

## ATTACHMENT 1

### Proposed Modified Consent Conditions LDA2015/0214 – MOD2018/0163

(a) The description of the development be amended to read as follows:

Development: Demolition of existing structures, bulk earthworks and construction and fitout of a Bunnings Warehouse; construction of a bulky goods Homemaker Centre (no fitout proposed); construction of a child care centre for up to 90-children (no fitout or operational details proposed); two levels of car parking containing ~~795-758~~ parking spaces, vehicular access from Frank Street and Victoria Road, temporary vehicular access from College Street, road works in Frank Street, College Street and Victoria Road, trial closure of College Street, removal of trees, landscaping works, stratum subdivision and signage.

(b) That Conditions 1, 32, 32A, 32B and 51 are to be replaced with the following conditions:

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

<b>Architectural Plans – Prepared by <i>Michael Carr Architect</i></b>			
<b>Document Description</b>	<b>Project No.</b>	<b>Date</b>	<b>Plan No/Reference</b>
Cover Sheet	17102	<b>12.06.18</b>	Drawing No. 001 Amendment <b>J</b>
Demolition Plan	17102	<b>14.05.18</b>	Drawing No. 005 Revision <b>B</b>
Demolition Plan – Trees to be removed	17102	<b>07.06.16</b>	Drawing No. 006 Revision <b>F</b>
Site Outline	17102	<b>12.06.18</b>	Drawing No. 010 Revision <b>E</b>
Stage 1 Floor Plan Carpark Level 2	17102	<b>07.06.18</b>	Drawing No. 030 Revision <b>N</b>
Stage 1 Floor Plan Carpark Level 1	17102	<b>07.06.18</b>	Drawing No. 031 Revision <b>M</b>
Stage 1 Floor Plan Warehouse Level 2	17102	<b>07.06.18</b>	Drawing No. 032 Revision <b>N</b>
Stage 1 Floor Plan Warehouse Level 1	17102	<b>07.06.18</b>	Drawing No. 033 Revision <b>M</b>
Site Plan/Roof Plan Stage 1	17102	<b>07.06.18</b>	Drawing No. 034 Revision <b>L</b>
Stage 1 Elevations	17102	<b>14.06.18</b>	Drawing No. 035 Revision <b>K</b>
Areas Diagram Stage 1	17102	<b>07.06.18</b>	Drawing No. 036 Revision <b>J</b>
Areas Diagram Stage 1	17102	<b>07.06.18</b>	Drawing No. 037 Revision <b>H</b>
Stage 2 Floor Plan Carpark Level 2	17102	<b>07.06.18</b>	Drawing No. 040 Revision <b>H</b>
Stage 2 Floor Plan Carpark Level 1	17102	<b>07.06.18</b>	Drawing No. 041 Revision <b>H</b>

<b>Architectural Plans – Prepared by <i>Michael Carr Architect</i></b>			
<b>Document Description</b>	<b>Project No.</b>	<b>Date</b>	<b>Plan No/Reference</b>
Stage 2 Floor Plan Warehouse Level 1	17102	<b>07.06.18</b>	Drawing No. 042 Revision <b>H</b>
Stage 2 Floor Plan Warehouse Level 2	17102	<b>07.06.18</b>	Drawing No. 043 Revision <b>H</b>
Site Plan/Roof Plan Stage 2	17102	<b>07.06.18</b>	Drawing No. 044 Revision <b>H</b>
Stage 2 Elevations	17102	<b>14.06.18</b>	Drawing No. 045 Revision <b>J</b>
Areas Diagram Stage 2	17102	<b>07.06.18</b>	Drawing No. 046 Revision <b>J</b>
Areas Diagram Stage 2	17102	<b>07.06.18</b>	Drawing No. 047 Revision <b>H</b>
Site Plan Stage 3 Parking Level 2	17102	<b>07.06.18</b>	Drawing No. 050 Revision <b>J</b>
Site Plan/Floor Plan Stage 3 Floor Plan Carpark Level 1	17102	<b>07.06.18</b>	Drawing No. 051 Revision <b>K</b>
Site Plan/Floor Plan Stage 3 Floor Plan Warehouse Level 1	17102	<b>07.06.18</b>	Drawing No. 052 Revision <b>J</b>
Site Plan/Floor Plan Stage 3 Floor Plan Warehouse Level 2	17102	<b>07.06.18</b>	Drawing No. 053 Revision <b>J</b>
Site Plan/Roof Plan Stage 2	17102	<b>07.06.18</b>	Drawing No. 054 Revision <b>J</b>
Areas Diagram Stage 3	17102	<b>07.06.18</b>	Drawing No. 055 Revision <b>J</b>
Areas Diagram Stage 2	17102	<b>07.06.18</b>	Drawing No. 056 Revision <b>H</b>
Floor Plan Carpark Level 2	17102	<b>07.06.18</b>	Drawing No. 100 Revision <b>J</b>
Floor Plan Carpark Level 1	17102	<b>07.06.18</b>	Drawing No. 101 Revision <b>J</b>
Floor Plan Warehouse Level 1	17102	<b>07.06.18</b>	Drawing No. 102 Revision <b>J</b>
Floor Plan Warehouse Level 2	17102	<b>07.06.18</b>	Drawing No. 103 Revision <b>J</b>
Floor Plan Foundation Space Level	17102	<b>07.06.18</b>	Drawing No. 104 Revision <b>J</b>
Floor Plan Homemaker Parking	17102	<b>07.06.18</b>	Drawing No. 105 Revision <b>J</b>
Floor Plan Homemaker Level 1	17102	<b>07.06.18</b>	Drawing No. 106 Revision <b>H</b>
Floor Plan Homemaker Level 2	17102	<b>07.06.18</b>	Drawing No. 107 Revision <b>J</b>
Floor Plan Bunnings Roof Plan	17102	<b>07.06.18</b>	Drawing No. 110 Revision <b>H</b>
Floor Plan Homemaker Roof Plan	17102	<b>07.06.18</b>	Drawing No. 111 Revision <b>J</b>

<b>Architectural Plans – Prepared by <i>Michael Carr Architect</i></b>			
<b>Document Description</b>	<b>Project No.</b>	<b>Date</b>	<b>Plan No/Reference</b>
Bunnings Sections Stage 3	17102	<b>07.06.18</b>	Drawing No. 120 Revision <b>J</b>
Homemaker Sections	17102	<b>07.06.18</b>	Drawing No. 121 Revision <b>F</b>
Section Detail (prepared by John Brogan & Associates)	17102	07.05.15	Drawing No. 123 Revision A
Elevation Stage 1	17102	<b>14.06.18</b>	Drawing No. 130 Revision <b>M</b>
Elevation Stage 3	17102	<b>14.06.18</b>	Drawing No. 131 Revision <b>J</b>
Elevation Stage 1	17102	<b>14.06.18</b>	Drawing No. 132 Revision <b>J</b>
Shadow Diagram	17102	<b>26.05.18</b>	Drawing No. 200 Revision <b>C</b>
Plan Detail Bulky Goods Waste Recycling	17102	<b>14.06.18</b>	Drawing No. 302 Revision <b>B</b>

<b>Engineering Plans – C &amp; M Consulting Engineers</b>		
<b>Document Description</b>	<b>Drawing No.</b>	<b>Revision</b>
Cover Sheet, Drawing Index And General Notes	01155_100	Revision 3
General Arrangement Plan Parking Level 2 Stage 1	01155_211	Revision 4
General Arrangement Plan Parking Level 1 Stage 1	01155_212	Revision 5
General Arrangement Plan Warehouse Level 1 – Stage 1	01155_213	Revision 5
General Arrangement Plan Warehouse Level 2 – Stage 1	01155_214	Revision 4
General Arrangement Plan – Roof – Stage 1	01155_215	Revision 4
General Arrangement Plan Parking Level 2 - Stage 2	01155_221	Revision 3
General Arrangement Plan Parking Level 1 - Stage 1	01155_222	Revision 3
General Arrangement Plan Warehouse Level 1 – Stage 2	01155_223	Revision 3
General Arrangement Plan Warehouse Level 2 – Stage 2	01155_224	Revision 3
General Arrangement Plan – Roof – Stage 2	01155_225	Revision 3
General Arrangement Plan Parking Level 2 - Stage 3	01155_231	Revision 3
General Arrangement Plan Parking Level 1 - Stage 3	01155_232	Revision 3
General Arrangement Plan Warehouse Level 1 – Stage 3	01155_233	Revision 3
General Arrangement Plan Warehouse Level 2 – Stage 3	01155_234	Revision 3
General Arrangement Plan – Roof – Stage 3	01155_235	Revision 4

<b>Engineering Plans – C &amp; M Consulting Engineers</b>		
<b>Document Description</b>	<b>Drawing No.</b>	<b>Revision</b>
Ramp Longitudinal Section – Ramp No. 1, 2 and 3	01155_301	Revision 3
Ramp Longitudinal Section – Ramp No. 4 and 5	01155_302	Revision 4
Ramp Longitudinal Section – Ramp No. 6	01155_303	Revision 1
Typical Sections	01155_351	Revision 3
Typical Sections	01155_352	Revision 1
Stormwater Drainage Catchment Plan	01155_601	Revision 2
Stormwater Drainage OSD Tank No. 1 & General Details	01155_651	Revision 3
Stormwater Drainage OSD Tank No. 2 and 3 Details	01155_652	Revision 1
Sediment & Erosion Control Plan	01155_701	Revision 4
Sediment & Erosion Control Plan	01155_751	Revision 2

<b>Landscape Plan – John Lock &amp; Associates</b>			
<b>Document Description</b>	<b>Drawing No.</b>	<b>Date</b>	<b>Revision</b>
Landscape Plan – Existing Tree Plan	2203 LP-00	<b>06/06/18</b>	Revision <b>M</b>
Landscape Plan – Stage 1	2203 LP-01	<b>06/06/18</b>	Revision <b>M</b>
Landscape Elevations – Stage 2	22-3 LP-02.1	<b>06/06/18</b>	Revision <b>M</b>
Landscape Elevations – Stage 1	22-3 LP-02	<b>06/06/18</b>	Revision <b>M</b>
Landscape Details	22-3 LP-03	<b>06/06/18</b>	Revision <b>M</b>

<b>Road Widening Works</b>			
<b>Cardno</b>			
<b>Document Description</b>	<b>Drawing No.</b>	<b>Date</b>	<b>Issue No.</b>
General Arrangement Plan	DAC001	<b>31/07/18</b>	<b>3</b>
Functional Layout Plan – Sheet 1	DAC002	<b>31/07/18</b>	<b>3</b>
Functional Layout Plan – Sheet 2	DAC003	<b>31/07/18</b>	<b>3</b>
Vehicle Turn Path – Sheet 1	DAC005	<b>31/07/18</b>	<b>3</b>
Vehicle Turn Path – Sheet 2	DAC006	<b>04/05/18</b>	<b>2</b>
<b>AT&amp;L</b>			
<b>Document Description</b>	<b>Drawing No.</b>	<b>Project No.</b>	<b>Issue No.</b>
Functional Layout Plan – Sheet 3	DAC004	11-58	P3

<b>Subdivision Plans – Craig and Rhodes</b>		
<b>Document Description</b>	<b>Drawing No.</b>	<b>Date</b>
Plan of Proposed Subdivision LOT 1 D.P. 739556	191-10G L02 [00] - 001	18.01.12
Plan of Proposed (Stratum) Subdivision LOT 3 D.P. 388518	191-10G L01 [00] - 01	20.09.12

<b>List of Consultant Documentation</b>		
<b>Report</b>	<b>Prepared by</b>	<b>Date</b>

<b>List of Consultant Documentation</b>		
<b>Report</b>	<b>Prepared by</b>	<b>Date</b>
Statement of Environmental Effects	DFP Planning Pty Ltd	May 2015
Assessment of Traffic and Parking Implications	Transport and Traffic Planning Associates	May 2015
Stormwater Management Plan Report No. R01155-SWMP Revision C	C&M Consulting Engineers Pty Ltd	April 2015
Flood Risk Assessment	Cardno (NSW/ACT) Pty Ltd	08.05.15
Tree Assessment Report	Abel Ecology	23.03.15
Flora and Fauna Report	Abel Ecology	26.03.15
Statement of Environmental Effects – Section 96(1A) Application to Modify Development Consent No. LDA2015/0214	DFP Planning Pty Ltd	18 March 2016
Assessment of Traffic and Parking Implications – S96 Application	Transport and Traffic Planning Associates	March 2016 Rev D
Statement of Environmental Effects – Section 96(2) Application to Modify Development Consent No. LDA2015/0214	DFP Planning Pty Ltd	24 March 2017
Assessment of Traffic and Parking Implications – S96 Application Ref 16001	Transport and Traffic Planning Associates	March 2017 Rev C
<b>Statement of Environmental Effects – Section 4.55(2) Application to Modify Consent No. LDA2015/0214</b>	<b>DFP Planning Pty Ltd</b>	<b>20.06.18</b>

The following conditions refer to the stages of development as detailed in the above approved plans i.e. Stage 1: Construction of Bunnings Warehouse; Stage 2: Construction of Bulky Goods Tenancies (south); and Stage 3: Construction of Bulky Goods Tenancies (north).

For Stage 1, the conditions refer to the issuing of Construction Certificates in accordance with the following:

- #1: Excavation, in-ground services/footings and retaining walls;
- #2: car parking levels;
- #3: retail levels and roof; and
- #4: internal fitout.

32. **Section 7.11 – Stage 1.** 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 Occupation Certificate for Stage 1:

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	<b>\$173,505.63</b>
Open Space & Recreation Facilities	<b>-</b>
Civic & Urban Improvements	<b>\$275,814.20</b>
Roads & Traffic Management Facilities	<b>\$59,328.82</b>
Cycleways	<b>\$23,495.36</b>
Stormwater Management Facilities	<b>\$82,009.60</b>

Plan Administration **\$6,456.68**

**The total contribution is \$620,610.29**

The components of the Section **7.11** levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 47 and 48, may 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 **7.11** 4 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>.

32A. **Section 7.11 – Stage 2.** 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 for Stage 2:

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	<b>\$113,624.85</b>
Open Space & Recreation Facilities	<b>\$-</b>
Civic & Urban Improvements	<b>\$180,628.60</b>
Roads & Traffic Management Facilities	<b>\$43,938.70</b>
Cycleways	<b>\$15,388.80</b>
Stormwater Management Facilities	<b>\$60,736.00</b>
Plan Administration	<b>\$4,207.00</b>
<b>The total contribution is</b>	<b>\$418,523.95</b>

The components of the Section **7.11** levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 47 and 48, may 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 **7.11** 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>.

- 32B. **Section 7.11 – Stage 3.** 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 for Stage 3:

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	<b>\$130,480.41</b>
Open Space & Recreation Facilities	<b>\$-</b>
Civic & Urban Improvements	<b>\$207,422.18</b>
Roads & Traffic Management Facilities	<b>\$48,550.18</b>
Cycleways	<b>\$17,670.80</b>
Stormwater Management Facilities	<b>\$67,110.40</b>
Plan Administration	<b>\$4,839.08</b>
<b>The total contribution is</b>	<b>\$476,073.05</b>

The components of the Section **7.11** levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 47 and 48, may 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 **7.11** 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>.

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

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

- a) Deleted.

- b) Deleted.
- c) The proposed exit from the Bulky Goods tenancy - Stage 3 Carpark Level 2 located at the south side of the development lot depicts a column in the access aisle, which will impose on the swept turning path of an exiting vehicle. The column is to be located further east along the accessway, clear of the vehicle swept path.
- d) Deleted.
- e) Deleted.
- f) The centre median located on the access aisle from Victoria Road on Level 2 must be segmented every 20 metres to enable vehicles to cross into the opposing lane if required. This is to ensure the access aisle does not become blocked in the event of a vehicle breakdown/ obstruction or a vehicle having to stop / stand a length of time for an emergency.
- g) The nominated “NO LEFT TURN TO COLLEGE STREET” depicted on the western most vehicle exit to College Street is not required due to the implementation of the College Street road closure.
- h) The width of the vehicle entry to the service vehicle / timber trade entrance from College Street must be minimised for pedestrian safety. This will warrant the preparation of a vehicle swept path analysis, utilising the largest vehicle accessing this crossover, to be undertaken with the intent of minimising the width of the crossover. The swept path analysis must be submitted with the Public Domain plans submitted to Council for approval (approval for the driveway).
- i) ***A “No Right Turn” sign must be installed in the median island in centre of the vehicle access ramp to Frank Street, facing the exiting lane of traffic. This is to ensure vehicles emerging from this access turn left into Frank Street at all times.***

These amendment(s) must be clearly marked on the plans submitted with the application for a Construction Certificate.

(c) The Conditions 68A and 68B are to be inserted under “PRIOR TO CONSTRUCTION CERTIFICATE”:

68A. **Frank Street & Victoria Road Intersection – RMS.** The proposed modification of existing right turn lane in Victoria Road at Frank Street intersection shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.



Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works

68B. **Frank Street & Victoria Road Intersection – RMS.** The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above works under Conditions 68A and under Condition 105A and as required by the various public utility authorities and/or their agents.

(d) The Conditions 105A is to be inserted under “PRIOR TO OCCUPATION CERTIFICATE”:

105A. **Frank Street & Victoria Road Intersection – RMS.** The proposed traffic control light at the intersection of Victoria Road and Frank Street shall be designed to meet Roads and Maritime requirements. The existing Traffic Control Signal (TCS) plans shall be amended to reflect proposed changes by a suitably qualified person and endorsed by a suitably qualified practitioner.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on [www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)). The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of any Occupation Certificate and commencement of road works. Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of work

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

**End of consent.**