

ATTACHMENT 2 – CONDITIONS OF CONSENT

A. Amend Condition 1 to read as follows:

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

Document Description	Drawing No / Revision	Date	Prepared by
Architectural Plans			
Cover	Revision F	November 2023	Curzon + Partners
Drawing Register	D001 Rev H	21/11/2023	Curzon + Partners
Site Survey	D002 Rev C	26/11/2021	Curzon + Partners
Demolition Plan	D003 Rev C	26/11/2021	Curzon + Partners
Site Analysis	D004 Rev D	13/11/2023	Curzon + Partners
Site Plan	D008 Rev D	13/11/2023	Curzon + Partners
Yield & Schedules	D009 Rev D	13/11/2023	Curzon + Partners
BASIX Commitments – Building A B & C	D010 Rev C	26/11/2021	Curzon + Partners
BASIX Commitments – Building D	D011 Rev C	26/11/2021	Curzon + Partners
Basement 02 Floor Plan	D098 Rev F	21/11/2023	Curzon + Partners
Basement 01 Floor Plan	D099 Rev E	13/11/2023	Curzon + Partners
Ground Floor Plan	D100 Rev E	13/11/2023	Curzon + Partners
Level 1 Plan	D101 Rev F	13/11/2023	Curzon + Partners
Level 2 Plan	D102 Rev D	26/11/2021	Curzon + Partners
Level 3 Plan	D103 Rev D	26/11/2021	Curzon + Partners
Level 4 Plan	D104 Rev D	26/11/2021	Curzon + Partners
Level 5 Plan	D105 Rev E	11/01/2022	Curzon + Partners
Level 6 Plan	D106 Rev E	11/01/2022	Curzon + Partners
Level 7 Plan	D107 Rev C	26/11/2021	Curzon + Partners
Level 8 Plan	D108 Rev C	26/11/2021	Curzon + Partners
North-west Elevation Railway Rd	D200 Rev C	26/11/2021	Curzon + Partners
North-east Elevation Constitution Rd	D201 Rev D	11/01/2022	Curzon + Partners
South-east Elevation Faraday Ln	D202 Rev D	11/01/2022	Curzon + Partners
South-west Elevation Underdale Ln	D203 Rev C	26/11/2021	Curzon + Partners
North-west internal elevation – Building C & D	D204 Rev D	13/11/2023	Curzon + Partners
South-east internal elevation – Building A & B	D205 Rev E	13/11/2023	Curzon + Partners
Internal Elevations	D206 Rev D	13/11/2023	Curzon + Partners
Sections	D250 Rev D	13/11/2023	Curzon + Partners
Sections	D251 Rev D	13/11/2023	Curzon + Partners
Sections	D252 Rev D	13/11/2023	Curzon + Partners
Material Board	D300 Rev C	26/11/2021	Curzon + Partners
Material Board	D301 Rev D	11/01/2022	Curzon + Partners
Perspectives	D302 to D310 Rev C	26/11/2021	Curzon + Partners
FSR Calculation	D500 & D501 Rev D	13/11/2023	Curzon + Partners

Building Height Analysis	D502 Rev C	26/11/2021	Curzon + Partners
Solar & Ventilation Analysis	D503 & D504 Rev D	13/11/2023	Curzon + Partners
Communal Open Spaces & Communal Rooms	D505 Rev C	26/11/2021	Curzon + Partners
Car Parking Calculations	D507 Rev D	13/11/2023	Curzon + Partners
GFA Bonus Calculations	D508 Rev D	13/11/2023	Curzon + Partners
Storage volumes — Building A	D509 Rev D	13/11/2023	Curzon + Partners
Storage volumes — Building B	D510 Rev D	13/11/2023	Curzon + Partners
Storage volumes — Building C	D511 Rev D	13/11/2023	Curzon + Partners
Storage volumes — Basement	D512 Rev C	26/11/2021	Curzon + Partners
Plaza Detail Plan	D600 Rev B	26/11/2021	Curzon + Partners
Privacy Screen Details	D601 Rev A	26/11/2021	Curzon + Partners
Permeability Plan	D602 Rev B	26/11/2021	Curzon + Partners
Land Dedication Plan	D603 Rev D	11/01/2022	Curzon + Partners
Land Dedication Plan	D603_1 Rev C	26/11/2021	Curzon + Partners
Faraday Lane Planter Details	D604 Rev C	26/11/2021	Curzon + Partners
Survey Road Widening	D606 Rev C	26/11/2021	Curzon + Partners
Building A Cover Page	DA000 Rev C	26/11/2021	Curzon + Partners
Level 1	DA101 Rev F	13/11/2023	Curzon + Partners
Level 2	DA102 Rev C	26/11/2021	Curzon + Partners
Level 3	DA103 Rev C	26/11/2021	Curzon + Partners
Level 4	DA104 Rev C	26/11/2021	Curzon + Partners
Level 5	DA105 Rev C	26/11/2021	Curzon + Partners
Level 6	DA106 Rev C	26/11/2021	Curzon + Partners
Level 7	DA107 Rev C	26/11/2021	Curzon + Partners
Level 8	DA108 Rev C	26/11/2021	Curzon + Partners
Yield Analysis — Building A	DA501 Rev C	26/11/2021	Curzon + Partners
Adaptable & Liveable Apartments — Building A	DA502 & DA503 Rev C	26/11/2021	Curzon + Partners
Building B Cover Page	DB000 Rev C	26/11/2021	Curzon + Partners
Level 1	DB101 Rev C	26/11/2021	Curzon + Partners
Level 2	DB102 Rev C	26/11/2021	Curzon + Partners
Level 3	DB103 Rev C	26/11/2021	Curzon + Partners
Level 4	DB104 Rev C	26/11/2021	Curzon + Partners
Level 5	DB105 Rev D	11/01/2022	Curzon + Partners
Level 6	DB106 Rev D	11/01/2022	Curzon + Partners
Level 7	DB107 Rev C	26/11/2021	Curzon + Partners
Level 8	DB108 Rev C	26/11/2021	Curzon + Partners
Yield Analysis — Building B	DB501 Rev C	26/11/2021	Curzon + Partners
Adaptable & lovable Apartments — Building B	DB502 Rev C	26/11/2021	Curzon + Partners
Building C Cover Page	DC000 Rev C	26/11/2021	Curzon + Partners
Level 1	DC101 Rev D	11/01/2022	Curzon + Partners
Level 2	DC102 Rev C	26/11/2021	Curzon + Partners
Level 3	DC103 Rev C	26/11/2021	Curzon + Partners
Level 4	DC104 Rev C	26/11/2021	Curzon + Partners
Level 5	DC105 Rev C	26/11/2021	Curzon + Partners
Level 6	DC106 Rev C	26/11/2021	Curzon + Partners
Level 7	DC107 Rev C	26/11/2021	Curzon + Partners
Level 8	DC108 Rev C	26/11/2021	Curzon + Partners
Yield Analysis — Building C	DC501 Rev C	26/11/2021	Curzon + Partners
Adaptable & liveable Apartments — Building C	DC502 Rev C	26/11/2021	Curzon + Partners
Building D Cover Page	DD000 Rev C	26/11/2021	Curzon + Partners
Level 1	DD101 Rev C	26/11/2021	Curzon + Partners
Level 2	DD102 Rev C	26/11/2021	Curzon + Partners
Level 3	DD103 Rev C	26/11/2021	Curzon + Partners

Level 4	DD104 Rev C	26/11/2021	Curzon + Partners
Level 5	DD105 Rev C	26/11/2021	Curzon + Partners
Level 6	DD106 Rev C	26/11/2021	Curzon + Partners
Level 7	DD107 Rev C	26/11/2021	Curzon + Partners
Level 8	DD108 Rev C	26/11/2021	Curzon + Partners
Yield Analysis – Building D	DD501 Rev C	26/11/2021	Curzon + Partners
Co-Living Rooms	DD502 Rev C	26/11/2021	Curzon + Partners
Cover / Drawing Register	DA0001 Rev 09	22/11/2024	AJC Architects
Site Plan	DA1000 Rev 08	22/11/2024	AJC Architects
Yield & Schedules	DA2810 Rev 09	22/11/2024	AJC Architects
Basement 02 Floor Plan	DA2002 Rev 09	22/11/2024	AJC Architects
Basement 01 Floor Plan	DA2001 Rev 08	22/11/2024	AJC Architects
Ground Floor Plan	DA2010 Rev 10	22/11/2024	AJC Architects
Level 1 Plan	DA2011 Rev 10	22/11/2024	AJC Architects
Level 2 Plan	DA2012 Rev 09	22/11/2024	AJC Architects
Level 3 Plan	DA2013 Rev 09	22/11/2024	AJC Architects
Level 4 Plan	DA2014 Rev 09	22/11/2024	AJC Architects
Level 5 Plan	DA2015 Rev 09	22/11/2024	AJC Architects
Level 6 Plan	DA2016 Rev 09	22/11/2024	AJC Architects
Level 7 Plan	DA2017 Rev 08	22/11/2024	AJC Architects
Roof Plan	DA2018 Rev 08	22/11/2024	AJC Architects
Building Elevations -North-west Elevation Railway Rd	DA3105 Rev 07	22/11/2024	AJC Architects
Building Elevations -North-east Elevation Constitution Rd	DA3108 Rev 07	22/11/2024	AJC Architects
Building Elevations -South-east Elevation Faraday Ln	DA3106 Rev 07	22/11/2024	AJC Architects
Building Elevations -South-west Elevation Underdale Ln	DA3107 Rev 07	22/11/2024	AJC Architects
Building Elevations -North-west internal elevation – Building C & D	DA3102 Rev 07	22/11/2024	AJC Architects
Building Elevations -South east internal elevation – Building A & B	DA3101 Rev 07	22/11/2024	AJC Architects
Building Sections	DA3201 Rev 08	22/11/2024	AJC Architects
Building Sections	DA3202 Rev 08	22/11/2024	AJC Architects
Building Sections	DA3203 Rev 08	22/11/2024	AJC Architects
Building Section – Plaza North Entry	DA3204 Rev 02	22/11/2024	AJC Architects
Building A – Wall Section	DA3205 Rev 04	22/11/2024	AJC Architects
Detail Section for Building Height	DA3206 Rev 02	22/11/2024	AJC Architects
Faraday Lane Detail Drawing	DA3207 Rev 01	22/11/2024	AJC Architects
FSR Calculations	DA2870 Rev 08	22/11/2024	AJC Architects
FSR Calculations	DA2871 Rev 09	22/11/2024	AJC Architects
Solar & Ventilation Analysis	DA2820 & DA2821 Rev 08	22/11/2024	AJC Architects
Storage volumes – Building A	DA2840 Rev 08	22/11/2024	AJC Architects
Storage volumes – Building B	DA2841 Rev 08	22/11/2024	AJC Architects
Storage volumes – Building C	DA2842 Rev 08	22/11/2024	AJC Architects
Storage volumes – Basement	DA2843 Rev 08	22/11/2024	AJC Architects

Shadow Diagrams	DA2850 Rev 09	22/11/2024	AJC Architects
Shadow Diagrams	DA2851 Rev 09	22/11/2024	AJC Architects
Views From Sun	DA2860 Rev 08	22/11/2024	AJC Architects
3D Views from the Sun – Underdale Ln	DA2862 Rev 09	22/11/2024	AJC Architects
3D Views from the Sun – Underdale Ln	DA2863 Rev 09	22/11/2024	AJC Architects
Civil Plans			
Cover	-	04/05/2022	Alpha Engineering & Development
General Arrangement Plan	CIV01 Rev H	04/05/2022	Alpha Engineering & Development
Service and Utility Plan (Sheet 1 Of 2)	CIV02 Rev H	04/05/2022	Alpha Engineering & Development
Service and Utility Plan (Sheet 2 Of 2)	CIV03 Rev H	04/05/2022	Alpha Engineering & Development
Public Domain Plan (Sheet 1 Of 2)	CIV04 Rev H	04/05/2022	Alpha Engineering & Development
Public Domain Plan (Sheet 2 Of 2)	CIV05 Rev H	04/05/2022	Alpha Engineering & Development
Swept Path Analysis	CIV06 Rev H	04/05/2022	Alpha Engineering & Development
Public Domain Alignment Chainage and Spot Elevation	CIV07 Rev H	04/05/2022	Alpha Engineering & Development
Cut and Fill Details	CIV08 Rev H	04/05/2022	Alpha Engineering & Development
Underdale and Faraday Lane Road - Centreline Long Section	CIV09 Rev H	04/05/2022	Alpha Engineering & Development
Faraday Lane Lip of Gutter (Left) - Longitudinal Section	CIV10 Rev H	04/05/2022	Alpha Engineering & Development
Underdale and Faraday Lane – Boundary Long Section	CIV11 Rev H	04/05/2022	Alpha Engineering & Development
Cross Sections (Sheet 1 of 5)	CIV12 Rev H	04/05/2022	Alpha Engineering & Development
Cross Sections (Sheet 2 of 5)	CIV13 Rev H	04/05/2022	Alpha Engineering & Development
Cross Sections (Sheet 3 of 5)	CIV14 Rev H	04/05/2022	Alpha Engineering & Development
Cross Sections (Sheet 4 of 5)	CIV15 Rev H	04/05/2022	Alpha Engineering & Development
Cross Sections (Sheet 5 of 5)	CIV16 Rev H	04/05/2022	Alpha Engineering & Development
Council Standard Drawings – Kerb Ramp and Pavement Type Granite	CIV17 Rev H	04/05/2022	Alpha Engineering & Development
Council Standard Drawings - Tree Pit Detail and Typical Pavement Structure Local Road	CIV18 Rev H	04/05/2022	Alpha Engineering & Development
Council Standard Drawings - Heavy Duty Layback And Driveway	CIV19 Rev H	04/05/2022	Alpha Engineering & Development
Council Standard Drawings – Raised Pedestrian Crossings Typical Section	CIV20 Rev H	04/05/2022	Alpha Engineering & Development
Typical Drawing for Service Conduit Under Footpath	CIV21 Rev H	04/05/2022	Alpha Engineering & Development

Landscape Design Drawings			
Landscape Plan: Ground Floor	LP01 Issue G	28/01/2022	Landscape Architecture
Landscape Plan: Level 1(North)	LP02 Issue G	12/01/2022	Landscape Architecture
Landscape Plan: Level 1(South)	LP03 Issue G	12/01/2022	Landscape Architecture
Landscape Plan: Level 2 & 3	LP04 Issue F	02/12/2021	Landscape Architecture
Landscape Plan: Level 4 & 5	LP05 Issue F	02/12/2021	Landscape Architecture
Landscape Plan: Level 6	LP06 Issue F	02/12/2021	Landscape Architecture
Landscape Plan: Level 7 (North)	LP07 Issue F	02/12/2021	Landscape Architecture
Landscape Plan: Level 7 (South)	LP08 Issue F	02/12/2021	Landscape Architecture
Schedule	LP08 Issue F	02/12/2021	Landscape Architecture
Paradigm Imagery	LP10 Issue F	02/12/2021	Landscape Architecture
Levels Plan: Level 1 (North)	LP11 Issue C	12/01/2022	Landscape Architecture
Levels Plan: Level 1 (South)	LP12 Issue B	12/01/2022	Landscape Architecture
Landscape Sections 01	LP13 Issue B	23/11/2021	Landscape Architecture
Landscape Sections 02	LP14 Issue A	02/11/2021	Landscape Architecture

Reports/Supporting Documentation		
Document Name	Date	Prepared by
Arborist Report	1/11/2021	Tree and Landscape Consultants
Preliminary Site Investigation	20/06/2019	Benviron Group
Detailed Site Investigation	03/02/2020	Benviron Group
Remediation Action Plan	07/02/2020	Benviron Group
Geotechnical Investigation Report	13/10/2020	Benviron Group
Acid Sulphate Assessment	13/10/2020	Foundation Earth Sciences
Demolition Report and Activity Method Statement	2020	Elite Civil Engineering
Waste Management Plan	1/10/2020 Nov 2024	Dickens Solutions
BASIX Certificate – Building A, B and C BASIX Certificate – Building D	20/11/23	GEC Consulting Pty Ltd
Acoustic Assessment	07/05/2020 & 24 April 2024.	- Acoustic, Vibration & Noise Pty Ltd - Pulse White Noise Acoustics, reference 240007-Railway Road Meadowbank-Gym Acoustic Assessment-R0.
Preliminary Fire Safety Engineering Report	07/05/2020	Design Confidence
Proposed Consolidation Boundary	18/11/2020	Daw & Walton Consulting Surveyors
Boarding House Plan of Management	1/11/2020	Sasco Development Pty Ltd
Plan of Management Residential	26 August 2024	apt.

Plan of Management (Boarding House)	26 August 2024	apt
Amended Traffic & Parking Assessment	27 August 2024	PDC Consultants

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).

1A. **Amendments to approved plans.** The approved plans are to be amended prior to the issue of any construction certificate to reflect a depth of 1.2m (except as specified in condition 183) for the stratum of land to be dedicated to Council along Faraday Lane.

B. Amend the following Conditions to read as follows:

3. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s):
- Buildings A, B & C: BASIX Certificate ~~1080973M_08 dated 20 November 2023~~ **1080973M_09 dated 04 July 2024** and
 - Building D: ~~1082544M_04 dated 17 November 2022.~~ **1082544M_06 dated 04 July 2024**

(Reason: Statutory requirement).

58. **Waste Management Plan.** Demolition material must be managed in accordance with the approved waste management plan. **Note: All bins onsite must remain covered when not in use to reduce the potential for litter to escape**

(Reason: To ensure demolition materials are disposed in an appropriate manner).

109. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the existing kerb inlet pit fronting the site in Railway Road, generally in accordance with ~~Smart Structures Australia (Refer to Project No. 220502 Sheets D00-D22 Rev A dated 20 October 2023)~~ **Smart Structures Australia (Refer to Project No. 220502 Sheets SW00 SW22 Rev B dated 27 November 2024** subject to any variations marked in red on the approved plans or noted following;

- The volume of the sump tank for the pump system must be enlarged as per the Council DCP and required by condition “*Stormwater – Pump System*”.
- 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 Erosion and Sediment Control Plan & Details Sheet 1 (Plan D25) must be revised such to discharge all water from the site to the inground drainage network in Railway Road. The connection to this infrastructure is subject to the approval of Council's CWI – Stormwater Section. An alternative discharge point may be considered, subject to Council's CWI-Stormwater section approval.

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a 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 (2003) 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 predeveloped 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.

~~126. **Waste Management Plan.** Any changes to the Waste Management Plan dated October 2020 and response to Council further information dated 14 December 2020 or DA plans Revision B which were utilized to evaluate the waste collection by Council, have to be approved by the Waste Department at the City of Ryde Council before the issue of a Construction Certificate to ensure the waste collection is not affected.~~

Before the issue of a construction certificate, any changes to the Waste Management Plan prepared by Dickens Solution, dated November 2024, and Architectural Plans prepared by AJC Architects, dated 22 November 2024 (Revision 09), which were utilised to evaluate waste collection by Council, must be approved by Council's Waste Department.

(Reason: To ensure appropriate waste management).

~~133. **Laundry facilities (Boarding House)** –Washing machines and sinks shall be provided at a rate of one tub per ten rooms or one tub per twelve occupants (whichever is the greater) with a minimum WELS rating of 4 stars on the washing machines. Hot and Cold water shall be supplied to all washing machines and sinks.~~

~~The internal clothes drying facilities shall be provided at a rate of one dryer per 10 rooms with a minimum energy star rating of 4 stars and shall be rated no~~

~~less than one star below the maximum available energy star rating available at the time of installation.~~

Each boarding room is to contain clothes washing facilities (i.e. a laundry) and it must be 1.1m² and comprise a wash tub and a washing/dryer machine. Hot and Cold water shall be supplied to all washing machines and sinks. The washer/dryer a minimum energy star rating of 4 stars and shall be rated no less than one star below the maximum available energy star rating available at the time of installation.

(Reason: To ensure provision of adequate and safe facilities).

166. **Stormwater Management - Construction.** The stormwater drainage system on the site must be constructed in accordance with the Construction Certificate version of ~~Smart Structures Australia (Refer to Project No. 220502 Sheets D00-D22 Rev A dated 20 October 2023)~~ Smart Structures Australia (Refer to Project No. 220502 Sheets SW00 SW22 Rev B dated 27 November 2024) 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).

174. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) below:

- Buildings A, B & C: BASIX Certificate ~~1080973M_08 dated 20 November 2023~~ 1080973M_09 dated 04 July 2024 and
- Building D: ~~1082544M_04 dated 17 November 2022.~~ 1082544M_06 dated 04 July 2024

(Reason: Statutory requirement).

208. **Bins orders.** ~~An order for the required bins for the residential component must be submitted prior to the issue of the Occupation Certificate.~~ Before the issue of an occupation certificate, suitable arrangements must be made with the City of Ryde Council for the provision of waste services to the premises.

(Reason: To ensure unobstructed access is available to waste collection contractors.

209. **Universal Council Key/Access.** Where there is a lockable door to access a bin room or hardwaste storage room, the universal Council key should be installed so the contractor can access the room for servicing bins or collect the household cleanup items.

Where there will be secure access in place to the loading dock area, a lock box accessed by the Council universal key must 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. Council's waste

team will be provided with three (3) access fobs or the relevant access code for use by the contractor to enable service, if the universal council key is not able to be utilized.

(Reason: Ensure access to the waste collection area).

C. Add the following Conditions:

1B. Amendments to approved plans - Waste Design Amendment.

The Amend architectural plans prepared by AJC Architected dated 22 November 2023⁴ (Revision 09) are to be amended prior to issue of construction certificate to show the following:

- Relocate the Boarding House bulky waste storage room from Basement 02, Building D to ground floor beside the Boarding House waste room to support efficient waste servicing.
- Provide chutes/waste disposal cupboards for waste, recycling and FO/FOGO on Building A, level 1 to ensure all residential levels have access to suitable and convenient waste disposal.
- Ensure all proposed food organics bins are stored in an enclosed areas as current plans show FO/FOGO bins within the basement.

The required wastes to waste collection arrangements must be approved by Council's Waste Department.

(Reason: To ensure appropriate waste management).

PRIOR TO CONSTRUCTION CERTIFICATE

112A Stormwater - Council drainage (reflux valve). Before the issue of a construction certificate, a design certificate from a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, must be prepared and provided to the principal certifier. The design certificate must confirm that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for events up to the 1% AEP (100-year ARI).

(Reason: To ensure no water from Council's stormwater drainage network enters the site).

112B. Drainage Stormwater - Council Drainage – Pit Connection Details - Before the issue of a construction certificate, a detailed stormwater plan prepared by a suitably qualified Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng), or equivalent, must be prepared and provided to the principal certifier demonstrating the

proposed site drainage connection to the {existing Council kerb inlet pit} shall be made via a uPVC pipe. The site drainage connection pipe shall be cut flush with the internal wall of the pit and should enter the pit perpendicular to the pit wall.

Amended stormwater plans complying with this condition shall be submitted to and approved by Council's City Infrastructure Department prior to the issue of the Construction Certificate. The plans shall be prepared by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng).

(Reason: to ensure connection to pit compliance with Council's DCP and Australian Standards).

112C. Stormwater (drainage design submission) - Before the issue of a construction certificate, drainage design plans are to be prepared and certified by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) and provided to Council's City Infrastructure Department for approval. The plans must include the following:

- A) Location of drainage pits and pipe and any other information necessary for the design and construction of the drainage system (i.e., utility services).
- B) A drainage system longitudinal section showing the underground channel and pipe size, class and type, pipe support type in accordance with AS 3725 or AS 2032 as appropriate, pipeline chainages, pipeline grade, hydraulic grade line and any other information necessary for the design and construction of the drainage system (i.e., utility services).
- C) The location and as-built information (including dimensions and invert levels) of the existing Council kerb inlet pit as shown on Civil Plans prepared by Smart structures Australia Pty Ltd, Drawing No. SW04, SW17, SW18 (Project No. 220502, Revision C and dated 27 November 2024) is to be confirmed by a suitably qualified surveyor.
- D) Special details including non-standard pits, pit benching and transitions must be provided on the drawings at scales appropriate to the type and complexity of the detail being shown.
- E) Any stormwater pit with a depth greater than 1.8 metres.
- F) New stormwater drainage pipes must be located underneath the kerb & gutter alignment to facilitate future maintenance.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).

(Reason: To ensure the stormwater civil design complies with the Australian Standards and Council's requirements and has sufficient details to obtain a construction certificate).

112D. Stormwater (council drainage works - bond)- Before the issue of a construction certificate, a stormwater asset bond of \$50,000 must be provided to Council. The bond is to ensure that the proposed stormwater works are completed and maintained to Council's satisfaction for a minimum period of 12 months.

Council's City Infrastructure Department must be notified in writing 3 months prior to the expiry of the maintenance period for the inspection of the trunk drainage works and restored areas. Details and certifications of the defects and repairs must be provided to Council's City Infrastructure Department at this notification.

The stormwater asset bond will only be refunded when the works are determined to be satisfactory to Council, in writing, after the expiry of the 12 months maintenance period.

(Reason: To ensure satisfactory performance of drainage works.

126A Waste Management Plan (Changes)

Before the issue of a construction certificate, update the Waste Management Plan prepared by Dickens Solution, dated November 2024, to the effect of the below:

- Remove references to 110litre bulk recycling for residential uses
- Update commercial waste generation rates in accordance with the NSW EPA Better Practice Guide for Resource Recovery in Residential Developments in 2019. The proposed:
 - Supermarket generation rates for recycling is noted as 120L per 100m², this must be 300L per 100m².
 - Café proposes 90L for waste and 40L for recycling per 100m², this must be 100mL for waste and 120L for recycling per 100m².

Proposed changes to waste collection arrangements must be approved by Council's Waste Department.

(Reason: to ensure appropriate waste management).

130A. Sightlines for waste collection vehicles

Before the issue of a construction certificate, construction certificate plans are to notate traffic signal or mirrors to ensure the waste collection vehicles can safely access and exit the site as there are insufficient sightlines available to the satisfaction of the principal certifier.

(Reason: To ensure waste collection vehicles can safely access the site for servicing).

130B. Food Organics Garden Organics

Before the issue of a construction certificate, an additional Waste Management Plan is to be submitted to Council for approval illustrating how all tenancies will provide a Food Organics and Garden Organics (FOGO) service with the following details:

- an 80% diversion rate from landfill in accordance with the 'NSW Waste and Sustainable Materials Strategy 2041' and Council's Waste DCP provisions.
- operational details of the FOGO service that is to be provided for all tenancies within the development site including (but not limited to):
- Storage requirements
- Required waste infrastructure and equipment (within individual tenancies and communal waste storage areas)
- Collection infrastructure

Confirmation of Council approval is to be provided to the principal certifier.

(Reason: To ensure future residents have access to organics disposal and recycling services).

130C. Waste collection on private driveways and roads

Prior to issue of a construction certificate, details of the private roads and driveways used for waste collection are to be submitted to Council's Waste Department to confirmed that they are rated for 24 tonne trucks. Confirmation of Council approval is to be provided to the principal certifier.

(Reason: To ensure driveways are designed for continues impact from heavy waste collection vehicle)s.

133A Commercial Waste (liquid waste & Wastewater).

All liquid waste generated on the premises must be treated and discharged to the sewerage system in accordance with the requirements of Sydney Water Corporation or be transported to a liquid waste facility for recycling or disposal.

The Wastewater Source Control Branch of Sydney Water Corporation must be contacted on Tel. 13 20 92 to determine whether a Trade Waste Permit is required before discharging any trade wastewater to the sewerage system.

(Reason: To ensure appropriate management wastewater).

PRIOR TO COMMENCEMENT OF CONSTRUCTION

142A. Stormwater (pre-construction CCTV report)- Before any site work commences, an electronic closed circuit television report (track mounted CCTV camera footage) must be prepared by an accredited operator (with a certificate of attainment in NWP331A Perform Conduit Condition Evaluation)

that assesses the condition of the existing drainage line adjacent to the site, to the satisfaction of Council.

- Note: The person acting on the consent must contact Council's City Infrastructure Department to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.
- All fees and charges associated with the review of the report must be in accordance with Council's fees and charges and must be paid at the time that the report is submitted.

(Reason: To verify the structural integrity of the stormwater network).

142B. Stormwater (council drainage - structural adequacy) Before any site work commences, structural stormwater pit certification must be prepared and provided to the principal certifier. The certification must include the following items:

- A) Survey of Council's stormwater pit to which connection will occur; and
- B) Certification that the stormwater pit is structurally capable of received upstream connection.
- C) If any stormwater pit is deemed appropriate to be replaced, the stormwater pit and kerb inlet pits must be cast in-situ and conform to Council's standard drainage pit details.

(Reason: To verify the structural integrity of the stormwater network).

DURING CONSTRUCTION

163A. Stormwater - hold points during construction (council drainage works)-

While site work is being carried out, certification from the Site Engineer must be prepared and lodged within 24 hours to Council at the completion of each stage of construction below, stating all civil and structural construction works have been executed as detailed in the stamped approved plans, and in accordance with the relevant Australian Standards, City of Ryde standards and specifications. The certification must include photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken. Upon excavation of trenches shown on the approved drainage drawings.

- Upon installation of pit reinforcement but prior to concrete pour for cast in-situ pits.
- Upon installation of pipes and other drainage structures prior to backfilling.
- Upon backfilling of excavated areas and prior to the construction of the final pavement surface.
- Upon connection to Council's existing kerb inlet pit.

- Final inspection - upon the practical completion of all drainage and associated works (including road pavements, kerb and gutters, footpaths and driveways) with all disturbed areas satisfactorily restored.
- Note: Any stormwater pit with a depth greater than 1.8 metres must be certified by a suitably qualified Structural Engineer.

(Reason: To ensure construction works satisfy Council's DCP and Australian Standard requirements).

PRIOR TO OCCUPATION CERTIFICATE

191A. Stormwater – {Council Drainage Works} - Works-as-Executed Plans-

Before the issue of any occupation certificate, a Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be prepared to the satisfaction of Council, with confirmation provided to the principal certifier. 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 ensure drainage and its consequent restoration works have been conducted as per Australian and Council's standards).

194A. Stormwater (post-construction CCTV report) - Before the issue of an occupation certificate, a post-construction electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator, is to be submitted to the satisfaction of Council's City Infrastructure Department. The report must detail:

- A) Date and time of inspection
- B) Condition of the existing drainage line adjacent to the site
- C) Comparison of the pre-commencement condition of the existing drainage line to the current condition
- D) If required rectification works required to Council's drainage network.

Note: The person acting on the consent must contact Council's City Infrastructure Department to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.

All fees and charges associated with the review of the report must be paid in accordance with Council's fees and charges, at the time that the report is submitted.

(Reason: To verify the post-construction condition of Council's drainage assets.

196A. Final inspection (Council drainage assets handover)- Before the issue of any occupation certificate, a final inspection of the trunk drainage asset(s) must be conducted by Council's Engineer from the City Infrastructure Department at the completion of works to assess if any defects are present. If defects are present, works are required to the trunk drainage asset(s) to rectify the issues present.

Note: An inspection fee is applicable for each visit, and at least 48 hours' notice will be required for the inspections. Please contact Council's Customer Service Section on 9952 8222 to book an inspection subject to fees payable in accordance with Council's fees and charges at the time of inspection.

Additional inspections, if required, must be subject to fees payable in accordance with Council's fees and charges at the time of the inspection.

(Reason: To verify the new drainage asset/s have been built as per Council's standards).

197A. Compliance Certificate – {Council Drainage Works} - Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Works Directorate confirming that all Council drainage and associated restoration works have been completed to Council's satisfaction and in accordance with the Council approved drawings.

Note: 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 drainage and its consequent restoration works have been conducted as per Australian and Council's standards).

OPERATIONAL CONDITIONS

233A Waste storage/disposal - Commercial Waste (sharps & Clinical waste)

Used sharps must be placed into a sharps container immediately after use. The container must comply with the requirements of Australian Standards AS 4031-1992 'Non-reusable containers for the collection of sharp medical items used in health care areas' or AS 4261-1994 'Reusable containers for the collection of sharp medical items used in health care areas' and be securely sealed with a lid before disposal.

All clinical waste must be stored in a cool and dry secure place until collected by the waste transporter.

(Reason: To ensure appropriate management clinical and hazardous waste).

257. Noise mitigation.

To minimise noise emitted from ancillary elements, such as air-conditioning units, the equipment must be installed in accordance with the manufacturer's specification and noise attenuation measures implemented so that noise emitted does not exceed 5dB(A) above the background noise level when measured on or within any other residential property boundary.

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

258. Council may require acoustical/vibration consultant's report.

During ongoing use of the site, upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environmental Protection Authorities - Noise Policy for Industry and provide recommendations to mitigate the emission of offensive noise from the premises. The report must be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and must be submitted to Council's Environmental Health Officer for consideration and implementation.

(Reason: To demonstrate compliance with relevant legislation.

259. Acoustic and vibration compliance testing

Within 3 months of completion of the development, the applicant must provide a post commissioning report to Council. The report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Australian Acoustical Society (AAS) or Association of Australasian Acoustic Consultants (AAAC).

The post commissioning report must consider the principles of the Noise Policy for Industry and assess the noise generated within a habitable room of the nearest sensitive receivers and any other required location.

The report must be submitted to Council for approval within 14 days of testing. Subject to approval by Council, the recommendations made in the Post Commissioning Report are to be implemented within a timeframe agreed upon by the applicant and Council.

(Reason: To ensure compliance with submitted acoustic report and mitigate the impact the sensitive receivers).

D. Delete the following conditions:

- ~~112. **Stormwater Management — Connection to Public Drainage System.** The connection to the public inground stormwater drainage infrastructure located in Railway Road will require the assessment, approval and inspection by~~

~~Council's Public Works section to ensure the integrity of this asset is maintained. Engineering plans detailing the method of connection complying with Council's DCP and Technical Standards and an inspection fee in accordance with Council's current fees and charges must be paid to Council prior to the issue of the Construction Certificate. Council must be notified when the connection has been made to the pit / pipe and an inspection must be made by a Council officer prior to restoration/ backfill at the point of connection for approval.~~

~~(Reason: To ensure that the connection is in accordance with the City of Ryde 2014 DCP Part 8.2 and to Council's satisfaction.)~~