

MEMORANDUM

To: Sydney North Planning Panel

From: Sandra McCarry, Senior Town Planner – City of Ryde

Date: 27 July 2022

Subject: PPSSNH-178, 40-50 Talavera Road, Macquarie Park, LDA 2020/0315

1. The applicant for 40-50 Talavera Road has submitted amended plan – *Stage 1 Lower Ground Floor PL-1-1101 Revision C* to include services such as the gas meter, water meter, test check value for fire services and combined hydrant/sprinkler booster assembly shown on the plan to be included as part of Stage 1 works. Accordingly, Condition 1 of Part 3 – Stage 1 (Building A) Approval is amended to reflect the new plan:

Document Description	Date	Plan No/Reference
Stage 1 – Cover Sheet	19/08/2021	PL-1-00-01 Revision A
Stage 1 – Site Plan – Stage 1	19/08/2021	PL-0-01-02 Revision A
Stage 1 – Site Plan: Upper Grd	19/08/2021	PL-1-00-02 Revision A
Stage 1 – Site Plan: Lower Grd	19/08/2021	PL-1-00-03 Revision A
Stage 1- Basement Floor Plan	19/08/2021	PL-1-10-02 Revision A
Stage 1- Lower Grd Floor	19/08/2021 27/07/2022	PL-1-11-01 Revision A PL-1-11-01 Revision B
Stage 1- Upper Grd Floor	19/08/2021	PL-1-11-02 Revision A
Stage 1- Commercial Floor Plans	19/08/2021	PL-1-11-03 Revision A
Stage 1 – Roof Plans	19/08/2021	PL-1-11-07 Revision A
Stage 1 – Elevations 1	19/08/2021	PL-1-20-01 Revision A
Stage 1 – Elevations 2	19/08/2021	PL-1-20-02 Revision A
Stage 1 – Elevations 3	19/08/2021	PL-1-20-03 Revision A
Stage 1 – Section AA	19/08/2021	PL-1-30-01 Revision A
Stage 1 – Section BB	19/08/2021	PL-1-30-02 Revision A
Stage 1 – Driveway Sections	19/08/2021	PL-1-30-03 Revision A
Stage 1 – Internal ramp sections	19/08/2021	PL-1-30-04 Revision A
Stage 1 - GFA	19/08/2021	PL-1-60-01 Revision A
Stage 1 - Landscape Plan – Lower grd & Upper grd.	August 2021	Arcadia - Landscape Masterplan Stage 1 – Lower Ground L-110 Rev B

		Arcadia - Landscape Masterplan Stage 1 – Upper Ground L-110 Rev B Planting Schedule.
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2. The applicant has also agreed to the following condition:

Services and Fire Hydrant Enclosure

Prior to the issue of a Construction Certificate for works above Ground/Podium slab level, the Certifying Authority is to be provided with plans indicating that all Services (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like are enclosed in a manner that compliments the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

(Reason: To ensure essential services are appropriately screened)

The draft condition of consent has been amended to include the above as Condition 76 in Part 3 – Stage 1 (Building A) Approval under Prior to Construction Certificate.



Sandra McCarry
Senior Town Planner



Sandra Bailey
Manager Development Assessment