

Attachment 1 Conditions

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	Plan No/Reference
Levels 0 & 1 Plan	01/07/2016	DA2300 Issue B
Levels 2 & 3 Plan	01/07/2016	DA2302 Issue B
Levels 6 & 7 to 9 Plan	01/07/2016	DA2306 Issue B
Levels 10 & 11Plan	22/11/2016	DA 2310 Issue C
Levels 12 & 13 Plan	22/11/2016	DA 2312 Issue C
Levels 15 & 16 Plan	22/11/2016	DA 2315 Issue C
Levels 17 to 20 & 21 to 25 Plan	22/11/2016	DA 2317 Issue C
Level 26 roof	22/11/2016	DA 2326 Issue C
North & South Elevation	22/11/2016	DA 3301 Issue C
East & West Elevation	22/11/2016	DA 3302 Issue C

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 734306M_02 dated 18 July 2016. Any architectural and/or fixture changes to the development will require the submission of a new BASIX certificate. Please note that modifications may require the submission of a Section 96 application in accordance with the Environmental Planning & Assessment Act.
4. **Energy Efficiency.** The fittings, fixtures and materials installed in association with the retail/commercial component in the development (including but not limited to hot water systems, ceiling/roof insulation, shower heads, toilet cisterns and the like) shall comply with the requirements of Council's DCP. Details are to be noted on the plans submitted with the **Construction Certificate**.
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) An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

- (c) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
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. **Security Grilles.** This consent does not authorise the erection of any security grilles or barriers along any of the shopfront. Metal or roller shutter doors are not permitted. Development consent is required for any security grilles or translucent barriers.
 11. **Signage.** No approval has been granted for any signage. Separate approval must be obtained from Council for any signs, unless such signage is "exempt development". Any signs will need to meet the requirements of State Environmental Planning Policy (SEPP) 64 – Advertising and Signage.
 12. **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.
 13. **Materials, Colours and Finishes Schedule.** The development materials, colours and finishes to be in accordance with the architectural plans prepared by AJ + C except as varied by any other condition on this consent.
 14. **Use of the Retail and Commercial Tenancies & Signage.** A separate Development Application is to be submitted to Council for approval for fit out and use of each of the retail/commercial tenancy if required. This is to include any signage for the proposed use, including directory signs.
 15. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
 16. **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 payment.

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

17. 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 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.

18. **Work Zones and Permits.** The applicant is to pay to Council for the assessment of all applications of road use permits, work zone permits, crane permits and/or concrete pump permits, in accordance with Council's Schedule of Fees & Charges, prior to any approval being granted by Council.

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.

19. **Section 94.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any Construction Certificate:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$151,320.00
Open Space & Recreation Facilities	\$607,020.90
Civic & Urban Improvements	\$78,085.20
Roads & Traffic Management Facilities	\$83,804.70
Cycleways	\$10,795.80
Stormwater Management Facilities	\$9,556.80
Plan Administration	\$2,910.60
The total contribution is	\$943,494.00

The components of the Section 94 levy that fall both within the category of 'Civic – Urban Improvements' and form part of the public domain works required by Council be offset by works-in-kind in accordance with section 2.9 of the Section 94 Contribution Plan.

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

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.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business 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>.

20. **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 the **Construction Certificate**.
21. **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**.
22. **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**. (category: other buildings with delivery of bricks or concrete or machine excavation).
23. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the release of the **Construction Certificate**:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy
24. **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 the **Construction Certificate**.
25. **Design Verification in Respect of SEPP 65.** Prior to a Construction Certificate being issued with respect to this development, the Principal Certifying Authority (PCA) is to be provided with a written Design Verification from a qualified designer. The statement must include verification from the designer that the plans and specifications 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 Apartment Development. This condition is imposed in accordance with Clause 143A of the Environmental Planning and Assessment Regulation 2000.

26. **Acoustical Assessment.** The development is to comply with the all of the findings contained in the Noise Impact Assessment Report, Macquarie Park Village Stage 2 prepared by Acoustic Logic submitted with the application. To ensure acceptable acoustic amenity within the development, the development is to be constructed in accordance with AS3674-1989 and AS3671-1987. The development must be acoustically designed and constructed to meet the relevant provisions of Australian Standard AS 2107:2000 *Recommended design sound levels and reverberation times for building interiors*, when the windows and doors are closed and the Interim Guideline for Development near Rail Corridor and Busy Road.
27. **Accessibility.** The development is to comply with the all of the recommendations/findings contained in the Access or People with a Disability Report prepared by Accessible Building Solutions submitted with the application. The development is to comply with the Access to Premises Standard 2010, BCA 2014 and Australian Standard AS 1428.1 – 2009 Design for Access and Mobility – General Requirements For Access -New Building Work. Australian Standard AS 4299 – 1995 Adaptable Housing.
28. **Wind Assessment Report.** The development is to comply with the recommendations contained in the Wind Effect Assessment Report by Windtech dated 8 July 2016. Details of the measures to be undertaken as recommended in the report are to be submitted to the Principal Certifying Authority prior to release of the **Construction Certificate**.
29. **Adaptable Units.** A total of 20 adaptable units are to be provided within the Melbourne Building. The adaptable units are to comply with all of the requirements as outlined/ specified in AS 4299 – Class C. Details are to be submitted on the Construction Certificate drawings. Prior to the issue of the relevant Construction Certificate, a qualified access consultant is to certify that the development achieves the spatial requirement of AS4299.
30. **Storage.** Internal storage areas for each residential unit. In addition to kitchen cupboards and bedroom wardrobes, units are to be provided with accessible storage facilities at the following rates:
- studio apartments - 6.0m³
 - one-bedroom apartments - 6.0m³
 - two-bedroom apartments - 8.0m³
- Details demonstrating compliance is to be submitted on the Construction Certificate plans.
- A minimum of 50% of the storage allocation must be located within the apartment. The remaining storage requirement can be located in the basement or other common areas.
31. **Parking/bicycle Spaces Allocation.** Both the owner and occupier of the development must provide and maintain the following parking allocations. A net maximum of two hundred and seventy one (271) parking spaces are to be

provided for the Stage 2 buildings (Sydney, Melbourne and Hobart) with one hundred and ninety three (193) spaces for residents, sixty (66) for visitor parking and twelve (12) for commercial/retail. Thirty (36) of the residents spaces are to be allocated to the adaptable units at a ratio of 1 car space per unit. The car parking spaces are to be clearly line marked with the visitor spaces clearly marked "Visitor Parking". Twenty seven (27) bicycle spaces are also to be provided within the Stage 2 parking area. Details demonstrating compliance are to be shown on the Construction Certificate plans.

32. **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 **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.
33. **Installation of grease trap.** A grease trap must be installed if required by Sydney Water Corporation. The grease trap must be located outside the building or in a dedicated grease trap room and be readily accessible for servicing. Access through areas where exposed food is handled or stored or food contact equipment or packaging materials are handled or stored is not permitted. Details of any proposed grease trap room must be submitted for approval with the application for the Construction Certificate.
34. **Road Traffic Noise and rail noise/vibration/ for sensitive developments.** The development must be acoustically designed and constructed to meet the relevant provisions of Australian Standard AS 2107:2000 *Recommended design sound levels and reverberation times for building interiors*. The building(s) must be designed and constructed so that the road traffic noise levels inside the building(s) comply with the noise criteria specified in *Development Near Rail Corridors and Busy Roads — Interim Guideline* (Department of Planning, 2008) and that the traffic noise from the main roads are mitigated by durable materials to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007. Written endorsement of compliance with these requirements must be obtained from a suitably qualified person.
35. **Mechanical ventilation of rooms.** If the airborne noise level with windows and doors open exceeds the above noise criteria by more than 10dBA, an approved system of mechanical ventilation must be provided so that the building occupants can leave the windows and doors closed.
36. **Ventilation:** Ventilations are to be in accordance with the following requirements:

- Mechanical ventilation of car parks -The basement carpark shall be naturally or mechanically ventilated in compliance with Australian Standard AS 1668.2-2012: *The use of mechanical ventilation and airconditioning in buildings — Mechanical ventilation in buildings*.
- Fresh air intake vents - All 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.
- Exhaust air discharge vents - All exhaust air discharge vents must be designed and located so that no nuisance or danger to health will be created.
- Carpark exhaust vent - The carpark exhaust vent must be located at least 3m above ground level or any pedestrian thoroughfare and:
 - (a) at least 6m from any fresh air intake vent or natural ventilation opening; and
 - (b) at least 6m or, where the dimensions of the allotment make this impossible, the greatest possible distance from any neighbouring property boundary.
- (c) Kitchen exhaust vent - Any kitchen exhaust vent serving retail premises must be located above roof level:
- (d) at least 6 metres from any fresh air intake vent or natural ventilation opening;
- (e) at least 6 metres or, where the dimensions of the allotment make this impossible, the greatest possible distance from any neighbouring property boundary; and
- (f) at least 8 metres from any cooling tower.

Details of all proposed mechanical ventilation systems, and alterations to any existing systems, must be submitted for approval with the application for the Construction Certificate. Such details must include:

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 Principal Certifying Authority prior to the release of the **Construction Certificate**.

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.

38. 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.

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.

39. **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*.
40. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.
41. **Noise management plan.** Where construction activities are likely to cause significant noise or vibration (eg. jackhammering, rock breaking or impact piling) a noise management plan must be prepared by a suitably qualified acoustical consultant and be submitted to the Principal Certifying Authority before the work commences. The plan must be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and include:
- (a) Identification of nearby affected residences or other sensitive receivers.
 - (b) An assessment of the expected noise impacts.
 - (c) Details of the work practices required to minimise noise impacts.
 - (d) Noise monitoring procedures.
 - (e) Procedures for notifying nearby affected residents.
 - (f) Complaints management procedures.
42. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.
43. **Construction materials.** All materials associated with construction must be retained within the site.
44. **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.
45. **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.

46. **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".

47. **Lighting.** Lighting shall be provided to the building entrance, all common areas including underawning lighting, as well as the stairs and access to the outdoor courtyard, communal gardens and the bin storage rooms. Such lighting to be automatically controlled by time clocks, and where appropriate, sensors to provide an energy efficient and controlled environment for residents. Lighting, both internal and external, will be provided in accordance with Australian Standards. The details to include certification from an appropriately qualified person that there will be no offensive glare onto adjoining residents.

48. **CCTV Cameras.** Surveillance cameras must be installed in and around the building to maximise surveillance opportunities. CCTV should be used throughout the communal areas such as lobbies, lifts, foyer area and exit and entrance to the building as well as area around the mail boxes. The cameras should also monitor the vicinity outside the buildings including, but not limited to, the footpath area in front of the premises. CCTV should also be used around the car park entry and exit points. Recordings should be made twenty four (24) hours a day seven (7) days a week.

Digital technology should be used to record images from the cameras. Installed surveillance equipment needs to be able to zoom in on a person without loss of focus. Record footage is to be of a nature and quality in which it can be used to identify a person recorded by the camera. All other cameras must record footage of a nature and quality in which it can be used to recognise a person recorded by the camera. The time and date must automatically be recorded on all recordings made whilst it is recording. All recordings are to be kept for a minimum period of thirty (30) days before they can be reused or destroyed.

Any surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested. Recording equipment should be installed in a secure area to avoid tampering.

Management must ensure that the requirements of the Surveillance and Privacy Act are adhered to.

49. **Signage** - Signage must be provided at:

- entry/exit points, buildings entrance and throughout the building to assist users and warn intruders that they will be prosecuted.
- Warning: these premises are under constant surveillance.
- Warning: trespassers will be prosecuted.

- Signage also needs to be provided on the fire exit doors warning users that the doors are to be used for emergency purposes only.

50. **Security & Intercom Facility.** Signs should be erected near entry and exit points which details security measures. 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.

51. **Graffiti.** All surfaces located on the boundary of street frontages that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti. Graffiti should be removed and cleaned within 48 hours. This is considered the most effective strategy for the reduction and deterrence of graffiti.

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.

52. **BASIX Commitments:** Prior to the issue of the **Occupation Certificate**, the Principle Certifying Authority is to ensure that the BASIX commitments have been implemented in accordance with the approved BASIX Certificate. Note: Certificates from suitably qualified persons are to be submitted to the Principle Certifying Authority (if Council is the PCA) verifying that all BASIX commitments listed have been fulfilled in accordance with the BASIX Certificate.

53. **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 any Occupation Certificate.

54. 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 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*.

55. Affordable Units. The affordable housing and parking, as follows:

Stage 1: DA G09 – 1 bedroom
Stage 2: SYD 101 – 2 bed plus car park
 SYD 510 - 2 bed plus car park
 SYD 105 – 1 bed
.....MEL 1503 – 1 bedroom
.....MEL 309 – 2 bedroom

is to be dedicated to City of Ryde. The dedication shall occur prior to the issue of any Occupation Certificate for the Darwin, Sydney and Melbourne Buildings and the associated administrative and registration costs where applicable, shall be borne by the Applicant.

56. Travel Access Guide. A Travel Access Guide is to be prepared to encourage public and active transport use for future occupants and visitors. A copy of the guide / plan is to be submitted to Council prior to the Occupation Certificate of the building. A copy of the guide / plan is to be given to residents and owners of each apartment. The guide / plan is to include the following information:

- Local bus stop locations;
- Service details/timetables for bus and train;
- Location of taxi ranks in the locality;
- Location of local services within walking distance such as convenience stores, supermarkets and other retail related areas;
- How a car share scheme can be accommodated on site;
- Local cycle routes including the City of Ryde cycle map.
- Maps detailing the location of bike racks, train stations, bus stops and car share spaces.
- Provision of bicycle vouchers.

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.

57. Residential Amenity - Noise Limits. Noise from any commercial premises shall not be audible in any habitable room in any residential premises between the hours of 10pm and 7.00am.

58. Offensive noise. The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.

59. Noise and vibration from plant or equipment. Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:

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