

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) determine:

- (a) to approve the Concept Plan referred to in Schedule 1, subject to the terms and modifications in Schedule 2, and the Statement of Commitments in Schedule 4 pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*; and
- (b) pursuant to section 75P(1)(a) and 75P(2)(c) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the residential development as set out in Schedule 3.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2012

SCHEDULE 1

Application No.:

MP10_0110

Proponent:

Achieve Australia

Approval Authority:

Minister for Planning and Infrastructure

Land:

74-76 Belmore Street, Ryde (8 Junction Street, Meadowbank)

Project:

Concept Plan for Residential Development, including:

- 35,000m² of residential gross floor area;
- 5 residential building envelopes and a communal facility building envelope;
- 3 level basement car park envelope;
- retention and reuse of the Tellaraga cottage; and
- public domain works including a through site link and road upgrades.

NOTES RELATING TO THE DETERMINATION OF MP09_0209

Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

DEFINITIONS

Act, the	Environmental Planning and Assessment Act, 1979 (as amended)
Council	City of Ryde Council
Department, the	Department of Planning and Infrastructure
Director-General, the	Director-General of the Department of Planning and Infrastructure (or delegate).
EA	Environmental Assessment Report for a Concept Plan at 74-76 Belmore Street, Ryde (8 Junction Street, Meadowbank) August 2011
Minister, the	Minister for Planning and Infrastructure
MP10_0110	Major Project described in Proponent's Environmental Assessment as amended by the Preferred Project Report
Modifications of Approval	The Minister's modifications of approval for the Concept Plan.
Preferred Project Report (PPR)	Preferred Project Report and Response to Submissions dated May 2012
Proponent	Achieve Australia
GFA	Gross Floor Area - as defined by the standard LEP template

SCHEDULE 2

PART A - TERMS OF APPROVAL

A1. Development Description

Concept approval is granted to the development as described below:

- (a) a residential development involving a maximum Gross Floor Area of 35,000m²;
- (b) 5 residential building envelopes ranging in height from 2 to 8 storeys and a 1 storey communal facility building envelope;
- (c) 3 level basement car park envelope;
- (d) retention and reuse of the Tellaraga cottage and other associated significant features; and
- (e) landscaping and open space areas.
- (f) provision of a pedestrian/bicycle through site link; and
- (g) road upgrades at the intersection of Constitution Road and Belmore Street.

A2. Development in Accordance with Plans and Documentation

The approval shall be generally in accordance with:

- the Environmental Assessment dated August 2011 prepared by Don Fox Planning, except where amended by the Preferred Project Report dated May 2012 including all associated documents and reports, and additional information submitted 27 June 2012, 6 August 2012, 23 August 2012, and 7 September 2012;
- the Statement of Commitments prepared by Don Fox Planning; and
- the following drawings:

Concept Plan Drawings prepared by NBRSPartners			
Drawing No.	Revision	Name of Plan	Date
09002-EA02-C	C	Concept Plan Zoning	03/04/2012
09002-EA03-C	C	Above Ground Primary Development Controls – Depth, Separation & Setbacks	03/04/2012
09002-EA04-C	C	Above Ground Primary Development Controls – Heights	03/04/2012
09002-EA05-C	C	Below Ground Building Envelopes	03/04/2012
09002-EA06-C	C	Accommodation Types & Site Access/ Exit Zones	03/04/2012
09002-EA07-C	C	Street Elevations	03/04/2012
09002-EA08-C	C	Street Elevations	03/04/2012
09002-EA09-C	C	Sections	03/04/2012
09002-EA10-C	C	Sections	03/04/2012
09002-EA11-C	C	Sections	03/04/2012
09002-EA12-C	C	Belmore Street Elevation	03/04/2012
09002-EA13-C	C	Staging Plan	03/04/2012
09002-EA51-C	C	Potential Communal Open Space	03/04/2012
09002-EA53-C	C	Deep Soil Area	03/04/2012
09002-EA54-C	C	Public Accessways	03/04/2012

A3. Inconsistencies between Documentation

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

A4. Building Envelopes

Building footprints and setbacks are to be generally consistent with the Concept Plan building envelope parameter diagrams, except where amended by Modifications in Part B.

A5. Maximum Gross Floor Area (GFA)

The maximum GFA for the development shall not exceed 35,000m².

A6. Maximum Height

The maximum height for the development shall be consistent with the Concept Plan height plans for each building as detailed in the table below.

Building	Maximum Building Height
Building A	Maximum RL of 45.5 metres AHD (4-7 storeys + plant)
Building B	Maximum RL of 43.5 metres AHD (2-7 storeys + plant)
Building C	Maximum RL of 43.8 metres AHD (4-6 storeys + plant)
Building D	Maximum RL of 46.8 metres AHD (Part 7/8 storeys + plant)
Building E	Maximum RL of 46.8 metres AHD (7 storeys + plant)
Building F	Maximum RL of 28.5 metres AHD (1 storey + plant)

A7. Lapsing of Approval

Approval of the Concept Plan shall lapse 5 years after the determination date in Part A of Schedule 1, unless an application is submitted to carry out a project or development which concept approval has been given.

PART B – MODIFICATIONS**B1 Building Modifications**

The plans described above in Part A – Terms of Approval shall be modified as follows:

- (a) the upper 7th storey of buildings facing Belmore and Porter street are to provide a minimum setback of 4 metres from the building facade;
- (b) the upper 6th and 7th storey of Building E at the southern facade shall be setback a minimum of 5 metres from the building façade; and
- (c) the building separation between Building Envelopes B and C shall be increased to a minimum of 9 metres.

Amended plans demonstrating compliance shall be submitted to and approved by the Director General.

B2 Through Site Link

A publically accessible pedestrian/bicyclist through site link shall be provided, as shown on plans, between Porter Street and Belmore Street.

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

C1. Built Form

Future Development Applications shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation/articulation of the buildings and range of high quality materials and finishes. In particular, all storeys above the 4th storey are to provide a light weight appearance that reduces the visual bulk of the buildings.

C2. Residential Amenity

Future Development Applications shall demonstrate compliance with the provisions of the *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* (SEPP 65) and the accompanying *Residential Flat Design Code 2002 (RFDC)*, except where modified by this Concept Plan approval. In particular, future applications shall demonstrate that:

- (a) a minimum of 70% of apartments within each building shall receive a minimum of 3 hours solar access to living areas and balconies mid winter;
- (b) a minimum of 60% of apartments within each building are capable of being naturally cross ventilated;
- (c) appropriate building depths in accordance with the objectives of the RFDC; and
- (d) buildings shall achieve minimum building separation distances as prescribed in the RFDC.

C3. Resident Relocation

Future Development Applications shall provide documentary evidence to demonstrate that Achieve Australia has consulted with resident's families (or the like) as part of each resident's relocation strategy and genuinely considered the views and preferences to have input into their locational preference for accommodation and care of relocated residents.

C4. Housing for Persons with a Disability

Future Development Applications shall demonstrate that a minimum of 3 adaptable apartments for each building are to be retained by Achieve Australia, for use as accommodation and care for persons with a disability under the care of Achieve Australia, until a minimum of 15 adaptable apartments have been provided on the site.

C5. Environmental Performance

Future Development Applications shall demonstrate achievement of a minimum 4 Star Green Star certified rating for Building A, B, C, D, E, and F.

C6. Section 94 Contributions

Future Development Applications shall be required to pay Section 94 Contributions to Council. The amount of the contribution shall be determined in accordance with the requirements of the Contributions Plan current at the time of approval. No offsets are to be provided for any land dedications, public domain improvements, infrastructure provisions, access and pedestrian/cyclist amenity works that would be required under the Draft Ryde Development Control Plan 2011 and Ryde Development Control Plan 2010, notwithstanding any future planning agreements subject to future negotiation

C7. Traffic

Future Development Applications shall demonstrate at the proposal for the 185th dwelling on site, road upgrades shall be provided at Belmore Street by extending the right turn facility from 45 metres to 90 metres including adjustment to phasing of the signalised intersection.

C8. Car Parking

Future Development Applications shall provide on-site car parking at the following maximum rates:

- (a) 1 car space per 1 bedroom apartment/studio;
- (b) 1 car space per 2 bedroom apartment;
- (c) 1.6 car spaces per 3 bedroom apartment; and
- (d) 1 visitor car space per 5 apartments.

C9. Bicycle Parking

Future Development Applications shall include bicycle parking for residents and visitors within the basement car park and at grade conveniently located to the entrances to the proposed buildings.

C10. Conservation Management Plan

Future Development Applications shall include a Conservation Management Plan for the Tellaraga Cottage and associated curtilage and is to be prepared in accordance with Heritage Council guidelines. The Conservation Management Plan shall also address issues raised in Council's submission to the EA and PPR.

C11. Archaeological Assessment

Future Development Applications shall include a baseline archaeological assessment identifying the areas of the site which may contain locally significant archaeology and how the impacts will be mitigated. Any recommendations of that assessment shall be adopted as part of future Development Applications.

C12. Sydney Water Requirements

Future Development Applications shall address Sydney Water's Requirements in relation to the design and construction of a 225mm wastewater main (connecting to the 225 mm main in Porter Street), which will provide a point of connection at least 1m inside the property's boundaries with all internal wastewater services are to connect to the new extended wastewater main.

C13. Roads and Maritime Services Requirements

Future Development Applications shall demonstrate that Roads and Maritime Services requirements have been met in relation to:

- (a) Future Development Applications shall demonstrate that the swept path of the longest vehicle servicing the site can safely manoeuvre through the Belmore Street and Junction Street intersection and enter and exit the site, as well as manoeuvre through the site, in accordance with AUSTROADS.
- (b) Future Development Applications shall demonstrate the proposed development has been designed such that traffic noise from adjacent public roads is mitigated by durable materials and complies with requirements of Clause 102 of State Environmental Planning Policy (infrastructure) 2007 – Impact of road noise or vibration on non-road development.
- (c) Future Development Applications shall demonstrate that the design of pedestrian/bicycle pathways encourage surveillance from adjoining dwellings and make these spaces as wide and visually attractive as possible in accordance with Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources, 2004), page 29.

SCHEDULE 4

STATEMENT OF COMMITMENTS

MP10_0110

CONCEPT PLAN FOR RESIDENTIAL DEVELOPMENT

**74-76 BELMORE STREET, RYDE
(ALSO KNOWN AS 8 JUNCTION STREET, MEADOWBANK)**

(Source: Preferred Project Report dated May 2012)

6 Updated Statement of Commitments

The following table is an updated Statement of Commitments. For ease of comparison the original Statement of Commitments has been annotated as follows:

- Underlined text relate to new commitments or additional wording to existing commitment
- Strikethrough text relates to deleted text.

Appendix 10 is a copy of the updated commitments without the annotated edits.

Commitment Number	Commitment	Timing
Soil Contamination		
1. Further soil testing	Achieve Australia commits to undertaking further soil sampling targeting the former location of the above ground storage tank in the southern corner of the site to determine if the soils are impacted with petroleum hydrocarbons. If unacceptable soil impacts are found at levels that do not make this portion of the site suitable for residential use with minimal opportunities for soil access, then Achieve Australia commits to the remediation of the area and the preparation of a site audit statement following completion of the remediation.	The sampling will be undertaken at the time of redevelopment when the buildings in the southern corner are demolished. If contaminants are found in excess of the levels suitable for residential use with minimal opportunities for soil access that requires remediation then the site audit statement will be prepared prior to the issue of a construction certificate for buildings in that location.
Geotechnical		
2. Further geotechnical assessment	Achieve Australia commits to further geotechnical assessment of the site to determine the most appropriate excavation methods and mitigation measures such as noise and vibration impacts.	To be undertaken prior to the issue of a construction certificate for the buildings on a stage by stage basis.

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Commitment Number	Commitment	Timing
Tree Management		
3. Tree retention	Achieve Australia commits to the retention of the following feature trees identified on the Aboriginal Implications Plan prepared by Tree Wise Men, dated 19 November 2010 (Revision A): i. The Pin Oak labelled as Tree 92 ii. The Camphor Laurel labelled as Tree 105 Achieve Australia also commits to designing future buildings within the nominated building footprint zones so as to retain as many trees as possible elsewhere on the site. Future applications for earthworks or construction of buildings will be accompanied with more detailed aboriginal assessment to ascertain which trees can be or should be retained or pruned.	Details of retained trees are to be indicated on future development applications involving earthworks or construction of residential buildings.
4. Tree management	Achieve Australia commits to the following mitigation measures for trees or shrubs that will be removed or pruned, i. Trees will be checked beforehand for the presence of active nests of birds (that is, those nests containing fertile eggs or nestlings) and arboreal mammals (such as possums). These plants will not be removed or pruned until animals that are nesting in them have completed their breeding cycle. ii. Trees will be checked for animals before and after felling or pruning. Injured animals will be taken to a local vet or the local wildlife rescue service should be notified. iii. Removal of vegetation from the subject site will be conducted with minimal disturbance to the soil.	Prior to the commencement of demolition, earthworks or construction for items (i) and (ii). During the course of earthworks and construction for item (iii).
5. Replanting	Achieve Australia commits to the use locally-native plant species in the future landscaping of the subject site.	Details to be included on the landscape plans for future development applications for the proposed residential buildings.
6. <u>Wind Impact</u>	<u>Plantings will be used at the northern and southern entrances to the gap between Blocks E and F to control wind impacts at this location. The means of controlling wind impacts and plant selection is to be validated and detailed as part of the future DA(s) for either Block E or F.</u>	<u>Wind impact assessments will be submitted with future development applications on a stage by stage basis.</u>

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Commitment Number	Commitment	Timing
Acoustic		
7. Plant and equipment	Achieve Australia commits to undertaking further acoustic assessment for each building on a stage by stage basis to determine the specific environmental noise limits for new plant once the plant types and locations are known for each building. Achieve Australia also commits to utilising environmental noise control methods such as in-duct attenuators, acoustic louvres for plant rooms, and enclosures for noisy plant items, if required to meet the determined environmental noise limits.	Further assessment to be undertaken for each building on a stage by stage basis when plant has been selected and prior to the issue of an occupation certificate for each building.
8. Dwelling	Further acoustic assessment will be required for each building to determine the implications of noise levels on the apartment facade and ventilation options. The future assessment will take into account the internal background noise level targets set out in Table 9 of the <i>Concept Plan Acoustic Report</i>, dated 12 April 2011 and prepared by Acoustic Studio include: • Further measurement of background noise levels around the site (as required). • Further measurement of traffic noise levels around the site (as required). • Consideration of the required internal noise levels in the living areas and sleeping areas of the apartments. • Calculations to determine requirements for facade construction (particularly glazing) and natural ventilation to achieve the internal noise levels.	Further acoustic assessment is to be undertaken as part of each future development application and on a stage by stage basis.
Construction and Environmental Management Plan		
8. Management Plan	Achieve Australia commits to preparing a Construction and Environmental Management Plan to: • Address potential noise and vibration impacts for the construction of each future stage of the development having regard to the legislation, policies and guidelines current at the time of preparing the management plan(s). • Determine the most appropriate excavation methods having regard to the surrounding properties • Manage construction traffic including truck routes.	Construction and Environmental Management Plan(s) are to be prepared on a stage by stage basis and submitted with the construction certificates for each stage of the project including construction certificates for earthworks and building construction.

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Commitment Number	Commitment	Timing
9. Construction and demolition waste	Achieve Australia commits to construction and demolition wastes being managed to prevent accidental discharge of chemicals or other pollutants into waterways and vegetation down-slope of the subject site. Demolition and construction materials will not be stored in garden areas of the subject site once construction has been completed so that the risk of weed outbreaks is minimised.	During the course of earthworks and construction.
10. Sediment and erosion	Achieve Australia commits to installing silt fences and sediment ponds around demolition and construction areas on the subject site to prevent runoff of sediment and nutrient-enriched waters into nearby bushland areas and nearby drainage lines. The effectiveness of these traps will be closely monitored during construction, ensuring that treated site run-off meets EPA guidelines and those of the Ryde DCP 2010.	Details to be submitted with each DA.
Stormwater / WSUD		
11. Stormwater design	Future DAs will comply with Council's Stormwater and Drainage requirements including the following specific requirements: 1. <u>Future stormwater designs will provide on-site detention for the northern part of the site's catchment and not the southern portion of the site's catchment.</u> 2. <u>The OSD volume that would have otherwise been required for the southern catchment will be added to the rainwater tank volume</u> 3. <u>A water cycle plan and WSUD strategy will be further documented in future DA(s) including water quality targets will be met to comply with Council's draft criteria.</u>	<u>Details to be submitted with future development applications relating to the construction of the residential buildings.</u>
12. WSUD strategy	<u>Achieve Australia commits to further developing the WSUD strategy for the site including a water cycle management plan for the whole site with the first DA for the site. The WSUD strategy will be designed to meet the total suspended solids, total phosphorous and total nitrogen targets contained in the Ryde DCP. The WSUD strategy will also consider the use of additional treatment trains and water re-use option to meet the water quality targets.</u>	<u>To be provided with the first development application relating to the construction of the residential buildings.</u>
14. Water quality	<u>Achieve Australia will commit to meeting the water quality targets as set out in the WSUD Concepts prepared by Equatix, dated 23 February 2011, and attached as Appendix 16 to the EA.</u>	<u>Details to be incorporated into the stormwater designs and submitted with future development applications relating to the construction of the residential buildings.</u>
13. WSUD monitoring	Achieve Australia commits to the WSUD and water quality measures being monitored on a regular basis to ensure maximum performance.	During the course of construction and for 6 months after completion of the final stage.

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Commitment Number	Commitment	Timing
14. Future plans	Achieve Australia commits to preparing detailed stormwater plans generally in accordance with the stormwater concepts contained in the <i>Design Statements for Hydraulic and Fire Protection Engineering Services</i> report dated 17 February 2011 prepared by Sparks Partners and incorporating WSUD concepts prepared by Equatica, dated 23 February 2011.	Details to be submitted with future development applications relating to the construction of the residential buildings.
ESD Measures		
15. <u>ESD guiding document</u>	Achieve Australia will use the Environmentally Sustainable Design Report, dated 24 March 2011, prepared by NBRIS + Partners to guide the future ESD initiatives for the subsequent stages of the Project to achieve a benchmark equivalent to a 4 Star Green Star rating. Specifically future DAs will need to consider the objectives, initiatives and implementation measures into the design of each building for each of the following 9 principles: 1. <u>Innovation</u> 2. <u>Management</u> 3. <u>Emissions</u> 4. <u>Ecosystems</u> 5. <u>Community</u> 6. <u>Water</u> 7. <u>Energy</u> 8. <u>Materials</u> 9. <u>Waste</u>	ESD initiatives incorporated into each stage of the development will be documented as part of future development applications, on a stage by stage basis.
16. Further studies	Achieve Australia will undertake further energy use studies and investigate environmental engineering solutions throughout the design development process. As part of this process additional ESD measures will be explored to supplement the passive measures incorporated into the building design. This process will aim to ensure that buildings exceed section J BCA requirements.	Further investigations and feasibility testing of other ESD measures will be undertaken prior to issue of the construction certificate for each building.
17. Tap ware	Achieve Australia commits to the installation of 4 ½ / 3litre dual flush WC cisterns and Wels rated water efficient tap ware throughout the development.	Details to be submitted prior to the issue of a construction certificate for each building and on a stage by stage basis.
18. Rainwater tanks	Achieve Australia commits to installing rainwater harvesting tank(s) with a total capacity of 500m ³ and to reuse the water for irrigation of landscaped areas, maintenance of grounds and car washing.	Details to be submitted prior to the issue of a construction certificate for each building and on a stage by stage basis.

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Commitment Number	Commitment	Timing
Social		
19. Resident relocation	Achieve Australia commits to work with the existing on-site residents and their families to ensure that their individual needs and preferences are respected when determining where and how to relocate the existing residents. This might include some residents returning to live in the apartments on the site as stages of the development are completed.	On-going until all existing residents are re-housed.
20. CPTED	Achieve Australia commits to carrying out a CPTED analysis of future buildings.	Details to be provided with each development application on a stage by stage basis.
Accessibility		
21. Adaptable housing	Achieve Australia commits to providing 'adaptable housing' at the rate of 10% of the total dwellings and to be distributed around the development. The adaptable housing will be provided in accordance with Australian Standard AS4299 – Adaptable Housing. Achieve Australia also commits to <u>retaining a minimum of 15 adaptable dwellings (from the 10%) in the finished development.</u>	Details are to be documented in relevant development applications on a stage by stage basis.
22. Access to common areas	Achieve Australia commits to all dwellings and common areas to be accessible for persons with a disability. Access will be provided in accordance with Australian Standard AS1428.1:2009 – Design for Access and Mobility Part 1 – General requirements for access – new building work.	Details to be provided with each development application and Construction Certificates on a stage by stage basis.
Cultural Heritage		
23. Retention of Tellaraga	Achieve Australia commits retaining Tellaraga including its original fabric and to conserve the building in accordance with its significance as detailed in the <i>Heritage Study</i> (September 2009) prepared by NBRIS + Partners. Achieve Australia also commits to the removal of the two additions known as Dulcie Johnson Hall and EF Ward Building.	Details of the building's retention and conservation and removal of the two additions will be detailed in future development applications for that stage of the Project.
24. Retention of other element	Achieve Australia commits to retaining of the following features of the site: 1. The circular driveway; 2. The memorial gardens; 3. The palisade fences and gateposts along Belmore Street; and 4. The existing avenue of trees along Belmore Street, where practical.	Details of the retained features will be detailed in future development applications for that stage of the Project.

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Commitment Number	Commitment	Timing
25. Materials selection	Achieve Australia commits to further heritage input to inform the design, material selection and colours of future residential buildings to ensure the proposed elements do not visually dominate the heritage item and landscape elements.	Design details, material selection and colour palette will be documented in future development applications.
<u>26. Conservation management</u>	Achieve Australia commits to preparing a Conservation Management Strategy for Tellagara House including plans for the conservation of the surviving fabric of the building and restoration of missing elements based on archival records of the place.	A Conservation Management Strategy is to be submitted with the development application that includes the demolition of the existing additions attached to the house
24. Review of northern end of Block A	Achieve Australia commits to reviewing the northern end of Block A to ensure that future buildings are contained within the building envelope so as not to encroach on the "Desirable View Line" as illustrated in Figure 2 of the Statement of Heritage Impact prepared by NBRS + Partners, dated 7 March 2014.	Design details will be documented in future Project or development applications.
Car parking design		
27. Australian Standard	Achieve Australia commits to car parking areas ramps, grades, aisles and manoeuvring areas to be designed to comply with AS2890.1 and AS 2890.2.	Details will be documented with future development applications for each stage of the development (excluding stand-alone applications for earthworks, civil or infrastructure works).
<u>28. Driveway design</u>	Achieve Australia commits to designing future driveways in accordance with Council's design requirements.	Details to be documented with future development applications for each stage of the development.
Waste Management		
29. Hazardous substance audit and management plan	Achieve Australia commits to all demolition work will being carried out in accordance with AS 2601 and if required a Work Plan and a Hazardous Substances Audit and Management Plan will be prepared in accordance with AS 2601	To be submitted before demolition of the buildings.
30. Waste management plan	Achieve Australia commits to establishing waste management procedures and preparing a waste plan for the demolition and construction phases of the development	Documentation to be submitted prior to the issue of a construction certificate on a stage by stage basis.

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Commitment Number	Commitment	Timing
Pedestrian Connectivity		
<u>31. Porter Street land</u>	Achieve Australia commits to transferring the strip of land along Porter Street (as identified on Drawing EA54-A prepared by NBRIS + Partners) and to construct a pedestrian footpath along the full length of the Porter Street frontage of the site. The dedication of the land and construction of the pathway and other associated embellishments such as street trees will be incorporated into a Voluntary Planning Agreement or provided as a work in kind / material public benefit for works identified in the MEA under City of Ryde Section 94 Development Contributions Plan 2007.	The VPA or section 94 offset will be considered as part of the DA that involves development along the Porter Street frontage (ie Blocks C, D or E).
<u>32. Pedestrian connection</u>	Achieve Australia commits to providing a through site link along the southern edge of the subject site. However, should the through site link on the adjoining development site at 2-4 Porter Street be provided before Achieve Australia's project has commenced, then Achieve Australia will not incorporate a duplicate through site links on the subject site. Should the through site link be provided this will be incorporated into a Voluntary Planning Agreement or provided as a work in kind / material public benefit for works identified in the MEA under City of Ryde Section 94 Development Contributions Plan 2007, subject to the agreement with the City of Ryde Council.	The VPA or section 94 offset will be considered as part of the DA that incorporates the through site link as part of its site works (i.e. as part of Blocks A or E).
Traffic and Transport		
<u>32. Constitution Road / Belmore Street intersection upgrade</u>	Achieve Australia commits to either paying Council for the improvements to the Constitution Road / Belmore Street intersection involve lane configuration within the existing carriageway width, removal of on street car parking (including installation of necessary signage) and adjustment to the phasing of the signalised intersection or undertaking these works.	The intersection improvements will be carried out as part of the development consent that creates the 185 th dwelling and completed prior to the issue of an occupation certificate relating to that application.
<u>32. Travel Plan</u>	Achieve Australia commits to preparing a Travel Plan with future DA(s) for the site. Such Travel Plan shall consider the range of measures identified in the Traffic and Accessibility Impact Assessment dated 9 August 2011 and attached as Appendix 9 to the EA and to also consider the Travel Access Guide prepared by the Roads and Traffic Authority.	The Travel Plan is to be prepared for future development applications, either at the first development application for the site to set the plan for future applications, or on a stage by stage basis.
<u>33. Bicycle parking</u>	Achieve Australia commits to the provision of at-grade visitor bicycle parking conveniently located to the entrances of the proposed buildings.	Details to be provided with each development application on a stage by stage basis.

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Commitment Number	Commitment	Timing
<u>34. Porter Street</u>	Achieve Australia commits to paying Council for the installation of No Stopping signs along the western side of the Porter Street frontage of the <u>site</u> .	Signs to be installed prior to the issue of an occupation certificate for the <u>first stage of the development</u> .