications must be documented and supplied to Council to ensure that appropriate measures are in place for dealing with the high influx of Construction Traffic including, but not limited to:

- Large Concrete pours, ensuring that multiple sites do not occupy large portions of the roads simultaneously.
- Truck Routes, ensuring that multiple Trucks are not trying to access the same routes at the same time. This is to avoid congestion.

25. **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 any Construction Certificate. (category: other buildings with delivery of bricks or concrete or machine excavation).
26. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the release of any Construction Certificate:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy
27. **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 Principal Certifying Authority prior to the issuing of any Construction Certificate.
28. **Public domain Works – Footpath Landscaping.** Public domain improvement works are to be undertaken along the Princes Street frontage of the development site in accordance with the City of Ryde DCP 2014 Part 8.5 Public Civil Works. Additionally, the public domain along Road 21 is to be constructed in accordance with AMCORD, Austroads guidelines and the City of Ryde DCP 2014 Part 8.5 Public Civil Works. The work is to include but not be limited to, footpath paving, kerb and gutter and street tree planting.

Full details, including plans, specifications, sections, finished levels and other relevant details shall be submitted to Council for approval prior to the issue of a Construction Certificate for Stage 1. The drawings shall incorporate the following:

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- (a) Construction of concrete footpath paving 1.2m wide along the Princes Street frontage of the development site, and 1.5m wide along both sides of Road 21. The footpath shall be located 600mm from the boundary alignment.
- (b) Provision of street trees along the Princes Street frontage of the development site and along Road 21, in accordance with Council's secondary streets planting details.
- (c) Underground telecommunication and utility services along the Princes Street frontage of the development site and along Road 21.
- (d) New street lighting to be designed and installed to Australian Standard AS1158.3.1-1999 Road Lighting, using LED luminaires with vehicular luminance category V5 and pedestrian luminance category P2 on Road 21. Additionally the existing street lighting along the Princes Street frontage is to be upgraded to LED luminaires.

Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for improvements to the existing network and constructing the new network, and are to be submitted to Council and Ausgrid for approval prior to commencement of work.

29. **Public Domain Works – Infrastructure.** Detailed engineering plans for the public domain infrastructure works in Princes Street and Road 21, prepared by a Chartered Civil Engineer (with NPER registration with Engineers Australia), are to be submitted to Council for approval prior to the issue of a Construction Certificate for Stage 1.

The design shall be generally in accordance with AMCORD and Austroads guidelines and the City of Ryde Development Control Plan 2014 Part 8.2 - Stormwater Management, where applicable, and Part 8.5 - Public Civil Works.

The following works shall be completed at no cost to Council, prior to the issue of an Occupation Certificate for the first apartment building:

- (a) The removal of any redundant vehicular crossing in Princes Street and replacement with new kerb and gutter.
- (b) The construction of new kerb and gutter and reconstruction of half road pavement along the Princes Street frontage of the development site.
- (c) Construction of new concrete footpath along the Princes Street frontage of the site.
- (d) The construction of new kerb and gutter and flexible pavement in Road 21.

Note: In accordance with advice received from the applicant's Geotechnical Engineers GeoEnviro Consultancy Pty Ltd, Council is satisfied with the determination of Design Traffic Loading for the three roads, No's 21, 22 and 27. In terms of subgrade conditions Council notes laboratory results with in-situ fill and clayey soil CBR values ranging from 1.5% to 6%. Council accepts the preliminary pavement thickness designs based on an assumed CBR value of 3%.

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Final pavement thickness design shall be determined upon completion of subgrade formation and additional subgrade sampling and CBR testing and incorporated into road construction plans. Prior to pavement construction, the final pavement thickness design is to be approved for construction by the Private Certifying Authority (PCA). Final pavement design, test results, amended construction plans and certification from the PCA is to be submitted to Council for information prior to pavement construction.

- (e) The construction of stormwater drainage infrastructure.
- (f) The construction/relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to council and their requirements being fully complied with.
- (g) Adjustment of levels and grades of all infrastructure (footpath, kerb and gutter, road pavement, etc.) and provide a standard cross section and smooth transitions to existing infrastructure.
- (h) The construction of new road entry and roundabout at the intersection of Morrison Road and Road 21. (Traffic Section to confirm details)
- (i) Supporting batters for Road 21.

30. **Landscape Plan.** A detailed landscape plan is to be submitted with the relevant Construction Certificate for Council's approval. This plan is to be generally consistent with the landscape plans referred to in condition 1, the tree planting schedule included in the letter submitted to Council by JBA dated 3 March 2015 and the requirements of condition 76 regarding the Linley Way buffer planting. This plan is also to include but not be limited to the following:
- Resolution of all external levels and access;
 - Streetscape treatment;
 - Pedestrian and vehicle entry treatments;
 - Consideration of visual impacts mitigation and screening;
 - All landscape areas and their proposed treatment (mass planting beds, paving, lawn etc), planting arrangement, planting schedule, pot size, planting and staking details;
 - Drainage, waterproofing and irrigation recommendations for podium planters;
 - Soil type selections and depths for podium planters;
 - Fencing types, heights and locations (note: fencing is not to exceed 1.8m high and any replacement fencing installed along shared boundaries will be installed at the developers expense);
 - Sections and elevations of important features;
 - Seating is to be provided within the communal open space area.
31. **Construction near Drainage Infrastructure in Drainage Easements.** The footings for buildings and other structures adjacent to new drainage easements (private or public) shall be taken a minimum of 100 mm below the invert of the drainage infrastructure in the easement. The location and depth of the stormwater infrastructure, along with the design of the footings, must be marked on the structural details to be submitted with the relevant Construction Certificate, demonstrating compliance with this condition.

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32. **Vehicle Footpath Crossing(s).** Concrete footpath crossings and associated gutter crossovers must be constructed fronting the approved vehicle access location(s). The crossing(s) must be constructed in plain reinforced concrete with location, design and construction shall conform to Council requirements and AS 2890.1 – 2004 (Offstreet Parking) except as amended by the Deed of Agreement.
33. **Driveway Access and Boundary Levels.** The applicant is to apply to Council for site specific driveway access levels at the road boundary alignment prior to the issue of any relevant Construction Certificate. The application shall be accompanied by engineering plans of civil works along the frontage of the development site. The Council issued levels shall be incorporated into the design of the internal driveway, car parking areas, landscaping and stormwater drainage plans. Fees are payable in accordance with Council's Schedule of Fees & Charges at the time of the application.
34. **Vehicle Access and Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/loading bay dimensions must be designed and constructed to comply with AS 2890 (Offstreet Parking standards).

With respect to this, the following revision(s) must be undertaken;

- a) To maximise compliance with AS 2890.6, the disabled parking space no. 18 on Basement Level 01 is to be relocated to space no.33 opposite, as this space provides an adjoining area equivalent to the required shared area required by AS 2890.6.
- b) All internal driveways and vehicle access ramps must have ramp grades and transitions complying with AS 2890.1. In this respect, ramps must be no greater than 25% for 20m and any ramp transitions must be no greater than 12.5% for crest's and 15% for sag's, for a minimum length of 2m.

These amendment(s) and requirements must be clearly marked on the plans submitted with the application for any relevant Construction Certificate.

35. **Stormwater Management.** To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact to neighbouring properties and downstream areas, detailed drainage plans and certification for the stormwater management system (referred to as "documentation" below) for each relevant stage must be submitted to the Accredited Certifier, demonstrating compliance with this condition.

Stormwater runoff from the development shall be collected and piped by gravity flow to the onsite detention basin located in the reserve north of the site, generally in accordance with the plans by J. WYNDHAM PRINCE (REFER TO PROJECT NO. 9807 DWGS DA05 REV. B DATED 30 OCTOBER 2014), detailed and amended as required by this condition.

The documentation must be submitted relevant to the staging of works as follows;

- a) Trunk Drainage System

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Prior to the issue of any Construction Certificate, the documentation must include;

- Details of the drainage system of the temporary parking area. At a minimum, a drainage swale must be provided at the downstream boundary to the carpark as well as sufficiently spaced surface pits in the swale to collect overland flow. The design must make provision for, and measures to prevent, potential erosive effects that may occur from excessive overland flows. Details of these temporary measures are to be included with the documentation.
- Location of connection points from development lots to the major system.
- Analysis demonstrating that the major drainage system design complies with Councils requirements, particularly the design capacity of the inground network (with estimated discharge rates from development lots) and pit and overland freeboard requirements are satisfied for major storm events.

b) Development Lot Drainage Systems

Details of each development lot's drainage system must be provided prior to the release of the relevant construction certificate for that stage. Where the point of discharge to the trunk drainage system will be dedicated to Council, the connection must comply with Councils DCP and Technical Manual and is to be inspected by Council prior to backfill.

All detailed plans, documentation and certification of the system must be prepared by a chartered civil engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as pump/ sump) are in accordance with the requirements of AS 3500.3 (2003) and the requirements of City of Ryde – DCP 2014 Part 8.2 (Stormwater Management) and associated Technical Documents which are to take precedence in the event of conflict.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.
- Subsurface drainage systems must be designed to generally preserve the pre-developed groundwater table so as to prevent constant, ongoing discharge of groundwater to the public drainage network, as well as avoid long term impacts related to the support of structures on neighbouring properties.

36. Mechanical Ventilation Details. Details of all proposed mechanical ventilation systems, and alterations to any existing systems, must be submitted to Council or an accredited private certifier with an application for the relevant Construction Certificate. Such details must include:

- (a) Plans (coloured to distinguish between new and existing work) and specifications of the mechanical ventilation systems; and
- (b) A design certificate from a professional mechanical services engineer certifying that the mechanical ventilation systems will comply with the *Building Code of Australia* and the conditions of this consent.

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37. **Fresh air intake vents.** Any fresh air intake vents must be located in a position that is free from contamination and at least 6 metres from any exhaust air discharge vent or cooling tower discharge. Details demonstrating compliance are to be submitted with an application for the relevant Construction Certificate.
38. **Exhaust air discharge vents.** Any exhaust air discharge vents must be designed and located so that no nuisance or danger to health will be created. Details demonstrating compliance are to be submitted with an application for the relevant Construction Certificate.
39. **Carpark exhaust vent.** Any carpark exhaust vents must be located at least 3 metres above ground level or any pedestrian thoroughfare and:
- (a) at least 6 metres from any fresh air intake vent or natural ventilation opening; and
 - (b) at least 6 metres or, where the dimensions of the allotment make this impossible, the greatest possible distance from any neighbouring property boundary.

Details demonstrating compliance are to be submitted with an application for the relevant Construction Certificate.

40. **Evidence of sewer connection by gravity flow.** Documentary evidence from a professional hydraulic engineer or other suitably qualified person demonstrating that all of the premises will be connected directly to the sewerage system by gravity flow must be submitted with the application for the relevant Construction Certificate.
41. **Plumbing and Drainage.** All plumbing and drainage work must be carried out in accordance with the requirements of Sydney Water Corporation.
42. **Sydney Water – quick check.** The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre, prior to the release of the relevant Construction Certificate, to determine whether the development will affect any Sydney Water assets, sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website www.sydneywater.com.au for:

- Quick Check agents details - see Building, Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water assets - see Building, Development and Plumbing then Building and Renovating.

Or telephone 13 20 92.

43. **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 Principal Certifying Authority prior to the release of the relevant Construction Certificate.
44. **Disabled access.** Prior to the issue of the relevant Construction Certificate, a report is to be provided from a suitably qualified access consultant to verify that the Construction Certificate Drawings fully comply with the Building Code of Australia

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and Australian Standards AS1428.1, AS4299, AS1735.12 and AS2890.6. The report is to be provided to the PCA and Council (if Council is not the PCA).

45. **Adaptable Units.** A total of 18 (eighteen) adaptable apartments are to be provided within the development. These apartments are to comply with all of the spatial requirements as outlined in DCP 2010 Part 9.2 and AS4299. Details demonstrating compliance is to be provided on the Construction Certificate plans. Prior to the issue of the relevant **Construction Certificate**, a suitably qualified access consultant is to certify that the development achieves the spatial requirements of DCP 2014 Part 9.2 and AS4299.
46. **Design verification.** Prior to the relevant Construction Certificate being issued, the Principle Certifying Authority is to be provided with a written Design Verification from a qualified designer. This statement must include verification from the designer 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*.
47. **Service infrastructure/utilities.** Unless specifically shown on the approved architectural plans, all service infrastructure/utilities including electrical substations, fire hydrants, gas meters and the like shall be located within the building envelope. Where this is not possible and subject to Council approval, such infrastructure shall be located on the subject site and appropriately screened from view. Electrical substations specifically shown on the approved architectural plans should also include appropriate screening where possible. Details of all service infrastructure/utilities are to be approved prior to the issue of the relevant **Construction Certificate**.
48. **Vehicular entry.** The vehicular entries are to have high quality finishes and detailing to the walls and ceiling. No service ducts or pipes are to be provided within the vehicular entry. Details demonstrating compliance is to be submitted on the Construction Certificate plans for Stage 2.
49. **Storage.** Each residential unit is to be provided with the minimum internal storage area as required by the Residential Flat Design Code. Where non-compliant, additional individual storage areas are to be provided at ground level for each affected unit. 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.
50. **BASIX Details to be included on the Construction Certificate.** The Construction Certificate plans and specifications are to detail all of the 'CC plan' commitments of the BASIX Certificate.
51. **Soil Depth over Structures.** Where planting is proposed over a structure, the development is to achieve the minimum standards for soil provision suitable to the proposed planting, as contained within the Residential Flat Design Code. Information

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verifying that the development complies with these requirements to be provided on the relevant Construction Certificate plans.

52. **Retaining Walls.** Retaining walls should be a maximum of 900mm high. Where necessary retaining walls should be tiered to suit level changes to reduce potential fall risks and ensure that additional barrier fencing is not required. All fencing or balustrades on top of retaining walls which are higher than 1m is to be a minimum of 1m high in accordance with the Building Code of Australia. Details of the retaining walls are to be provided prior to issue of the relevant Construction Certificate.
53. **Lighting of common areas (driveways etc).** Details of lighting for internal driveways, visitor parking areas and the street frontage shall be submitted for approval prior to issue of the relevant Construction Certificate. The details to include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents.
54. **Garbage and recycling rooms.** 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.

Details demonstrating compliance is to be submitted on the relevant Construction Certificate plans.

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55. **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 in accordance with the manual *"Managing Urban Stormwater: Soils and Construction"* by NSW Department – Office of Environment and Heritage to be implemented during construction.

The ESCP is to be submitted with the application for any Construction Certificate and must contain the following information for each stage of construction and encompass the area of works;

- Existing and final contours
- The location of all earthworks, including roads, areas of cut and fill
- Location of all impervious areas
- Location and design criteria of erosion and sediment control structures,
- Location and description of existing vegetation
- Site access point/s and means of limiting material leaving the site
- Location of proposed vegetated buffer strips
- Location of critical areas (drainage lines, water bodies and unstable slopes)
- Location of stockpiles
- Means of diversion of uncontaminated upper catchment around disturbed areas
- Procedures for maintenance of erosion and sediment controls
- Details and procedures for dust control.
- Details of daily maintenance of the temporary carpark, including (but not limited to) dust control, maintenance of the drainage system and restoration of eroded areas.

The ESCP must be submitted with the application for a Construction Certificate. This condition is imposed to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

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

56. **Site Sign.**

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

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57. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
58. **Dilapidation Report.** To ensure Council's infrastructures are adequately protected, a dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles in the vicinity of the 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 but to the following infrastructure where applicable.
- i) Road pavement
 - ii) Kerb and gutter
 - iii) footpath.
 - iv) Drainage pits.
 - v) Traffic signs
 - vi) Any other relevant infrastructure

The report is to be submitted to Council's development engineer, prior commencement of works.

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.

59. **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.
60. **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.
61. **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*.
62. **Construction noise.** The L₁₀ noise level measured for a period of not less than 15 minutes while demolition and construction work is in progress must not exceed the background noise level by more than 20 dB(A) at the property boundary.
63. **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

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construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.

64. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.
 65. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:
 - (a) Fill is allowed under this consent;
 - (b) The material is deemed suitable through validation by a geotechnical engineer.
 66. **Heritage.** If any unexpected archaeological finds (relics/foundations associated with early European occupation) or Aboriginal relics are encountered during excavation, works in the vicinity of the finds should cease and a suitable archaeologist should be engaged to assess the significance of the material. If relics were encountered, the Heritage Branch should be notified and further archaeological work may be required before works could re-commence. Approvals from the Heritage Branch may also be required to disturb relics.
 67. **Construction materials.** All materials associated with construction must be retained within the site.
 68. **Site Facilities.** The following facilities must be provided on the site:
 - (a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
 - (b) a garbage receptacle for food scraps and papers, with a tight fitting lid.
 69. **Site maintenance.** The applicant must ensure that:
 - (a) approved sediment and erosion control measures are installed and maintained during the construction period;
 - (b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
 - (c) the site is clear of waste and debris at the completion of the works.
 70. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".
 71. **Construction Inspections.** Construction inspections shall be required by Council's Coordinator – Asset Restorations for the Council stormwater drainage works at the following hold points: -
 - (a) Prior to the commencement of construction and following the set-out on site of the position of the drainage works to the levels shown on the approved drainage drawings.
 - (b) Upon excavation of trenches and for other drainage structures to the line, grade, widths and depths shown on the approved drainage drawings.
 - (c) Upon installation of bedding material.
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- (d) Upon installation of any pipe, culvert (include concrete slabs) and other drainage structures.
- (e) Upon backfilling of excavated areas and prior to the construction of the final pavement surface.
- (f) Upon the completion of all drainage works and prior to practical completion.

72. **Tree Removal Work.** All tree removal work shall be in accordance with NSW Workcover Code of Practice (2007) and undertaken by an Arborist with minimum AQF Level 2 qualifications. No trees are authorised to be removed unless specifically referred to in the Tree Retention and Removal Plan contained in Appendix F of the Arboricultural Impact Assessment, dated November 2014, prepared by Urban Forestry Australia.
73. **Tree Works.** All tree works must be carried out in accordance with all relevant Australian Standards.
74. **Tree Protection.** A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained and recommendations contained within the Arboricultural Impact Assessment, dated November 2014, prepared by Urban Forestry Australia are carried out.

The Project Arborist is to ensure trees are appropriately fenced prior to site establishment. In particular, the area designated for the location of the temporary site sheds should be located outside of the tree protection fencing for the Tree Groups 207, 208 and 209.

The location of underground services and any on site detention tanks is to be coordinated in consultation with the Project Arborist to minimise the potential impact on site trees.

All trees are to be monitored to ensure adequate health throughout the construction period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised throughout construction.

75. **Project Arborist.** Details of the Project Arborist are to be submitted to Council prior to the commencement of construction. Should these details change during the course of works, or the appointed Consultant Arborist alter, Council is to be notified, in writing, within seven working days.
76. **Temporary Car Park.** Prior to the commencement of use of the temporary carpark, establishment of the 'Linley Way Buffer Planting' detailed on the approved landscape plan 3235.DA.01 rev.C referred to in condition 1 is to be completed.

Tree species are to include, but not be limited to, Blueberry Ash, Lilly Pilly and Water Gums. All trees shall have a minimum pot size of 100 litres, are to be located a minimum of 3m from the site boundary and installed clear of underground services.

The hours of use for the temporary car park and illumination of any associated lighting are restricted to the following:

Conditions of Consent for LDA2014/0522 :-

- 6.30am to 7.30pm Monday to Friday.
- 7.45am to 5.15pm Saturdays.

The temporary car park is to be removed and the approved landscaping scheme implemented no later than one (1) year from the date of the issue of the Occupation Certificate for the final apartment building within Phase 1 of Stage 2.

77. **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.
78. **Traffic Management Plan - Implementation.** All works and construction activities are to be undertaken in accordance with the approved Traffic Management Plan (TMP). All controls in the TMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the TMP be impacted by surrounding major development not encompassed in the approved TMP, the TMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved TMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.
79. **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 J. WYNDHAM PRINCE (REFER TO PROJECT NO. 9807 DWGS DA05 REV. B DATED 30 OCTOBER 2014) submitted in compliance to the condition labelled “Stormwater Management.” and the requirements of Council in connection to the trunk drainage system.

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.

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80. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered 564138M dated 4 November 2014; and 564139M, dated 4 November 2014.
81. **Public Road Dedication.** Road #21 shall be dedicated as Public Road, prior to issue of an Occupation Certificate for the first apartment building. A survey plan with dimensions of the boundary adjustment consistent with the details shown on the approved public domain civil works drawings shall be submitted to Council, as the Road Authority, for approval prior to registration with the office of Land & Property Information (LPI) Division. Proof of this registration is to be submitted to Council prior to the release of any Occupation Certificate. All costs associated with this condition are to be borne by the applicant.
82. **Easement for Support.** An easement for support of Road 21 shall be created for batters within the private land, in accordance with Section 88E of the Conveyancing Act 1919, burdening the property in order to prevent the placement of any structures or modifications of the ground surface levels in the zone of support. The wording of the easement shall be submitted to Council for approval prior to registration. Proof of this registration is to be submitted to Council prior to the release of any Occupation Certificate for the apartment buildings. All costs associated with this condition are to be borne by the applicant.
83. **Drainage Network CCTV Report.** Prior to the issue of an Occupation Certificate for the first apartment building, the Council shall be provided with an electronic closed circuit television report (CCTV report) prepared by an accredited operator that assesses the condition of the newly constructed drainage network, and any defects in the drainage network identified in the report shall be rectified to Council's satisfaction.
84. **Works-As-Executed Drawings.** Prior to the issue of an Occupation Certificate for the first apartment building, Works-As-Executed Drawings for the Council stormwater drainage works shall be submitted to and approved by Council. The Works-as-Executed Drawings shall be accompanied by a certificate from a suitably qualified engineer, certifying the drawings are a true and accurate representation of the constructed works.
85. **Design Verification.** Prior to an Occupation Certificate being issued for any apartment building to authorise a person to commence occupation or use of any 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 Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development. This condition is imposed in accordance with Clause 154 of the *Environmental Planning and Assessment Regulations 2000*.
86. **Landscaping.** All landscaping and tree planting works approved by condition 1 are to be completed prior to the issue of the Occupation Certificate for the final apartment building (excluding works to the area of the temporary car park).

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All landscape works shall be carried out by members of the Landscape Contractors Association of Australia and implemented under the full supervision of the appropriately qualified landscape consultant until the Landscape Compliance Report is received by the Principal Certifying Authority.

At the completion of landscape works, the landscape consultant who supervised the works shall submit to the Principal Certifying Authority a Landscape Compliance Report that establishes satisfactory completion of the landscaping works approved by this consent.

87. **Certification of Mechanical Ventilation Work** - Where any mechanical ventilation systems have been installed or altered, a certificate from a professional mechanical services engineer certifying that the systems comply with the approved plans and specifications must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate for any apartment building.
88. **Sydney Water – Section 73.** A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

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

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

89. **Letterboxes and street/house numbering.** All letterboxes and house numbering are to be designed and constructed to be accessible from the public way. Council must be contacted in relation to any specific requirements for street numbering.

90. **CCTV Cameras.** CCTV cameras will be required to be installed in the following locations:

- The residents carpark;
- The ground floor lobby and lifts
- The car park entry/exit points.

Digital technology will be required to be used to record images from the camera and this is to be located in a secure location. The surveillance equipment will need to be able to zoom in and out on a person without losing focus. It must be maintained in working order at all times and installed by a qualified and reputable company. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for any apartment building.

91. **Car parking security.** Vehicular entry to residential parking and visitor’s parking areas is to be through a secured roller shutter with an intercom system for visitor’s access. The doors are to be controlled by locksets such as remote or card operating
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electronic lock sets. The phasing of the roller door needs to minimise the opportunity for unauthorised pedestrian access after a vehicle enters/exits the car park. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for any apartment building.

92. **Lighting.** Lighting is to be provided around the site and all lighting is to comply with the following requirements:

- Lighting is to be designed and installed in accordance with the relevant Australian and New Zealand Lighting Standards.
- Street lighting shall be provided along the private and access roads in accordance with Australian Standard AS1158.3.1-1999 Road Lighting, with pedestrian luminance category P2.
- A Lighting Maintenance Policy is required to outline the maintenance, monitoring and operation of lighting.
- Lighting is to be provided to all common areas including all car parking levels, stairs and access corridors and communal gardens.
- Lighting is to be automatically controlled by time clocks and where appropriate, sensors for energy efficiency in accordance with the BASIX Certificates referenced in Condition 3.

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

93. **Graffiti.** All surfaces on the street level to a height of two metres that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for any apartment building.

94. **Security.** To enhance the physical security of doors, all glass doors are to be laminated and the main entry/exit doors to individual units on the ground floor, including balcony doors and fire exit doors to the development are to be fitted with a single cylinder lockset (Australian and New Zealand Standard - Lock Sets), which comply with the Building Code of Australia. Windows to individual units on the ground floor should also be fitted with key operated locksets (Australia and New Zealand Standard - Lock Sets) to restrict unauthorized access to the unit.

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

95. **Intercom System.** Intercom facilities should be incorporated into these entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable emergency services to access the development particularly in emergency situations.

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

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96. **Balcony doors to units.** Balcony doors to units are to be fitted with single cylinder locksets (Australian and New Zealand Standard – Lock Sets) to restrict unauthorised access to units. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for any apartment building.
97. **Unit windows.** The windows to individual units are to be fitted with key operated locksets (Australian and New Zealand Standard – Lock Sets) to restrict unauthorised access to units. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for any apartment building.
98. **Lift access and security.** Electronic access controls are to be installed on the lift. The equipment should include card readers to restrict access to the level a resident residents on, to the car parking levels and to the Ground Floor. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate for any apartment building.
99. **Post-construction dilapidation report.** A post-construction dilapidation report which clearly details the final condition of all property, infrastructure, natural and man-made features that were recorded in the pre-commencement dilapidation report is to be provided to Council and any other owners of public infrastructure prior to the issue of an Occupation Certificate for the final apartment building. Following a review of the report and prior to the issue of an Occupation Certificate, Council is to confirm in writing that no restoration works are required.
100. **Signage and Line marking.** All signage and line marking will be installed in accordance with Plan No.: 9807/DA14 with the following modification:
 - A 'No Parking' zone on Road 27 opposite the indented parking bay to replace the proposed unrestricted parking zone. This is required to maintain a trafficable lane.

The finalised plan is to be submitted to and approved by Council prior to the issue of an Occupation Certificate for any apartment building. This will require the approval of the Ryde Traffic Committee.

101. **Acoustics.** A report from a qualified acoustical consultant demonstrating compliance with the relevant noise criteria must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate for any apartment building.
102. **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 any relevant 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.
103. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing

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Act (1919), providing for the ongoing maintenance of the pump/ sump components incorporated in the approved Stormwater Management system. 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). The terms of the instrument are to be in accordance with the Council's draft terms for these systems as specified in City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7, and to the satisfaction of Council, and are to be registered on the title prior to the release of any relevant Occupation Certificate for that title.

104. **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 relevant 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 the City of Ryde DCP 2014, Part 9.3 "Car Parking".
 - b) Confirming that the constructed interallotment drainage system complies with the construction plan requirements and the City of Ryde DCP 2014, Part 8.2 "Stormwater Management" and associated annexure.
 - c) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with the City of Ryde DCP 2014, Part 8.2, "Stormwater Management" and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
 - d) 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.
 - e) 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) and the relevant sections of the City of Ryde DCP 2014, Part 8.2 "Stormwater Management" and associated annexure.
 - f) Confirming that the footing/piers adjacent to drainage easements are founded below the zone of influence of this infrastructure, in accordance the City of Ryde DCP 2014, Part 8.2 "Stormwater Management" and associated annexure.
 - g) 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 the City of Ryde DCP 2014, Part 8.1 "Construction Activities".
 - h) Compliance certificate from Council confirming that all external works in the public road reserve and any alteration to Council assets potentially located in the property have been completed to Council's satisfaction.
105. **Public Domain – work as executed plan.** A works-as-executed plan for works carried out in the public domain must be provided to Council and endorsed by

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Council, as the Road Authority, prior to the issue of any Occupation Certificate for the first apartment building.

106. **Certification of Public Infrastructure Works.** To ensure public infrastructure works required under the consent are completed to Council's satisfaction a final inspection of the completed works is required to be undertaken by Council's engineer. The Occupation Certificate the first apartment building shall not be issued until certification has been obtained from Council confirming the public infrastructure works have been constructed to Council's satisfaction.
107. **Waste Storage Area.** Details of the proposed waste storage and handling facilities must be submitted to and approved by Council before the issue of an Occupation Certificate for any apartment building.
108. **Landscape Maintenance Plan.** A Landscape Maintenance Plan is required prior to the issue of an Occupation Certificate for any apartment building. The Landscape Maintenance Plan should include the following requirements:
- a. Regular maintenance and trimming of shrubs and plantings.
 - b. Shrubs and plantings being appropriately maintained to allow for clear lines of sight over the shrubs from pathways and pedestrians areas, and to avoid any plantings being used as a natural ladder to gain access to any higher parts of the building.
 - c. All other trees on the site are to be appropriately pruned, trimmed and maintained so that passive surveillance is not compromised and there is no opportunity for climbing of trees to gain access to balconies or units.

PRIOR TO SUBDIVISION CERTIFICATE

The following conditions in this Part of the consent apply to the Subdivision component of the development.

All conditions in this Part of the consent must be complied with prior to the issue of a Subdivision Certificate.

109. **Final plan of subdivision.** The submission of a final plan of subdivision plus 3 copies suitable for endorsement by the Authorised Officer of Council.
110. **Existing Easements and Restrictions.** The applicant must acknowledge all existing easements and restrictions of the use of land on the final plan of subdivision.
111. **Removal of encroachments.** All structures, services etc. are to be wholly contained within the legal property boundaries of each lot. All existing structures and services etc are either to be demolished, relocated and/or have appropriate easement/s registered over the encroachment to ensure their legal operation. Prior to issue of Subdivision Certificate, a certificate shall be obtained from a registered surveyor and submitted to the Principal Certifying Authority to confirm this requirement has been met.
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112. **Registration of easements.** The registration of all necessary easements is required to ensure all proposed lots will have legal access to all utility services, drainage and vehicular access. Prior to release of the Subdivision Certificate, certification shall be obtained from a registered surveyor and submitted to Council confirming the above requirement will be met upon registration of the linen plan at the Land and Property Information.
113. **Provision of Services.** To ensure satisfactory effluent disposal and utility services are available to all proposed lots, the applicant is required to submit to Council the following certificates from the following public authorities
- I. S73 Certificate from Sydney Water indicating reticulated sewer has been made available to each lot
 - II. Ausgrid indicating satisfactory arrangements have been made for the provision of underground electricity supply to adequately service the site.
 - III. A telecommunication service provider stating that satisfactory arrangements have been made for the provision of underground telephone services to each lot.
114. **Deleted.**
115. **88B Instrument.** The submission of an instrument under Section 88B of the Conveyancing Act 1919 with 2 copies, creating any Easements, Positive Covenants and Restrictions on use, the City of Ryde being the authority empowered to release vary or modify the same.

OPERATIONAL

116. **Plant Establishment Period/ Maintenance Period.** The Public domain works will incur a 24 month maintenance period to ensure the successful establishment of the plant material. The site works will incur a 12 month maintenance period to ensure the successful establishment of the plant material.
- The Landscape Consultant that produced the Landscape Documentation or an equally qualified person shall submit four Landscape Maintenance Reports (one at 26 weeks, one at 52 weeks, one at 78 weeks and one at 104 weeks after practical completion) for each stage of the development, that certifies that at 26, 52, 78 & 104 weeks after practical completion the works are being satisfactorily maintained.
117. **Parking allocations.** All car parking, motorcycle and bicycle space allocations approved under condition no.20 are to be maintained in perpetuity.
118. **Noise Pollution.** The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.
119. **Noise and vibration from plant or equipment.** Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

Conditions of Consent for LDA2014/0522 :-

- (a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at the most affected noise sensitive location in the vicinity. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the New South Wales Industrial Noise Policy (EPA 2000).
- (b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.
- (c) The transmission of vibration to any place of different occupancy.

120. **Management of Waste Areas.** Staff or contractors are to be employed to:

- Take the waste containers from waste storage and recycling rooms to the containers emptying point for servicing and return the containers to the waste storage and recycling rooms after servicing.
- Clean and maintain the waste storage and handling facilities.

121. **Waste Collection Vehicle Access.** Safe easy access must be provided for waste collection vehicles to service the waste & recycling containers. “No Standing” signs will be installed to enable the trucks to access the bins for servicing. No overhanging branches are to impede the servicing of the bins from the collection point.

122. **Waste Collection Services.** Arrangements must be made with Council for the provision of waste collection services **before occupation commences**.

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

124. **Maintenance of Waste Areas.** All waste storage areas must be maintained in a clean and tidy condition at all times.

125. **Use of the Premises.** The use of the premises, including any plant or equipment installed on the premises, must not cause the emission of smoke, soot, dust, solid particles, gases, fumes, vapours, mists, odours or other air impurities that are a nuisance or danger to health.

126. **Indemnity.** Where it is necessary for waste collection vehicles to enter the property to service the waste containers, the property owner must indemnify Council and its contractor in writing against claims for damage to the driveways and manoeuvring areas.

End of consent