

MEMORANDUM

To:	The Panel Secretariat Joint Regional Planning Panel	Our Values Professionalism Teamwork Leadership Ethics Pride Recognition
From:	Sandra McCarry – Senior Town Planner City of Ryde	
Date:	5 September 2016	
File:	LDA2016/20	
Subject:	120 Herring Road, Macquarie Park JRPP Ref: 2016SYE030 Construction of a 23 storey mixed use building	
	Proposed changes to Conditions 1(a) & 36	

The purpose of this memo is to seek changes to recommended condition 1 (a) and 36 as follows (as highlighted in red).

Condition 1(a):

1(a) Studies. The proposed study rooms located in Apartments 1.06 and 1.09 and levels above (up to levels 8) and 10.07 and above (up to Level 23) are to be amended so that the room is not capable of being closed off and used as a bedroom. To do this it will be necessary to realign the storage cupboard to be against the bedroom or living room wall, as marked in red on Plans DA110_013 and DA11-_100 Rev S3. This will open up the area and prevent it from being **closed off** and used as a 2nd bedroom. The respective studies must have a clear glass panel as shown in Drawing - Panels dated 19 August 2016.

To read to delete “closed off”

1 (a) Studies. The proposed study rooms located in Apartments 1.06 and 1.09 and levels above (up to Level 8) and 10.07 and above (up to Level 23) are to be amended so that the room is not capable of being used as a bedroom. To do this it will be necessary to realign the storage cupboard to be against the bedroom or living room wall, as marked in red on Plans DA110_013 and DA11_100 Rev S3. This will open up the area and prevent it from being used as a 2nd bedroom. The respective studies must have a clear glass panel as shown in Drawing - Panels dated 19 August 2016.

Condition 36:

36. Public Arts Plan. A public art is to be provided as part of the proposed development in accordance with Council’s Public Art Policy. A Public Arts Plan is to be submitted for approval by Council prior to the issue of **Construction Certificate** (for above ground works). The public art shall be equal to approximately **1% of the estimated total construction cost** and is to be prepared by an arts and cultural planner and will be required to address the following:

- Identify opportunities for the integration of public art in the proposed development;

- Identify themes for public art consistent with Part 4.2 of DCP2014 & options considered;
- Submission of the detailed proposal demonstrating that the scale of the public art is appropriate and proportionate to the development and thoughtfully sited & integrated with the building to create a point of interest and define the location of area;
- The proposal should provide a program for installation and integration with the construction program for the development. Construction must be completed prior to the issue of Occupation Certificate;
- The proposal should provide engineer's drawings and demonstrate:
 - Australian building standards requirements and codes for the structural design;
 - Sound practices for fabrication and construction, and materials appropriate for application;
 - Materials and all components have appropriate durability, and a functional life in excess of the designated life span of the work.

To read to change to 0.1% in accordance with the Development Control Plan.

36. **Public Arts Plan.** A public art is to be provided as part of the proposed development in accordance with Council's Public Art Policy. A Public Arts Plan is to be submitted for approval by Council prior to the issue of **Construction Certificate** (for above ground works). The public art shall be equal to approximately 0.1% of the estimated total construction cost and is to be prepared by an arts and cultural planner and will be required to address the following:

- Identify opportunities for the integration of public art in the proposed development;
- Identify themes for public art consistent with Part 4.2 of DCP2014 & options considered;
- Submission of the detailed proposal demonstrating that the scale of the public art is appropriate and proportionate to the development and thoughtfully sited & integrated with the building to create a point of interest and define the location of area;
- The proposal should provide a program for installation and integration with the construction program for the development. Construction must be completed prior to the issue of Occupation Certificate;
- The proposal should provide engineer's drawings and demonstrate:
 - Australian building standards requirements and codes for the structural design;
 - Sound practices for fabrication and construction, and materials appropriate for application;
 - Materials and all components have appropriate durability, and a functional life in excess of the designated life span of the work.

