

Development Consent

**Applicant: The Trustee for Lachlan's Line D1 Unit Trust
Level 29, 2 Chifley Plaza
SYDNEY NSW 2000**

Consent No: LDA2022/0390

Consent Date: 28 July 2023

Valid until: 28 July 2028

The City of Ryde, as the consent authority under the provisions of the Environmental Planning and Assessment Act, 1979 hereby consents to the development as follows:

Property: 5 Halifax Street, Macquarie Park Lot 110 DP 1224238
Development: Earthworks, removal of trees and construction of three residential flat buildings (Building 1 – 29 storeys, Building 2 – 6 storeys and Building 3 – 6 storeys) containing a total of 304 units, comprising five basement parking levels and a total of 299 car parking spaces

subject to the conditions 1 to 172 specified in this consent.

You are advised that failure to observe any condition of approval set out in the consent is an offence and legal proceedings may be instituted by Council.

This Consent does not guarantee compliance with the Disability Discrimination Act and you should, therefore, investigate your liability under the Act.

In accordance with section 4.50 of the Environmental Planning and Assessment Act 1979, Water NSW have given general terms of approval in relation to the development.

You are advised of your right of appeal to the Land and Environment Court under Section 8.7 of the Environmental Planning & Assessment Act and your right to request a review of the determination to Council under Division 82, of the Environmental Planning & Assessment Act within 6 months after you have received the Consent.

An objector does not have a right of appeal against this determination however, any person may bring proceedings against this determination before the court under section 9.45 of the EP&A Act.



Shannon Butler

Acting Senior Coordinator Development Assessment

The fees quoted at the time of issue of this Consent may be subject to variation. Council's annual fees and charges are published in the Management Plan. To confirm fees please contact Customer Service on 9952-8222.

Conditions of Consent for LDA2022/0390 :-

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:

Plans		
Document Description	Date	Plan No/Reference
Architectural Plans – Prepared by Allen Jack + Cotter		
Cover Sheet	08/05/2023	DA0001, Issue E
Proposed Site Plan	03/05/2023	DA1002, Issue C
Basement 5 Plan	08/05/2023	DA2001, Issue E
Basement 4 Plan	08/05/2023	DA2002, Issue E
Basement 3 Plan	08/05/2023	DA2003, Issue E
Basement 2 Plan	08/05/2023	DA2004, Issue F
Basement 1 Plan	08/05/2023	DA2005, Issue K
Level 1 (Ground) Plan	05/05/2023	DA2101, Issue H
Level 2 Plan	05/05/2023	DA2102, Issue H
Level 3-5 Plan	05/05/2023	DA2103, Issue E
Level 6 Plan	05/05/2023	DA2106, Issue E
Level 7 Plan	05/05/2023	DA2107, Issue F
Level 8, 11, 14 Plan	05/05/2023	DA2108, Issue F
Level 9, 12, 15 Plan	05/05/2023	DA2109, Issue F
Level 10, 13, 16 Plan	05/05/2023	DA2110, Issue F
Level 17-24, 25-28 Plan	05/05/2023	DA2111, Issue F
Level 29, Roof Plan	05/05/2023	DA2124, Issue G
Material Board	05/05/2023	DA2704, Issue E
North Elevation	05/05/2023	DA3101, Issue E
South Elevation	05/05/2023	DA3102, Issue E
East Elevation	05/05/2023	DA3103, Issue E
West Elevation	05/05/2023	DA3104, Issue E
Section 1 & Elevations	03/05/2023	DA3201, Issue D

Section 2	03/05/2023	DA3202, Issue D
Section 3 – Basement	03/05/2023	DA3203, Issue D
Landscaping Plans – Prepared by Ground Ink		
Landscape Cover Sheet	08/05/2023	LDA-001, Issue D
Existing Tree Plan	08/05/2023	LDA-101, Issue D
Public Domain Demolition Plan	08/05/2023	LDA-102, Issue D
Landscape Masterplan	08/05/2023	LDA-201, Issue D
Proposed Tree Plan	08/05/2023	LDA-202, Issue D
Proposed Planting Plan	08/05/2023	LDA-203, Issue D
Level 6&7 Courtyard Plan & Section	08/05/2023	LDA-204, Issue D
Level 8, 11 & 14 Courtyard Plan & Section	08/05/2023	LDA-205, Issue D
Landscape Sections 1	08/05/2023	LDA-301, Issue D
Landscape Sections 2	08/05/2023	LDA-302, Issue D
Landscape Sections 3	08/05/2023	LDA-303, Issue D
Landscape Sections 4	08/05/2023	LDA-304, Issue D
Plant Matrix Details	08/05/2023	LDA-401, Issue D
Landscape Details	08/05/2023	LDA-402, Issue D

REPORTS			
Document Description	Prepared By	Date	Plan No/Reference
Art Plan	Guppy Associates Art Management	09/05/2023	Version 6
Arboricultural Impact Assessment Report	Urban Arbor	08/05/2023	230508, Revision 1
Operational Waste Management Plan	Elephant's Foot Consulting	08/05/2023	3946, Revision H
Construction & Demolition Waste Management Plan	Elephant's Foot Consulting	01/12/2022	Revision B
Heritage Impact Statement	Curio Projects	March 2023	Issue 3
Environmental Wind Tunnel Study	SLR Consulting	December 2022	610.30920-R03
Geotechnical Desktop Study Report	Alliance Geotechnical	29 November 2022	14707 – Rev 2
Preliminary Site Investigation	EP Risk	22 November 2022	EP2609.001, Version 2
Energy Efficiency & Ecologically Sustainable Design Report	SLR Consulting	2 December 2022	610.30920-R01-v1.0
Traffic Impact Assessment	PDC Consultants	28/11/2022	0656r01v02

Prior to the issue of the relevant **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

- (a) The plans are to be amended to provide suitable privacy protection devices for all habitable room windows on the northern elevation of Building 3.
- (b) The plans are to be amended to provide a 1.8m high privacy screen/fence between the private open space area of the ground floor north-eastern unit in Building 2 and the pedestrian path providing access between the buildings and common open space area.

The Development must be carried out in accordance with the amended plans approved under this condition.

(Reason: To ensure the development is carried out in accordance with the determination).

- 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.

(Reason: Statutory requirement).

- 3. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered 1356027M_02 dated 14 June 2022.

(Reason: Statutory requirement).

- 4. **Site Maintenance.** For the period the site remains vacant of any development the subject of this consent, the site is to be regularly maintained in a tidy manner such that it does not become overgrown with weeds or become a repository for the leaving or dumping of waste.

(Reason: To protect the amenity of the locality).

- 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.

(Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties).

- 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.

(Reason: To ensure public safety).

- 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.

(Reason: To ensure public safety).

- 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/doors must be installed so they do not open onto any footpath.

(Reason: To ensure that development occurs within the site boundaries and maintain public safety and amenity in public domain areas).

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.

(Reason: To ensure public safety).

10. **Water NSW – General Terms of Approval.** The development shall be undertaken in accordance with the General Terms of Approval of Water NSW dated 16 June 2023 (see Attachment 1 of this consent.)

(Reason: Requirements of Water NSW).

11. **Transport for NSW.** The development shall be undertaken in accordance with the requirements of Transport for NSW outlined in their correspondence dated 17 January 2023 (see Attachment 2 of this consent).

(Reason: Requirements of Transport for NSW).

12. **Ausgrid.** The development shall satisfy the requirements set out by Ausgrid in their correspondence with regard to underground and overhead powerlines (see Attachment 3 of this consent).

(Reason: Requirements of Ausgrid).

13. **NSW Police.** The development shall be undertaken in accordance with the recommendations of the NSW Police in their comments dated 4 April 2023 (see Attachment 4 of this consent).

(Reason: Requirements of NSW Police).

14. **Public areas and restoration works.** 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, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council.

(Reason: To ensure the public areas are restored upon completion of construction works).

15. **Public Utilities and Service Alterations.** All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant's expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.

(Reason: Protection of infrastructure and compliance with relevant Authorities requirements).

16. **Works on Public Roads.** Any works performed in, on or over a public road reserve 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 Sections 138 and 139 of the Roads Act 1993.

(Reason: Compliance with relevant Acts.)

17. **Road Activity Permits.** To carry out any work in, on or over a public road (including verge), consent from Council is required as per the Roads Act 1993. The applicant is required to review the "Road Activity Permits Checklist" (available from Council's website) and apply for the relevant permits for approval by Council.

(Reason: To ensure the amenity and state of the public domain is maintained.)

18. **Land Boundary / Cadastral Survey.** If any design work relies on critical setbacks from land boundaries or subdivision of the land is proposed, it is a requirement that a land boundary / cadastral survey be undertaken to define the land.

The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.

(Reason: No encroachment of private works on public land)

19. **Traffic Management.** Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 - 2019 and Part 8.1 of City of Ryde Development Control Plan 2014: Construction Activities.

(Reason: This condition is to ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken).

20. **Design and Construction Standards.** All engineering plans and detailed design work shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure, must be undertaken in accordance with Council's DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.

(Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.)

21. **Compliance with Acoustic Report.** All control measures nominated in Acoustic Assessment No. 5666R001.LM.221128 prepared by Acoustic Dynamics and dated 1 December 2022, shall be implemented.

(Reason: To ensure that the development is in accordance with the required acoustic attenuation measures).

- 22. Archaeology.** As required by the National Parks and Wildlife Service Act 1974 and the Heritage Act, 1977, in the event that Aboriginal cultural heritage or historical cultural fabrics or deposits are encountered/ discovered where they are not expected, works must cease immediately and Council and the Heritage Division of the NSW Department of Planning and Environment (DPE) must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirements under the Heritage Act 1977 to obtain the necessary approval/ permits from the Heritage Division of the DPE.

Note: The National Parks and Wildlife Service Act 1974 and the Heritage Act, 1977 impose substantial penalty infringements and/ or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

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.

- 23. Section 7.11.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council as follows:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$1,846,908.32
Open Space & Recreation Facilities	\$3,560,740.32
Roads & Traffic Management Facilities	\$252,395.68
Plan Administration	\$84,901.28
The total contribution is	\$5,744,945.60

These are contributions under the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979 as specified in City of Ryde Section 7.11 Development Contributions Plan 2020, effective from 1 July 2020.

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.

The contribution must be paid **prior to the issue of any Construction Certificate**. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the **City of Ryde**. Personal or company cheques will not be accepted.

A copy of the Section 7.11 Development Contributions Plan may be inspected at the Ryde Customer Service 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>.

(Reason: Statutory requirement).

24. **Design Verification.** Prior to any relevant Construction Certificate being issued with respect to this development, the Principle Certifying Authority is to be provided with a written Design Verification from a registered architect that has overseen the design. This statement must include verification from the registered architect 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 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

(Reason: Statutory requirement).

25. **Adaptable Apartments.** A total of 31 adaptable apartments are to be provided within the development. These apartments are to comply with all of the requirements as outlined in AS4299. Details demonstrating compliance is to be provided on the relevant 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 requirements of AS4299, relevant components of AS 2890 and Council's DCP 2014.

(Reason: To ensure the development is constructed in accordance with the requirements for adaptability).

26. **Wind Mitigation Measures.** Written certification shall be provided by a suitably qualified wind consultant confirming that the wind mitigation devices/screens are appropriately detailed on the relevant Construction Certificate plans to achieve the appropriate wind protection at the public domain and for occupants as detailed in the Environmental Wind Tunnel Study prepared by SLR Consulting, reference: 610.30920-R03 (Version: 1.0), dated 2 December 2022.

(Reason: To ensure the amenity of occupants and the general public is provided.)

- 27. 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) / documentation must be provided with the plans submitted with the application for the relevant Construction Certificate;

- a) The parallel car share spaces must be offset no less than 2.5m from the front boundary alignment so as to ensure a clear sight distance splay is provided, as well as ensure vehicles parking in the forward most space do so with minimum intrusion into the public domain.
- b) The vehicle path from the base of the entry ramp to the internal ramp leading to lower levels must be clearly delineated by centreline marking at curves so as to ensure vehicle flow does not enter the opposing flow of traffic.
- c) Visitor space no. 11 (parallel space) is required to have a kerb to enforce a 200mm clearance from the adjoining wall.

These amendment(s) must be clearly marked on the plans submitted to the Accredited Certifier prior to the issue of a Construction Certificate.

(Reason: To ensure the vehicle access and parking area is in accordance with the require standards and safe for all users.)

- 28. Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to Halifax Street, generally in accordance with the plans by SGC Consulting Engineers (Refer to Project No. 20220043 Dwgs SW100, SW200-SW204, SW300 & SW301 REv D dated 5 June 2023) subject to any variations marked in red on the approved plans or noted following;

- a) The pump sump volume tank must be sized as per the condition “*Stormwater Management – Pump System*”.
- b) Connection to the public drainage infrastructure will require the approval of Council's City Works (Stormwater) Department. Any conditions associated with this approval must be noted on the plans.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for the relevant Construction Certificate and prepared by a suitably qualified Civil Engineer and comply with the following;

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (*Stormwater drainage*) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.
- The subsurface drainage system must be designed to 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.

(Reason: To ensure that the developments stormwater management system is aligned with the controls and objectives of the City of Ryde DCP 2014 Part 8.2)

- 29. Stormwater Management - Onsite Stormwater Detention.** In accordance with Council's community stormwater management policy, an onsite stormwater detention (OSD) system must be implemented in the stormwater management system of the development.

As a minimum, the OSD system must;

- a) provide site storage requirement (SSR) and permissible site discharge (PSD) design parameters complying with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management).
- b) incorporate a sump and filter grate (trash rack) at the point of discharge from the OSD system to prevent gross pollutants blocking the system or entering the public drainage service,
- c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
- d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100 year ARI 5 minute storm event.

Detailed engineering plans and certification demonstrating compliance with this condition & Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) are to be submitted with the application for a Construction Certificate.

(Reason: To ensure that the design of the OSD is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2)

- 30. Stormwater Management - Pump System.** The basement pump system must be dual submersible and shall be sized and constructed in accordance with Section 9.3 of AS 3500.3 (*Stormwater drainage*).

The wet well must be designed and constructed in accordance with section 9.3 of AS 3500.3 (*Stormwater drainage*), except that the sump volume is to be designed to accommodate storage of runoff accumulating from the 100yr ARI 3 hour storm event, in the event of pump failure as per the requirements of Council's DCP - Part 8.2 (*Stormwater and Floodplain Management*).

Direct connection of the pumps rising main to the kerb will not be permitted. The rising main must discharge to the sites drainage system, upstream of the onsite detention system (if one is provided) or any rainwater tank which is utilised for irrigation only.

Pump details and documentation demonstrating compliance with this condition are to be submitted in conjunction with the Stormwater Management Plan for the approval of the Certifying Authority, prior to the release of the relevant Construction Certificate for construction of the basement level.

(Reason: To ensure that the design of the pump system is compliant with the requirements of the City of Ryde DCP 2014 Part 8.2 and relevant Australian Standards.)

- 31. Geotechnical Design, Certification and Monitoring Program.** The applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.

This engineer is to prepare the following documentation;

- a) Certification that the civil and structural details of all subsurface structures are designed to;
- provide appropriate support and retention to neighbouring property,
 - ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure, and,
 - ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.
- b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that;
- is based on a geotechnical investigation of the site and subsurface conditions, including groundwater,
 - details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;
 - details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
 - details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.
 - Is in accordance with the recommendations of the approved Geotechnical Report.

The certification and the GMP is to be submitted for the approval of the Accredited Certifier prior to the issue of the Construction Certificate.

(Reason: To ensure there are no adverse impacts arising from excavation works.)

- 32. Dilapidation Survey.** A dilapidation survey is to be undertaken that addresses any structures that may be affected by the construction work. As a minimum, the scope of the report is to consider;

3 Halifax Street, and
7 Halifax Street

A copy of the dilapidation survey is to be submitted to the Accredited Certifier and Council prior to the release of the relevant Construction Certificate.

(Reason: To clarify any claims of damage made by adjoining property owners.)

- 33. Site Dewatering Plan.** A Site Dewatering Plan (SDP) must be prepared and submitted with the application for the relevant Construction Certificate.

The SDP is to comprise of detailed plans, documentation and certification of the system, must be prepared by a chartered civil engineer and must, as a minimum, comply with the following;

- a) All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.
- b) Pumps used for dewatering operations are not to be fuel based so as to minimise noise disturbance and are to be electrically operated.
- c) Discharge lines are to be recessed across footways so as to not present as a trip hazard and are to directly connect to the public inground drainage infrastructure where ever possible.
- d) The maximum rate of discharge is to be limited to the sites determined PSD rate or 30L/s if discharging to the kerb.
- e) Certification must state that the submitted design is in accordance with the requirements of this condition and any relevant sections of Council's DCP 2014 Part 8.2 (*Stormwater and Floodplain Management*) and associated annexures.
- f) Incorporate water treatment measures to prevent the discharge of sediment laden water to the public drainage system. These must be in accordance with the recommendations of approved documents which concern the treatment and monitoring of groundwater.
- g) Any details, approval or conditions concerning dewatering (eg Dewatering License) as required by the Water Act 1912 and any other relevant NSW legislation.
- h) Approval and conditions as required for connection of the dewatering system to the public drainage infrastructure as per Section 138 of the Roads Act.

(Reason: To ensure that stormwater runoff and the disposal of groundwater from the excavation is drained in an appropriate manner and without detrimental impacts to neighbouring properties and downstream water systems.)

- 34. 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 to be implemented during construction. The ESCP is to be submitted with the application for the relevant Construction Certificate. The ESCP must be in accordance with the manual "Managing Urban Stormwater: Soils and Construction" by NSW Department – Office of Environment and Heritage and must contain the following information;

- a) Existing and final contours
- b) The location of all earthworks, including roads, areas of cut and fill
- c) Location of all impervious areas
- d) Location and design criteria of erosion and sediment control structures,
- e) Location and description of existing vegetation
- f) Site access point/s and means of limiting material leaving the site
- g) Location of proposed vegetated buffer strips
- h) Location of critical areas (drainage lines, water bodies and unstable slopes)
- i) Location of stockpiles
- j) Means of diversion of uncontaminated upper catchment around disturbed areas

- k) Procedures for maintenance of erosion and sediment controls
- l) Details for any staging of works
- m) Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate.

(Reason: To protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.)

35. **Waste Management.** The relevant construction certificate documentation shall demonstrate the following:

- Two separate receptacles must be provided inside each dwelling to store up to two days worth of waste and recyclables awaiting transfer to the communal bin disposal areas to ensure source separation of recyclables.
- Access to the hard waste area must be provided for collection contractors. Suitable details must be clearly shown on the approved plan before the issue of the relevant Construction Certificate
- On-site storage at a rate of 5m² per 30 units (see sliding scale for larger developments), must be provided. Suitable details must be clearly shown on the approved plan before the issue of the relevant Construction Certificate
- 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 allow easy access to the containers 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

(Reason: To ensure the appropriate management of waste.)

36. **Changes to Waste Management Plan.** Any changes to the Waste Management Plan dated 8/05/23 or DA 2005K plans which were utilised to evaluate waste collections by Council,

have to be approved by the Waste Department at the City of Ryde Council before the issue of the relevant Construction Certificate to ensure the waste collection is not affected.

(Reason: To ensure that Council is aware of any changes to the Waste Management Plan.)

37. **Waste Storage Areas.** All waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through opening including the door.
- 1100L Bins – width 1.4m, depth 1.1m, height 1.4m
 - 660L Bins – width 1.3m, depth 0.8m, height 1.3m
 - 240L Bins – width 600mm, depth 800mm, height 1100mm
 - 140L Bin - width 535 mm, depth 615 mm, height 915 mm

(Reason: To ensure that bin storage areas are of an adequate size to cater for the bins allocated to the development.)

38. **External downpipes.** All water pipes, waste pipes, stack work, duct work, and the like, are to be integrated into the façade and not exposed. Details confirming compliance with this condition are to be detailed on the relevant Construction Certificate plans to the satisfaction of the Certifying Authority.

(Reason: To ensure water pipes are screened from view.)

39. **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 Certifying Authority prior to the issue of the relevant **Construction Certificate**.

(Reason: Statutory requirement).

40. **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 each relevant **Construction Certificate**.

(Reason: Statutory requirement).

41. **Structural Design.** All design and construction works shall comply with the Geotechnical Desktop Study Report prepared by Alliance Geotechnical dated 29 November 2022.

(Reason: To ensure the design and construction works are structurally sound).

42. **Security deposit.** The Council must be provided with security for the purposes of section 4.17 (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 relevant **Construction Certificate**. (category: other buildings with delivery of bricks or concrete or machine excavation.)

(Reason: Statutory requirement).

43. **Infrastructure Restoration and Administration Fee** must be paid to Council in accordance with Council's Management Plan prior to the release of any **Construction Certificate**.

(Reason: Statutory requirement).

44. **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 Certifying Authority prior to the issuing of any **Construction Certificate**.

(Reason: Statutory requirement).

45. **External materials.** Building materials and finishes are to be finished with an anti-graffiti coating at ground/street level. Roofing and other external materials must be of low glare and reflectivity. The reflectivity of glass used in the external facades of the buildings is not to affect road traffic and must not cause discomfort through glare or intense heat to surrounding areas. Details of finished external surface materials, including colours and texture must be provided to the Certifying Authority prior to the release of the relevant **Construction Certificate**.

(Reason: To ensure the use of appropriate external materials and minimise reflectivity).

46. **Lighting of common areas.** Details of lighting for internal driveways, all car parking areas, communal open spaces and corridors/pathways and the street frontage shall be submitted to the Principal Certifying Authority 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.

(Reason: To ensure lighting is used in all common areas).

47. **Fibre-ready facilities and telecommunications infrastructure.** Prior to the issue of any relevant Construction Certificate satisfactory evidence is to be provided to the Certifying Authority that arrangements have been made for:

- (i) The installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Alternatively, demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
And
- (ii) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

(Note: real estate development project has the meanings given in Section 372Q of the Telecommunications Act).

(Reason: Statutory requirement).

48. **Fire Hydrant Enclosure.** Prior to the issue of the relevant Construction Certificate, the Certifying Authority is to be provided with plans indicating that all 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.)

49. **Public Art.** Prior to the issue of the relevant Construction Certificate, a detailed Public Art Plan is to be approved by Council's Centres Coordinator. This plan is to be prepared by an arts and cultural planner, should align with the City of Ryde's Public Art Principles outlined in the City of Ryde Public Art Planning Guide for Developers and will be required to address the following:
- a. Specific project description
 - Aims and objectives
 - Statement of artistic intent
 - b. Thematic framework
 - How the artwork is developed in relation to the site
 - Response and interpretation of urban fabric and local culture
 - Explanation of the range of art forms and design applications
 - c. Concept drawings / descriptions of proposed public artworks (which correspond with architect drawings/plans approved as part of the relevant stage(s) of the development)
 - Integrated artworks
 - Site specific artworks
 - Proposed use of materials – robustness and durability
 - d. Project parameters and implementation
 - Arts management
 - Scope of works
 - Schedule of works and timeframe
 - Public art budget and budget breakdown
 - Engineering works
 - Construction schedule
 - Maintenance requirements and schedule
 - Decommissioning procedures.

(Reason: To ensure integrated artwork is provided and complies with the Ryde DCP 2014.)

50. **Ground Anchors** - The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to an application to Council's City Works Directorate, and approval obtained as per the provisions of Section 138 of the Roads Act, 1993. The application for consent must include detailed structural engineering plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, minimum depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to:
- a. Advice being provided to the relevant Public Utility Authorities of the proposed anchoring, including confirmation that their requirements are being met.
 - b. the payment of all fees in accordance with Council's Schedule of Fees & Charges at the time of the issue of the approval, and
 - c. the provision of a copy of the Public Liability insurance cover of not less than \$20million with Council's interest noted on the policy. The policy shall remain valid until the de-commissioning of the ground anchors.

(Reason: Ensuring compliance with Council's relevant Planning Instruments)

51. **Public Infrastructure Restoration Works – Design for Construction Certificate** - Public infrastructure restoration works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council.

Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to, and approved by, Council's City Works Directorate prior to the issue of the relevant Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 4.5 Macquarie Park Corridor, Part 8.5 - Public Civil Works, and Part 8.2 - Stormwater Management, where applicable and City of Ryde Public Domain Technical Manual Chapter 6 – Macquarie Park Corridor.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, kerb returns, existing and proposed signage and line marking, and other relevant details for the new works. The consultant shall liaise with Council's City Works and Infrastructure Directorate in obtaining Council's specification and details, if not available on the Council's website, including the checklist requirements. The drawings shall also demonstrate the smooth connection of the proposed works into the remaining street scape.

The Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications for the following road restoration infrastructure works:

- (a) Stormwater drainage installations in the public domain in accordance with the DA approved plans and DCP 2014 Part 8.2 - Stormwater Management.
- (b) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

Notes:

1. The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
2. Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
3. Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, Section 5 "*Standards Enforcement*". A checklist has also been prepared to provide guidance, and is available upon request to Council's City Works Directorate.
4. City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in the public domain design submissions; however Council's title block shall not be replicated.

(Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments and standards).

52. **Engineering plans assessment and works inspection fees.** The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.

Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.

(Reason: Ensure compliance with Council's requirements).

53. **Public Domain Infrastructure – Restoration Security Bond** - To ensure satisfactory restoration of the public domain infrastructure works, following completion of the development; a bond in the form of a cash deposit or Bank Guarantee of **\$620,000.00** shall be lodged with the City of Ryde prior to the issue of a Construction Certificate. The bond will only be refunded when the works are determined to be satisfactory to Council after the issue of the Compliance Certificate Public Infrastructure Restoration.

(Reason: Ensure compliance with specifications)

54. **Construction Pedestrian and Traffic Management Plan.** A Construction Pedestrian and Traffic Management Plan (CPTMP) shall be prepared by a suitably qualified traffic engineering consultant and submitted to and approved by Council's Transport Department prior to issue of the relevant Construction Certificate.

Due to heavy traffic congestion throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CPTMP.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's Schedule of Fees and Charges with payment to be made prior to receipt of approval from Council's Transport Department for the CPTMP.

The CPTMP must include but not limited to the following:

- i. Make provision for all construction materials to be stored on site, at all times. Construction materials are to be stored away from waste materials on site.
- ii. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- iii. Make provision for parking onsite once the basement level parking is constructed. All Staff and Contractors are to use the basement parking once available.
- iv. Specify the number of truck movements to and from the site associated with the construction works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site are not permitted unless approved by City Works Directorate.
- v. Include Traffic Control Plan(s)/Traffic Guidance Scheme(s) prepared by a SafeWork NSW accredited designer for any activities involving the management of vehicle and pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- vi. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
- vii. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
- viii. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the

footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.

- ix. Take into consideration the combined construction activities of other development(s) and/or roadworks in the surrounding area. To this end, the consultant preparing the CPTMP must engage and consult with relevant stakeholders undertaking such works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- x. Specify spoil management process and facilities to be used on site.
- xi. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- xii. Comply with relevant sections of the following documents:
 - The Australian Standard *Manual of Uniform Traffic Control Devices* (AS1742.3-2019),
 - TfNSW' *Traffic Control at Work Sites* technical manual; and
 - Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

(Reason: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CPTMP is intended to minimise impact of demolition and construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site).

55. **Waste and Service Vehicle Access.** Access to the on-site loading bay area including ramp grades, transitions and height clearance shall be designed for safe forward in and forward out access of Council's 12.5m long waste vehicle, as a minimum requirement. The minimum height clearance required is 4.5m, measured from the floor level to the lowest point of any overhead structures/service provisions such as pipes.

Plans showing the ramp grades, transitions and height clearance and swept path diagrams of a Council's 12.5m m long garbage truck shall be reviewed and approved by a chartered civil engineer (with evidence of this certification submitted to Council) prior to the issue of the relevant Construction Certificate. Swept path diagrams must include details of the road including, kerb line, line marking, signs, traffic devices, power poles, other structures and neighbouring driveways.

(Reason: To assist with the safety and efficiency of heavy vehicles entering and exiting the site).

56. **Electric Vehicle Charging Points.** Prior to the relevant Construction Certificate being issued, amended basement plans are to be submitted to the Principal Certifying Authority depicting Electric Vehicle charging points at a minimum rate of 10% of each category of parking (263 residential, 30 visitor and 6 car share) with a minimum 'Level 2' charging point consisting of single or three-phase point with a power range of 7kW-22kW, as defined by NSW Electric and Hybrid Vehicle Plan, Future Transport 2056 (21 January 2019). Further, capability is to be provided within the switchboards and cabling for all parking spaces to be converted in the future.

(Reason: To ensure that the development adequately caters for owners of electric vehicles.)

57. **Car share parking spaces.** To maintain, facilitate and encourage the use of the car share parking spaces within the development, the following requirements are to be maintained for the ongoing serviceable life of the development:

- a) 6 car share spaces must be provided.
- b) The car share spaces must be available to residents 7 days of the week, 24 hours of the day. The spaces are to be well lit with safe pedestrian access.
- c) Car share spaces are to be clearly sign-posted, designated and line marked in the development.
- d) The car space spaces are to remain as common property in any future strata subdivision of the development.
- e) The car share spaces are to be provided with sufficient cellular connectivity as well as providing the requisite infrastructure (e.g., conduits, wiring, adequately sized power supply and metering cabinet) so that EV chargers can be readily provided.

Evidence demonstrating the above requirements is to be provided on the relevant Construction Certificate plans.

(Reason: To ensure the effective operation of the car share spaces).

58. **Construction Noise Management Plan (Construction).** A construction noise management plan must be prepared by a suitably qualified and experienced noise expert in accordance with the noise management levels in EPA's Interim Construction Noise Guideline and accompany the application for the relevant Construction Certificate. The Certifying Authority must be satisfied the Construction Noise Management Plan will minimise noise impacts on the community during the construction of the development.

The Construction Noise Management Plan must include:

- a) Hours of construction
- b) Identification of nearby residences and other sensitive land uses.
- c) Assessment of expected noise impacts.
- d) Describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers
- e) Include strategies that have been developed with the community for managing high noise generating works.
- f) Community Consultation and the methods that will be implemented for the whole project to liaise with affected community members to advise on and respond to noise related complaints and disputes.
- g) Include a complaints management system that would be implemented for the duration of the construction
- h) Include a program to monitor and report on the impacts and environmental performance of the development.

(Reason: To ensure noise impacts during construction are appropriately managed).

59. **Noise impact on residential building.** Prior to the issue of each relevant Construction Certificate written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that appropriate design and construction materials are to be utilised within the development to ensure compliance with the following

noise criteria specified for managing the noise impact on residential buildings from rail corridors and/or busy roads:

- (a) In any bedroom in the building: 35dB(A) between 10pm – 7am
- (b) Anywhere else in the building (other than a garage, hallway, kitchen or bathroom: 40dB(A) at any time.

(Reason: To ensure the measures to mitigate noise impacts are implemented).

60. **Environmental Management Plan.** Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to Council. The CEMP must include, but not be limited to, the following:

(a) Details of:

- (i) hours of work;
- (ii) 24-hour contact details of site manager;
- (iii) management of dust and odour to protect the amenity of the neighbourhood;
- (iv) stormwater control and discharge;
- (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
- (vi) groundwater management plan including measures to prevent groundwater contamination;
- (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
- (viii) community consultation and complaints handling;

(b) Construction Noise and Vibration Management Sub-Plan;

(c) Construction Waste Management Sub-Plan;

(d) Construction Soil and Water Management Sub-Plan;

(e) an unexpected finds protocol for contamination and associated communications procedure;

(f) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site

(Reason: To ensure that the business establishes a commitment to the protection of the environment).

61. **Apartment Noise Attenuation Design.** A qualified acoustical engineer with membership of the Association of Australasian Acoustical Consultants must certify that the internal party walls between the bedroom and the living room of adjoining separate units has been designed to minimise the noise intrusion from any internal or external noise source and when constructed achieve a 5 star rating under the Association of Australasian Acoustical Consultants Guideline for Apartment and Townhouse Acoustic rating Version 1.0. Details of compliance are to be submitted with the plans for any relevant Construction Certificate.

(Reason: To protect the acoustic amenity of tenants).

62. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

(Reason: Statutory requirement).

63. **Replacement Tree Planting – Public Domain.** To compensate for the removal of trees within the public domain along Halifax Street, replacement planting is to be provided at a ratio of 1:1. Trees selected for planting are to be of a species capable of achieving a size commensurate to those removed and new trees are to be installed at a minimum pot size of 75L. Landscape details are to be approved by Council's Executive Manager City Development prior to the issue of any Construction Certificate.

(Reason: To compensate for proposed tree removal and ensure there is no net loss tree within the public domain in the long-term.)

64. **Tree Planting – Selection & Establishment.** Tree specimens chosen for planting are to align with the requirements for stock selection as stipulated by AS2303-2015 – Tree stock for landscape use. Further, the trees shall be planted in accordance with the specifications as prescribed within Section 6 of the City of Ryde Tree Management Technical Manual and maintained until they reach a height of five (5) metres or have a stem circumference of 450mm at a height of 1.4m above ground level, at which time they shall become protected by Part 9.5 (Tree Preservation) of the City of Ryde Development Control Plan 2014. If any tree dies before reaching this size, it is to be replaced with a specimen of the same species and pot size and maintained accordingly.

(Reason: To ensure the establishment of viable canopy tree planting in the medium-long term.)

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.

65. 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.

(Reason: Statutory requirement).

66. **Residential building work – insurance.** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

(Reason: Statutory requirement).

67. **Residential building work – provision of information.** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA has given the Council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor; and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act.
- (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder; and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

(Reason: Statutory requirement).

68. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

(Reason: Statutory requirement).

69. **Proposed Property Addressing.** Proposed addressing for the new development must have been lodged with Council, prior to the commencement of construction.

(Reason: To ensure the address of the development meets Council's requirements).

70. **Property above/below Footpath Level.** Where the ground level adjacent the property alignment is above/below the established verge and footpath level, adequate measures are to be taken, either by means of constructing approved retaining structures or batters entirely on the subject property, to support the subject land/footpath and prevent harm to the public / occupants of the site due to the abrupt level differences.

(Reason: To preserve public safety and the support of property due to abrupt level differences between the site and public domain land.)

71. **Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to application for approval from Council's Public Works department, as per the provisions of

Section 138 of the Roads Act. The application for consent must include detailed structural plans prepared by a chartered structural engineer, clearly nominating the number of proposed anchors, depth below existing ground level at the boundary alignment and the angle of installation. Approval is subject to the applicant paying all applicable fees in accordance with Council's Management Plan.

(Reason: To minimise the imposition of soil / rock anchors on the public domain.)

72. **Work Zones and Permits.** Prior to commencement of the associated works, 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.

Reason: Specific activities on public roads where Council is the consent authority require Council approval prior to such activities being undertaken.

73. **Pre-Construction Dilapidation Report.** To ensure Council's infrastructures are adequately protected a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record (in colour) of any observable defects to the following infrastructure where applicable.
- (a) Road pavement,
 - (b) Kerb and gutter,
 - (c) Footpath,
 - (d) Drainage pits,
 - (e) Traffic signs, and
 - (f) Any other relevant infrastructure.

The report is to be dated and submitted to, and accepted by Council's City Works Directorate, prior to any work commencing.

All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

(Reason: Protection of Council's infrastructure).

74. **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 the commencement of the relevant works and considering the lead times required for each application, permits for the following activities, as required and as specified in the form "*Road Activity Permits Checklist*" (available from Council's website) are to be obtained and copies submitted to Council with the *Notice of Intention to Commence Public Domain Works*.
- 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 Road Occupancy Licence 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.

(Reason: Legal requirement)

- 75. Road Occupancy Licence.** Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows on a State Road (e.g. lane closures, etc.) and/or within 100m of a signalised intersection.

(Reason: Transport for NSW requirement).

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.

76. **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 61 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2001*.

(Reason: Statutory requirement).

77. **Noise from construction and demolition work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from demolition and construction work.

(Reason: To protect the amenity of the neighbourhood).

78. **Noise management plan.** Where construction activities are likely to cause significant noise or vibration (e.g., 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.

(Reason: To protect the amenity of the neighbourhood).

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

(Reason: To ensure that the development is in accordance with the determination).

80. **Sediment and Erosion Control measures.** Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

(Reason: To ensure soil and water management controls are in place before site works commence).

81. **Erosion & sediment control measures.** Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

(Reason: To ensure no adverse impacts on neighbouring properties).

82. **Soil and Water Management (Stockpiles).** Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

(Reason: To ensure that building materials are not washed into stormwater drains).

83. **Polluted water excavation - analysis before discharge.** Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

(Reason: To prevent pollution of waterways).

84. **De-watering of Excavated Sites -** Any site excavation areas must always be kept free of accumulated water. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of any relevant Construction Certificate.

(Reason: To protect against subsidence, erosion and other nuisances).

85. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:
- Fill is allowed under this consent;
 - The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
 - the material is reused only to the extent that fill is allowed by the consent.

(Reason: To ensure fill is consistent with the consent).

86. **Construction materials.** All materials associated with construction must be retained within the site.

(Reason: To ensure the public domain is not affected during construction).

87. **Site Facilities**
The following facilities must be provided on the site:

- (a) toilet facilities in accordance with Safework 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.

(Reason: Statutory requirement).

88. 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.

(Reason: To ensure the site is appropriately maintained during construction).

89. Traffic Management. Traffic management procedures and systems must be implemented during the construction period to ensure a safe environment and minimise impacts to pedestrian and other vehicle traffic. Any traffic management procedures and systems must be in accordance with AS 1742.3 2019 and the DCP 2014 Part 8.1 (*Construction Activities*).

(Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.)

90. 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.

(Reason: To prevent soil and sediment spill in the public domain.)

91. 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 SGC Consulting Engineers (Refer to Project No. 20220043 Dwgs SW100,SW200-SW204,SW300 & SW301 REv D dated 5 June 2023) submitted in compliance to the condition labelled "Stormwater Management." and the requirements of Council in relation to the connection to the public drainage system.

(Reason: To ensure the stormwater system is constructed as approved)

92. 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.

(Reason: To prevent soil erosion and the discharge of sediment over the land.)

93. **Geotechnical Monitoring Program - Implementation.** The construction and excavation works are to be undertaken in accordance with the Geotechnical Report and Monitoring Program (GMP) submitted with the Construction Certificate. All recommendations of the Geotechnical Engineer and GMP are to be carried out during the course of the excavation. The applicant must give at least seven (7) days notice to the owner and occupiers of the adjoining allotments before excavation works commence.

(Reason: To ensure that the excavation works are undertaken appropriately throughout the period of construction.)

94. **Site Dewatering Plan – Implementation.** The Site Dewatering Plan (SDP) on the site must be constructed in accordance with the Construction Certificate version of the SDP submitted in compliance to the condition labelled “Site Dewatering Plan.”, the requirements of Council in regards to disposal of water to the public drainage infrastructure and the requirements of any Dewatering License issued under NSW Water Act 1912 in association with the works. A copy of the SDP is to be kept on site at all times whilst dewatering operations are carried out.

(Reason: To ensure that site dewatering is undertaken appropriately throughout the period of construction.)

95. **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”.

(Reason: To ensure works do not disrupt pedestrians and vehicular traffic).

96. **Consent documents available on site.** At all times during the construction, a copy of the development consent and the approved stamped plans is to be kept on site. These documents are to be made available to any Council Officer as requested.

(Reason: To ensure Council Officers are able to access the consent during any site inspection).

97. **Implementation of the Construction Traffic and Pedestrian Management Plan.** All construction works including demolition are to be undertaken in accordance with the approved Construction Traffic and Pedestrian Management Plan (CTPMP). All controls in the CTPMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the CTPMP be impacted by surrounding major development not encompassed in the approved CTPMP, the CTPMP measures and controls are to be revised accordingly and submitted to Council.

Reason: To ensure that the measures/protocols stated in the approved CPTMP are carried out by the builder during construction.

98. **Hold Points during construction - Public Domain.** Council requires inspections to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain, at the hold points shown below.

The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

- a) Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
- c) Upon compaction of the applicable sub-base course.
- d) Upon compaction or construction of any base layers of pavement, prior to the construction of the final pavement surface (e.g. prior to laying any pavers or asphalt wearing course).
- e) Upon installation of any formwork and reinforcement for footpath concrete works.
- f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

(Reason: Ensure compliance with relevant standards).

99. **Tip dockets for waste removal.** Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

(Reason: To protect the environment).

100. **Management of the site to avoid illegal dumping.** The area surrounding the construction site must be maintained to reduce the incidence of illegal dumping and management of litter from the site and workers associated with the site must be undertaken.

(Reason: To protect the environment).

101. **Requirement to notify about new contamination evidence.** Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

(Reason: To ensure contaminated materials are appropriately reported and managed).

102. **Asbestos-handled & disposed of by licensed facility.** All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

(Reason: To protect the environment).

103. **Waste data maintained.** A Waste Data file is to be maintained, recording building / demolition contractor's details and waste disposal receipts/dockets for any demolition or

construction wastes from the site. These records must be retained and made available to Council on request.

(Reason: To protect the environment).

104. **Storage and removal of wastes.** All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals.

(Reason: To protect the environment).

105. **Polluted water excavation - analysis before discharge.** Site water discharged must not exceed suspended solid concentrations of 50 parts per million and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and Australian & New Zealand Guidelines for Fresh & Marine Water Quality Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

(Reason: To protect the environment).

106. **De-watering of Excavated Sites.** Any areas on the site which have been excavated must always be kept free of accumulated water. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is required to be included and submitted to Council for review prior to issue of each relevant Construction Certificate.

(Reason: To protect the environment).

107. **Soil and Water Management – Stockpiles.** Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

(Reason: To protect the environment).

108. **Imported fill – validated.** All imported fill must be validated in accordance with the Contaminated Sites Sampling Design Guidelines (EPA, 1995) by an experienced environmental consultant, and a copy of the validation report must be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) before the fill is used.

(Reason: To protect the environment).

109. **Duty to Notify Pollution Incidents.** Council being the 'appropriate regulatory authority' must be notified immediately of any pollution incident where material harm to the environment is caused or threatened. This duty extends to persons carrying on an activity, employers and employees, contractors and the occupier of the premises where the incident occurs.

(Reason: To protect the environment).

110. **Contaminated soil disposal** - All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) before being transported from the site.

(Reason: To ensure appropriate disposal of contaminated soil.)

111. **Tree Retention.** The following trees, as referenced within the Arboricultural Impact Assessment prepared by Urban Arbor dated 8 May 2023, must be retained and protected: Trees 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 43, 44, 47, 48 & 50.

(Reason: To ensure all trees which are not significantly impacted by the proposed works are appropriately retained and protected.)

112. **Tree Removal.** The following trees, as referenced within the Arboricultural Impact Assessment prepared by Urban Arbor dated 8 May 2023, are approved for removal: 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 45, 46, 49, 51 & 52.

(Reason: To facilitate the proposed construction works.)

113. **Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any demolition or site clearing works on site.

(Reason: To ensure suitable tree protection is in place prior to the commencement of any demolition works.)

114. **Project Arborist.** 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 on the subject site and neighbouring allotments in accordance with AS4970-2009 Protection of trees on development sites and the Arboricultural Impact Assessment prepared by Urban Arbor dated 8 May 2023. 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 by the Project Arborist throughout construction. Details of the Project Arborist are to be submitted to Council prior to the commencement of construction.

(Reason: To ensure a suitably qualified Arborist is appointed and made responsible for the protection of trees.)

115. **Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any the commencement of any works on site.

(Reason: To ensure suitable tree protection is in place prior to the commencement of any works.)

116. **Tree Protection Fencing.** The Tree Protection Zones of all retained trees must be protected by way of fencing and signage designed and located in accordance with AS4970: Protection

of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings.

(Reason: To provide suitable protection fencing for trees nominated for retention.)

117. **Stormwater Trench/Pit Locations - General.** The alignment of stormwater infrastructure is to be located as far away from existing trees to be retained as practical. Should the excavation for the stormwater pits and trenches conflict with any major structural roots (greater than >25 mm diameter) of existing trees, their location and alignment is to be modified in consultation with the Project Arborist to avoid impact. Under no circumstances should roots be severed or cut without prior approval from the Project Arborist.

(Reason: To ensure excavation works associated with stormwater infrastructure do not result in damage to existing tree roots.)

118. **Underground Utilities.** Any utility services to be located underground within the TPZ are to be undertaken utilising excavation techniques that prevent or minimise damage to structural roots (roots greater than >25 mm diameter). To prevent soil compaction and root damage these works should be conducted with non-motorised hand tools or directional drilling.

(Reason: To ensure excavation works associated with services installation do not result in damage to existing tree roots.)

119. **Excavation within TPZ.** Any excavation or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual, non-motorised hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.

(Reason: To ensure all excavation works do not result in damage to existing tree roots.)

120. **Canopy Tying.** Where possible, tree branches overhanging works zones are to be tied back to the main trunk rather than pruned.

(Reason: To minimise the extent of canopy pruning necessary to facilitate construction and mitigate impacts to existing trees nominated for retention.)

121. **Root Pruning.** Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone.

(Reason: To reduce the stress and negative impacts caused by any root pruning required for construction.)

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.

122. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered 1356027M_02 dated 14 June 2023.

(Reason: Statutory requirement).

123. **Landscaping.** The relevant landscaping works approved by condition 1 are to be completed prior to the issue of each relevant **Occupation Certificate**.

(Reason: To ensure the development is in accordance with the development consent).

124. **Design Verification.** Prior to any relevant 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 registered architect 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 Schedule 1 of the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development. This condition is imposed in accordance with Clause 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

(Reason: Statutory requirement.)

125. **Public Art.** The artwork in the approved Public Art Plan shall be installed prior to the issue of the Occupation Certificate and maintained for the life of the development.

(Reason: To ensure integrated artwork is provided and maintained.)

126. **Privacy Screens.** The privacy screens approved on the plans shall be installed and maintained for the life of the development.

(Reason: To ensure the privacy of occupants and neighbouring properties is maintained.)

127. **Fire safety matters.** At the completion of all works, a Fire Safety Certificate must be prepared, which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the Fire and Rescue NSW.

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

Each year the Owners must send to the Council and the Fire and Rescue NSW an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

(Reason: Statutory requirement).

128. **All works/methods/procedures/control measures.** Prior to the issue of the occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that all works/methods/procedures/control measures approved by Council in the Acoustic Assessment No. 5666R001.LM.221128 prepared by Acoustic Dynamics and dated 1 December 2022.

(Reason: To demonstrate compliance with submitted reports).

129. **Acoustic Compliance report (Building design).** Prior to the issue of any Occupation Certificate, written certification from a suitably qualified person shall be submitted to the Principal Certifying Authority and Council, stating that appropriate design and construction materials have been utilised to ensure compliance with Australian Standards AS/NZS 2107 and Table 4 point 8 of the EPA Road Noise Policy, Department of Environment, Climate Change and Water NSW, March 2011.

(Reason: Compliance with relevant noise criteria).

130. **Apartment Noise Attenuation Construction.** An AAAC 5 Star Certificate must be submitted by a qualified member of the Association of Australasian Acoustical Consultants (AAAC) demonstrating that the construction of the internal party walls ensures that all sound between apartments (being the internal party walls between the bedroom and the living room of adjoining separate units), sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems has sufficient acoustical attenuation. Details of compliance must be submitted to the Principal Certifying Authority before the issue of the relevant Occupation Certificate.

(Reason: To comply with best practice standards for residential acoustic amenity).

131. **Sydney Water – Section 73 Compliance Certificate.** A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Sydney Water will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. A Section 73 Compliance Certificate must be completed before the issue of any Occupation Certificate. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to www.sydneywater.com.au/section73 or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

(Reason: Statutory requirement).

132. **Post-construction dilapidation report.** The submission of 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. A copy of the report must be provided to Council, any other owners of public infrastructure and the owners of the affected adjoining and private properties, prior to the issue of any **Occupation Certificate**.

(Reason: To provide a record of any damage to adjoining properties post construction).

133. **Letterboxes and street/house numbering display.** All letterboxes are to be designed and constructed in accordance with Australia Post requirements and the house/unit numbering displayed shall be in accordance with the official property addressing allocated by Council's Land Information Section. The display of the street address shall be of a sufficient size and clarity to be easily visible from the street. Where a development contains multiple properties, signage is required to be clearly displayed on all unit door entrances. Directional signage is to be erected on site at driveway entry points and on buildings. Unit numbering signage is also required on stairway access doors and lobby entry doors. It is essential that all numbering signage throughout a development is clear to assist emergency service providers locate a destination with ease and speed, in the event of an emergency.

(Reason: To assist in way finding).

134. **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 an 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.

(Reason: To clarify the configuration of the completed stormwater management system.)

135. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption (delete as appropriate) components incorporated in the approved Stormwater Management system. The terms of the instrument are to be in accordance with the Council's standard for the relevant systems and are to be to the satisfaction of Council. To assure Council the construction of the stormwater management system has been completed, stormwater Works-As-Executed plans and certification of the system are to be submitted to Council with a completed "Application Form for Endorsement of Title Encumbrances" (available from Council's website). The positive covenant must be registered on the title prior to the release of any Occupation Certificate for development works for which the system(s) serve.

(Reason: 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).)

- 136. Drainage System Maintenance Plan.** A drainage system maintenance plan (DSMP) must be prepared for implementation for the ongoing life of the development.

The DSMP must contain the following;

- a) All matters listed in Section 1.4.9 of the DCP Part 8.2 (Stormwater and Floodplain Management – Technical Manual).
- b) The DSMP is to incorporate a master schedule and plan identifying the location of all stormwater components crucial to the efficient operation of the trunk drainage system on the development lot. This is to include (but not be limited to) pump/sump systems, WSUD components and all onsite detention systems. The master plan is also to contain the maintenance schedule for each component.
- c) The DSMP is also to include safe work method statements relating to access and maintenance of each component in the maintenance schedule.
- d) Signage is to be placed in vicinity of each component, identifying the component to as it is referred in the DSMP (eg. OSD – 1), the reference to the maintenance work method statement and maintenance routine schedule.
- e) Designate areas inside the property in which the maintenance operation is to be undertaken for each component. Maintenance from the road reserve or public domain is not accepted. Areas are to be demarcated if required.
- f) Locate a storage area for maintenance components / tools to be stored on site. The location is to be recorded in the DSMP.

The DSMP is to be prepared by a suitably qualified and practising drainage engineer in co-operation with a workplace safety officer (or similar qualified personal) and all signage / linemarkings are to be implemented prior to the issue of any Occupation Certificate.

(Reason: To ensure the approved stormwater components such as onsite detention system , pumps and WSUD measures, function as designed for the ongoing life of the development)

- 137. Positive Covenant - Onsite Waste Collection.** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), ensuring that future owners provide and maintain the access driveway and loading bay accommodating waste collection services undertaken by Council. The terms of the instrument are to be generally in accordance with Council's current standard terms (available from Council) and any amendments necessary drafted in accordance with the City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances), to Council's satisfaction. The drafted instrument must be accompanied by a Works-As-Executed plan of the service area ensuring there is adequate swept path and height clearances so as to accommodate Council waste vehicles. A swept path analysis may also be required to clarify this. The instrument and works-as-executed plans are to be submitted to Council with a completed "Application Form for Endorsement of Title Encumbrances" (available from Council's website) for review and the covenant must be registered on the title prior to the release of any Occupation Certificate for the development works.

(Reason: To ensure that Council's Waste Service can safely access the site for the purpose of waste collection.)

- 138. 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 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 Council's DCP 2014 Part 9.3 (Parking Controls).
- b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures, and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
- c) 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.
- d) 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 Council's DCP 2014 Part 8.1 (Construction Activities).
- e) Certification from a suitably qualified structural or geotechnical engineer confirming that any temporary soil/ rock anchors installed into public roadway, have been de-stressed and are no longer providing any structural support.
- f) Certification from a suitably qualified geotechnical engineer confirming that the Geotechnical Monitoring Program (GMP) was implemented throughout the course of construction and that all structures supporting neighbouring property have been designed and constructed to provide appropriate support of the neighbouring property and with consideration to any temporary loading conditions that may occur on that site, in accordance with the relevant Australian Standard and building codes.
- g) Compliance certificate from Council confirming that all external works in the public road reserve have been completed to Council's satisfaction.

(Reason: To ensure that all engineering components are completed to the satisfaction of an appropriately qualified person, prior to occupation or use of the development.)

- 139. On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures. The plate may be purchased from Council's Customer Service Centre at 1 Pope Street – Ryde (Top Ryde City Shopping Centre).

(Reason: To ensure that owners of the site are aware of the location of the onsite detention system and the need to maintain the system over the life of the development.)

- 140. Parking Area Linemarking and Signage.** Traffic measures such as directional signage, traffic control linemarking and signs must be installed in the developments parking area. The location and specifications of these measures must be in accordance with AS 2890.1, must be based on Traffic Engineering principals and must be located under the guidance of a suitably qualified Traffic Engineer experienced in traffic safety. Certification that these measures have been

implemented must be provided to the Accredited Certifier prior to the issue of an Occupation Certificate for any part of the development requiring use of the parking area.

(Reason: To ensure the safe and efficient circulation of traffic and access to parking areas from the public road.)

141. **Restoration – Supervising Engineer’s Certificate.** Prior to the issue of any Occupation Certificates, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council’s standards and specifications, and Ryde DCP 2014 Part 8.5 *Public Civil Works*, or the Roads and Maritime Services’ standards and specifications, where applicable.

(Reason: Ensure public safety and protection of infrastructure).

142. **Registered Surveyor Final Certificate.** Upon completion of all construction works, and before the issue of any Occupation Certificate, a Certification from a Registered Surveyor must be submitted to Council, stating that all works (above and below ground) are contained within the site’s land boundary.

(Reason: Ensure Compliance and no encroachments).

143. **Post-Construction Dilapidation Report.** To ensure Council’s infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed development and along the travel routes of all construction vehicles, up to 100m either side of the development 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 to the following infrastructure where applicable.

- (a) Road pavement,
- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and
- (f) Any other relevant infrastructure.

The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council’s City Works Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Compliance Certificate for External Works and Public Infrastructure Restoration.

All fees and charges associated with the review of the report shall be in accordance with Council’s Schedule of Fees and Charges, and shall be paid at the time that the Dilapidation Report is submitted.

(Reason: Protection of public assets).

144. **Decommissioning of Ground Anchors.** Prior to the issue of any Occupation Certificates, the Applicant shall provide Council a certificate from a suitably qualified Structural or Geotechnical Engineer confirming that all temporary soil/ground anchors installed into the public road reserve, have been decommissioned and are not transferring any structural loads into the road reserve stratum.

(Reason: Ensure compliance for protection of public assets).

145. **Final Inspection – Public Domain Restoration** - For the purposes of ensuring public domain restoration works have been undertaken satisfactorily, a final inspection shall be conducted in conjunction with Council's Engineer from City Works Directorate following the completion of the development. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for Public Infrastructure Restoration. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time. A minimum 48 hours' notice will be required when booking for the final inspection.

(Reason: To ensure compliance)

146. **Compliance Certificate –Public Infrastructure Restoration** – Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all works in the road reserve including the restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

(Reason: To ensure compliance).

147. **Signage and Linemarking – External.** Any alterations to the public domain that results in a change to the parking and traffic conditions requires a signage and linemarking plan prepared by a suitably qualified traffic engineering consultant to be submitted to Council for endorsement by Ryde Traffic Committee and subsequent approval by Council, prior to the issue of any Occupation Certificate.

Note: The applicant is advised that Ryde Traffic Committee generally meets once a month. As such, adequate time should be allowed for the review and approval process.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's latest Schedule of Fees and Charges.

(Reason: To ensure that changes to the traffic and parking conditions within the surrounding public road network as a consequence of the development is appropriately managed to minimise the impact to public safety and amenity.)

148. **Signage and Linemarking (External) – Implementation.** The applicant is to install all signage and linemarking, as per the plan approved by Council. These works are to be undertaken prior to the issue of the relevant Occupation Certificate.

(Reason: This condition is to ensure that the works outlined in the approved signage and linemarking plan are installed, prior to the development being occupied).

149. **Loading Dock Management Plan.** An updated Loading Dock Management Plan shall be prepared by the applicant and submitted to and approved by Council's Traffic Services Department prior to the issue of any Occupation Certificate. The plan must specify that the vehicles permitted to access the loading dock shall be no longer than 10.8m in length.

The Plan will need to demonstrate how the internal loading dock will be managed to ensure servicing arrangements including waste collection will be wholly accommodated within the site without interfering with the safety of all road users and the efficiency of traffic movements on the public road (including verge). Vehicle queuing on any public road is not permitted.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's latest Schedule of Fees and Charges.

Reason: To assist with minimising the impact of site servicing activities primarily associated with deliveries and refuse collection on the surrounding public roads.

150. **Agreement with a car share provider.** Prior to the issue of any Occupation Certificate, documentary evidence is to be provided to Council that an agreement with a car share provider has been entered into for the 6 car share spaces on site. The agreement must ensure appropriate insurance and vehicle maintenance is in place including public liability.

(Reason: To ensure the effective operation of the car share spaces).

151. **Framework Travel Plan.** A finalised Framework Travel Plan (FTP) is to be submitted to Council's Environment Department for review and approval prior to the issue of any Occupation Certificate. The FTP must:

- (i) Adopt strategies and procedures to meet a 50% public transport/50% private transport target for the development for journey-to-work trips, to minimise drive-alone vehicle trips and to encourage transport choice to and within the Macquarie Park Corridor.
- (ii) Demonstrate how on-site parking provision and built form design will contribute to the FTP and assist in meeting the 50% public transport/50% private transport target for the development for the journey-to-work.
- (iii) Demonstrate infrastructure connections to the nearby footpath, bicycle and public transport networks including through-site links where required.
- (iv) Provide, to Council satisfaction, supportive infrastructure for:
 - Public transport passengers (bus shelters and passenger waiting areas) to be provided where a new public bus stop or service is required to service the additional demand from the development or meet relevant mode share targets for the development.
 - Taxi drop-off areas or parking (as appropriate) and carpooling and car share dedicated parking in publicly accessible locations, within the development site. The number of dedicated parking spaces provided must support relevant mode share targets for the development.
- (v) Walking and cycling (lockers and end-of-trip facilities).
- (vi) The completed document must be provided to the strata body and all unit purchasers.

(Reason: This condition is designed to assist in reducing future traffic congestion and promote alternative transport options in Macquarie Park).

152. **Inspection and Approval of Waste Arrangements.** An authorised Council waste officer is to inspect the development to ensure that the development can be accessed and serviced by the nominated waste collection vehicle in accordance with the Waste Management Plan providing safe easy access to service the waste containers. Approval must be provided by City of Ryde Council prior to the issue of any Occupation Certificate.

(Reason: To ensure the waste arrangements are provided in accordance with the Waste Management Plan).

153. **Waste collection Services.** Suitable arrangements must be made with the City of Ryde Council for the provision of garbage services to the premises prior to the issue of any Occupation Certificate. Once the Occupation Certificate has been provided to Council, waste services will be provided.

(Reason: To ensure the site is serviced by waste collection).

154. **Waste Servicing Room.** Where there is a lockable door to access a bin room or hard waste storage room, the universal Council key should be installed so the contractor can access the room for servicing bins or collect the household clean-up items.

Where there will be secure access in place to access the basement loading dock area, a lock box accessed by the Council universal key will be provided on the outside of the roller shutter doors. The building access fob will be housed in the lock box for use by the contractor to enable access to service the bins

(Reason: To ensure waste rooms can be accessed in a secure manner).

155. **All acoustic works/methods/procedures/control measures.** Prior to the issue of any occupation certificate written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Council, stating that all works / methods / procedures / control measures approved by Council have been completed in accordance with the DA Acoustic Assessment prepared by Acoustic Dynamics and dated 1 December 2022. The Certificate is also to verify that the appropriate design and construction materials have been utilised to ensure compliance with the relevant Australian Standards AS/NZS 2107 and Table 4 point 8 of the EPA Road Noise Policy, Department of Environment, Climate Change and Water NSW, March 2011.

(Reason: To ensure the required noise attenuation measures are implemented.)

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.

156. **Landscaping.** All landscaping works approved by Condition 1 are to be maintained for the life of the development.

(Reason: To ensure the development is in accordance with the development consent).

157. **Removal of Graffiti.** It is the responsibility of the owner(s)/strata of the development to remove any graffiti on the site which is visible from the public domain in a timely manner.

(Reason: To ensure the development is maintained free of graffiti).

158. **No clothes drying on balconies.** It is the responsibility of the owner(s)/strata/occupants of the development to ensure that clothes drying is not carried out on balconies where such facilities are visible from the public domain.

(Reason: To ensure the visibility of laundry facilities is avoided in accordance with Council's DCP).

159. **Management of Waste Services.** The waste storage and collection services are to be maintained for the life of the development as follows:

- a) All domestic waste shall be collected by the Council waste collection contractor. The collection of domestic waste is not permitted to be undertaken by private contractors.
- b) Signs will be required to be placed within the bin area to encourage correct recycling and reduce contamination. City of Ryde will provide the required signage.
- c) All waste storage areas must be maintained in a clean and tidy condition at all times.
- d) All material in the bulky items/hard waste storage rooms is to be taken to the collection area stipulated by Council, by the staff or contractors. The material is to be placed in such a manner so that it will not impede the access to any bins from a side arm waste collection vehicle or pedestrian access"
- e) Staff or contractors must be employed to take the waste containers from garbage and recycling rooms to the nominated waste collection room/area for servicing.
- f) Staff or contractors must be employed to take the recyclable materials from the service compartments and sort the materials into the containers provided in the garbage and recycling room.
- g) All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

Unwanted household items must be stored onsite until the night prior to a Pre-booked household cleanup collection.

(Reason: To ensure that waste is appropriately managed).

160. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the parking allocation as follows:

- A maximum of 263 residential spaces.
- 30 visitor spaces.
- 6 car share spaces, and
- A minimum of 32 bicycle parking spaces

(Reason: To ensure the development maintains the capacity and allocation of parking spaces on the site.)

161. **Implementation of Loading Dock Management Plan.** All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Vehicle queuing on public road(s) or outside of the loading dock is not permitted.

Reason: To ensure that the measures outlined in the approved loading dock management plan is implemented.

162. **Stormwater Management – Implementation of maintenance program.** The stormwater management system components are to be maintained for the ongoing life of the development by the strata management / owners corporation, as per the details in the approved drainage system maintenance plan (DSMP).

(Reason: To ensure the stormwater management system is appropriately maintained for the life of the development.)

163. **Car Share Parking.** The following requirements must be implemented for the ongoing serviceable life of the development;

- a) All car share vehicles must be publicly accessible 7 days of the week, 24 hours of the day.
- b) Car share parking spaces must be clearly designated and linemarked in the development so as to prevent inadvertent use of the space by other drivers when the car share vehicle is in use.
- c) The development must install signage to direct and guide car share customers to the car share vehicle location. Where access to the location is restricted, details of the access procedure must be available to members of the car share scheme.
- d) Car share vehicles must be parked on site when not in use.
- e) Must be retained as Common Property by any future strata subdivision of the development lot.

(Reason: To ensure the implementation of Car Share vehicles is maintained as approved and these are retained for the serviceable life of the development.)

164. **Installation of water-cooling systems.** Where any water-cooling system is installed, the following shall be undertaken, a Compliance Certificate shall be obtained certifying that the system has been installed in accordance with the provisions of the Public Health Act 2010, the Regulations thereunder, the NSW Code of Practice for the Control of Legionnaires Disease and Australian Standard 3666.

(Reason: To comply with the Public Health Act)

165. **Registration of water-cooling systems.** All water-cooling systems regulated under the Public Health Act 2010 must be registered with Council's Environmental Health Unit within one (1) month of installation. Registration forms may be obtained from Council's website.

(Reason: To comply with the Public Health Act).

166. **Water-cooling system operation.** The operation of the water-cooling system is to comply with the relevant provisions of the Public Health Act 2010, Public Health Regulation 2015 and the Australian Standard 3666.

(Reason: To ensure operation of the premises complies with the relevant legislation and standards).

167. **Council may require acoustical consultant's report.** Council may require the submission of a report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria.

(Reason: To demonstrate compliance with relevant legislation).

168. **Council may require acoustical consultant's report.** Upon receipt of a justified customer request, Council may require the submission of an acoustic report from an appropriately qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria.

(Reason: To demonstrate compliance with relevant legislation).

169. **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.

(Reason: To protect the amenity of surrounding properties).

170. **No 'offensive noise'.** Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise" as defined by the Protection of the Environment Operations Act 1997.

(Reason: To reduce noise levels).

171. **Noise from mechanical equipment.** The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

(Reason: To protect the amenity of the area).

172. **Air Conditioners in Residential Buildings.** The air conditioner/s must not:
- (1) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
 - (a) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
 - (b) before 7.00am and after 10.00pm on any other day.
 - (2) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90,

15 minute) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

(Reason: To protect the amenity of occupants and surrounding properties).

End of consent



LACHLAN'S LINE LOT 110

RESIDENTIAL APARTMENT BUILDING

5 HALIFAX STREET, MACQUARIE PARK

DRAWING LIST

- DA0001 COVER SHEET
- DA0002 NOTIFICATION PLAN
- DA1002 PROPOSED SITE PLAN
- DA1003 SITE ANALYSIS
- DA2001 BASEMENT 5 PLAN
- DA2002 BASEMENT 4 PLAN
- DA2003 BASEMENT 3 PLAN
- DA2004 BASEMENT 2 PLAN
- DA2005 BASEMENT 1 PLAN
- DA2101 LEVEL 1 (GROUND) PLAN
- DA2102 LEVEL 2 PLAN
- DA2103 LEVEL 3-5 PLAN
- DA2106 LEVEL 6 PLAN
- DA2107 LEVEL 7 PLAN
- DA2108 LEVEL 8, 11, 14 PLAN
- DA2109 LEVEL 9, 12, 15 PLAN
- DA2110 LEVEL 10, 13, 16 PLAN
- DA2111 LEVEL 17-24, 25-28 PLAN
- DA2124 LEVEL 29, ROOF PLAN
- DA2701 GFA PLANS - SHEET 1
- DA2702 GFA PLANS - SHEET 2
- DA2703 GFA PLANS - SHEET 3
- DA2704 MATERIAL BOARD
- DA2705 3D FACADE DETAILS
- DA2706 ADG BUILDING SEPARATION
- DA2710 COMPLIANCE DIAGRAMS
- DA2711 HEIGHT PLANE DIAGRAM
- DA3101 NORTH ELEVATION
- DA3102 SOUTH ELEVATION
- DA3103 EAST ELEVATION
- DA3104 WEST ELEVATION
- DA3201 SECTION 1 & ELEVATIONS
- DA3202 SECTION 2
- DA3203 SECTION 3 - BASEMENT
- DA3204 SECTIONS - FACADE
- DA4001 PERSPECTIVE VIEWS
- DA4002 PERSPECTIVE VIEWS
- DA4003 PERSPECTIVE VIEWS
- DA4004 3D PRECINCT MASSING COMPARISON
- DA5001 SHADOW DIAGRAMS
- DA5002 SHADOW DIAGRAMS
- DA5003 SHADOW DIAGRAMS
- DA5004 SOLAR HEAT MAP STUDY
- DA5101 VIEWS FROM SUN DIAGRAMS - 21 JUNE
- DA5102 VIEWS FROM SUN DIAGRAMS - 21 JUNE
- DA5201 ADAPTABLEAPARTMENTS - BUILDING 1
- DA5202 ADAPTABLE APARTMENTS - BUILDING 2 & 3
- DA6001 SOLAR ACCESS DIAGRAMS - SHEET 1
- DA6002 SOLAR ACCESS DIAGRAMS - SHEET 2
- DA6003 SOLAR ACCESS DIAGRAMS - SHEET 3
- DA6101 CROSS VENTILATION DIAGRAMS

DEVELOPMENT SUMMARY

APARTMENTS	1 BED	2 BED	3 BED	TOTAL
BUILDING 1	63	172	26	261
BUILDING 2	12	16	0	28
BUILDING 3	5	9	1	15
			TOTAL	304

CAR SPACES	RESIDENTS	VISITORS	CAR SHARE
	263	30	6

GFA	25,578 m2
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ABBREVIATIONS

A/C	AIR CONDITIONING
B	BOLLARD
C	COMMUNICATIONS
E	ELECTRICAL
FSF	FIRE STAIR
H	HYDRAULIC
HW	HOT WATER
M	MECHANICAL
MRV	MEDIUM RIGID VEHICLE
SP	STAIR PRESSURISATION
SPR	STAIR PRESSURISATION RELIEF

LEGEND

- SILVER LIVABLE APARTMENT
- ADAPTABLE APARTMENT
- TREE TO REMAIN
- PROPOSED LEVEL
- EXISTING LEVEL
- STRUCTURAL FLOOR LEVEL
- NEW LANDSCAPED AREA



Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

Revisions				
No.	Date	Description	Checked	Approved
A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	29.03.23	ISSUED FOR DA	RP	MR
D	05.05.23	REVISED DA	MR	BM
E	08.05.23	REVISED DA	MR	BM

Key

Client



Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

Architect



79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK

Proj. No. 21109

Drawing Title

COVER SHEET

Drawing Status

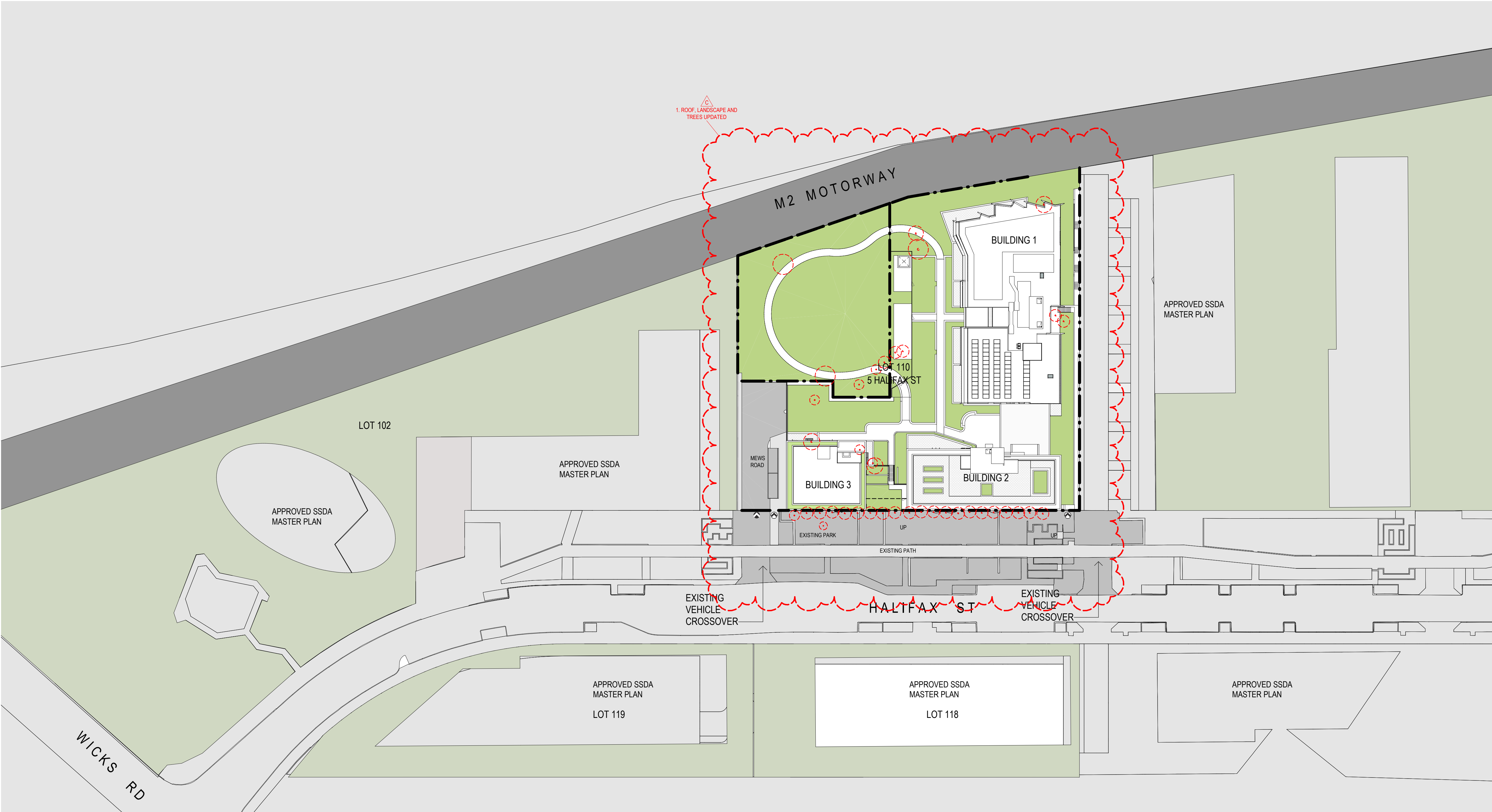
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Drawing No.

DA0001 E

Issue



City of Ryde

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- LEGEND
- BOUNDARY LINE

EXISTING TREE - RETAINED

EXISTING TREE - REMOVED

PEDESTRIAN ENTRY

VEHICULAR ENTRY

Revisions		Description	Checked	Approved
No.	Date			
1	09.09.22	PRE-DA ISSUE	MR	MG
2	24.11.22	ISSUED FOR COORDINATION	DH	MG
A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	03.05.23	REVISED DA	MR	BM

Key

N

Landmark

Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C

ALLEN JACK+COTTIER

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Project

LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK

Proj. No. 21109

Drawing Title

PROPOSED SITE PLAN

Drawing Status

NOT FOR CONSTRUCTION

Scale

As indicated
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Drawing No.

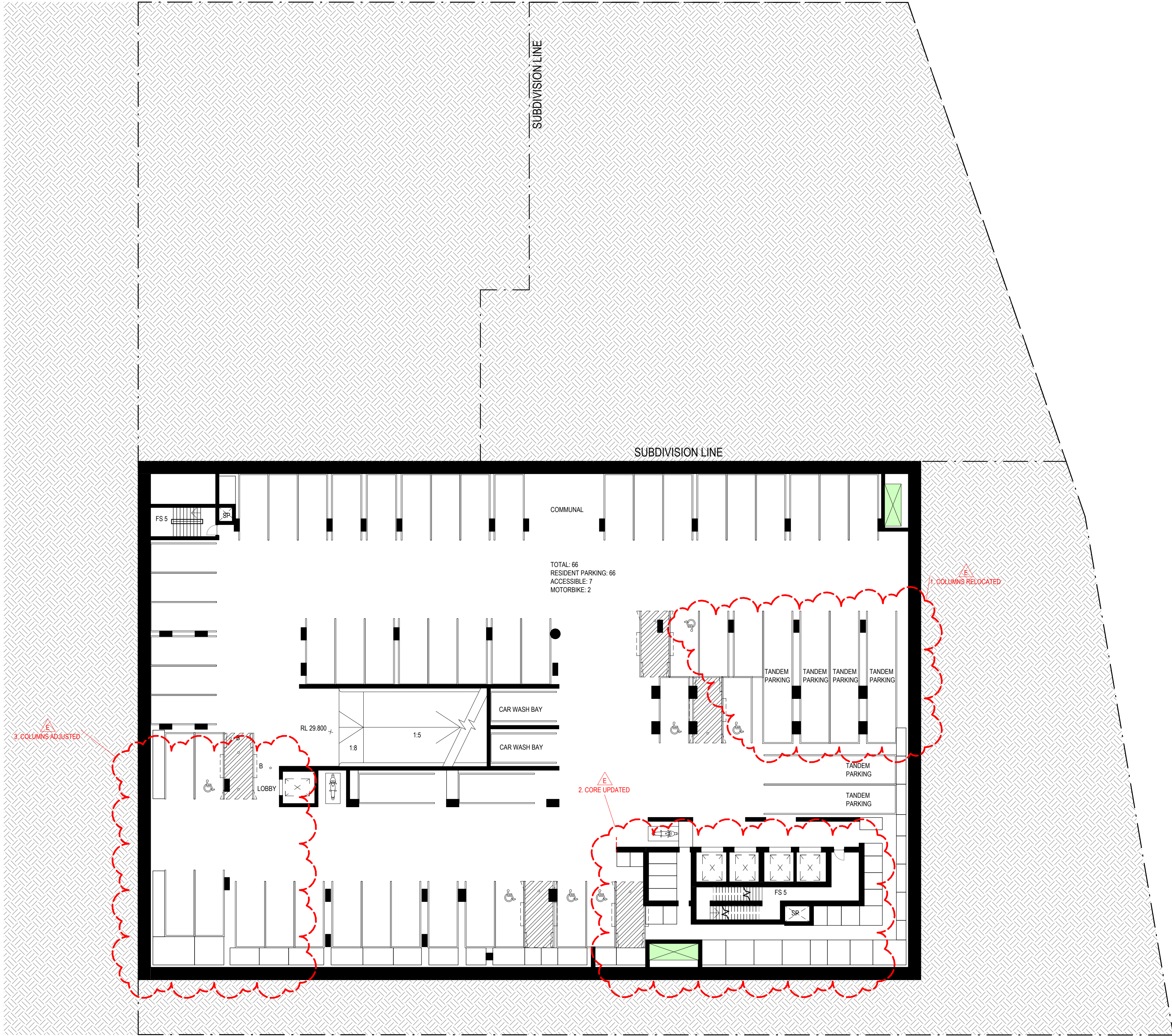
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Issue

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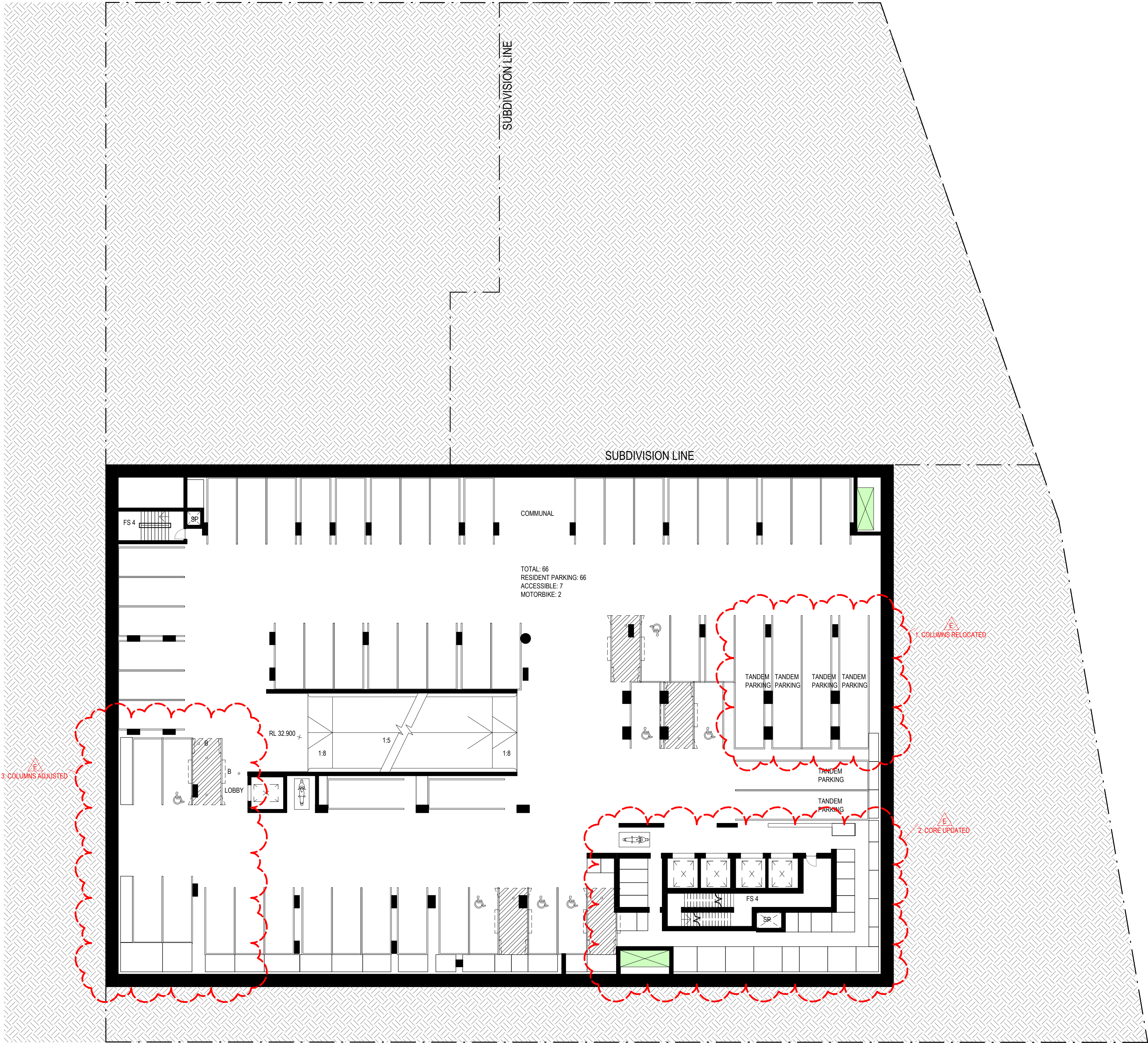
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City of Ryde

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Revisions No. Date Description A 28.11.22 ISSUED FOR DA B 29.11.22 ISSUED FOR DA C 26.04.23 REVISED DA D 03.05.23 REVISED DA E 08.05.23 REVISED DA	Checked MR MR MR MR Approved MG BM BM BM	Key N	Client Lachlan's Line D1 Pty Ltd Level 29/2 Chifley Square Sydney NSW 2000 AUSTRALIA	Architect AJ+C ALLEN JACK+COTTIER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project LACHLAN'S LINE LOT 110 RESIDENTIAL APARTMENT BUILDING 5 HALIFAX STREET, MACQUARIE PARK Proj. No. 21109	Drawing Title BASEMENT 5 PLAN	Scale 1 : 200 @A1	Drawing No. DA2001 E	Issue
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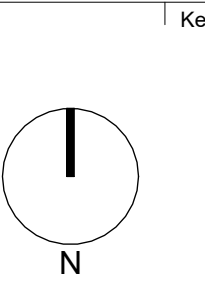




City of Ryde

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E	08.05.23	REVISED DA	MR	BM





Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

Architect



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ABN 53 003 782 250

Project

LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING

5 HALIFAX STREET,
MACQUARIE PARK

Proj. No. 21109

Drawing Title

BASEMENT 4 PLAN

Drawing Status

NOT FOR CONSTRUCTION

Scale

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Drawing No.

DA2002 E

Issue

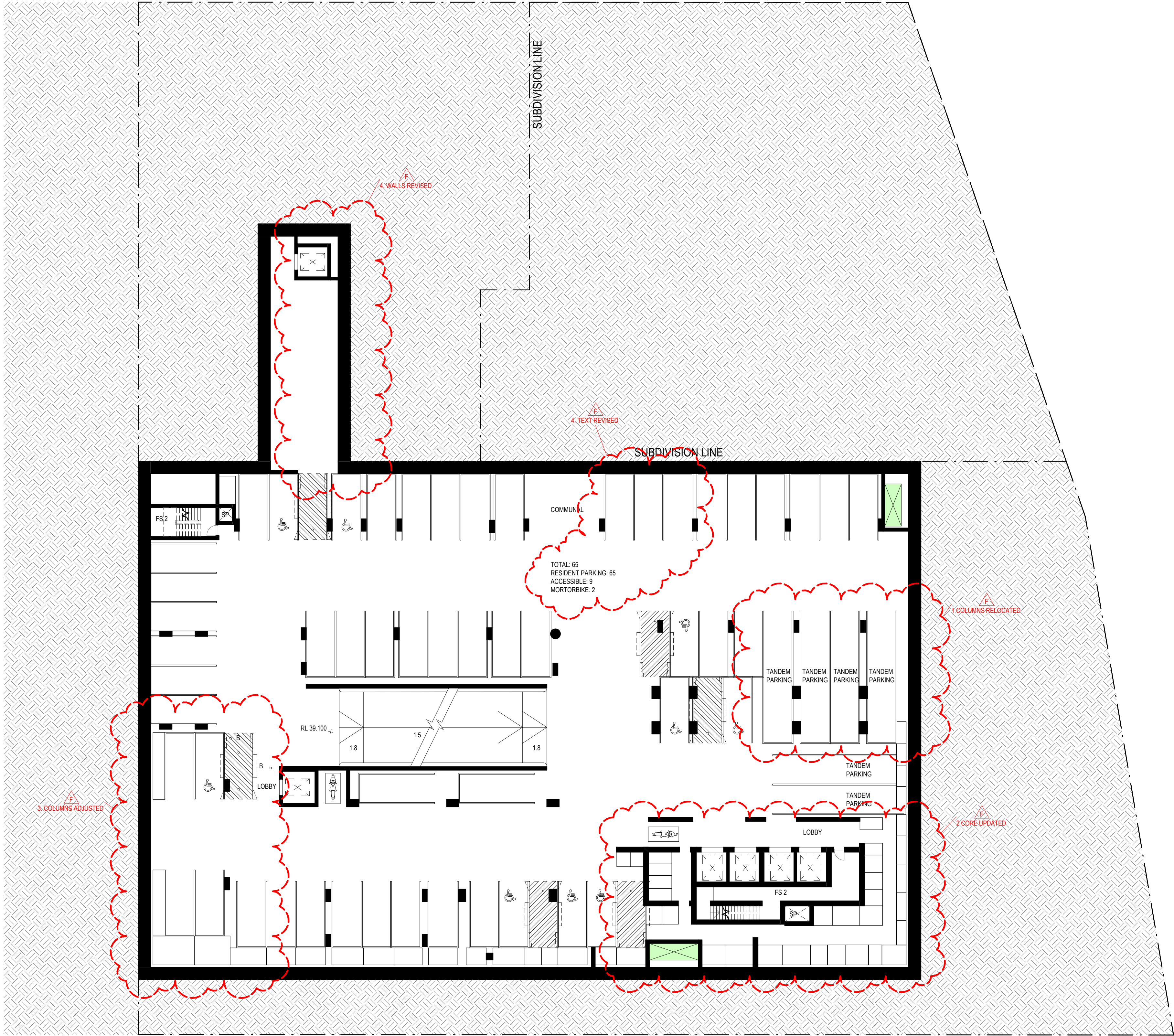
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Approved Plans

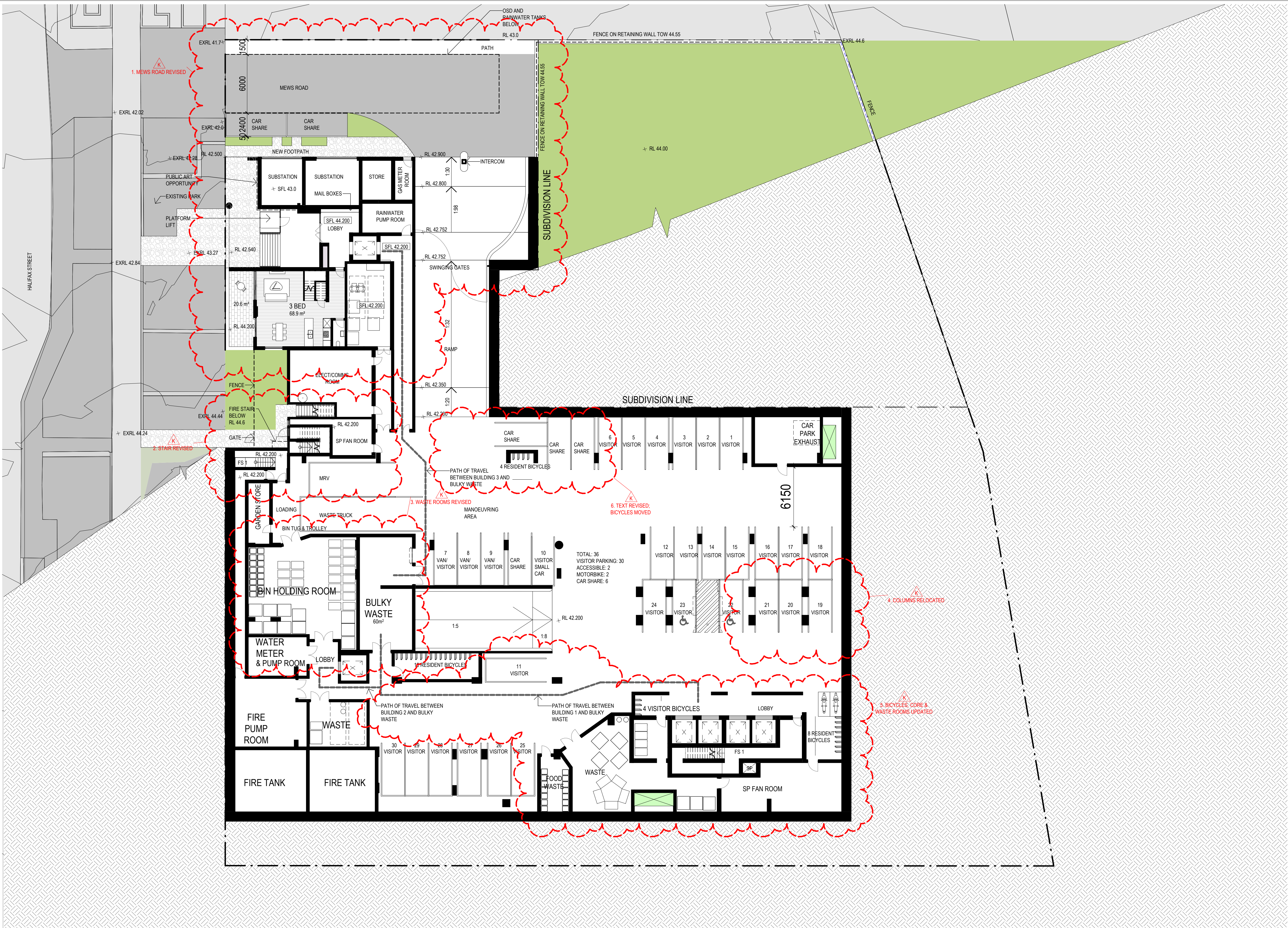
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Subject to Conditions of Consent

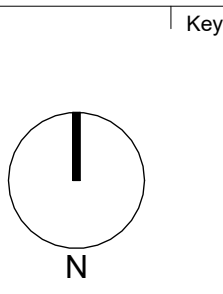
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City of Ryde

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G	28.04.23	REVISED DA	MR	BM
H	03.05.23	REVISED DA	MR	BM
J	05.05.23	REVISED DA	MR	BM
K	08.05.23	REVISED DA	MR	BM



Landmark

Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
BASEMENT 1 PLAN

Drawing Status
NOT FOR CONSTRUCTION

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Drawing No.
DA2005 K

Issue

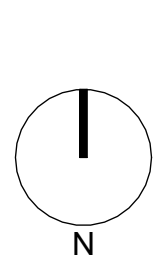
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City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

Revisions	No.	Date	Description
D	06.04.23	REVISED DA	FOR CO-ORDINATION
E	14.04.23	REVISED DA	REVISED DA
F	26.04.23	REVISED DA	REVISED DA
G	28.04.23	REVISED DA	REVISED DA
H	05.05.23	REVISED DA	REVISED DA

Checked	Approved
MR	BM
HJ	MR
MR	BM
MR	BM
MR	BM



Key

Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 1 (GROUND) PLAN
Drawing Status
NOT FOR CONSTRUCTION

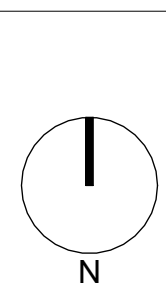
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Drawing No.
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Issue





City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
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Subject to Conditions of Consent

Revisions				
No.	Date	Description	Checked	Approved
D	06.04.23	REVISED DA	MR	BM
E	26.04.23	REVISED DA	MR	BM
F	28.04.23	REVISED DA	MR	BM
G	03.05.23	REVISED DA	MR	BM
H	05.05.23	REVISED DA	MR	BM



Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 2 PLAN
Drawing Status
NOT FOR CONSTRUCTION

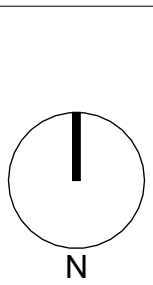
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Issue





City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

Revisions				
No.	Date	Description	Checked	Approved
A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	28.04.23	REVISED DA	MR	BM
D	03.05.23	REVISED DA	MR	BM
E	05.05.23	REVISED DA	MR	BM



Client
Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

Architect
AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

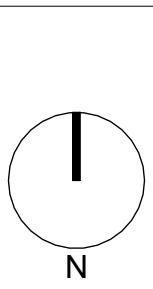
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LEVEL 3-5 PLAN
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NOT FOR CONSTRUCTION

Scale
As indicated
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Drawing No.
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Issue
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City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
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Subject to Conditions of Consent

Revisions		Description	Checked	Approved
No.	Date			
A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	28.04.23	REVISED DA	MR	BM
D	03.05.23	REVISED DA	MR	BM
E	05.05.23	REVISED DA	MR	BM



Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

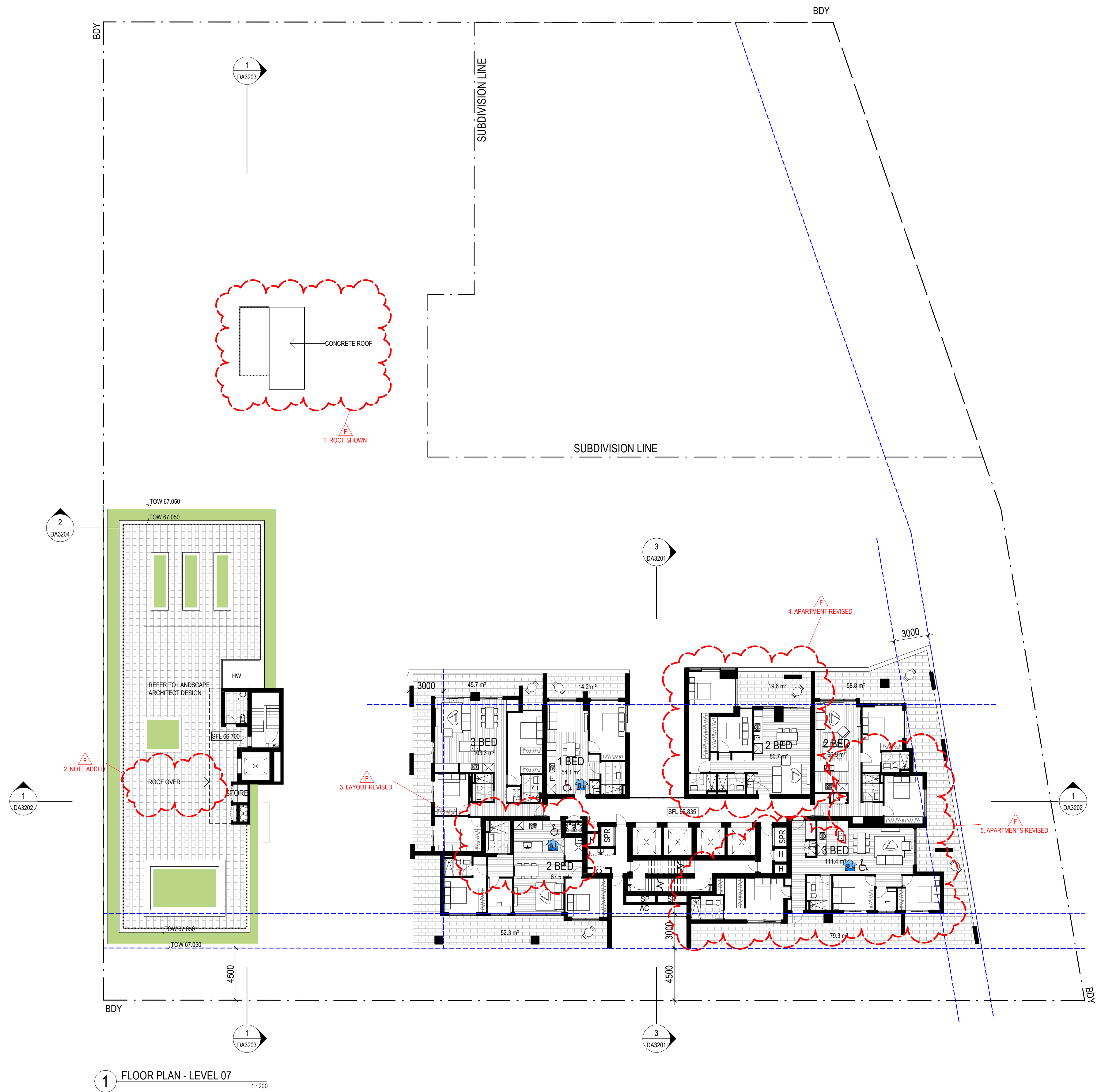
Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 6 PLAN

Drawing Status
NOT FOR CONSTRUCTION

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Drawing No.
DA2106 E
Issue



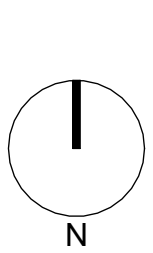


1 FLOOR PLAN - LEVEL 07
1:200

City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

Revisions		Description
No.	Date	
B	29.11.22	ISSUED FOR DA
C	26.04.23	REVISED DA
D	28.04.23	REVISED DA
E	03.05.23	REVISED DA
F	05.05.23	REVISED DA

Checked	Approved
MR	MG
MR	BM
MR	BM
MR	BM



Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA



79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK

Proj. No. 21109

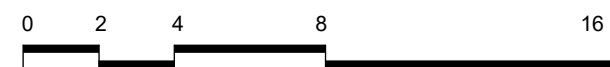
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LEVEL 7 PLAN

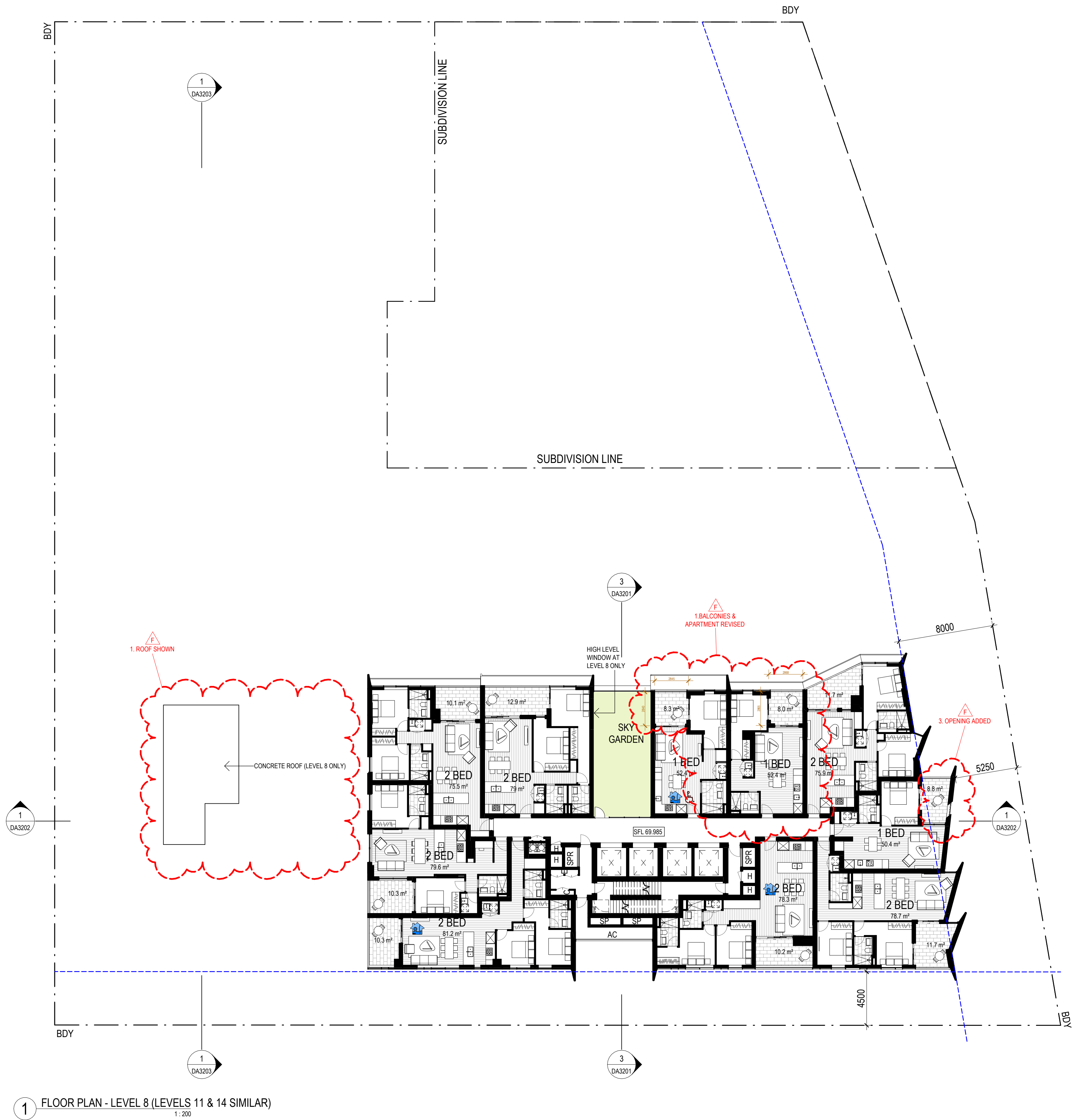
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Drawing No.
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Issue



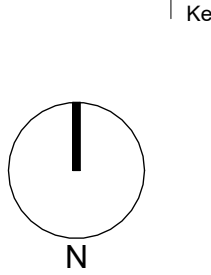


1 FLOOR PLAN - LEVEL 8 (LEVELS 11 & 14 SIMILAR)
1:200

City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

Revisions				
No.	Date	Description	Checked	Approved
B	29.11.22	ISSUED FOR DA	MR	MG
C	29.03.23	ISSUED FOR DA	RP	MR
D	28.04.23	REVISED DA	MR	BM
E	03.05.23	REVISED DA	MR	BM
F	05.05.23	REVISED DA	MR	BM

Checked	Approved
MR	MG
RP	MR
MR	BM
MR	BM
MR	BM



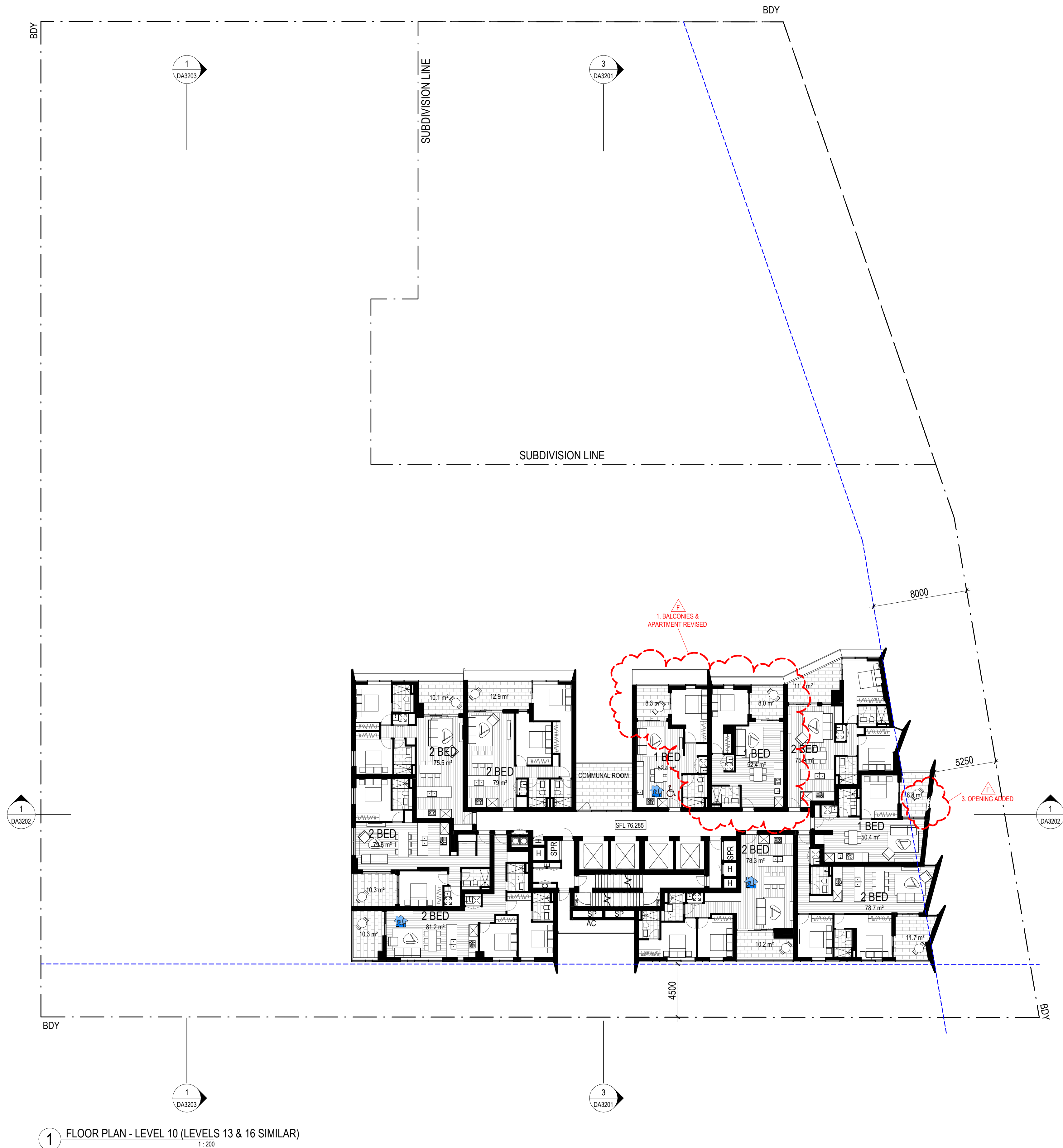
Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 8, 11, 14 PLAN
Drawing Status
NOT FOR CONSTRUCTION

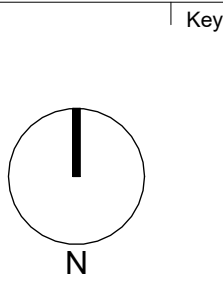
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Drawing No.
DA2108 F
Issue



1 FLOOR PLAN - LEVEL 10 (LEVELS 13 & 16 SIMILAR)
1 : 200

City of Ryde
Approved Plans
LDA No. LDA2022/0390
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Revisions		Description	Checked	Approved
No.	Date			
B	29.11.22	ISSUED FOR DA	MR	MR
C	29.03.23	ISSUED FOR DA	MR	MR
D	28.04.23	REVISED DA	MR	MR
E	03.05.23	REVISED DA	MR	MR
F	05.05.23	REVISED DA	MR	MR



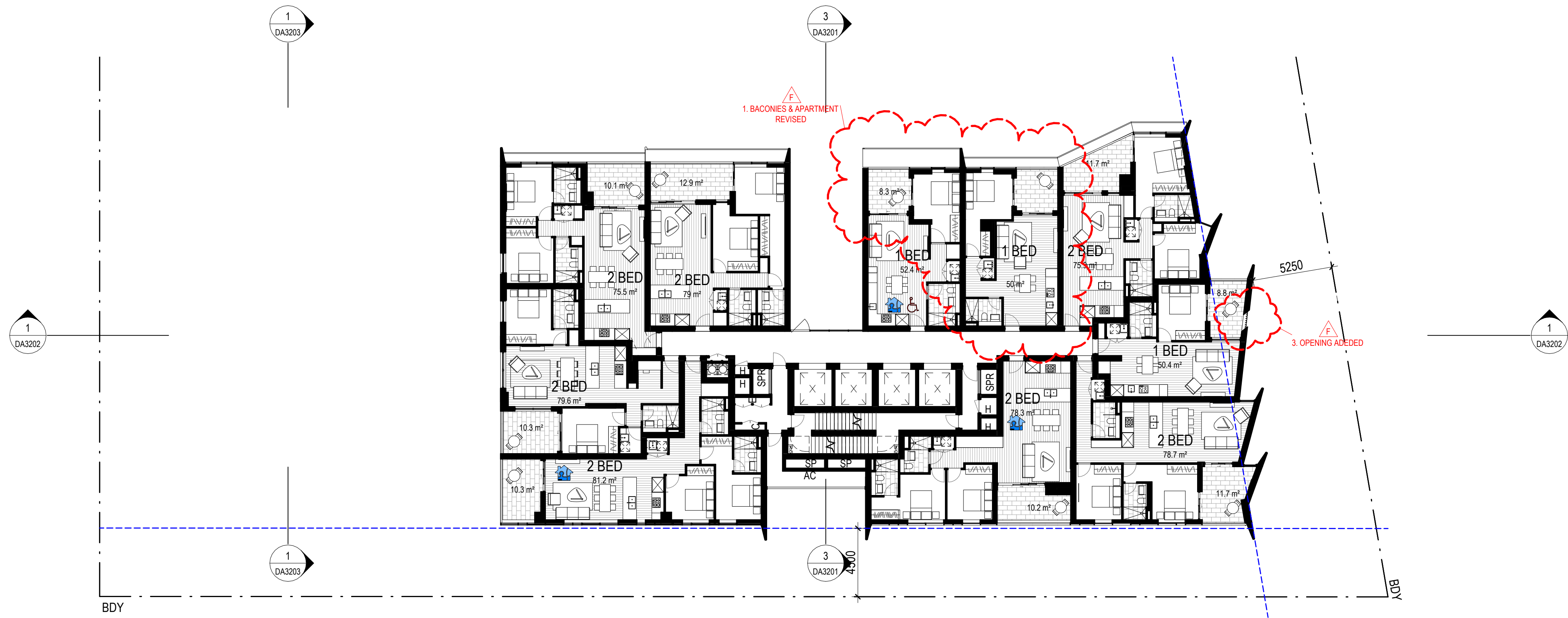
Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 10, 13, 16 PLAN
Drawing Status
NOT FOR CONSTRUCTION

Scale
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Drawing No.
DA2110 F
Issue



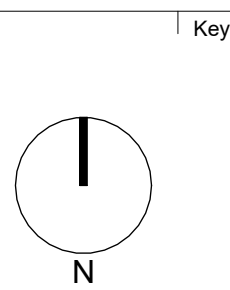
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1:200



2 FLOOR PLAN - LEVEL 25-28
1:200

City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
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Revisions				
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B	29.11.22	ISSUED FOR DA	MR	MG
C	29.03.23	ISSUED FOR DA	RP	MR
D	28.04.23	REVISED DA	MR	BM
E	03.05.23	REVISED DA	MR	BM
F	05.05.23	REVISED DA	MR	BM



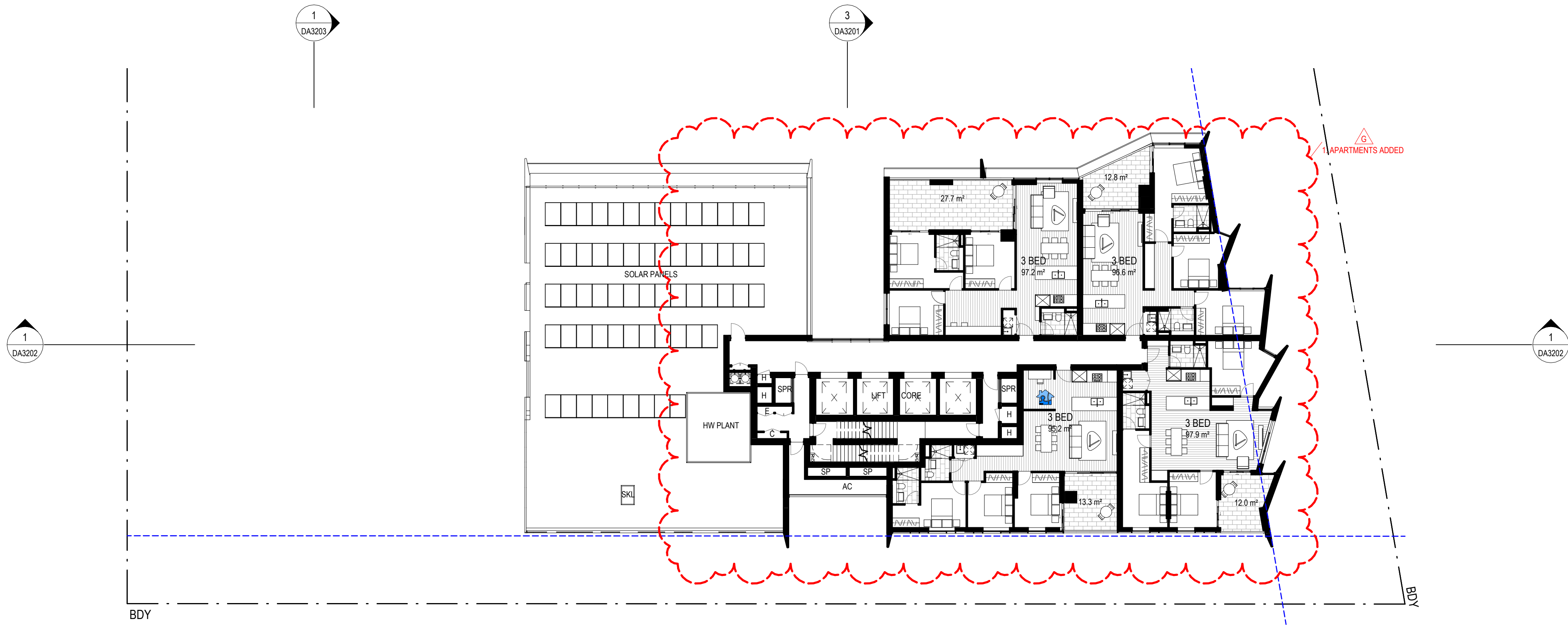
Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

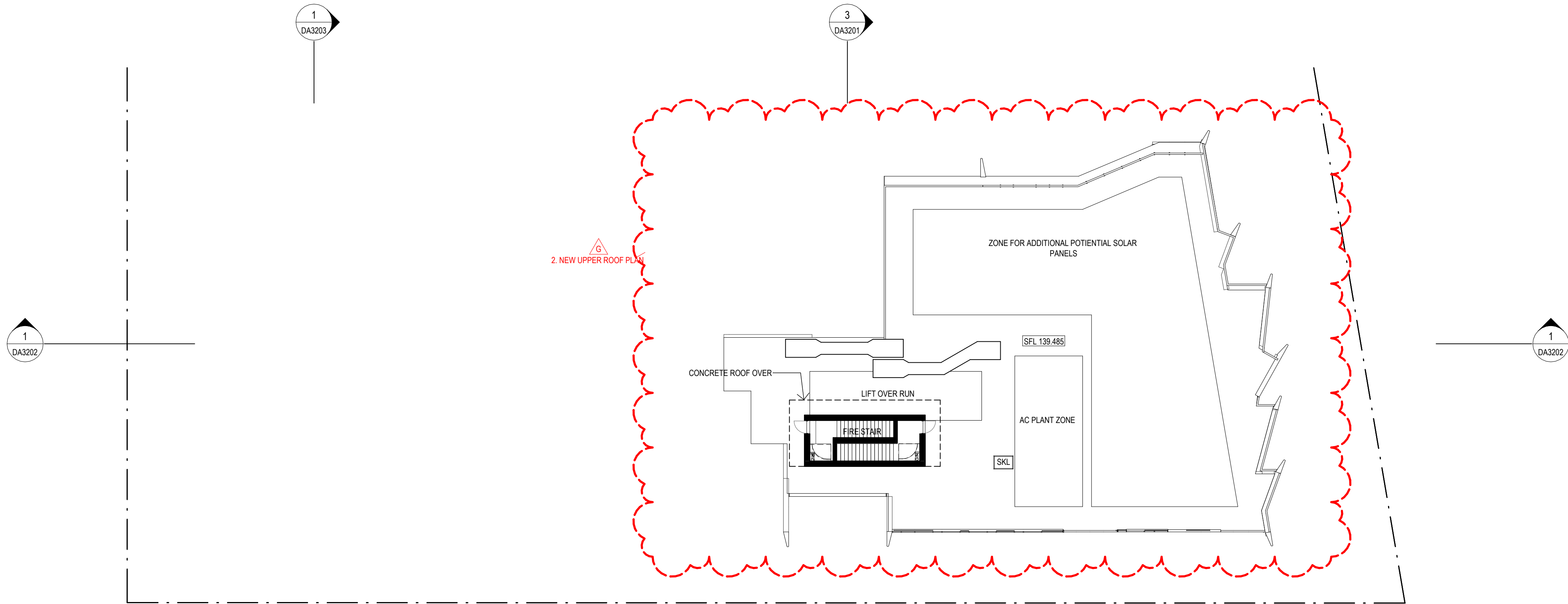
Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 17-24, 25-28 PLAN
Drawing Status
NOT FOR CONSTRUCTION

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Drawing No.
DA2111 F
Issue



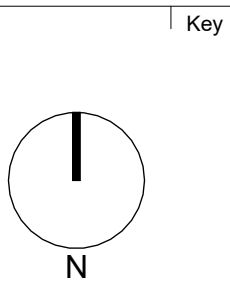
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1:200



2 LEVEL ROOF
1:200

City of Ryde
Approved Plans
LDA No: LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

Revisions		Description	Checked RP	Approved MR
No.	Date			
C	29.03.23	ISSUED FOR DA	MR	BM
D	06.04.23	REVISED DA	MR	BM
E	28.04.23	REVISED DA	MR	BM
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G	05.05.23	REVISED DA	MR	BM



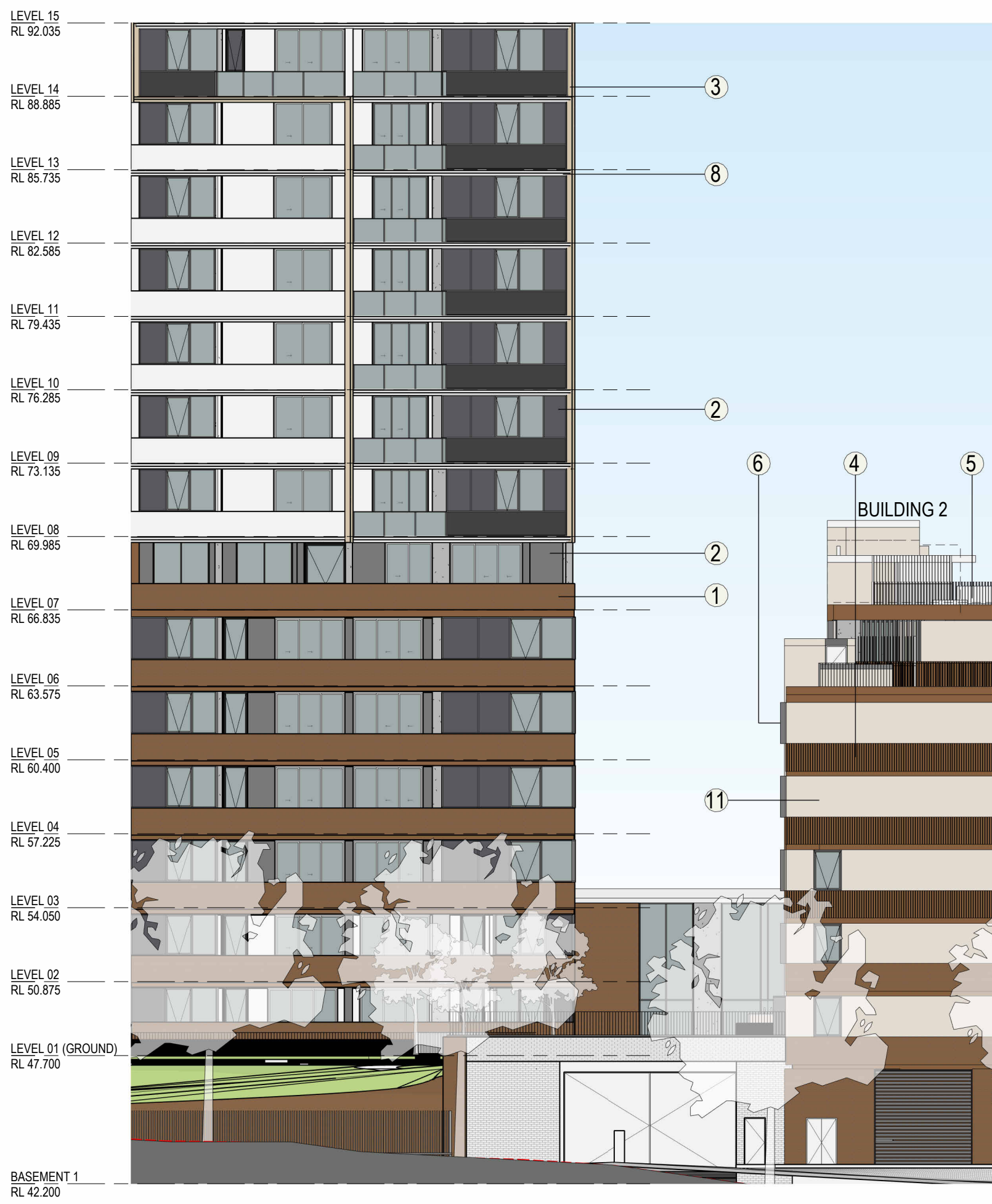
Landmark
Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square
Sydney NSW 2000 AUSTRALIA

AJ+C
ALLEN JACK+COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

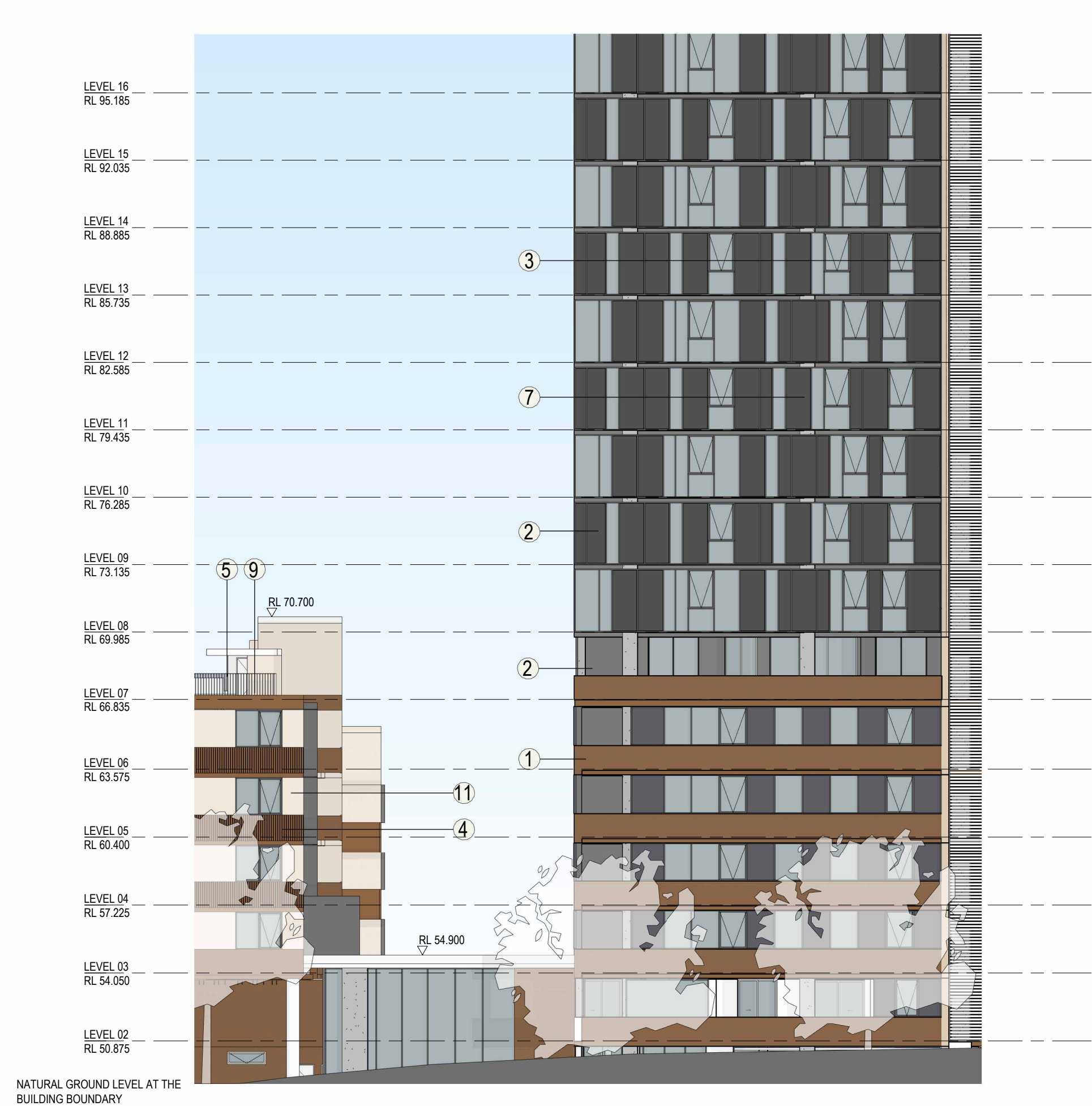
Project
LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK
Proj. No. 21109

Drawing Title
LEVEL 29, ROOF PLAN
Drawing Status
NOT FOR CONSTRUCTION

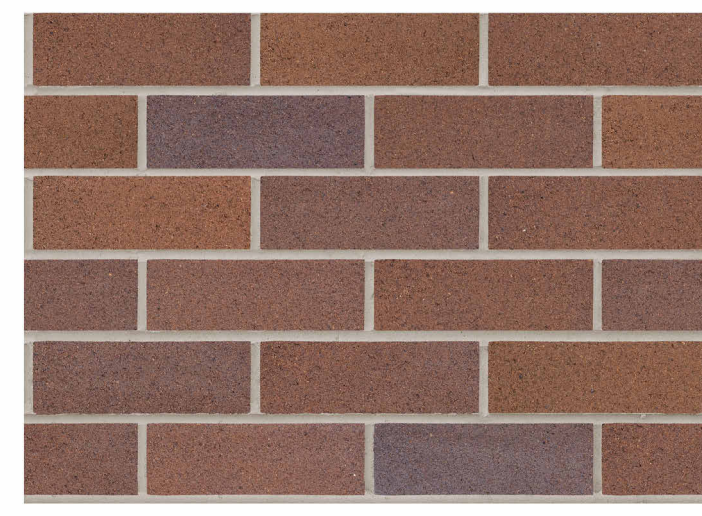
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DA2124 G
Issue



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2 SOUTH ELEVATION
1 : 200



1



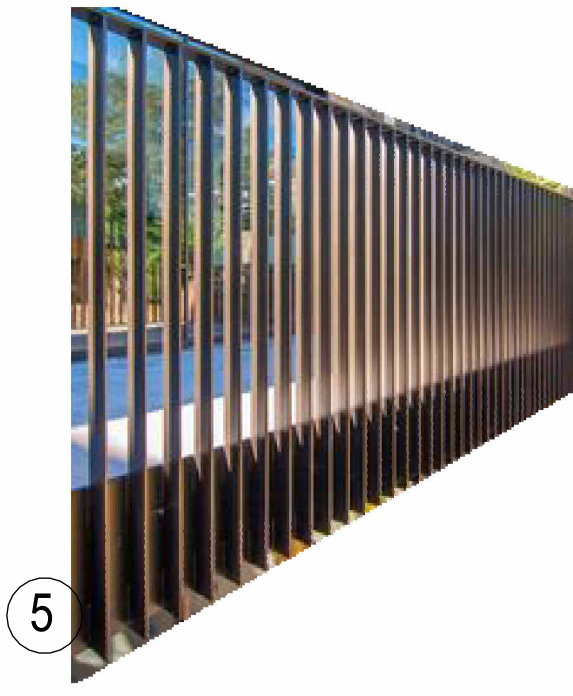
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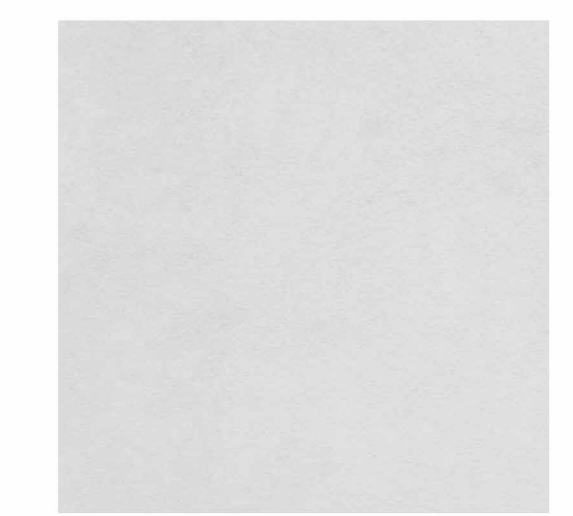
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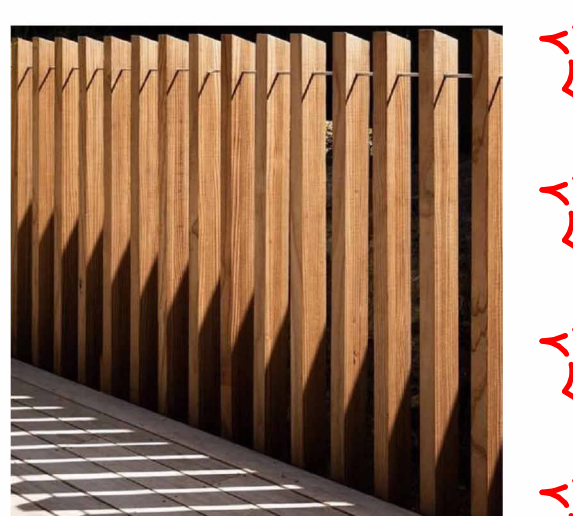
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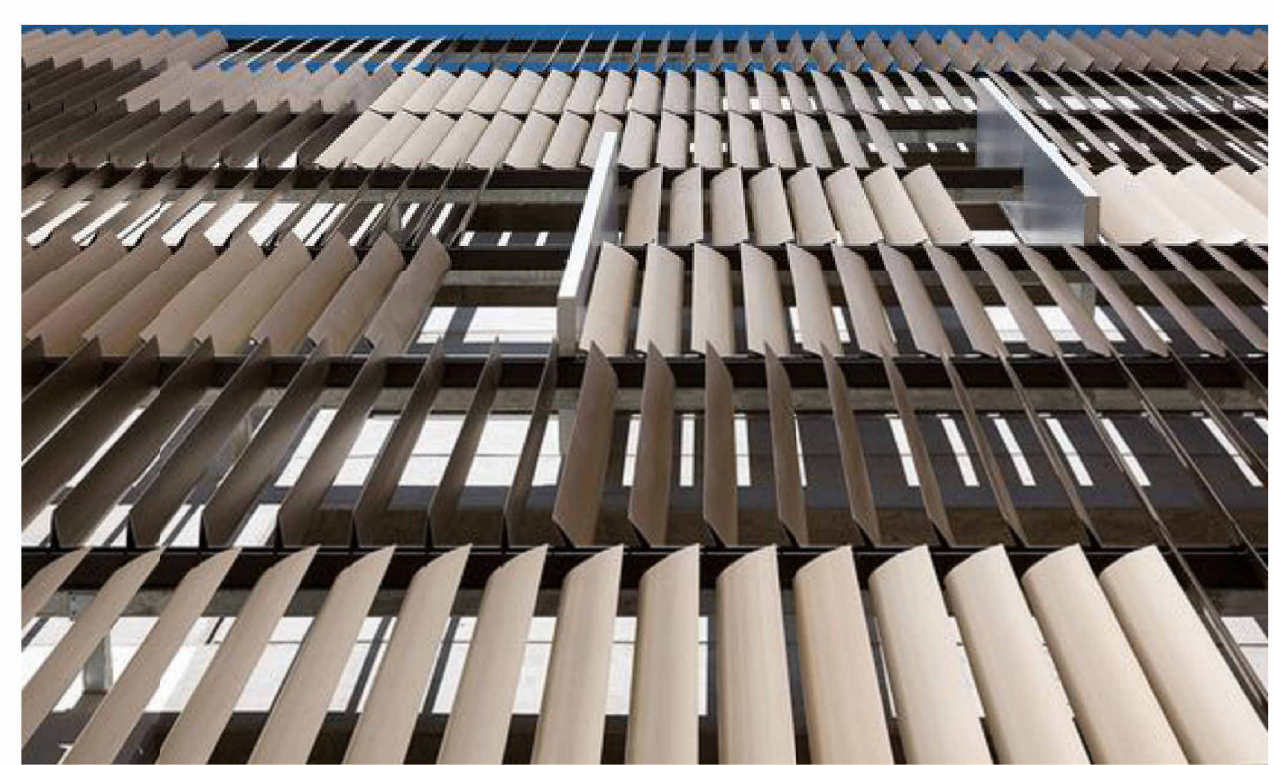
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11



12



6



7



8



9

- ### MATERIAL LEGEND
- ① FACE BRICKWORK - GERTRUDIS BROWN OR SIMILAR
 - ② WINDOW FRAME OR PAINT FINISH - MONUMENT OR SIMILAR COLOUR
 - ③ PAINT FINISH - LIGHT BRONZE OR SIMILAR
 - ④ HEBEL POWER PATTERN - PAINT FINISH CEDAR BROWN OR SIMILAR
 - ⑤ METAL BALUSTRADE - DULUX ELECTRO BRONZE COLOUR OR SIMILAR
 - ⑥ PRIVACY SCREEN COLOUR TO MATCH BALUSTRADE
 - ⑦ GLASS FACADE
 - ⑧ SUN SHADES LIGHT GREY
 - ⑨ ROOF TOP LANDSCAPE
 - ⑩ HORIZONTAL LOUVRE COLOUR TO MATCH BALUSTRADE
 - ⑪ HEBEL WALL - PAINT FINISH WARM GREY OR SIMILAR
 - ⑫ TIMBER LOOK BALUSTRADES

- ① FACE BRICKWORK - GERTRUDIS BROWN OR SIMILAR
- ② WINDOW FRAME OR PAINT FINISH - MONUMENT OR SIMILAR COLOUR
- ③ PAINT FINISH - LIGHT BRONZE OR SIMILAR
- ④ HEBEL POWER PATTERN - PAINT FINISH CEDAR BROWN OR SIMILAR
- ⑤ METAL BALUSTRADE - DULUX ELECTRO BRONZE COLOUR OR SIMILAR
- ⑥ PRIVACY SCREEN COLOUR TO MATCH BALUSTRADE
- ⑦ GLASS FACADE
- ⑧ SUN SHADES LIGHT GREY
- ⑨ ROOF TOP LANDSCAPE
- ⑩ HORIZONTAL LOUVRE COLOUR TO MATCH BALUSTRADE
- ⑪ HEBEL WALL - PAINT FINISH WARM GREY OR SIMILAR
- ⑫ TIMBER LOOK BALUSTRADES

1	09.09.22	PRE-DA ISSUE	MR	MG
2	13.09.22	PRE-DA ISSUE	MR	MG
3	31.10.22	ISSUED FOR REVIEW	DH	MR
4	07.11.22	ISSUED FOR COORDINATION	DH	MR
5	22.11.22	ISSUED FOR COORDINATION	DH	MR
A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	29.03.23	ISSUED FOR DA	RP	MR
D	03.05.23	REVISED DA	MR	BM
E	05.05.23	REVISED DA	MR	BM
No	Date	Description	Chkd	Apprd

Revisions

	Key
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Client



Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square Sydney NSW 2000 AUSTRALIA

Architect



79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
 pl +61 2 9311 8222 fx +61 2 9311 8200
 ABN 53 003 782 250

Project

LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING

5 HALIFAX STREET
MAGUIRE PARK

Drawing Title

NORTH ELEVATION

1

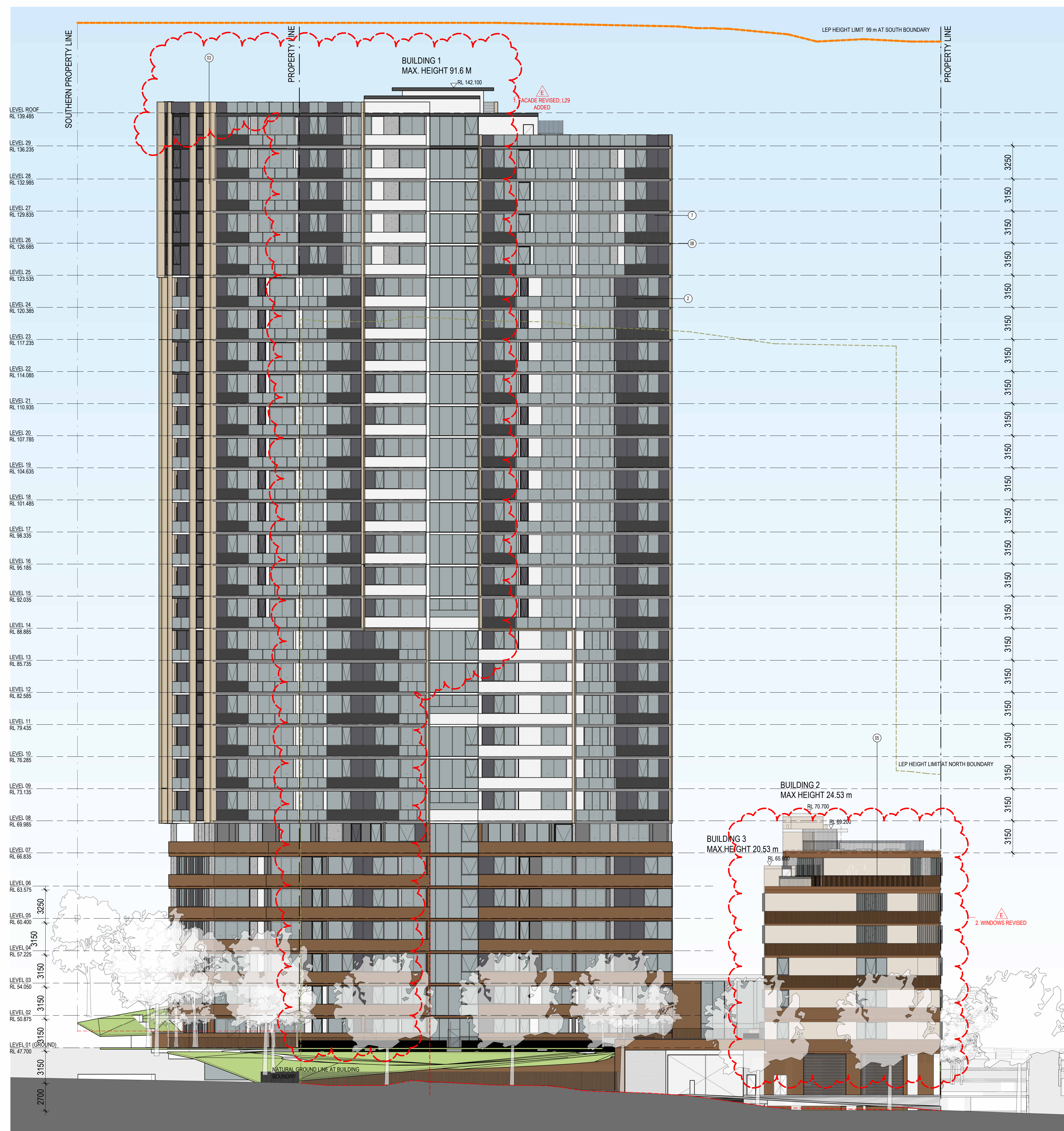
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1 : 200 @A1	DA3101	E

that

NOTED & CHECKED BY:

05/2023 8:16:14 PM

LOT DATE & TIME:



1 NORTH ELEVATION

1:200

- ① FACE BRICKWORK - GERTRUDIS BROWN OR SIMILAR
- ② WINDOW FRAME OR PAINT FINISH - MONUMENT OR SIMILAR COLOUR
- ③ PAINT FINISH - LIGHT BRONZE OR SIMILAR
- ④ HEBEL POWER PATTERN - PAINT FINISH CEDAR BROWN OR SIMILAR
- ⑤ METAL BALUSTRADE - DULUX ELECTRO BRONZE COLOUR OR SIMILAR
- ⑥ PRIVACY SCREEN COLOUR TO MATCH BALUSTRADE
- ⑦ GLASS FACADE
- ⑧ SUN SHADES LIGHT GREY
- ⑨ ROOF TOP LANDSCAPE
- ⑩ HORIZONTAL LOUVRE COLOUR TO MATCH BALUSTRADE
- ⑪ HEBEL WALL - PAINT FINISH WARM GREY OR SIMILAR
- ⑫ TIMBER LOOK BALUSTRADES

Revisions

Client _____



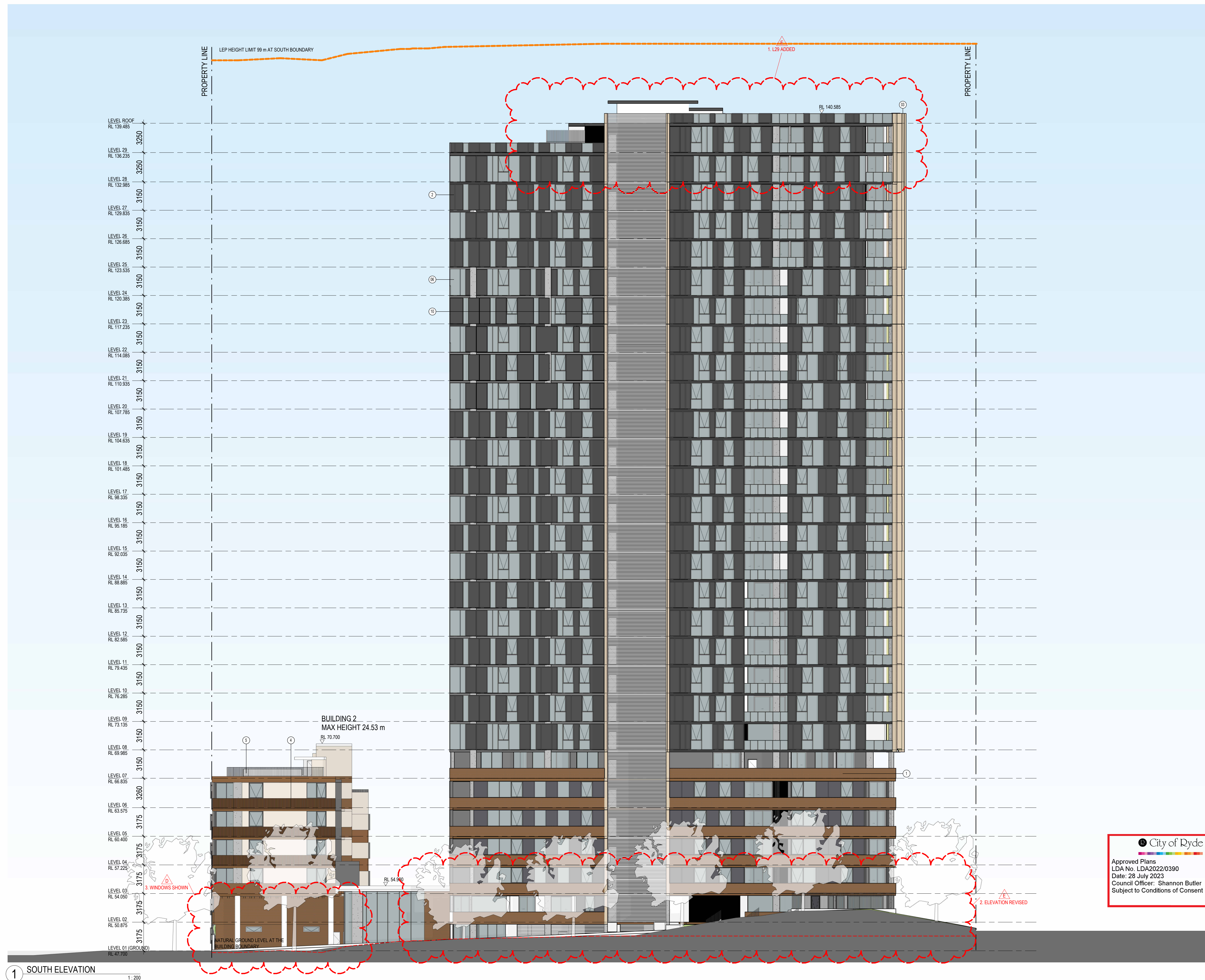
Project	
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5 HALIFAX STREET,
MAGUARIE PARK

79

_____ & TIME

PLOT DATE & TIME: 5/05/2023 6:17:50 PM PLOTTED & CHECKED BY: Author

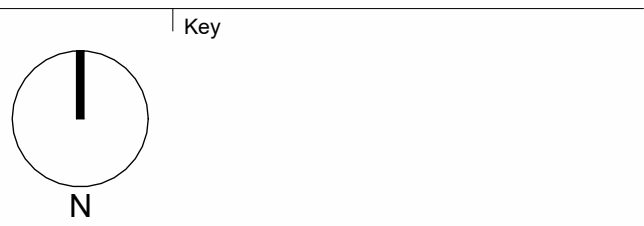


MATERIAL LEGEND

- 1 FACE BRICKWORK - GERTRUDIS BROWN OR SIMILAR
- 2 WINDOW FRAME OR PAINT FINISH - MONUMENT OR SIMILAR COLOUR
- 3 PAINT FINISH - LIGHT BRONZE OR SIMILAR
- 4 HEBEL POWER PATTERN - PAINT FINISH CEDAR BROWN OR SIMILAR
- 5 METAL BALUSTRADE - DULUX ELECTRO BRONZE COLOUR OR SIMILAR
- 6 PRIVACY SCREEN COLOUR TO MATCH BALUSTRADE
- 7 GLASS FACADE
- 8 SUN SHADES LIGHT GREY
- 9 ROOF TOP LANDSCAPE
- 10 HORIZONTAL LOUVRE COLOUR TO MATCH BALUSTRADE
- 11 HEBEL WALL - PAINT FINISH WARM GREY OR SIMILAR
- 12 TIMBER LOOK BALUSTRADES

1	09.09.22	PRE-DA ISSUE	MR	MG
2	13.09.22	PRE-DA ISSUE	MR	MG
3	31.10.22	ISSUED FOR REVIEW	DH	MR
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A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	29.02.23	ISSUED FOR DA	RP	MR
D	03.05.23	REVISED DA	MR	BM
E	05.05.23	REVISED DA	MR	BM
No	Date	Description	Chk'd	App'd

Revisions



Client



Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square Sydney NSW 2000 AUSTRALIA

Architect



79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING

5 HALIFAX STREET,
MACQUARIE PARK

Drawing Title

EAST ELEVATION

Scale

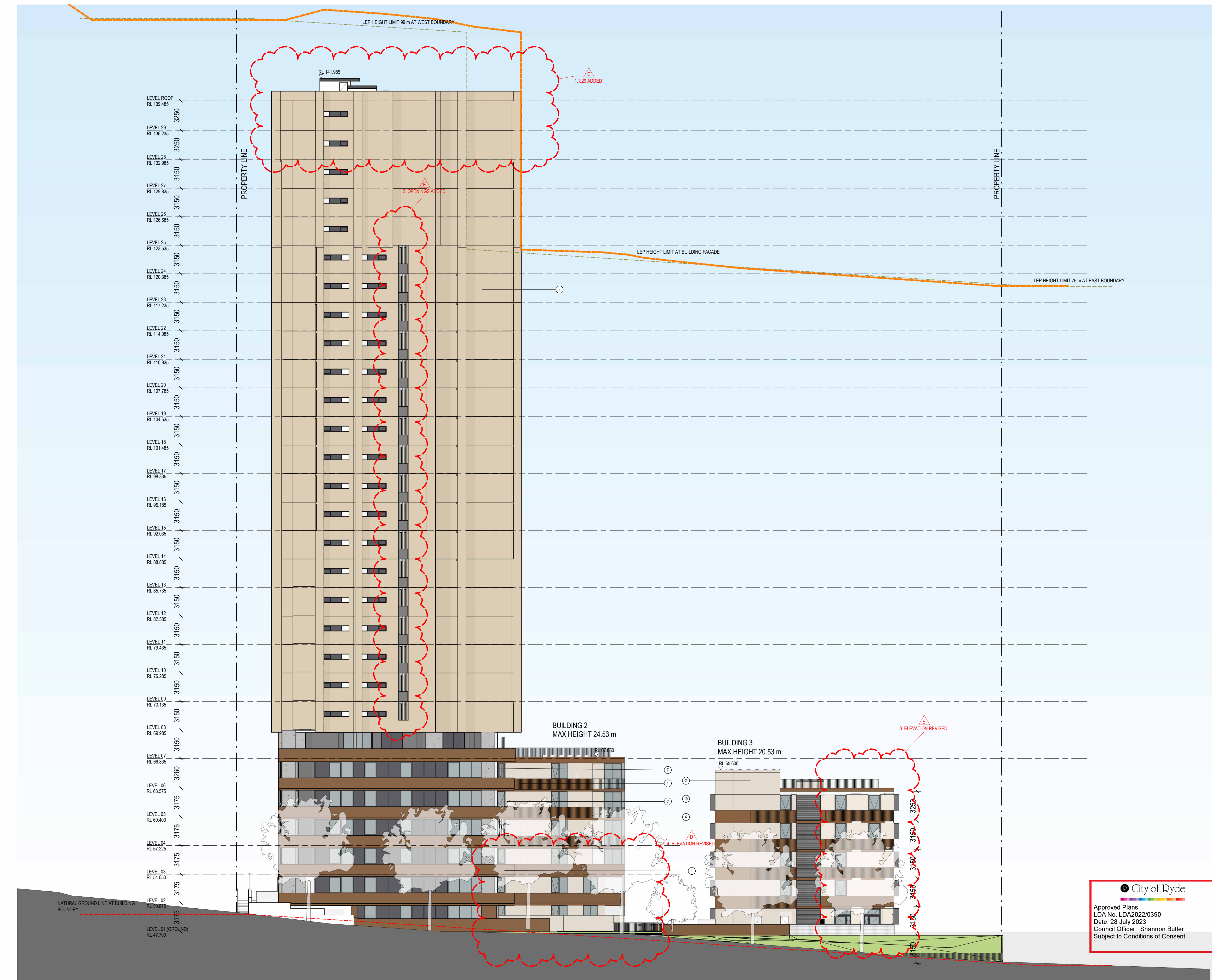
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Drawing No.

DA3103

Issue

E



- ① FACE BRICKWORK - GERTRUDIS BROWN OR SIMILAR
- ② WINDOW FRAME OR PAINT FINISH - MONUMENT OR SIMILAR COLOUR
- ③ PAINT FINISH - LIGHT BRONZE OR SIMILAR
- ④ HEBEL POWER PATTERN - PAINT FINISH CEDAR BROWN OR SIMILAR
- ⑤ METAL BALUSTRADE - DULUX ELECTRO BRONZE COLOUR OR SIMILAR
- ⑥ PRIVACY SCREEN COLOUR TO MATCH BALUSTRADE
- ⑦ GLASS FACADE
- ⑧ SUN SHADES LIGHT GREY
- ⑨ ROOF TOP LANDSCAPE
- ⑩ HORIZONTAL LOUVRE COLOUR TO MATCH BALUSTRADE
- ⑪ HEBEL WALL - PAINT FINISH WARM GREY OR SIMILAR
- ⑫ TIMBER LOOK BALUSTRADES

Revisions



AJ+C
ALLEN JACK+COTTIER

Project	
---------	--

LACHLAN'S LINE LOT 110

5 HALIFAX STREET,
MAGNOLIA PARK,

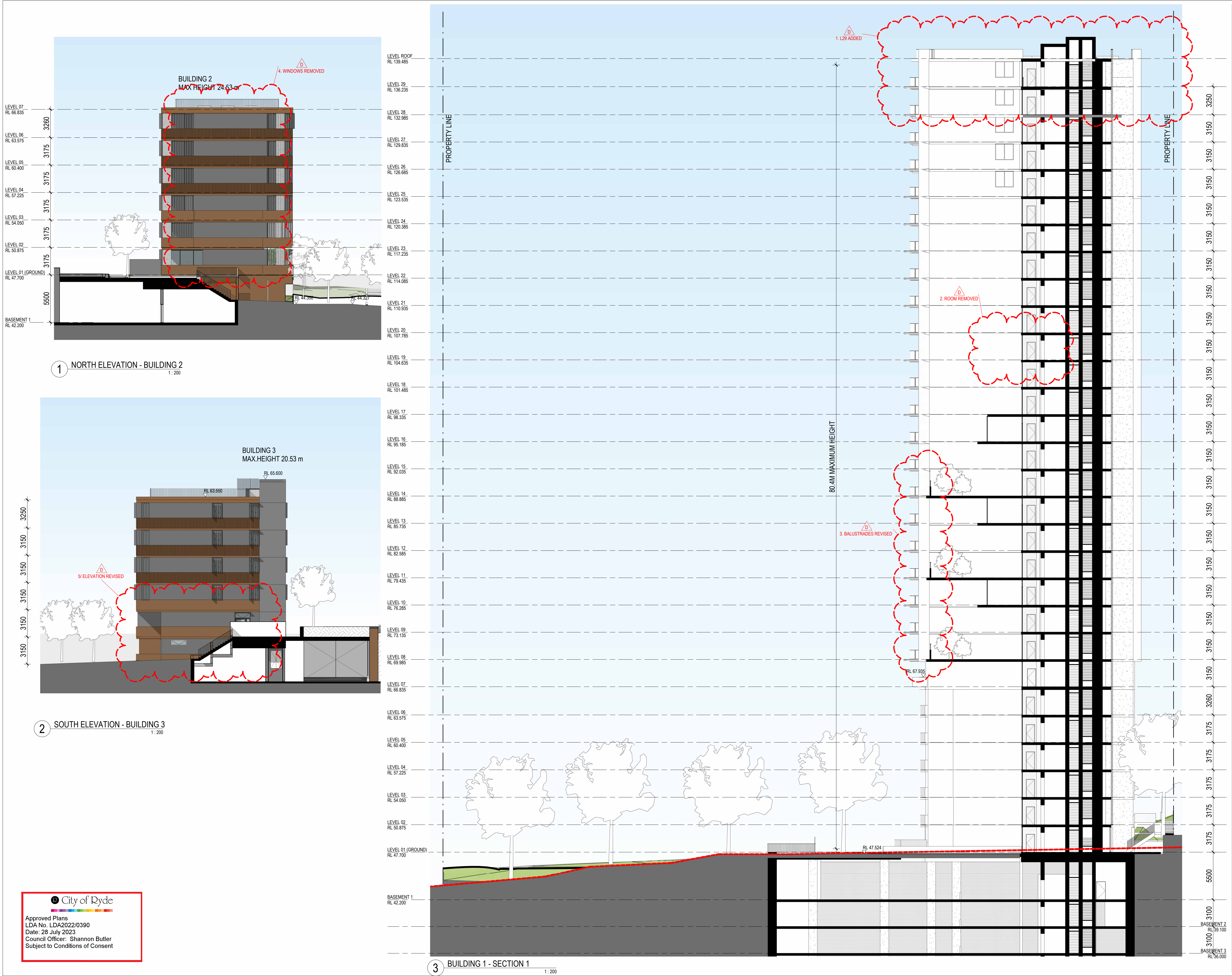
Drawing Title

WEST ELEVATION

Scale	Drawing No.	Issue
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DATE:



Drawing Status

NOT FOR CONSTRUCTION

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09.09.22

PRE-DA ISSUE

MR

MG

2

31.10.22

ISSUED FOR REVIEW

DH

MR

3

22.11.22

ISSUED FOR COORDINATION

DH

MR

A

28.11.22

ISSUED FOR DA

MR

MG

B

29.11.22

ISSUED FOR DA

MR

MG

C

29.03.23

ISSUED FOR DA

RP

MR

D

03.05.23

REVISED DA

MR

BM

No

Date

Description

Chk'd

App'd

Revisions

Key

Client

Landmark

Lachlan's Line D1 Pty Ltd
Level 29/2 Chifley Square Sydney NSW 2000 AUSTRALIA

Architect

AJ+C

ALLEN JACK+COTTER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

LACHLAN'S LINE LOT 110

RESIDENTIAL APARTMENT BUILDING

5 HALIFAX STREET,
MACQUARIE PARK

Drawing Title

SECTION 1 & ELEVATIONS

Scale

1 : 200 @A1

Drawing No.

DA3201

Issue

D



PLOT DATE & TIME: 3/05/2023 9:48:02 PM
PLOTTED & CHECKED BY: ALDRIN

LEVEL ROOF
RL 139.485

LEVEL 29
RL 136.235

LEVEL 28
RL 132.985

LEVEL 27
RL 129.835

LEVEL 26
RL 126.685

LEVEL 25
RL 123.535

LEVEL 24
RL 120.385

LEVEL 23
RL 117.235

LEVEL 22
RL 114.085

LEVEL 21
RL 110.935

LEVEL 20
RL 107.785

LEVEL 19
RL 104.635

LEVEL 18
RL 101.485

LEVEL 17
RL 98.335

LEVEL 16
RL 95.185

LEVEL 15
RL 92.035

LEVEL 14
RL 88.885

LEVEL 13
RL 85.735

LEVEL 12
RL 82.585

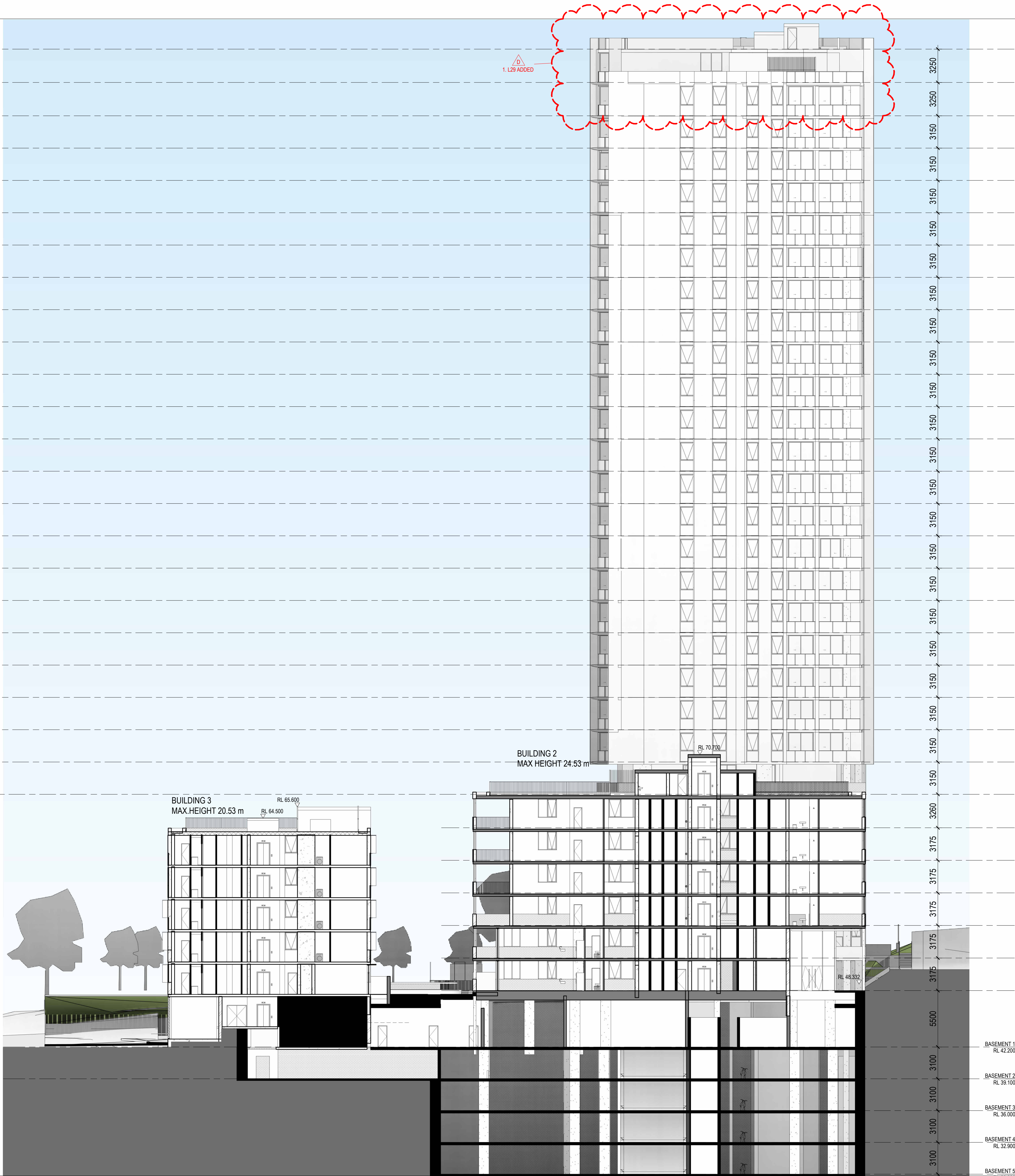
LEVEL 11
RL 79.435

LEVEL 10
RL 76.285

LEVEL 09
RL 73.135

LEVEL 08
RL 69.985

LEVEL 07
RL 66.835



1 SECTION THROUGH BASEMENT
1 : 200

Drawing Status
NOT FOR CONSTRUCTION

1	12.10.22	ISSUED FOR REVIEW	KL	MR
2	31.10.22	ISSUED FOR REVIEW	DH	MR
3	22.11.22	ISSUED FOR COORDINATION	DH	MR
A	28.11.22	ISSUED FOR DA	MR	MG
B	29.11.22	ISSUED FOR DA	MR	MG
C	29.03.23	ISSUED FOR DA	RP	MR
D	03.05.23	REVISED DA	MR	BM
No	Date	Description	Chk'd	App'd

Revisions

Key

Client



Lachlan's Line D1 Pty Ltd
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Architect



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ABN 53 003 782 250

Project

LACHLAN'S LINE LOT 110
RESIDENTIAL APARTMENT BUILDING
5 HALIFAX STREET,
MACQUARIE PARK

Drawing Title

SECTION 3 - BASEMENT

Scale	Drawing No.	Issue
1 : 200 @A1	DA3203	D



Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

LACHLAN'S LINE LOT 110

MACQUARIE PARK, NSW 2113

LANDSCAPE DOCUMENTATION - DEVELOPMENT APPLICATION

DOCUMENT REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / DRAWING SIZE
LDA-001	LANDSCAPE COVER SHEET	-
LDA-101	EXISTING TREE PLAN	1:200 / A1
LDA-102	PUBLIC DOMAIN DEMOLITION PLAN	1:100 / A1
LDA-201	LANDSCAPE MASTERPLAN	1:200 / A1
LDA-202	PROPOSED TREE PLAN	1:200 / A1
LDA-203	PROPOSED PLANTING PLAN	1:200 / A1
LDA-204	LEVEL 6 & 7 COURTYARD PLAN & SECTION	1:50 / A1
LDA-205	LEVEL 8,11 & 14 COURTYARD PLAN & SECTION	1:50 / A1
LDA-301	LANDSCAPE SECTIONS 1	1:20 / A1
LDA-302	LANDSCAPE SECTIONS 2	1:20 / A1
LDA-303	LANDSCAPE SECTIONS 3	1:50 / A1
LDA-304	LANDSCAPE SECTIONS 4	1:50 / A1
LDA-401	PLANT MATRIX DETAILS	-
LDA-402	LANDSCAPE DETAILS	-

PREPARED FOR



PREPARED BY

GROUND INK
LANDSCAPE ARCHITECTS

GROUND INK Pty Ltd

SUITE 201, 75 ARCHER STREET CHATSWOOD NSW 2067
(02) 9411 3279
WWW.GROUNDINK.COM.AU

SUBMISSION FOR

DEVELOPMENT APPLICATION

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EXISTING SITE PLAN



Approved Plans
LDA No. LDA2022/0390
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DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT

GROUND INK


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C	19.04.23	ISSUE FOR COORDINATION	MK	RL
D	08.05.23	ISSUE FOR DA	MK	RL

DRAWING TITLE

LANDSCAPE COVER SHEET

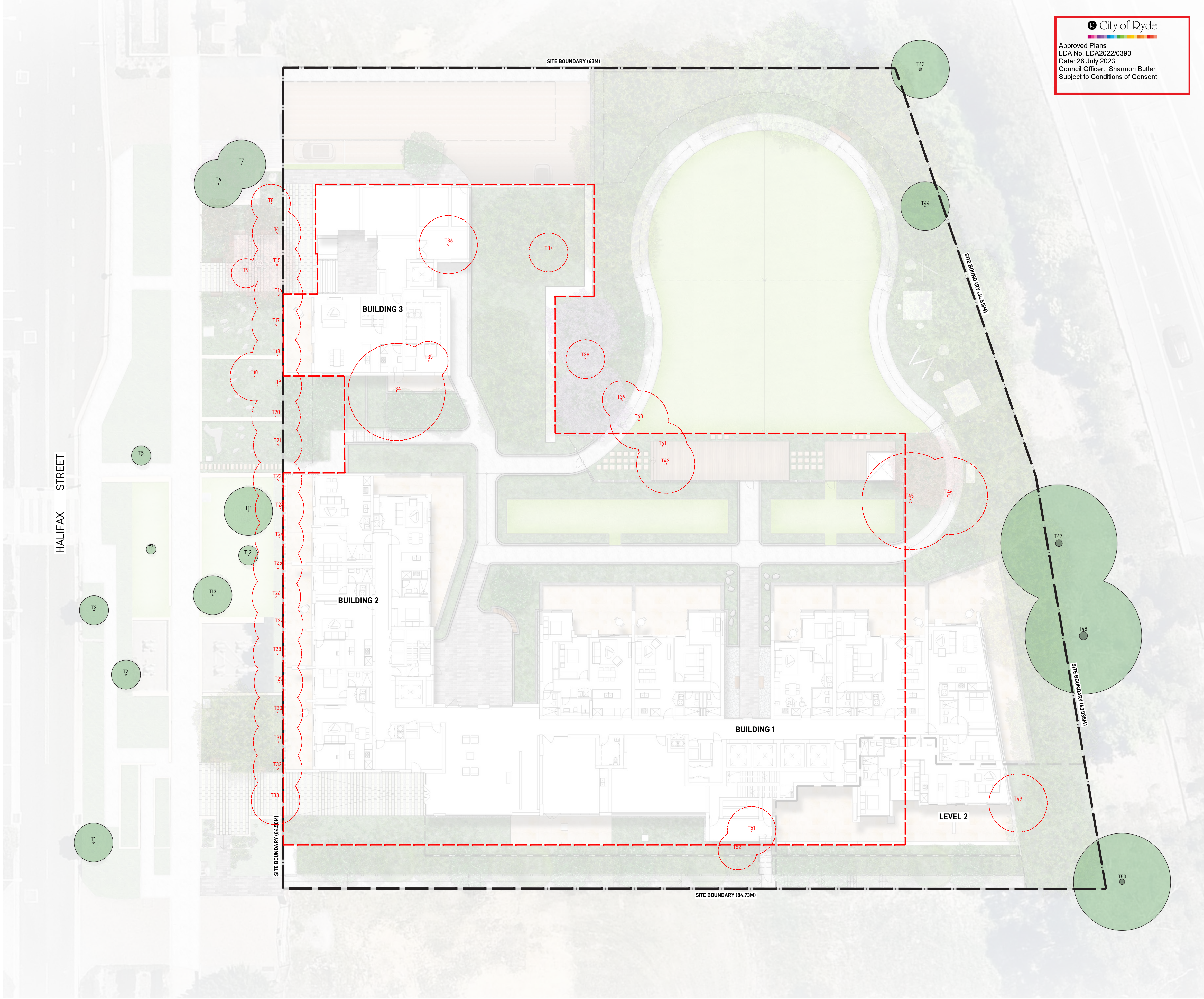
DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER
08-MAY-23	20220218	MK	RL	LDA-001

PROJECT

LACHLAN'S LINE LOT 110
MACQUARIE PARK, NSW 2113

SCALE
N/A

REV
D



City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

LEGEND

SITE BOUNDARY

LINE OF BASEMENT BELOW

T1

EXISTING TREES TO BE RETAINED
REFER TO ARBORICULTURAL IMPACT
ASSESSMENT REPORT PREPARED BY
URBAN ARBOR DATED APRIL 2023

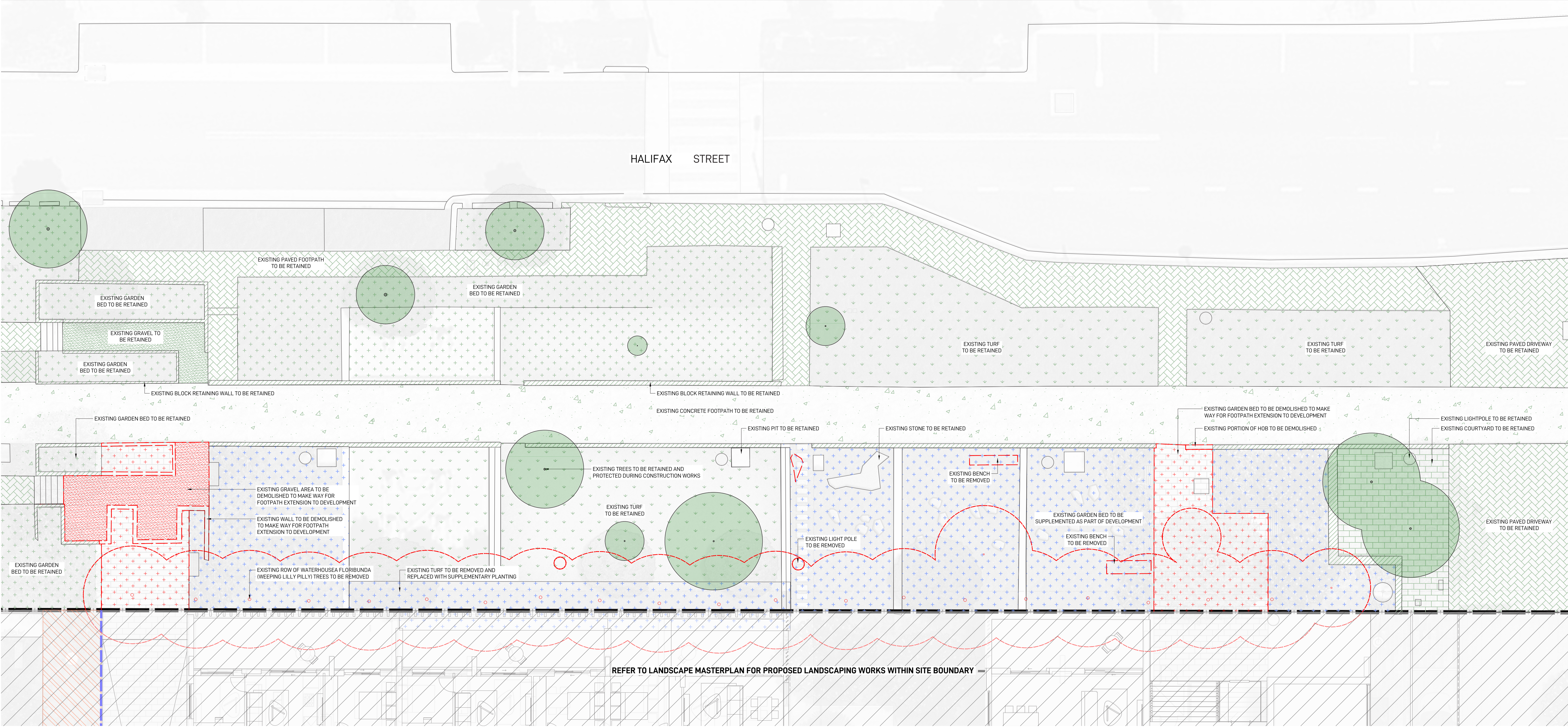
T9

EXISTING TREES TO BE REMOVED
REFER TO ARBORICULTURAL IMPACT
ASSESSMENT REPORT PREPARED BY
URBAN ARBOR DATED APRIL 2023

EXISTING TREE SCHEDULE

ID	DESCRIPTION	HEIGHT	CANOPY SPREAD	TPZ	ACTION
1	TRISTANIOPSIS LAURINA	5.0M	2.0M	2.0M	RETAIN
2	ANGOPHORA COSTATA	6.0M	1.5M	2.0M	RETAIN
3	TRISTANIOPSIS LAURINA	4.0M	1.5M	2.0M	RETAIN
4	ANGOPHORA COSTATA	2.0M	0.5M	2.0M	RETAIN
5	ANGOPHORA COSTATA	2.0M	1.0M	2.0M	RETAIN
6	LAGERSTROEMIA INDICA	5.0M	2.5M	2.0M	RETAIN
7	LAGERSTROEMIA INDICA	5.0M	2.5M	2.0M	RETAIN
8	ACMENA SMITHII	4.0M	2.0M	2.0M	REMOVE
9	ACER BUERGERIANUM	3.0M	1.5M	2.0M	REMOVE
10	ACER BUERGERIANUM	5.0M	2.5M	2.0M	REMOVE
11	ACER BUERGERIANUM	5.0M	2.5M	2.0M	RETAIN
12	TOONA CILIATA	4.0M	1.0M	2.0M	RETAIN
13	TOONA CILIATA	5.0M	2.0M	2.0M	RETAIN
14	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
15	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
16	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
17	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
18	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
19	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
20	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
21	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
22	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
23	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
24	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
25	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
26	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
27	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
28	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
29	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
30	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
31	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
32	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
33	WATERHOUSEA FLORIBUNDA	6.0M	2.5M	2.0M	REMOVE
34	ACACIA DECURRENS	5.0M	2.5M	2.0M	REMOVE
35	CASUARINA GLAUCA	6.0M	2.0M	2.0M	REMOVE
36	CASUARINA GLAUCA	7.0M	3.0M	2.0M	REMOVE
37	CASUARINA GLAUCA	6.0M	2.0M	2.0M	REMOVE
38	CASUARINA GLAUCA	6.0M	2.0M	2.0M	REMOVE
39	CASUARINA GLAUCA	6.0M	2.0M	2.0M	REMOVE
40	ACACIA DECURRENS	6.0M	3.0M	2.0M	REMOVE
41	ACACIA LONGIFOLIA	6.0M	2.5M	2.0M	REMOVE
42	ACACIA DECURRENS	6.0M	3.0M	2.6M	REMOVE
43	MELALEUCA LINARIIFOLIA	11.0M	3.0M	3.8M	RETAIN
44	GREVILLEA ROBUSTA	6.0M	2.5M	2.0M	RETAIN
45	ACACIA LONGIFOLIA	7.0M	5.0M	4.3M	REMOVE
46	ACACIA LONGIFOLIA	5.0M	4.0M	3.3M	REMOVE
47	EUCALYPTUS SALIGNA	23.0M	6.0M	8.4M	RETAIN
48	EUCALYPTUS SALIGNA	20.0M	6.0M	10.2M	RETAIN
49	ACACIA LONGIFOLIA	7.0M	3.0M	2.6M	REMOVE
50	EUCALYPTUS SALIGNA	19.0M	5.0M	6.6M	RETAIN
51	ACACIA DECURRENS	6.0M	2.5M	2.0M	REMOVE
52	ACACIA DECURRENS	5.0M	2.0M	2.0M	REMOVE

NOTE: REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT PREPARED BY URBAN ARBOR DATED 3 APRIL 2023 FOR FURTHER DETAILS



City of Ryde

Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

LANDSCAPE ARCHITECT

GROUND INK

SUITE 201, 75 ARCHER ST, CHATSWOOD NSW 2067 PH. (02) 9411 3279
WWW.GROUNDINK.COM.AU ABN 55 163 025 456 ACN 163 025 456
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NOTE

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C	19.04.23	ISSUE FOR COORDINATION	MK	RL
D	08.05.23	ISSUE FOR DA	MK	RL

DRAWING TITLE

**PUBLIC DOMAIN
DEMOLITION PLAN**

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER
08-MAY-23	20220218	MK	RL	LDA-102
PROJECT				
LACHLAN'S LINE LOT 110				
MACQUARIE PARK, NSW 2113				
SCALE				
1:100 / A1				
0	1	2	3M	
1	1	1	1	
				NORTH
				REV D

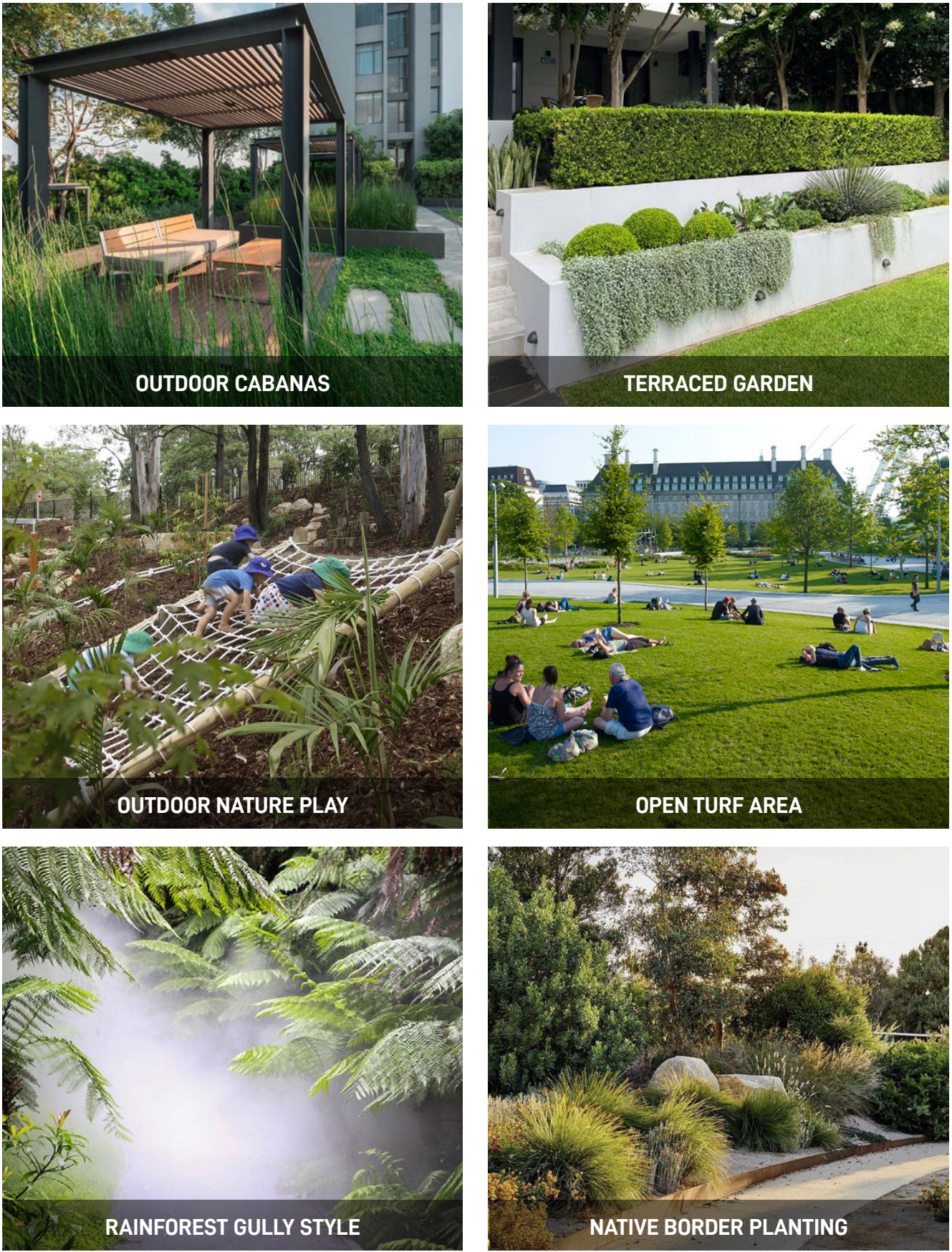


LEGEND

- FFL 45.00 FINISHED FLOOR LEVEL
- + EX 45.00 EXISTING SPOT LEVEL
- + RL 45.00 PROPOSED SPOT LEVEL
- + TOW 45.00 PROPOSED TOP OF WALL LEVEL
- SITE BOUNDARY
- LINE OF BASEMENT BELOW
- 1800MM HIGH SECURITY FENCE
- 1100MM HIGH SAFETY BALUSTRADE FENCE
- EXISTING TREES TO BE RETAINED
REFER TO ARBORICULTURAL IMPACT ASSESSMENT
REPORT PREPARED BY URBAN ARBOR DATED APRIL 2023
- PROPOSED TREES
REFER TO PROPOSED TREE PLAN FOR SPECIES
- PROPOSED OUTDOOR CABANAS WITH BBQ FACILITY
AND FURNITURE PROVIDING PASSIVE OPPORTUNITIES
- PROPOSED RETAINING WALLS PROVIDING A VISUAL
TERRACED GARDEN EFFECT TO EGRESS PATH
- PROPOSED OUTDOOR NATURE PLAY AREA WITH TIMBER LOGS,
ROPES AND BOULDERS SUPPLEMENTED WITH NATIVE BORDER
PLANTING TO VISUALLY BUFFER THE ADJACENT M2 MOTORWAY
- PROPOSED LARGE TURFED AREA FOR
FLEXIBLE OUTDOOR ACTIVITIES
- PROPOSED PATHWAY BETWEEN BUILDING 1 LOBBY AND
OUTDOOR CABANAS WITH RAINFOREST GULLY STYLE PLANTING
- PROPOSED PLANTING AREA ON STRUCTURE WITH MOUNDED
SOIL TO ALLOW FOR LARGE SPECIMEN TREE PLANTING
- PROPOSED NEW FOOTPATH CONNECTION
TO THE EXISTING LINEAR PARK

City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

DESIGN IMAGES



LANDSCAPE ARCHITECT
GROUND INK
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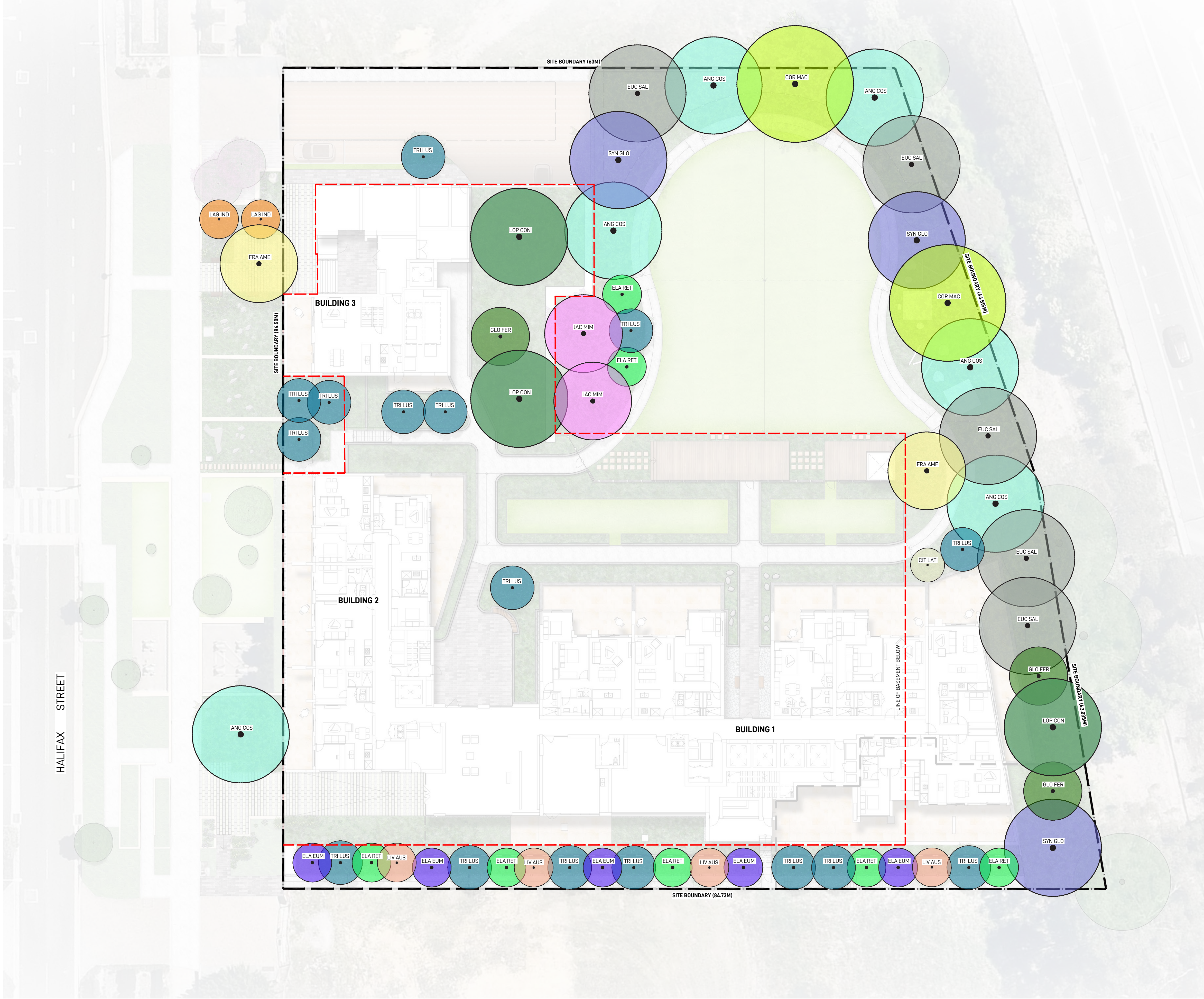
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D	08.05.23	ISSUE FOR DA	MK	RL

LANDSCAPE MASTERPLAN

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION					
DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER	
08-MAY-23	20220218	MK	RL	LDA-201	
PROJECT				NORTH	
LACHLAN'S LINE LOT 110					
MACQUARIE PARK, NSW 2113					
SCALE				REV	
1:200 / A1				D	
0	2	4	6M		



TREE SCHEDULE

CODE	BOTANICAL NAME (COMMON NAME)	NATIVE	HEIGHT	POT SIZE
ANG COS	ANGOPHORA COSTATA (SYDNEY RED GUM)	✓	15M	100L
CIT LIM	CITRUS LIMON (LEMON TREE)		3M	75L
COR MAC	CORYMBIA MACULATA (SPOTTED GUM)	✓	25M	100L
ELA EUM	ELAEOCARPUS EUMUNDI (QUANDONG)	✓	6-8M	100L
ELA RET	ELAEOCARPUS RETICULATUS (BLUEBERRY ASH)	✓	6-8M	100L
EUC SAL	EUCALYPTUS SALIGNA (BLUE GUM)	✓	25M	100L
FRA AME	FRAXINUS AMERICANA (WHITE ASH)		12M	100L
GLO FER	GLOCHIDION FERDINANDI (CHEESE TREE)	✓	10M	100L
JAC MIM	JACARANDA MIMOSIFOLIA (BLUE JACARANDA)		10-15M	200L
LAG IND	LAGERSTROEMIA INDICA (CREPE MYRTLE)		6-8M	100L
LIV AUS	LIVISTONA AUSTRALIS (CABBAGE TREE PALM)	✓	15-20M	100L
LOP CON	LOPHOSTEMON CONFERTUS (BRUSH BOX)	✓	15M	100L
SYN GLO	SYNCAERPIA GLOMULIFERA (TURPENTINE TREE)	✓	20M	100L
TRI LUS	TRISTANIOPSIS 'LUSCIOUS'	✓	10M	100L

City of Ryde

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INDICATIVE TREE IMAGES




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D	08.05.23	ISSUE FOR DA	MK	RL

DRAWING TITLE

PROPOSED PLANTING PLAN

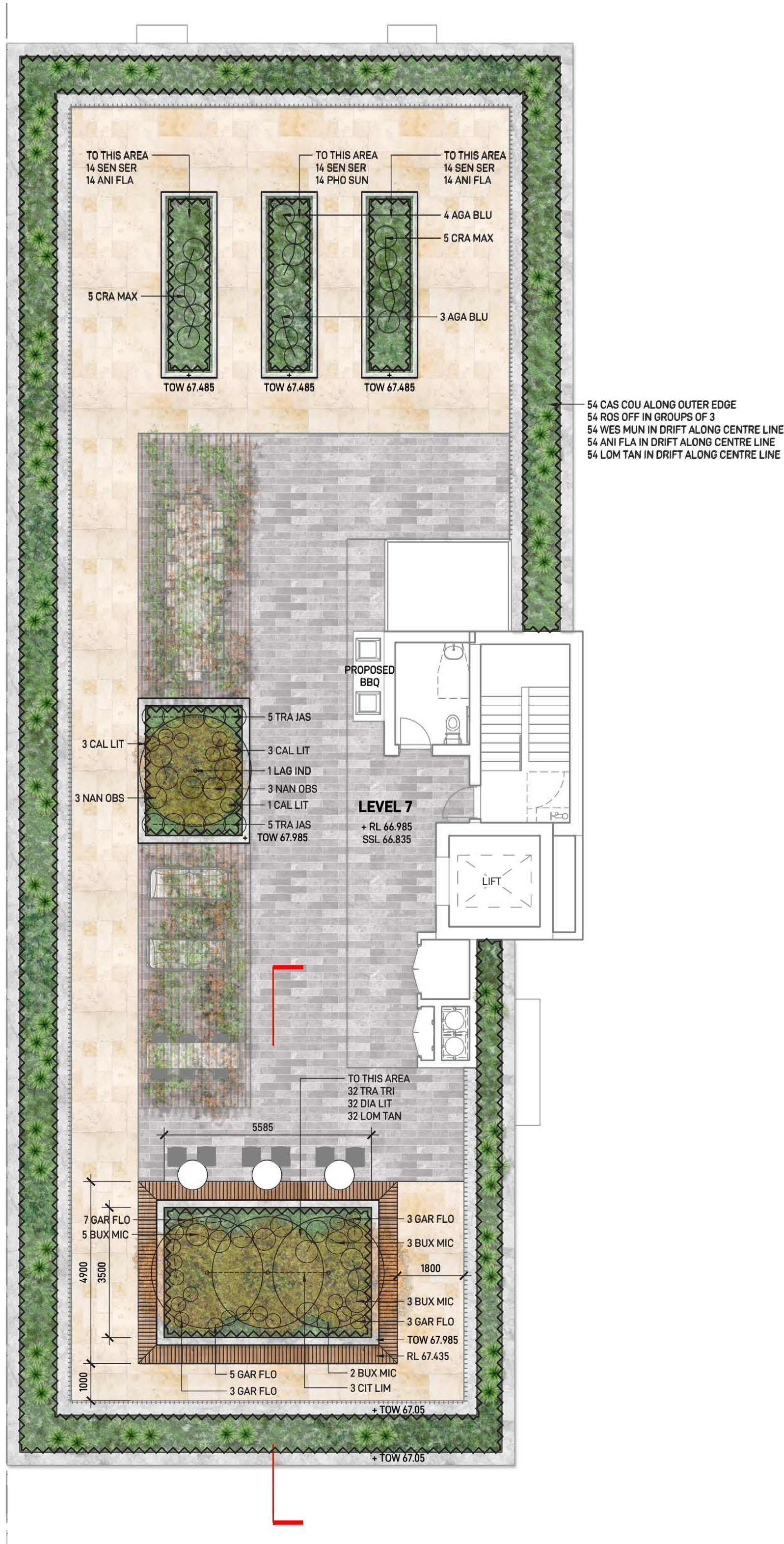
DATE	JOB NUMBER	DRAWN	CHECKED	DRAWING NUMBER
08-MAY-23	20220218	MK	RL	LDA-203
PROJECT				NORTH
LACHLAN'S LINE LOT 110				
MACQUARIE PARK, NSW 2113				
SCALE				REV
1200 / A1				D
0 2 4 6M				
1 1 1 1				

LEGEND

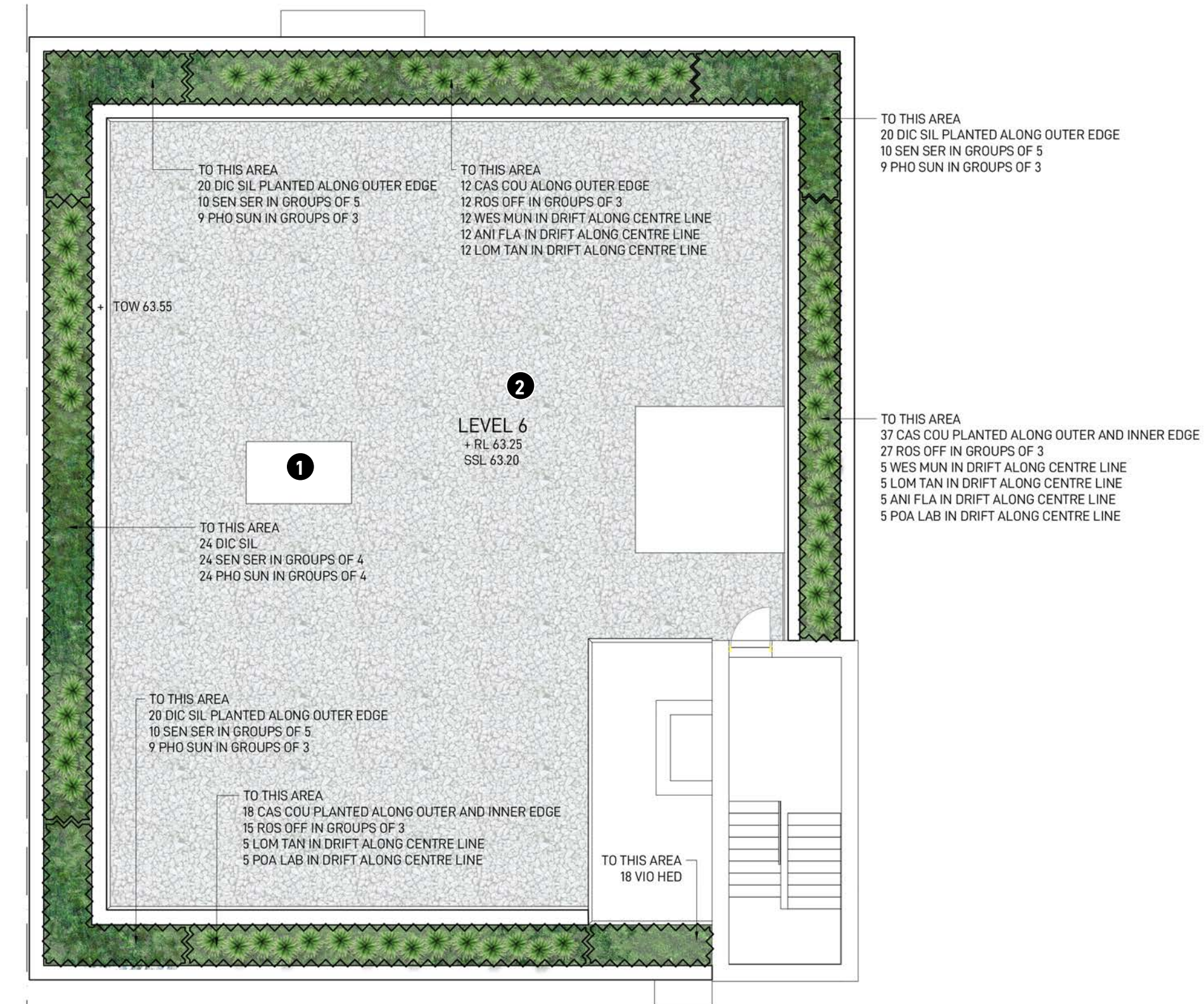
- 1 PROPOSED SKYLIGHT TO ARCHITECT'S DETAILS
- 2 GRAVEL BALLAST

PLANTING SCHEDULE

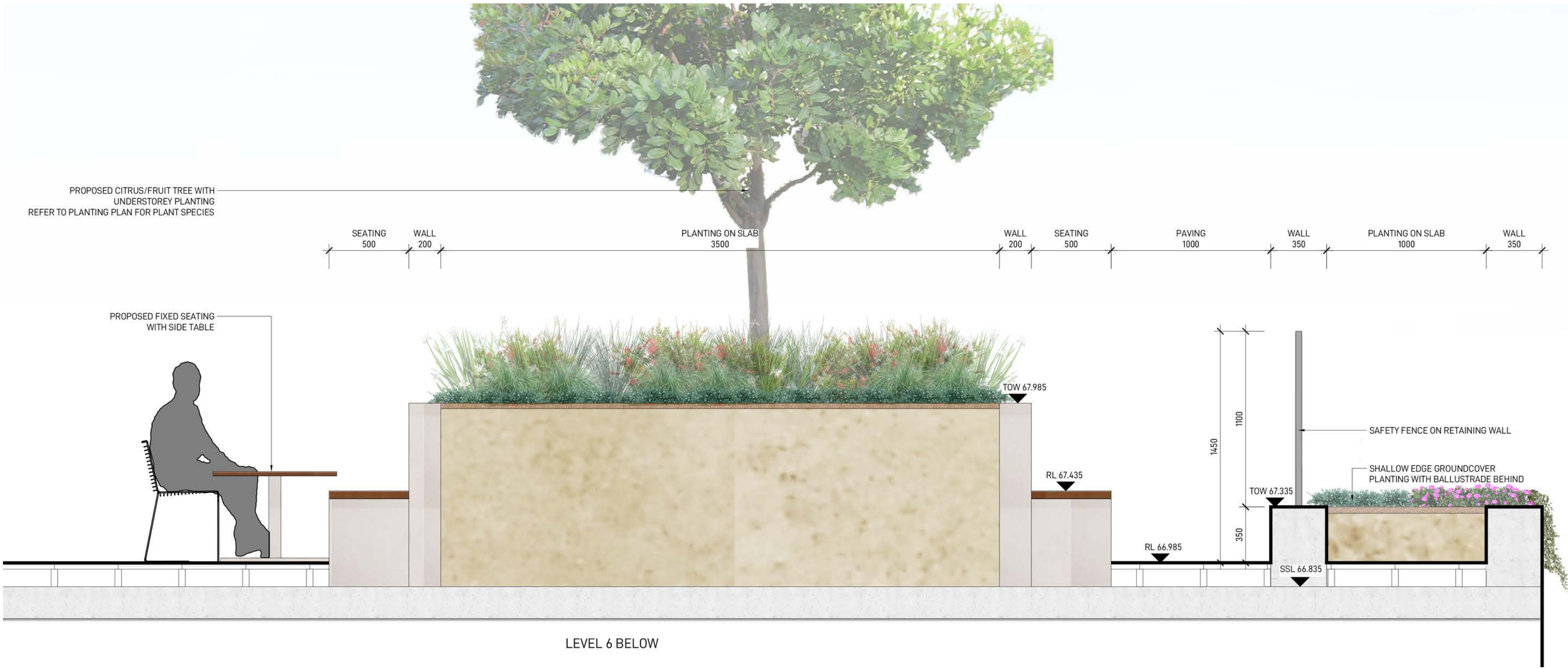
CODE	BOTANICAL NAME (COMMON NAME)	NATIVE	HEIGHT	POT SIZE	QUANTITY
TREE					
CIT LIM	CITRUS LIMON (LEMON)		5-7M	100L	3
LAG IND	LAGERSTROEMIA INDICA (CREPE MYRTLE)		6-8M	100L	1
SHRUBS					
AGA BLU	AGAVE 'BLUE GLOW'		0.5M	300MM	7
BUX MIC	BUXUS MICROPHYLLA (JAPANESE BOX)		1M	300M	13
CAL LIT	CALLISTEMON 'LITTLE JOHN'	✓	1.7M	300MM	7
CRA MAX	CRASSULA 'MAX COOK'		1M	300MM	10
GAR FLO	GARDENIA FLORIDA (CAPE JASMINE)		1M	300MM	21
NAN OBS	NANDINA 'OBSESSION'		1M	300MM	6
GRASSES & GROUNDCOVERS					
ANI FLA	ANIGOZANTHOS FLAVIDUS (KANGAROO PAW)	✓	0.4M	140MM	125
CAS COU	CASUARINA 'COUSIN IT'	✓	0.3M	140MM	121
DIA LIT	DIANELLA 'LITTLE JESS'	✓	0.4	140MM	32
DIC SIL	DICHONDRA 'SILVER FALLS'		0.4M	140MM	64
LOM TAN	LOMANDRA 'TANIKA'	✓	0.6M	140MM	96
POA LAB	POA LABILLARDIERI (SPEAR GRASS)	✓	0.6M	140MM	10
PHO SUN	PHORMIUM 'SUNDOWNER'		0.6M	140MM	65
ROS OFF	ROSMARINUS OFFICINALIS PROSTRATUS (CREEPING ROSEMARY)		0.6M	140MM	108
SEN SER	SENECIO SERPENS (BLUE CHALKSTICKS)		0.3M	140MM	96
TRA IAS	TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)		0.5M	140MM	10
TRA TRI	TRACHELOSPERMUM 'TRICOLOR'		0.5M	140MM	32
WES MUN	WESTRINGIA 'MUNDI'	✓	0.5M	140MM	71
VIO HED	VIOLA HEDERACEA (NATIVE VIOLET)	✓	0.2M	140MM	18



LEVEL 7 PLAN
SCALE 1:50

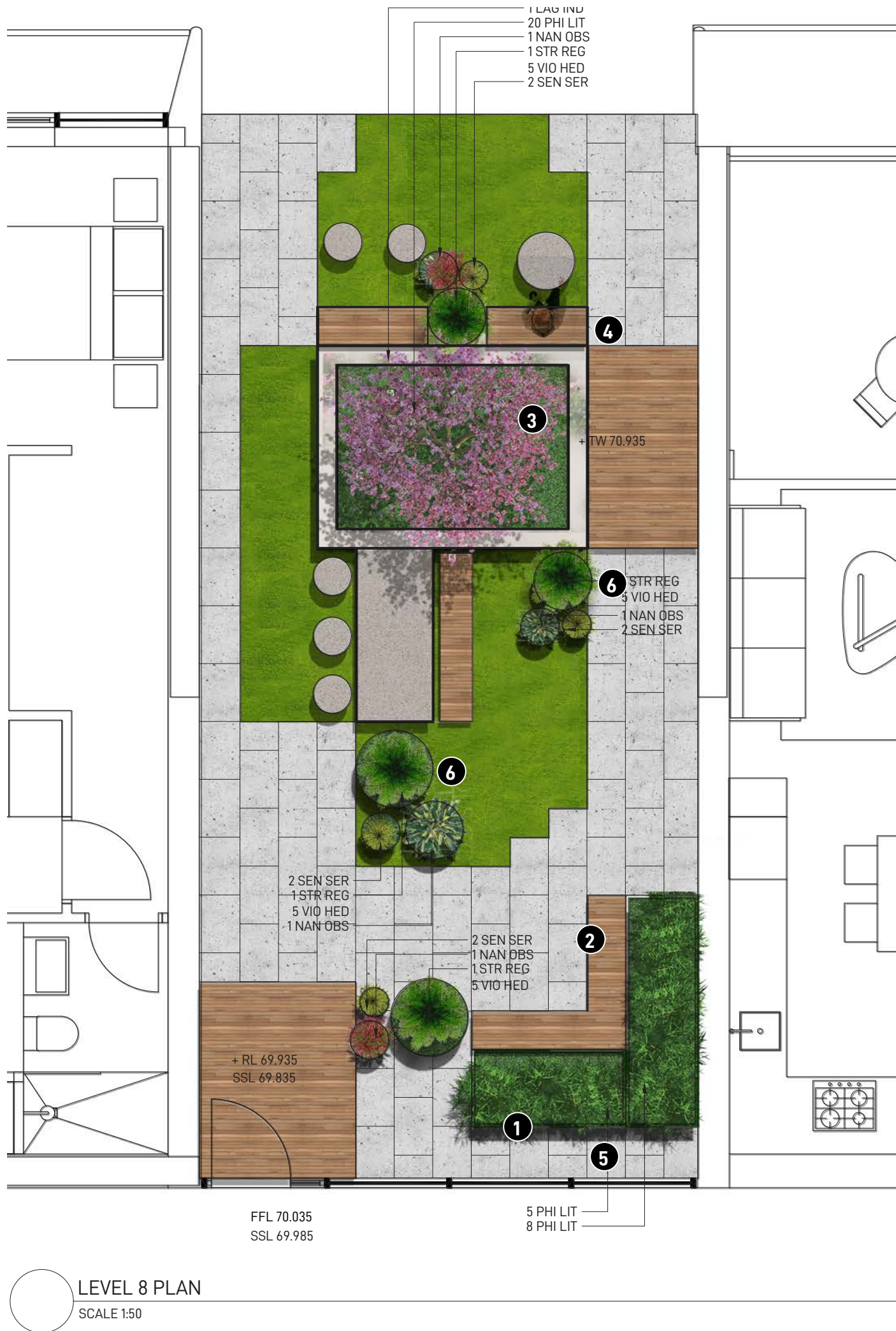


LEVEL 6 PLAN
SCALE 1:50



LEVEL 7 SECTION
SCALE 1:20

City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent



- LEGEND
- 1

PROPOSED RAISED PLANTER WITH FEATURE PLANTING PROVIDING PRIVACY TO ADJACENT UNITS
- 2

PROPOSED IN-BUILT BENCH SEATING PROVIDING GROUP GATHERING
- 3

FEATURE DECIDUOUS TREE PROVIDING SEASONAL COLOUR AND SOLAR ACCESS IN WINTER MONTHS
- 4

PROPOSED LOUNGE SEATING PROVIDING ADDITIONAL GATHERING SPACE
- 5

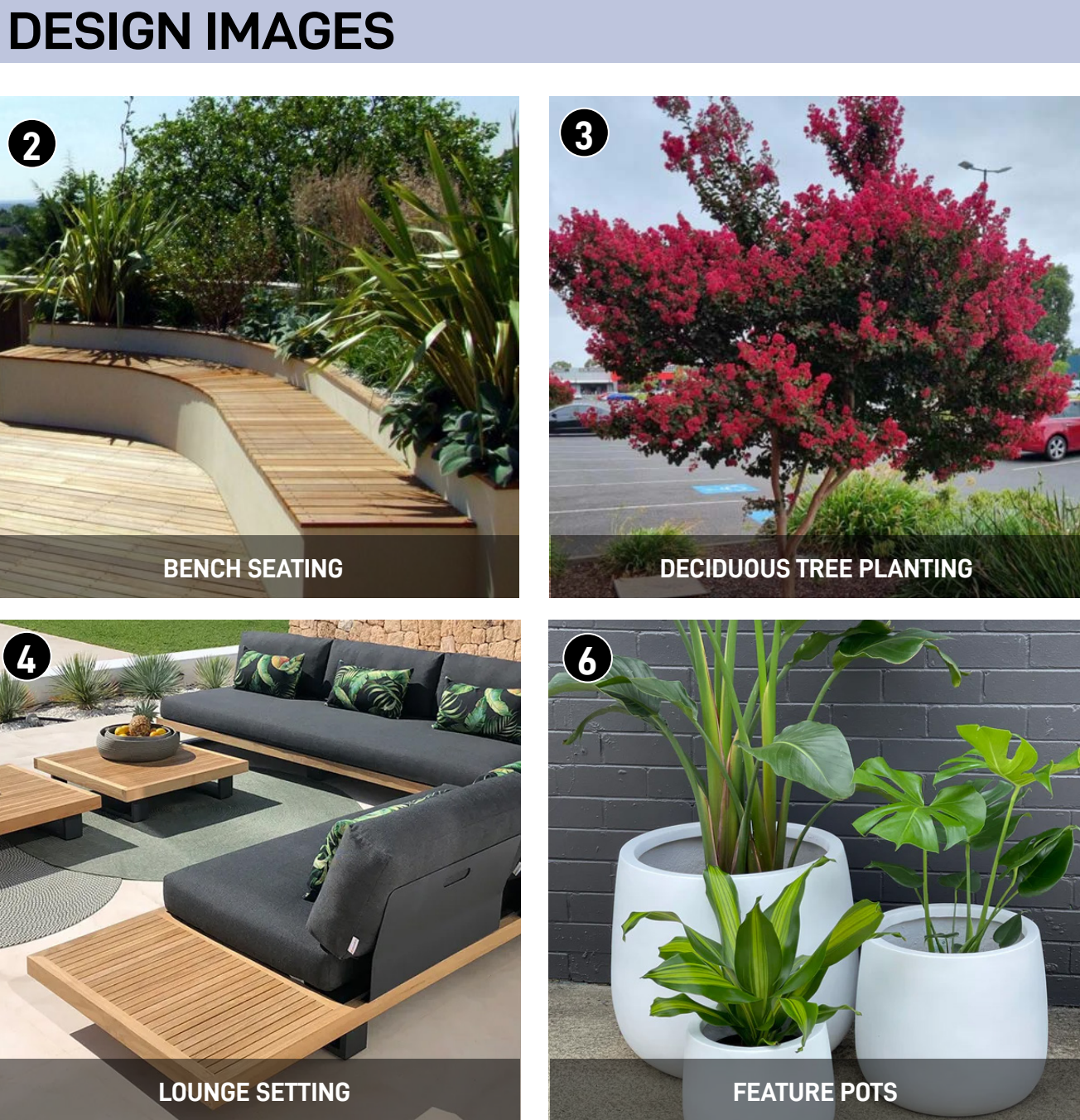
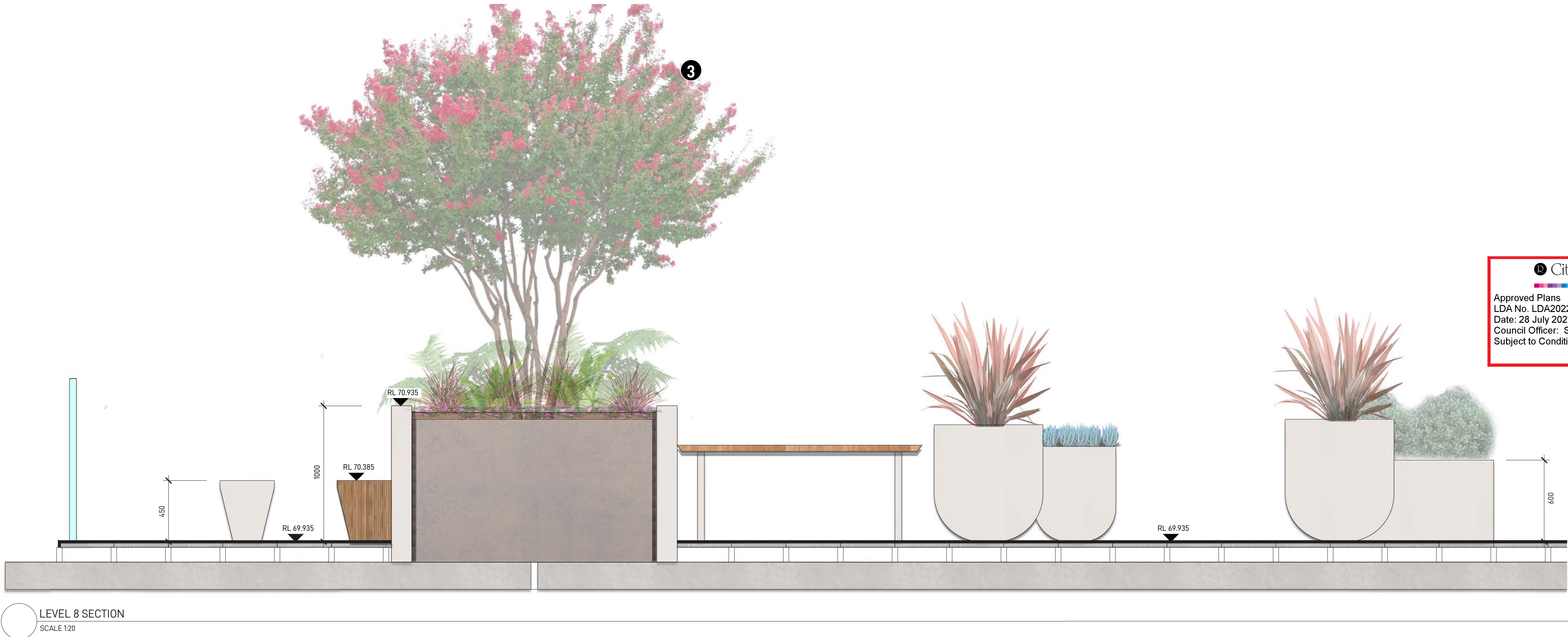
PROPOSED OFFSET TO AVOID WET WALLS
- 6

PROPOSED POTS WITH FEATURE PLANTING FOR ADDITIONAL GREENING AMENITY
- 7

PROPOSED LONG DINING TABLE TO CATER FOR OUTDOOR DINING IN GROUPS

PLANTING SCHEDULE

CODE	BOTANICAL NAME (COMMON NAME)	NATIVE	HEIGHT	POT SIZE	QUANTITY
TREE					
LAG IND	LAGERSTROEMIA INDICA (CREPE MYRTLE)		6-8M	100L	1
SHRUBS					
AGA BLU	AGAVE 'BLUE GLOW'		0.5M	300MM	5
CRA MAX	CRASSULA 'MAX COOK'		1M	300MM	4
NAN OBS	NANDINA 'OBSESSION'		1M	300MM	4
PHI LIT	PHILODENDRON 'LITTLE PHIL'		0.5M	300MM	33
RHA IND	RHAPHIOLEPIS INDICA (ORIENTAL PEARL)		1M	300MM	38
STR REG	STRELITZIA REGINAE (BIRDS OF PARADISE)		1.5M	300MM	4
GRASSES & GROUNDCOVERS					
ANI FLA	ANIGOZANTHOS FLAVIDUS (KANGAROO PAW)	✓	0.4M	140MM	12
PHO SUN	PHORMIUM 'SUNDOWNER'		0.6M	140MM	4
SEN SER	SENECIO SERPENS (BLUE CHALKSTICKS)		0.3M	140MM	20
VIO HED	VIOLA HEDERACEA (NATIVE VIOLET)	✓	0.2M	140MM	44



LANDSCAPE ARCHITECT

GROUND INK

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ARCHITECT

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ALLEN JACK+COTTIER

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ISSUE

DATE

DESCRIPTION

DRAWN

CHECKED

DRAFT

22.03.23

DRAFT ISSUE FOR COORDINATION

MK

RL

A

24.03.23

ISSUE FOR DA

MK

RL

B

06.04.23

ISSUE FOR COORDINATION

MK

RL

C

19.04.23

ISSUE FOR COORDINATION

MK

RL

D

08.05.23

ISSUE FOR DA

MK

RL

DRAWING TITLE

LEVEL 8,11 & 14
COURTYARD PLAN & SECTION

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DATE

JOB NUMBER

DRAWN

CHECKED

DRAWING NUMBER

08-MAY-23

20220218

MK

RL

LDA-205

PROJECT

LACHLAN'S LINE LOT 110
MACQUARIE PARK, NSW 2113

SCALE

1:50 / A1

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0.5

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1.5M

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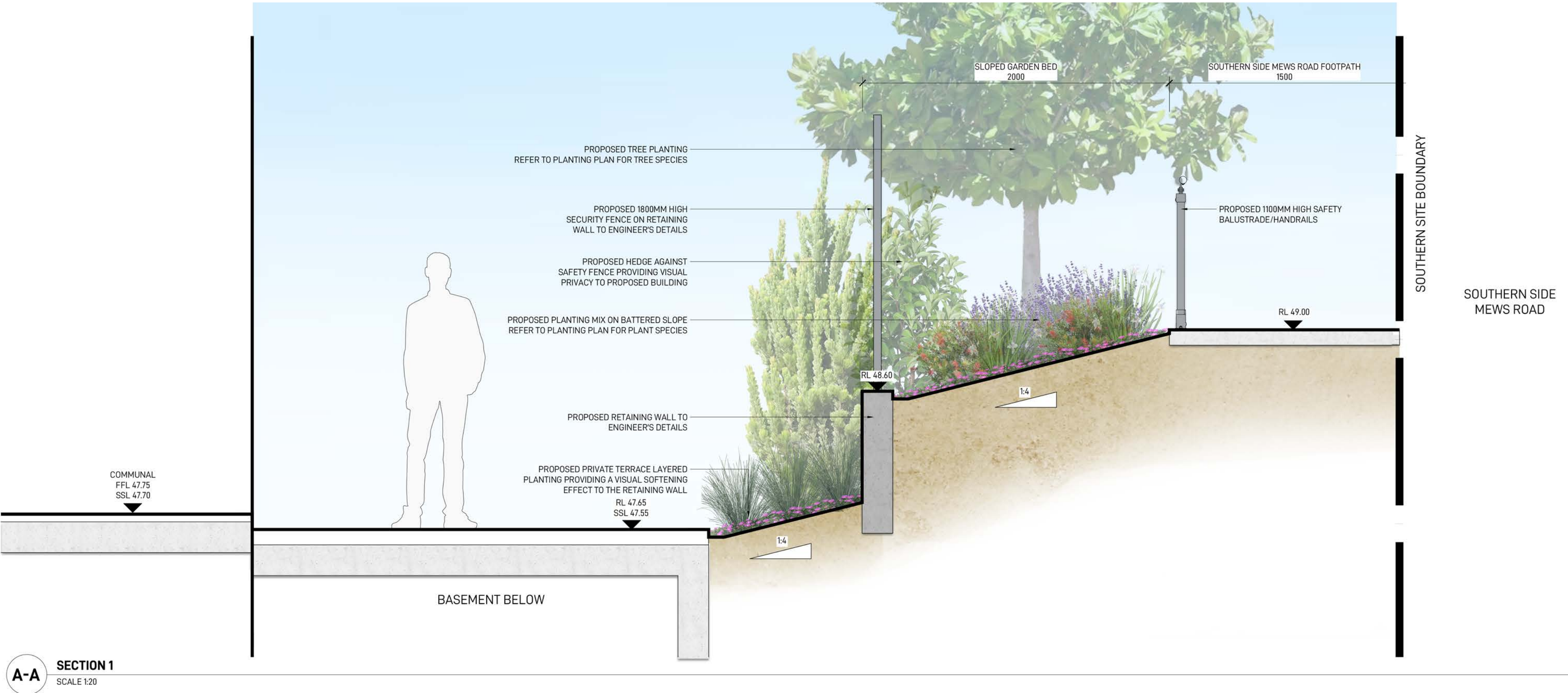
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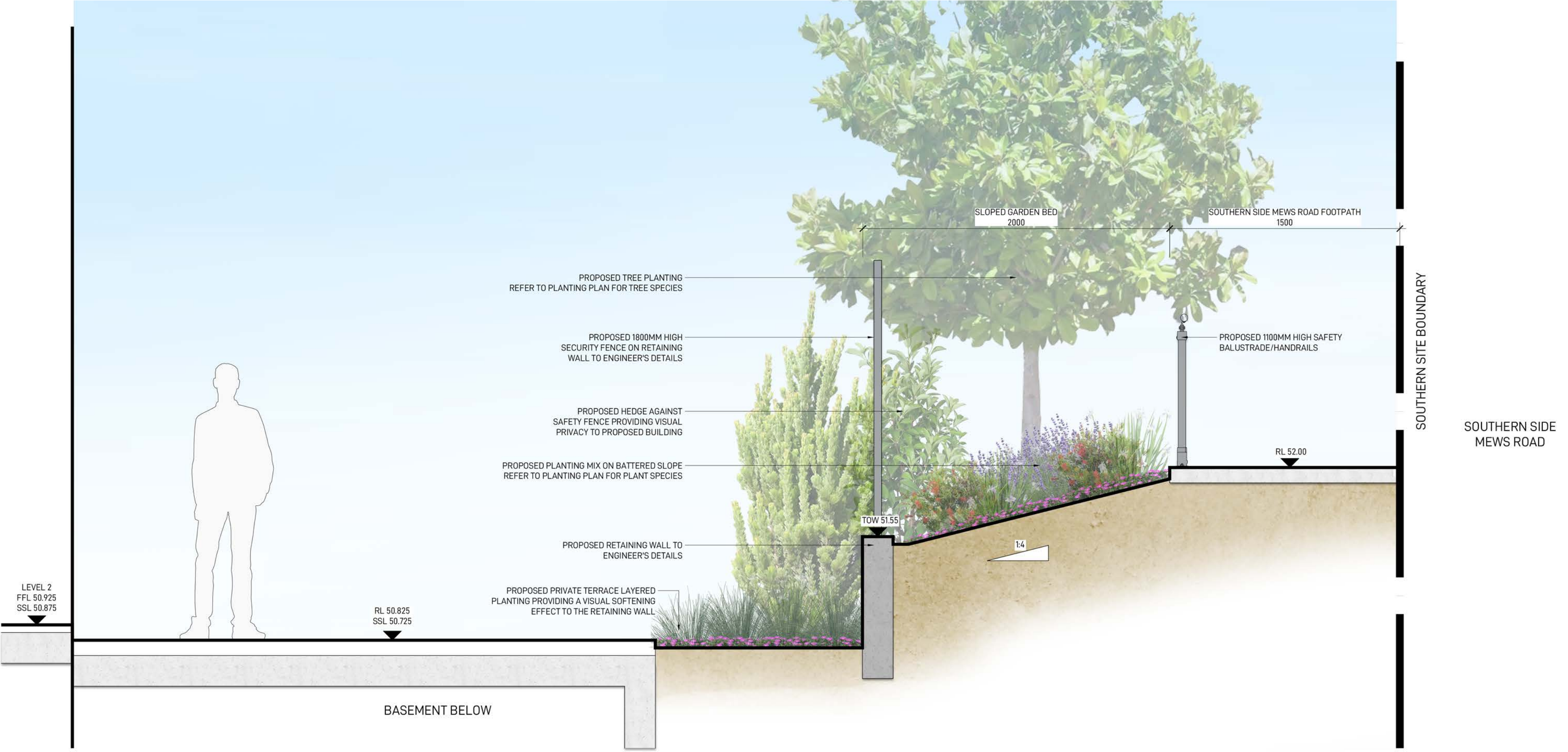
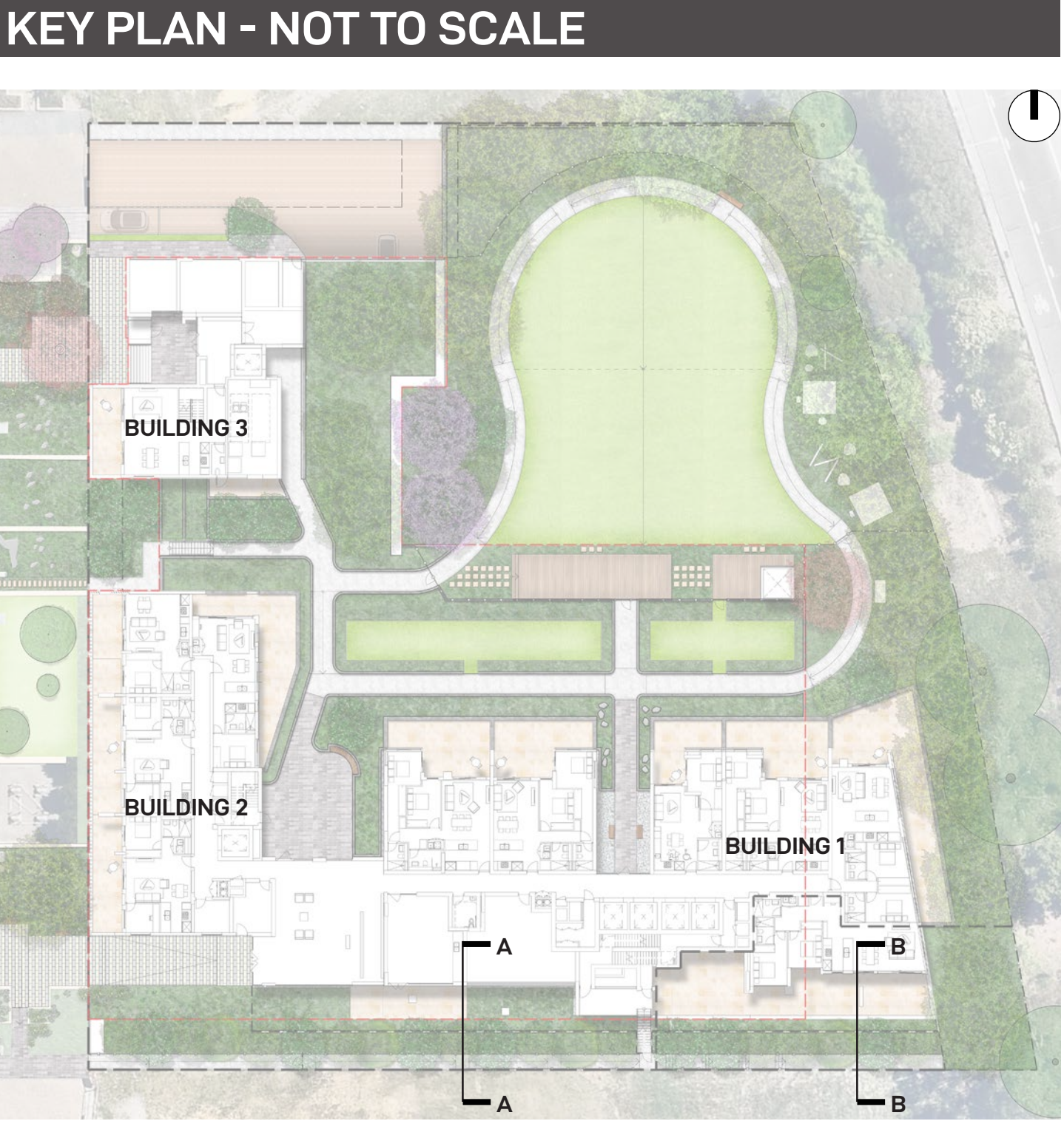
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REV

D



A-A SECTION 1
SCALE 1:20



B-B SECTION 2
SCALE 1:20


City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
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LANDSCAPE ARCHITECT

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ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
DRAFT	22.03.23	DRAFT ISSUE FOR COORDINATION	MK	RL
A	24.03.23	ISSUE FOR DA	MK	RL
B	06.04.23	ISSUE FOR COORDINATION	MK	RL
C	19.04.23	ISSUE FOR COORDINATION	MK	RL
D	08.05.23	ISSUE FOR DA	MK	RL

DRAWING TITLE

LANDSCAPE SECTIONS 1

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

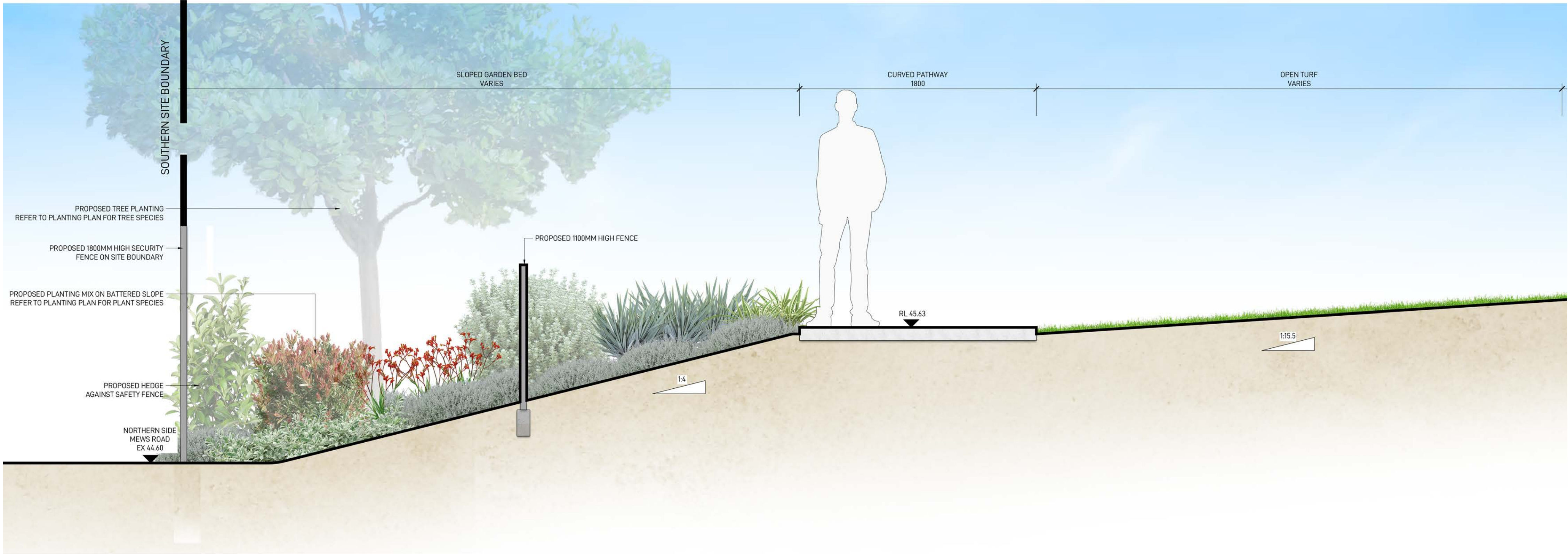
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08-MAY-23	20220218	MK	RL	LDA-301

PROJECT

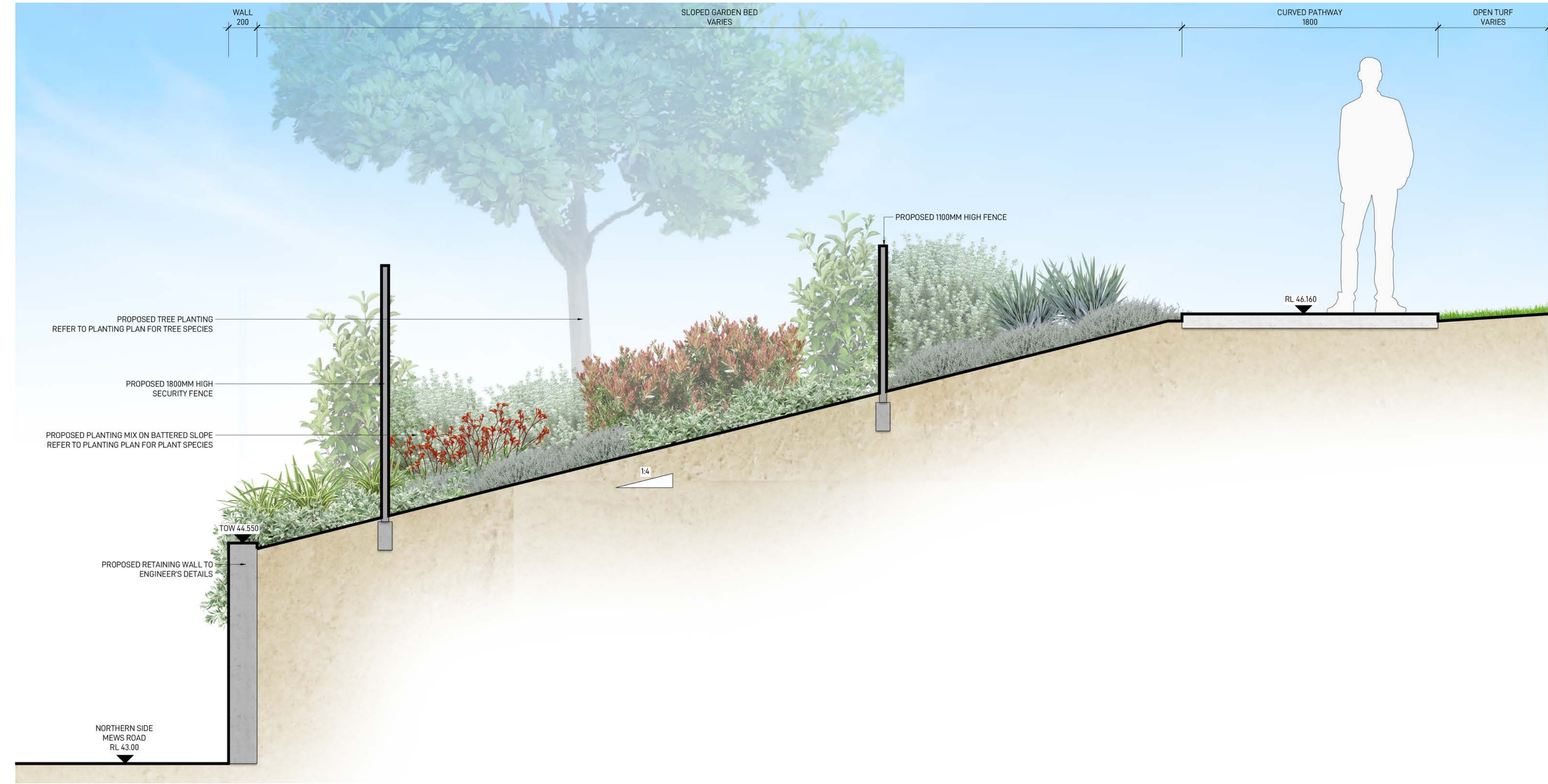
LACHLAN'S LINE LOT 110
MACQUARIE PARK, NSW 2113

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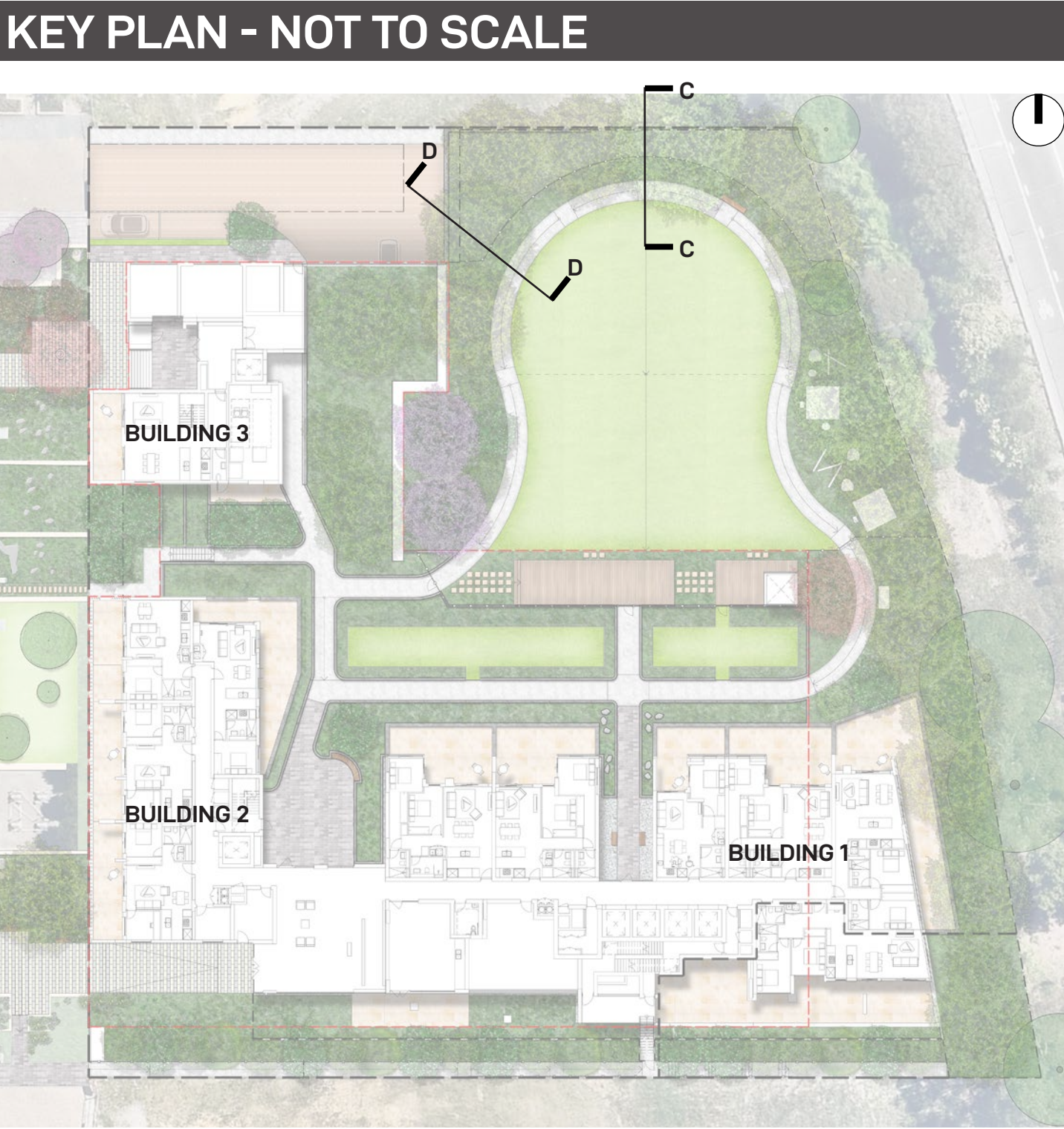
REV
D



C-C SECTION 3
SCALE 1:20



D-D SECTION 4
SCALE 1:20



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B	06.04.23	ISSUE FOR COORDINATION	MK	RL
C	19.04.23	ISSUE FOR COORDINATION	MK	RL
D	08.05.23	ISSUE FOR DA	MK	RL

DRAWING TITLE

LANDSCAPE SECTIONS 2

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

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PROJECT

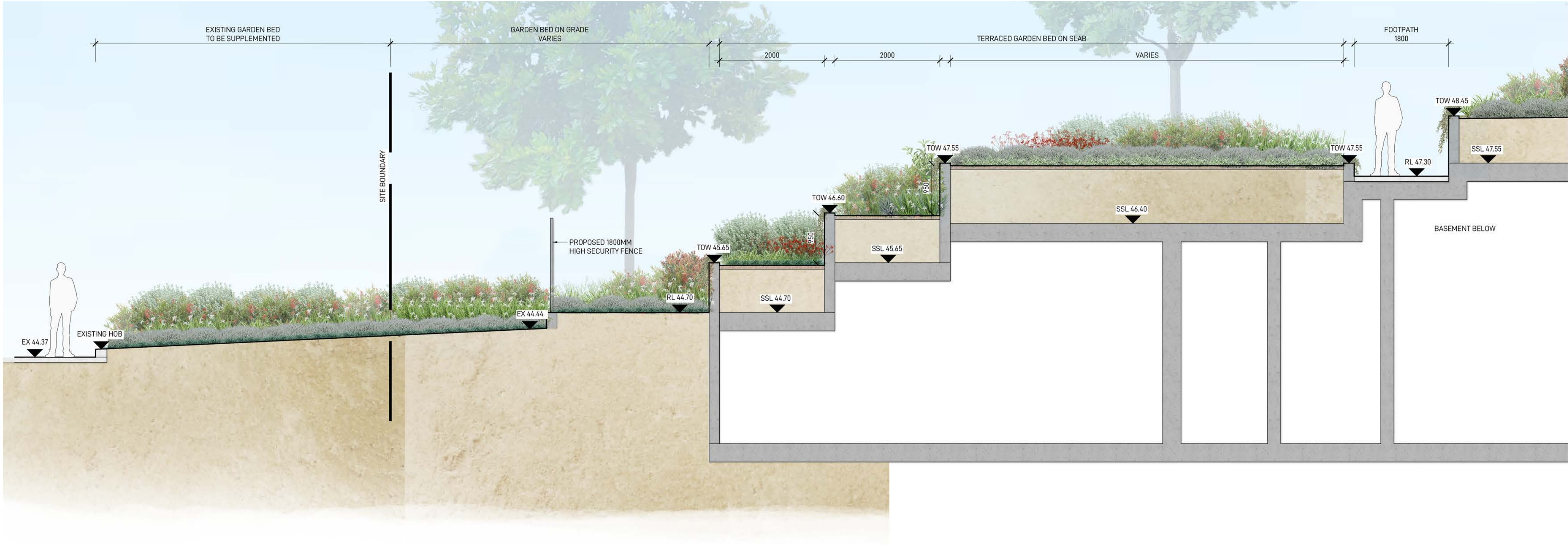
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MACQUARIE PARK, NSW 2113

SCALE
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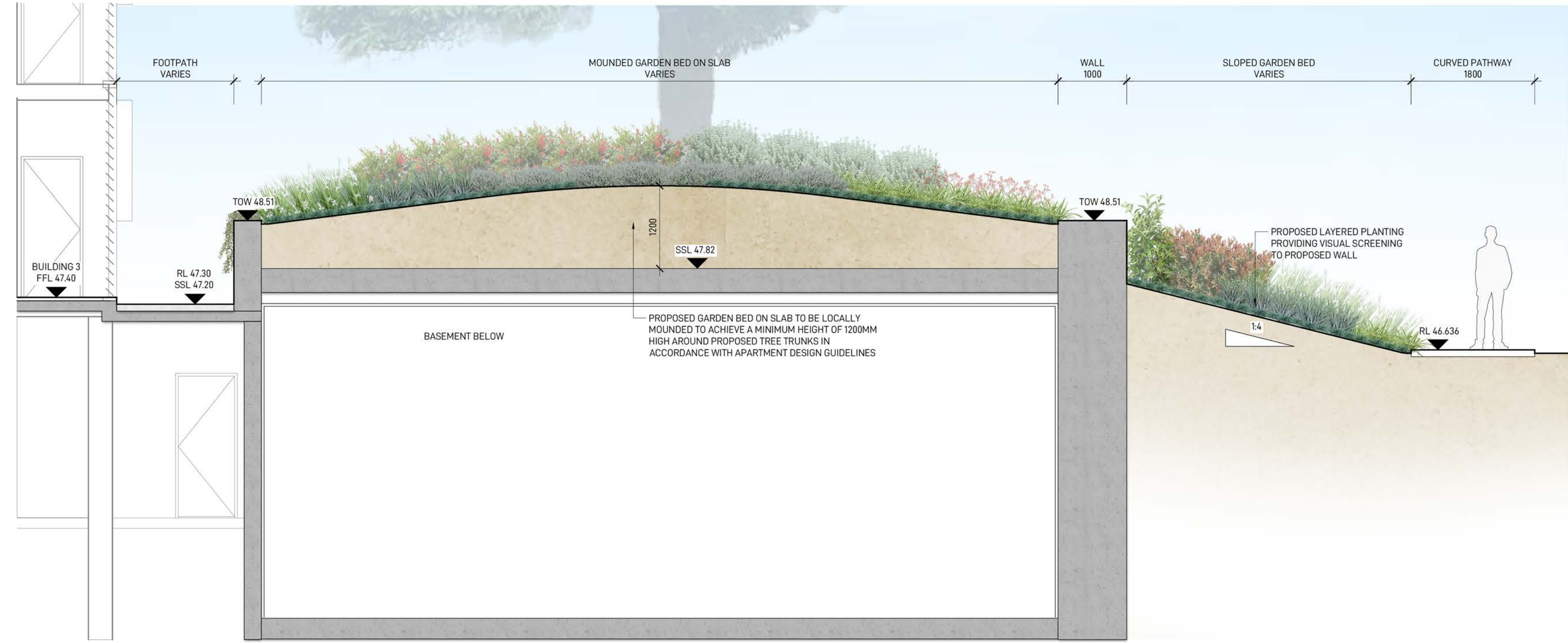
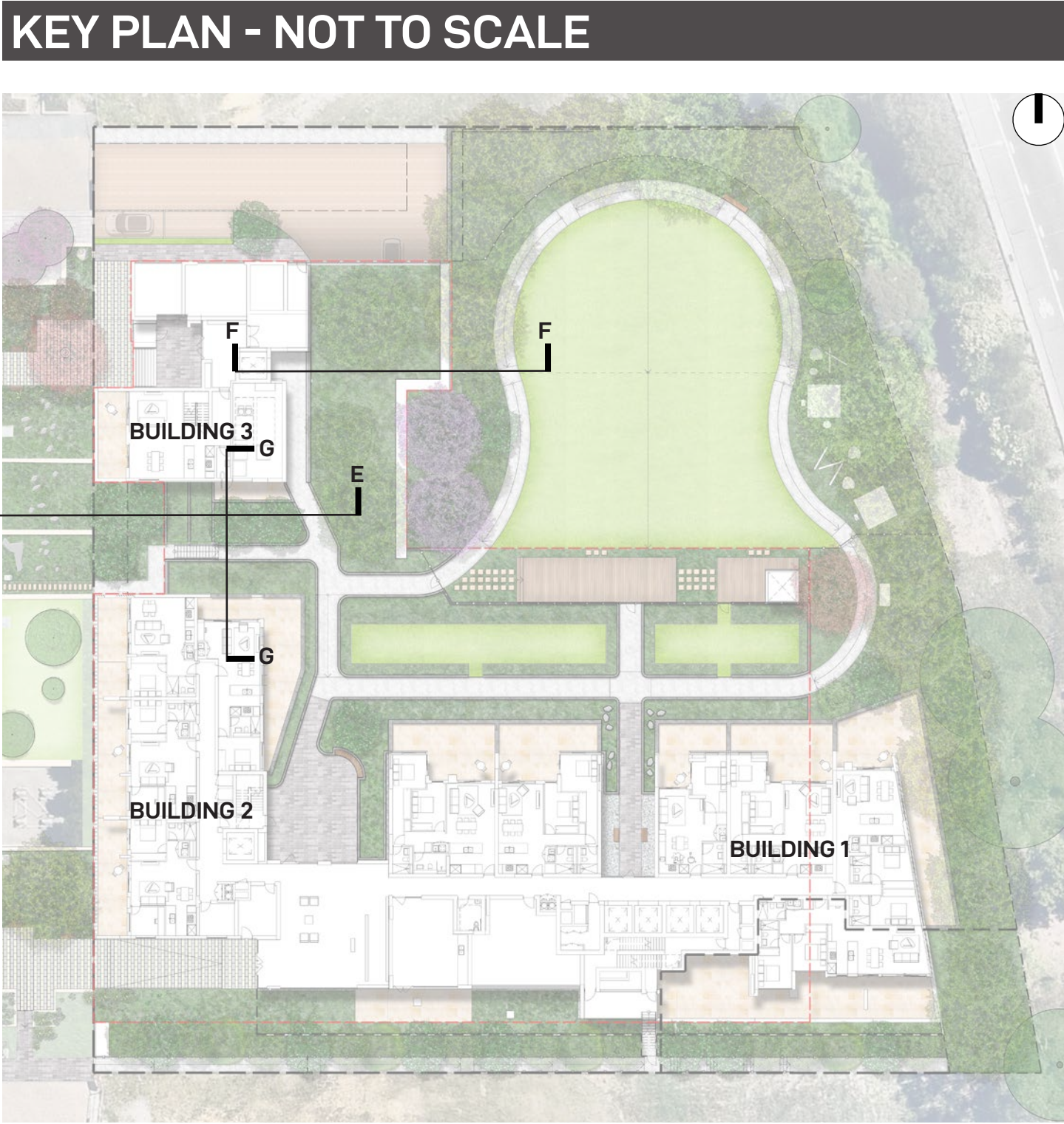
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City of Ryde

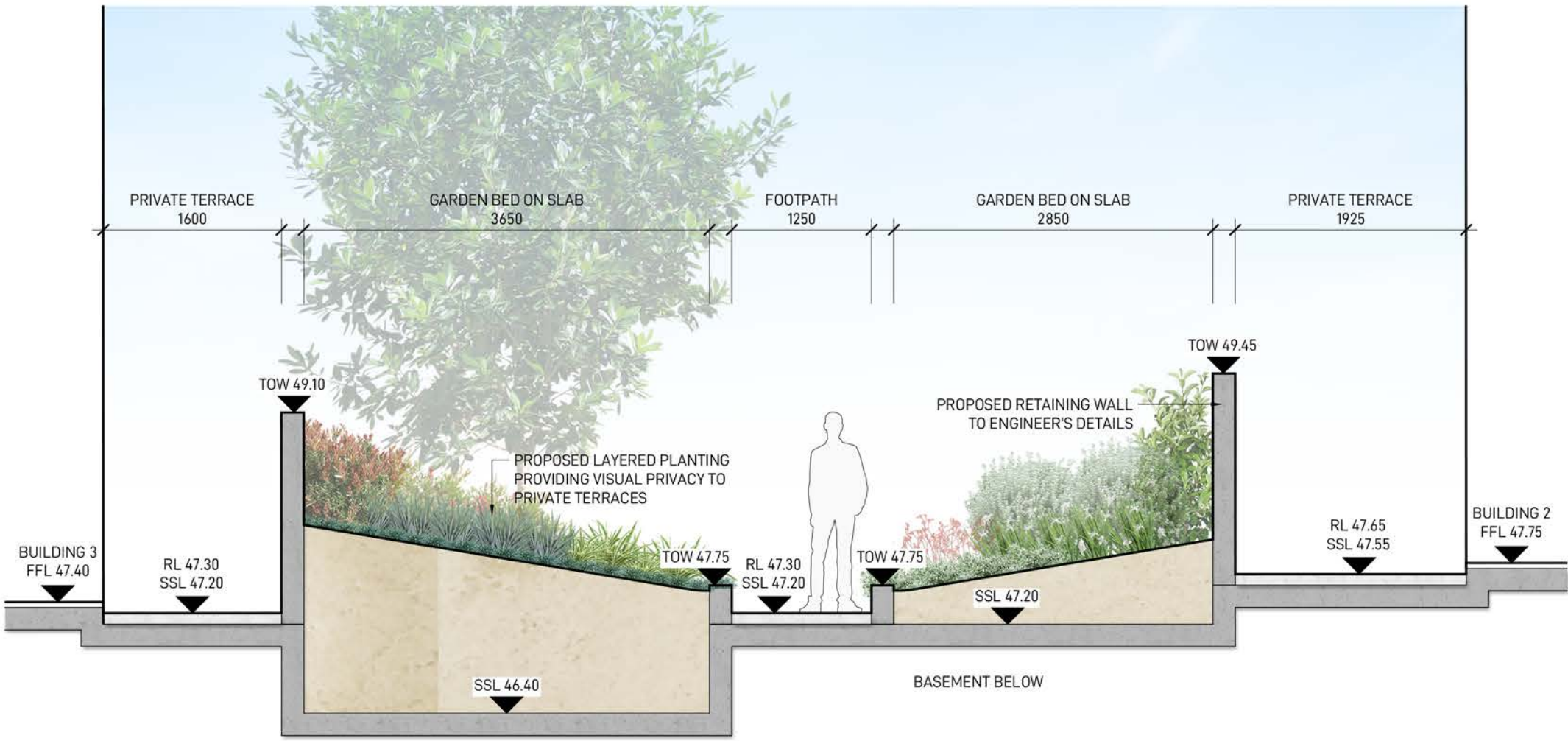
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
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E-E SECTION 5
SCALE 1:50




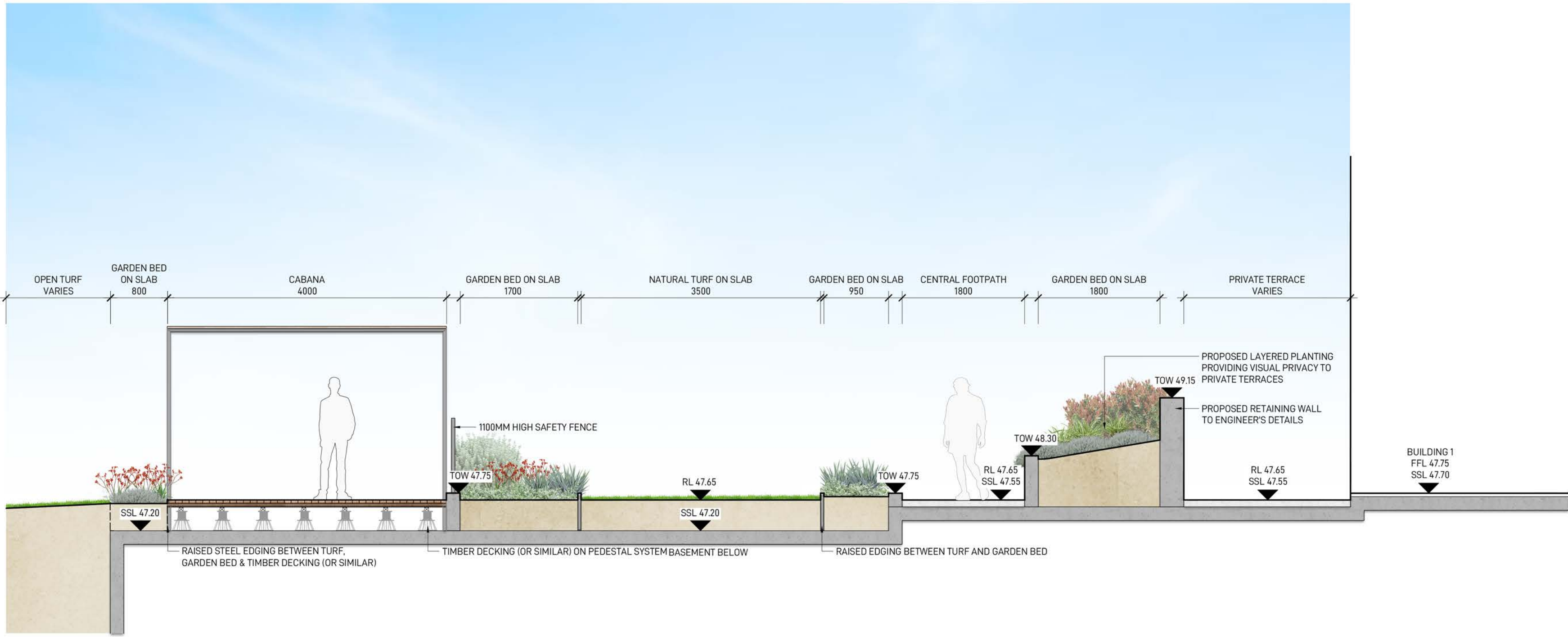
F-F SECTION 6
SCALE 1:50



G-G SECTION 7
SCALE 1:50

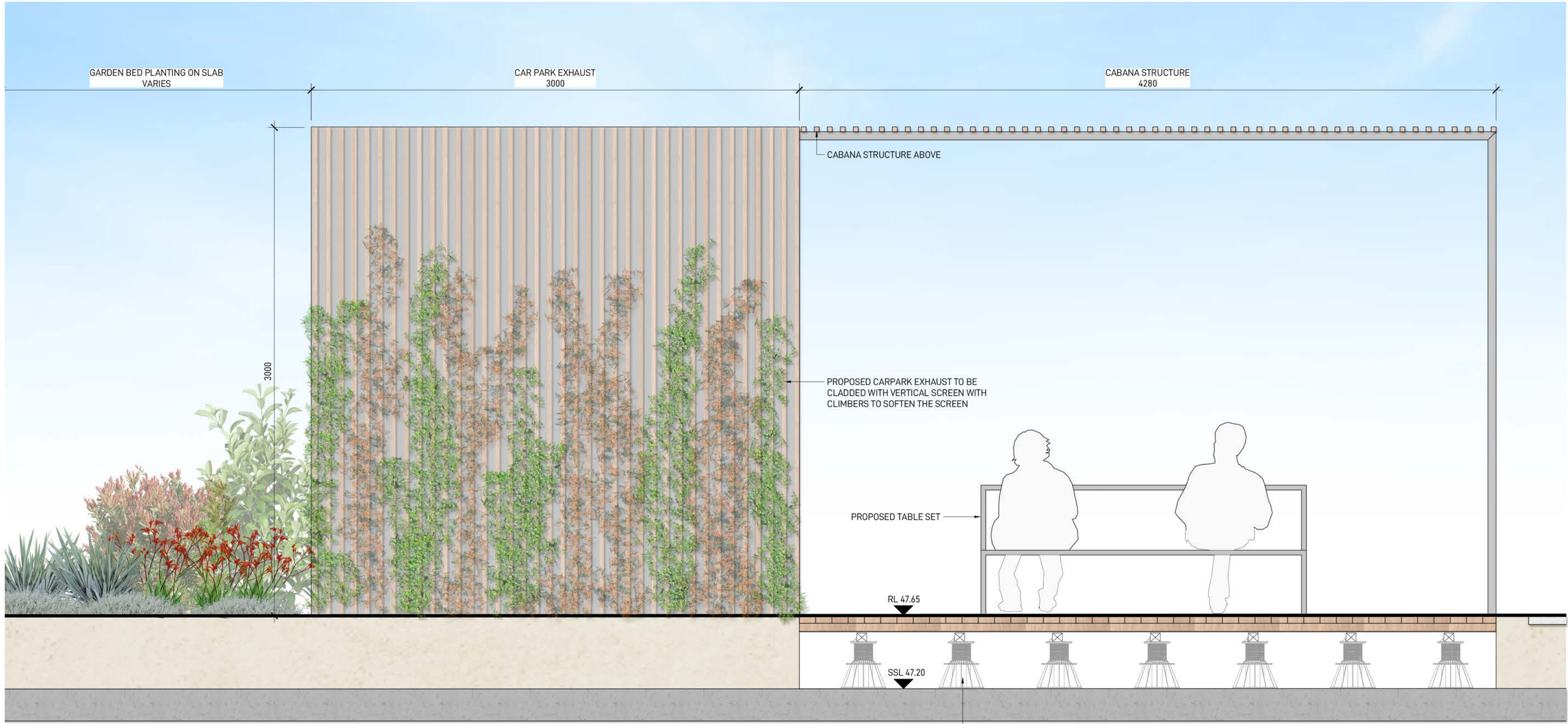
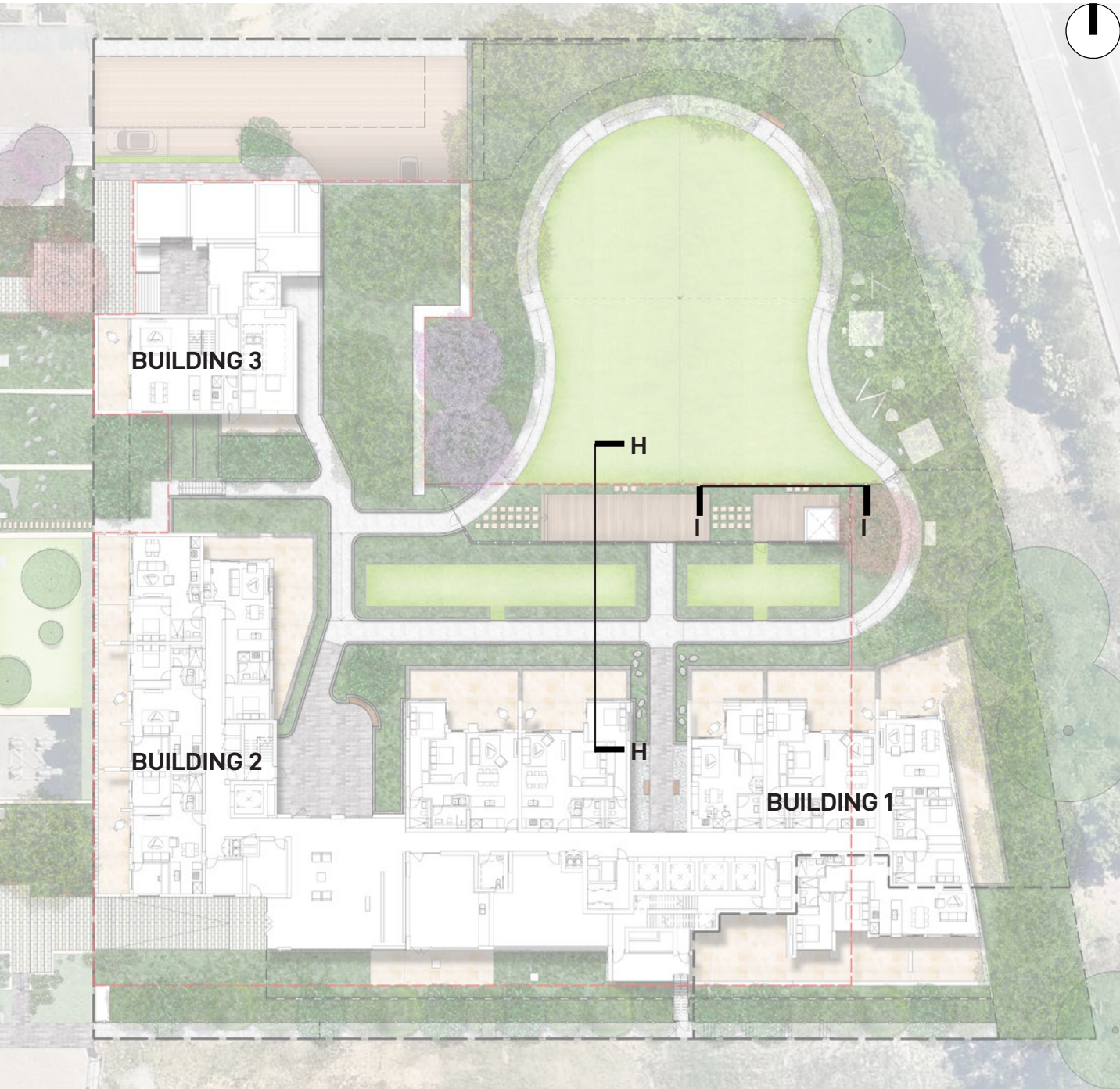
City of Ryde
Approved Plans
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LANDSCAPE ARCHITECT		CLIENT		ARCHITECT		NOTE		ISSUE		DATE		DESCRIPTION		DRAWN		CHECKED		DRAWING TITLE		DATE		JOB NUMBER		DRAWN		CHECKED		DRAWING NUMBER	
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								B		06.04.23		ISSUE FOR COORDINATION		MK		RL													
								C		19.04.23		ISSUE FOR COORDINATION		MK		RL													
								D		08.05.23		ISSUE FOR DA		MK		RL													



SECTION 8
SCALE 1:50


KEY PLAN - NOT TO SCALE

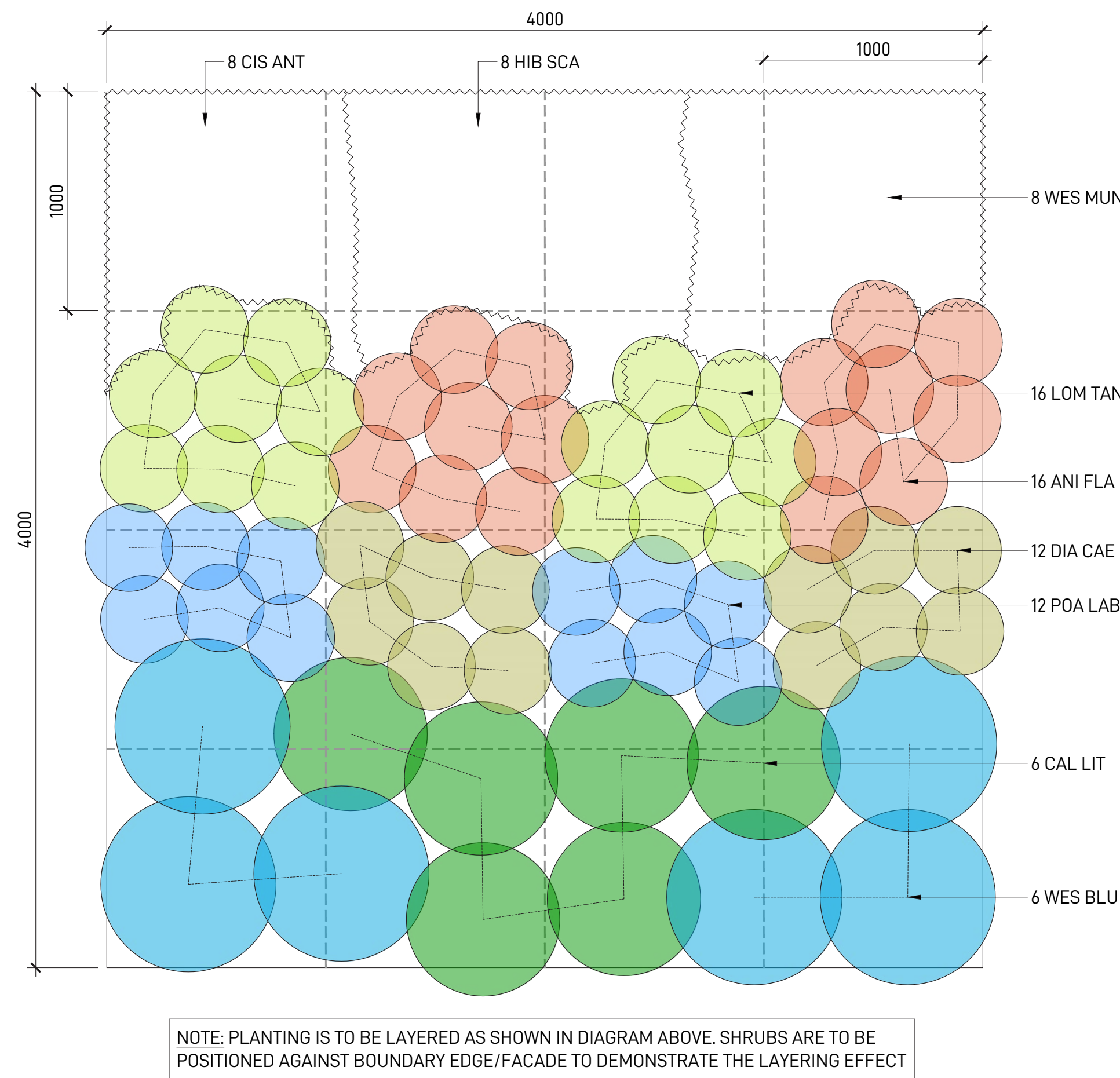


CARPARK BELOW

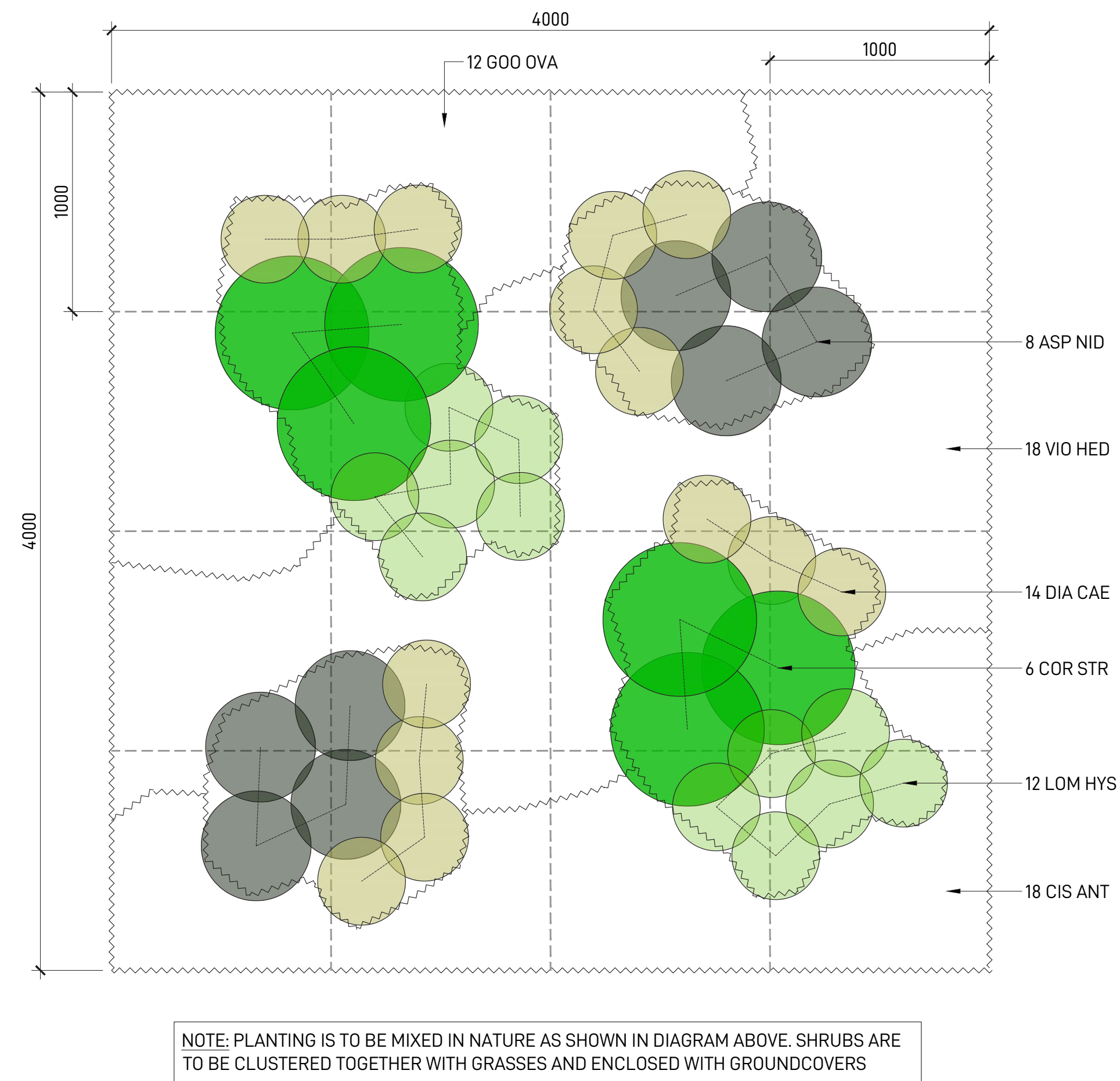
CABANA ELEVATION
SCALE 1:20

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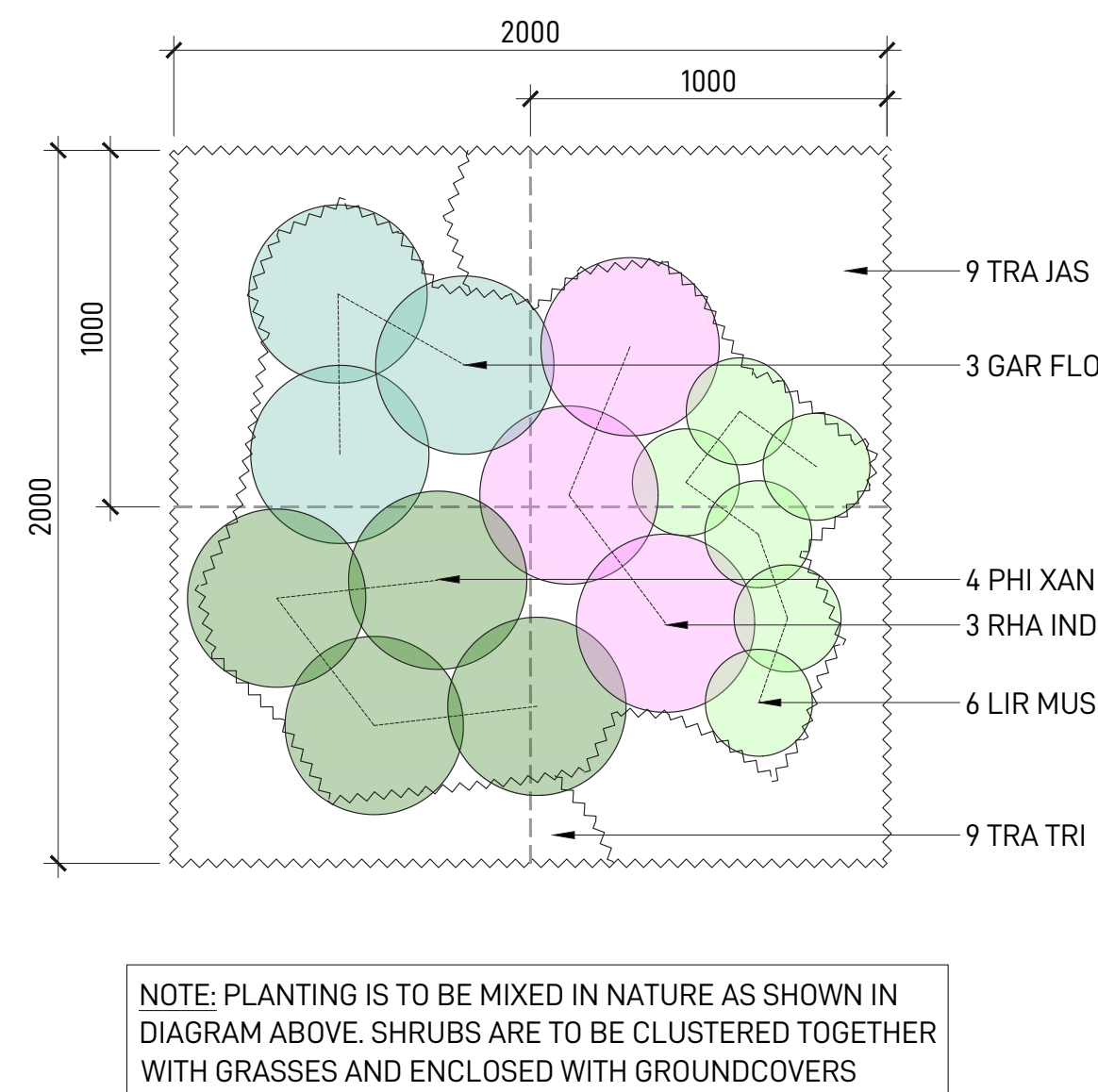
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										<div>SCALE 150 / A1 0 0.5 1 1.5M </div>																																																															
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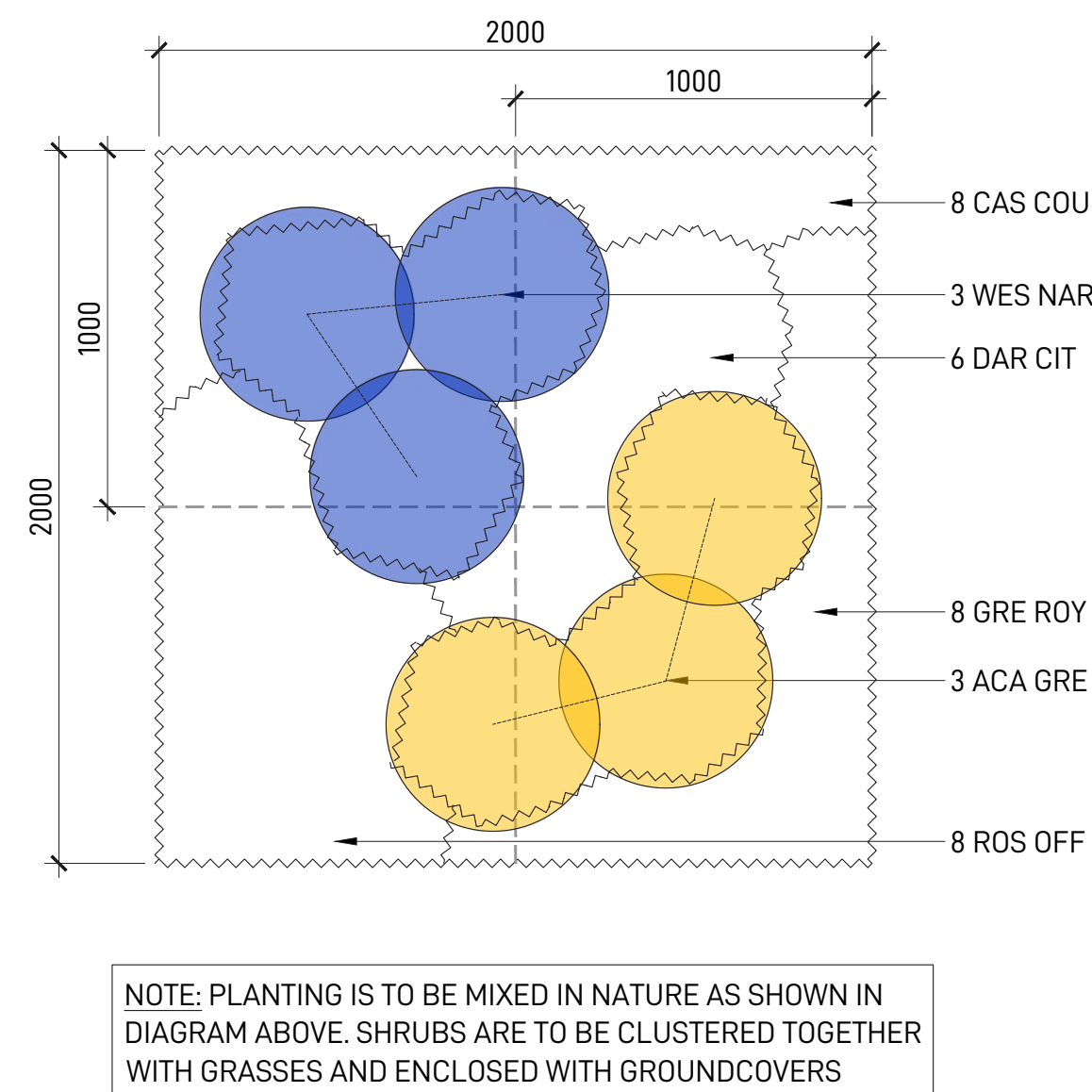
1-1 PLANT MATRIX A - NATIVE PLANTING MIX
TYPICAL PLANTING DETAIL - SCALE 1:20



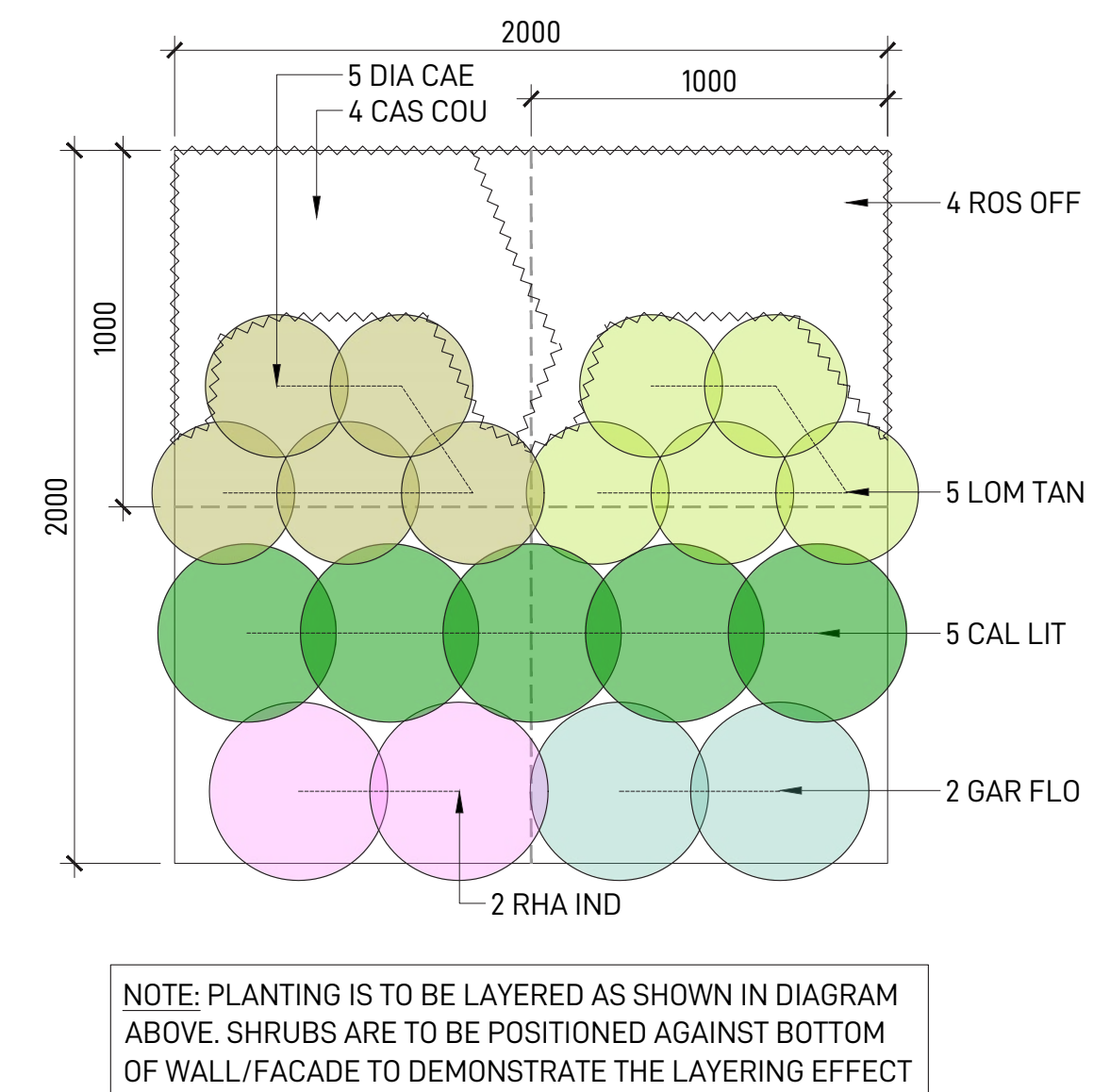
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1-3 PLANT MATRIX C - EXOTIC PLANTING MIX
TYPICAL PLANTING DETAIL - SCALE 1:20



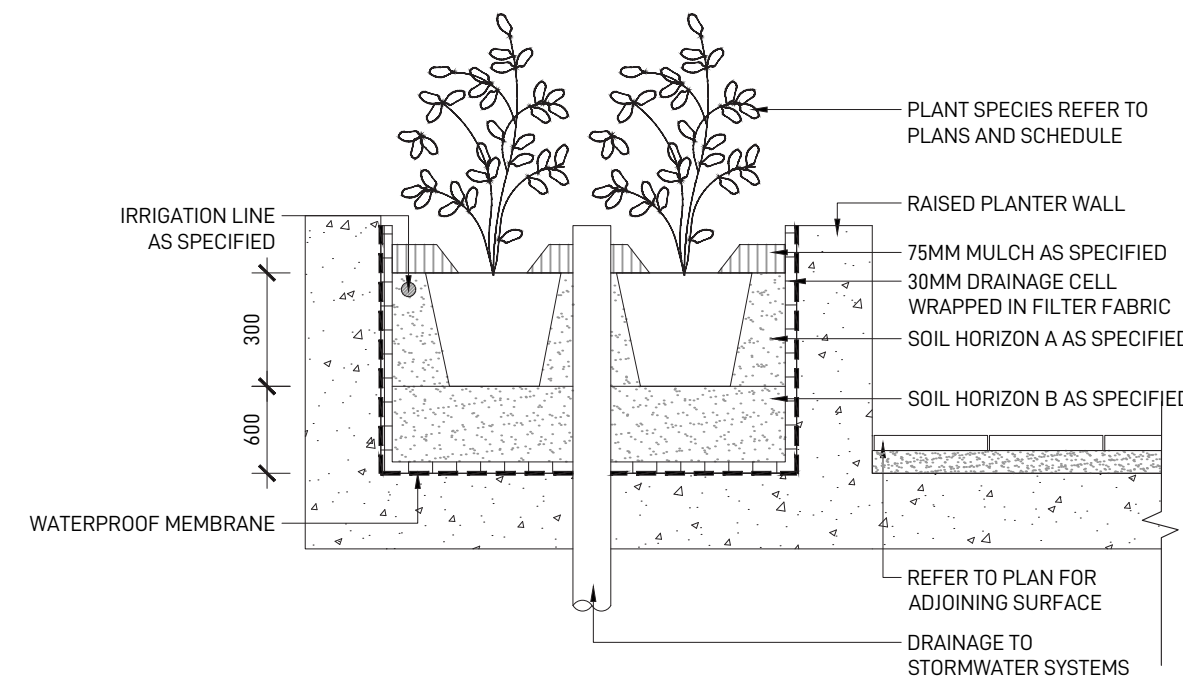
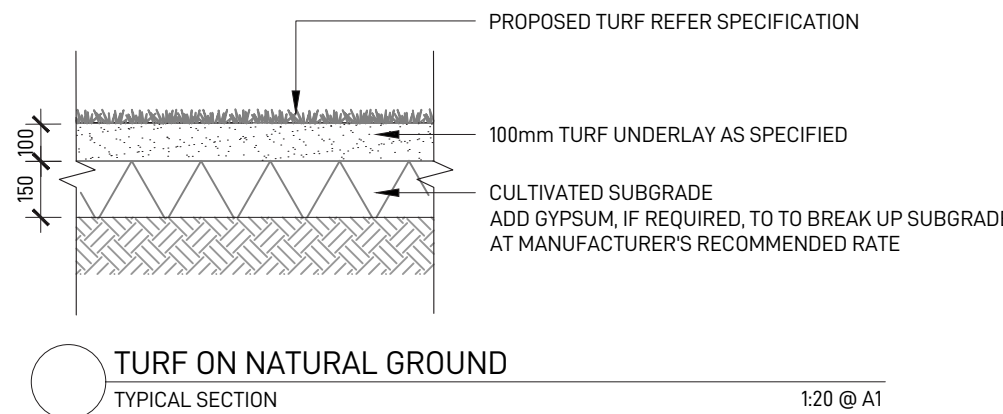
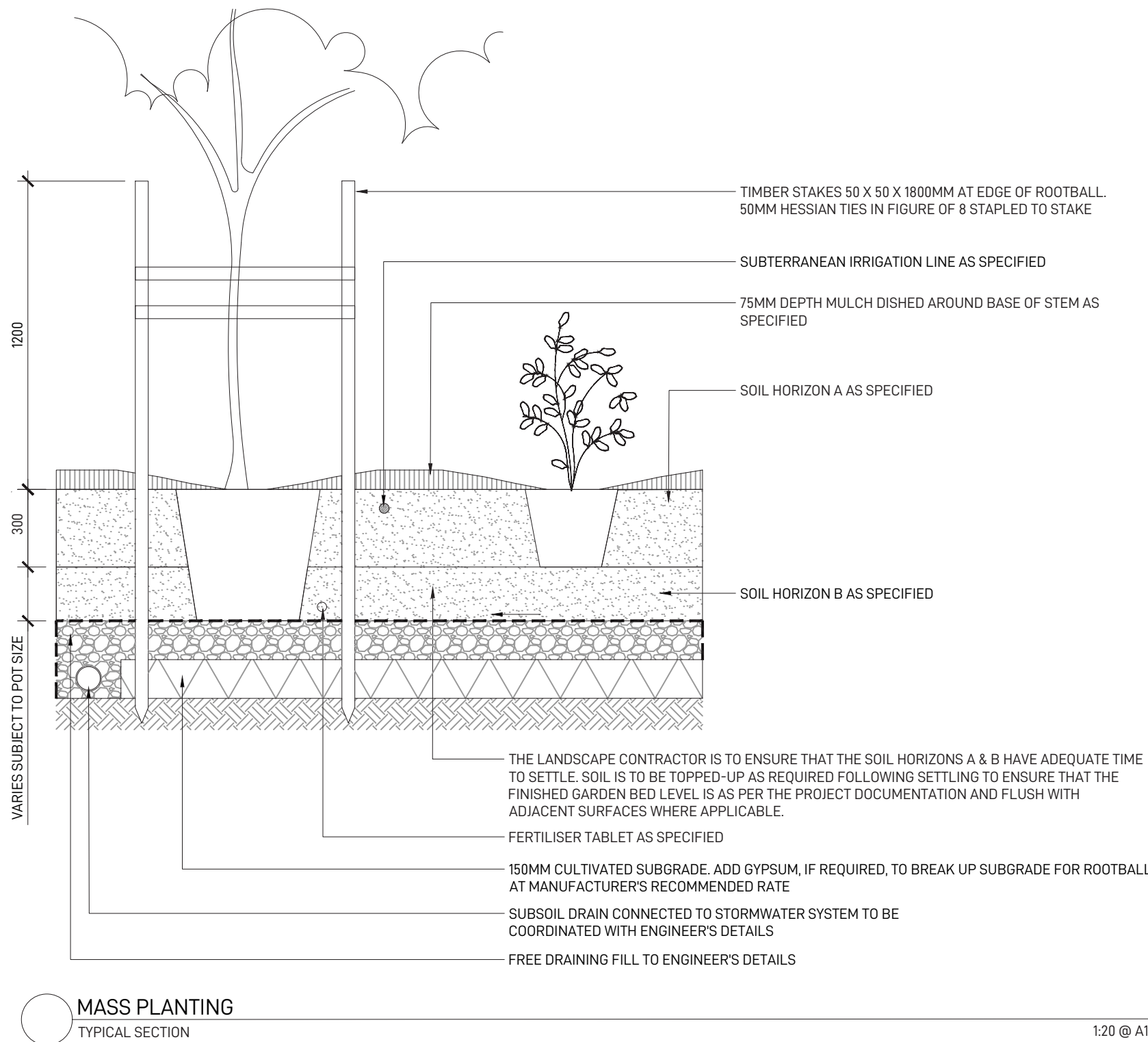
1-4 PLANT MATRIX D - SHALLOW PLANTING MIX
TYPICAL PLANTING DETAIL - SCALE 1:20



1-5 PLANT MATRIX E - EGRESS ENTRANCE PLANTING MIX
TYPICAL PLANTING DETAIL - SCALE 1:20

City of Ryde
Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
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TYPICAL LANDSCAPE DETAILS



OUTLINE LANDSCAPE SPECIFICATION

GENERAL
MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THE LANDSCAPE CONTRACTOR SHALL ATTEND THE SITE ON A WEEKLY BASIS TO MAINTAIN THE LANDSCAPE WORKS FOR THE FULL TERM APPROVED AT CC STAGE OF THE MAINTENANCE PERIOD (COMMENCING FROM PRACTICAL COMPLETION).

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL UNDERTAKE RUBBISH REMOVAL FROM THE SITE ON A WEEKLY BASIS TO ENSURE THE SITE REMAINS IN TIDY CONDITION.

WEED ERADICATION
WEED GROWTH THAT MAY OCCUR IN, PLANTED OR MULCHED AREAS IS TO BE REMOVED USING ENVIRONMENTALLY ACCEPTABLE METHODS I.E. NON-RESIDUAL GLYPHOSATE HERBICIDE, (E.G. 'ROUNDUP', APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS) OR HAND WEEDING.

TREE REPLACEMENT
TREES SHALL SHOW SIGNS OF HEALTHY VIGOROUS GROWTH AND BE FREE FROM DISEASE AND NOT EXHIBIT SIGNS OF STRESS PRIOR TO HANDOVER TO THE CLIENT. ANY TREES OR PLANT THAT DIE OR FAIL TO THRIVE, OR ARE DAMAGED OR STOLEN WILL BE REPLACED. REPLACEMENT MATERIAL SHALL HAVE THE MAINTENANCE PERIOD EXTENDED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT CONDITIONS. TREES AND PLANT MATERIALS SHALL BE EQUAL TO THE MINIMUM REQUIREMENTS OF SPECIES SPECIFIED AND APPROVED MATERIAL DELIVERED TO SITE. SHOULD THE CONDITION DECLINE FROM THE APPROVED SAMPLE THE SUPERINTENDENT RESERVES THE RIGHT TO REJECT THE TREE / PLANTS. FREQUENCY: AS REQUIRED.

PRUNING
SELECTIVE PRUNING MAY BE REQUIRED DURING THE ESTABLISHMENT PERIOD TO PROMOTE A BALANCED CANOPY STRUCTURE. THESE ACTIVITIES SHALL BE CARRIED OUT TO THE BEST HORTICULTURAL AND INDUSTRY PRACTICE. ALL PRUNED MATERIAL IS TO BE REMOVED FROM SITE.

IRRIGATION
A LOW VOLUME DRIP IRRIGATION SYSTEM MAY BE INSTALLED AT THE DISCRETION OF THE DEVELOPER. POSITION OF CONTROL BOX, SOLENOIDS AND IRRIGATION CONDUITS TO BE DESIGNED BY QUALIFIED IRRIGATION ENGINEER AT CC STAGE. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK, OR FORMED AND CONSTRUCTED CONCRETE BASED PEDESTAL MOUNT. PERFORMANCE SPECIFICATION TO BE PROVIDED BY LANDSCAPE ARCHITECT, NOMINALLY 25MM DELIVERED TO PLANT AREAS EACH WEEK DURING ESTABLISHMENT (DEPENDENT ON WEATHER CONDITIONS). AFTER ESTABLISHMENT, IRRIGATION RATES CAN BE DECREASED IN CERTAIN AREAS OF THE LANDSCAPE DEPENDING ON THE SPECIES.

WATERING
IMPLEMENT AN APPROPRIATE HAND WATERING REGIME TO MAINTAIN PLANT HEALTH AND VIGOUR. THE PROGRAM SHALL REFLECT SEASONAL CONDITIONS AND PLANT SPECIES. FREQUENCY: WEEKLY OR AS REQUIRED.

DRAINAGE
ALL LANDSCAPE AREAS ARE TO HAVE POSITIVE DRAINAGE TO SW SYSTEMS. IF AREAS OF POOR DRAINAGE ARE IDENTIFIED ON SITE THEN THIS SHOULD BE BROUGHT TO THE SITE SUPERINTENDENTS ATTENTION. INSTALL AGG LINES IF REQUIRED.

SOILS
HORIZON A - GARDEN BEDS ON NATURAL GROUND
A SANDY LOAM TO CLAY LOAM TOPSOIL MIX DESIGNED FOR GENERAL PURPOSE, ON-GRADE LANDSCAPE GARDEN BED PLANTING OF GRASSES, WOODY AND HERBACEOUS ANNUALS AND PERENNIALS THAT HAVE HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH, AND ARE NOT SUBJECT TO COMPACTION BY PEDESTRIAN AND OTHER FOOT TRAFFIC. HEAVIER TEXTURED SOILS IN THIS SPECIFICATION MAY REQUIRE ENGINEERED SOLUTIONS WHERE EXCESSIVE WETNESS IS ANTICIPATED. NOTE THAT ORGANIC SOIL VARIANT SHOULD NOT BE CHOSEN FOR LOW PLANTINGS AND SHOULD NOT BE USED BELOW 300MM. PLANTING METHODS INCLUDE DIRECT SEEDING, TUBE AND POTTED SPECIMENS UP TO 45L.

HORIZON B - GARDEN BEDS ON SLAB
THIS SPECIFICATION DESCRIBES THE FORMULATION OF AN OPEN GRANULAR WELL DRAINED GROWING MEDIA WITH A SATURATED DENSITY OF LESS THAN 2400 KG/M3 (2.4KG/L) FOR USE IN ON-SLAB APPLICATIONS, INCLUDING GREEN ROOFS WITH AN EXPECTATION OF LONGEVITY. IT IS A TOPSOIL FORMULATION TO BE USED IN THE SURFACE 300MM OF ALL ON-SLAB INSTALLATIONS INCLUDING PLANTER BOXES, CONTAINERS AND GARDEN BEDS. IN ORDER TO MAINTAIN STRUCTURE AND POROSITY OVER EXTENDED PERIODS, AND TO AVOID SLUMPING AND VOLUME LOSS OVER TIME, THE FORMULATION MUST EMPLOY LOW DENSITY MINERAL COMPONENTS SUCH AS ASH, PERLITE, SCORIA, PUMICE AND DIATOMACEOUS EARTH, OR ARTIFICIAL COMPONENTS SUCH AS UREA FORMALDEHYDE AND STYROFOAM. PHYSICALLY THE MEDIA PROPERTIES OF A POTTING MEDIA AND IS ASSESSED USING THE METHODOLOGY OF AS 3743.

CULTIVATION
ALL GARDEN BEDS TO BE CULTIVATED TO A MIN DEPTH OF 150MM AND TREE PITS TO THE DEPTH OF THE ROOT BALL ONLY. IF ADDITIVES SUCH AS GYPSUM ARE REQUIRED CONDUCT THIS AFTER CULTIVATION INTO THE TOP 100MM OF SOIL.

PLANTING
ALL PLANTING TO BE GROWN TO NATSPEC SPECIFICATIONS. CONTRACTOR TO PREPARE SITE FOR PLANTING INCLUDING WATERING, HANDLING, SETTING OUT AND EXCAVATION. EXCAVATE A HOLE FOR EACH PLANT LARGE ENOUGH TO PROVIDE NOT LESS THAN 100MM ALL AROUND THE ROOT SYSTEM OF THE PLANT. FOR TREE PLANTING EACH HOLE SHALL BE DUG WITH A SHOVEL, BACKHOE OR SIMILAR TOOL. INDIVIDUAL HOLES SHALL BE EXCAVATED TO ALLOW ROOT SYSTEM TO SIT FLAT ON THE EXCAVATED HOLE AND 400MM TO EACH SIDE OF THE ROOT SYSTEM. BACKFILL PLANTING HOLES WITH EXISTING SITE SOIL AND TOPSOIL AS DESCRIBED IN SECTION 'SOIL'. PLANT / TREE SHALL BE SET PLUMB, WITH THE ROOT BALL SET SLIGHTLY BELOW THE FINAL SOIL LEVEL.

MULCHING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL 10MM PINE BARK MULCH TO ALL GARDEN BEDS SHOWN ON THE LANDSCAPE PLANS, TO A MINIMUM DEPTH OF 75MM. ALL MULCH IS TO BE FREE OF DELETERIOUS MATTER SUCH AS SOIL, WEEDS AND STICKS. MULCHED SURFACES ARE TO BE KEPT CLEAN AND TIDY AND FREE OF ANY DELETERIOUS MATERIAL AND FOREIGN MATTER. REINSTATE DEPTHS TO A UNIFORM LEVEL OF 75MM WITH MULCH AS SPECIFIED. MULCH TO BE FREE OF ANY WOOD MATERIAL IMPREGNATED WITH CCA OR SIMILAR TOXIC TREATMENT. MAINTAIN WATERING RINGS AROUND TREES. TOP UP MULCH LEVELS PRIOR TO HANDOVER TO CLIENT.

TURFING
THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL SAPHIRE BUFFALO TURF IN STRETCHER PATTERN TO ALL TURF AREAS SHOWN ON THE LANDSCAPE PLANS AND IS TO FINISH FLUSH WITH ADJACENT SURFACES. TURF TO BE A MIN THICKNESS OF 50MM WITH A 40MM MOWING HEIGHT. CONTRACTOR TO ALLOW FOR FERTILISING, LAYING, TAMPING, WATERING, TOP DRESSING, MAINTENANCE AND MOWING. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TURF UNDERLAY UNDER ALL TURF AREAS, CONSISTING OF 100MM THICK LAYER OF SCREENED TOP SOIL.

PEST AND DISEASE CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY FOR PESTS AND DISEASE INFESTATIONS WHEN THE PEST AND FUNGAL ATTACK HAS BEEN POSITIVELY IDENTIFIED AND WHEN THEIR POPULATIONS HAVE INCREASED TO A POINT THAT WILL BECOME DETRIMENTAL TO PLANT GROWTH. APPLY ALL PESTICIDES TO MANUFACTURER'S DIRECTIONS. FREQUENCY: WEEKLY INSPECTION

FERTILISING
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.31&2.9 OR SIMILAR APPROVED. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE. GENERALLY CHECK FOR SIGNS OF NUTRIENT DEFICIENCIES (YELLOWING OF LEAVES, FAILURE TO THRIVE), AND ADAPT FERTILISER REGIME TO SUIT. FERTILISER SHOULD BE APPLIED AT THE BEGINNING AND THE END OF THE (SUMMER) GROWING SEASON.



Approved Plans
LDA No. LDA2022/0390
Date: 28 July 2023
Council Officer: Shannon Butler
Subject to Conditions of Consent

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT		CLIENT		ARCHITECT		NOTE		<table><thead><tr><th>ISSUE</th><th>DATE</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECKED</th></tr></thead><tbody><tr><td>DRAFT</td><td>22.03.23</td><td>DRAFT ISSUE FOR COORDINATION</td><td>MK</td><td>RL</td></tr><tr><td>A</td><td>24.03.23</td><td>ISSUE FOR DA</td><td>MK</td><td>RL</td></tr><tr><td>B</td><td>06.04.23</td><td>ISSUE FOR COORDINATION</td><td>MK</td><td>RL</td></tr><tr><td>C</td><td>19.04.23</td><td>ISSUE FOR COORDINATION</td><td>MK</td><td>RL</td></tr><tr><td>D</td><td>08.05.23</td><td>ISSUE FOR 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