

# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegates of the Minister for Planning under delegation executed on 14 September 2011, we approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2014

### SCHEDULE 1

#### PART A: PARTICULARS

**Application No.:** MP10\_0113

**Proponent:** Stamford Property Services Pty Ltd

**Approval Authority:** Minister for Planning

**Land:** 110 -114 Herring Road, Macquarie Park  
(Lot 1 DP 780314)

**Project:** Mixed use residential, retail and commercial development incorporating:

- demolition and excavation;
- four residential buildings retail and commercial floor space;
- basement car parking;
- landscaping and public works around the buildings, including lift and stairs to Epping Road
- publicly accessible open space and through site links; and
- road works.

**Modification** MP10\_0113 MOD 1:

- increase the GFA for Stage 1, consistent with the overall GFA increase approved by Modification 1 to the Concept Plan;
- reconfigure open space to meet the requirements the Concept Approval;
- reduce the height of Buildings C and W in accordance with the amended plans approved by Modification 1 to the Concept Plan;
- amend the ground-street level treatment to the north and west elevations of Building H to meet the requirements of the Concept and Project Approval;
- amended internal floor plans and external elevations of Stage 1 buildings to provide an increase in apartments from 291 to 340 (including a change in apartment mix and reduced apartments sizes);

- reconfiguration and increase in parking to 335 spaces;
- a change in building names; and
- a revised Statement of Commitments.

## SCHEDULE 2

### CONDITIONS

The Project Approval for MP10\_0113 is modified as follows:

- (b) Condition A1 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **A1 Development Description**

Project Approval is granted to the development as described below;

- (a) demolition and excavation;
  - (b) four residential buildings (**Adelaide, Perth, Brisbane and Darwin** Buildings H, W, G and Y), retail and commercial floor space;
  - (c) basement car parking;
  - (d) landscaping and public works around buildings, including lift and stairs to Epping Road;
  - (e) publicly accessible open space and through site links;
  - (f) road works.
- (b) Condition A2 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

#### **A2 Development in Accordance with Plans and Documentation**

The Development shall be undertaken in accordance with the Environmental Assessment, except where amended by the Preferred Project Report (**February 2012**) and Response to PPR submissions (**February 2012**) including all associated documents and reports; **the Section 75W Modification Application prepared by Urbis Pty Ltd (August 2013)**, including all associated documents and report, the **Final** Statement of Commitments prepared by Urbis Pty Ltd **contained at Schedule 3**; and the following drawings:

Architectural Drawings prepared for the Preferred Project Report by AJ+C			
Drawing No.	Revision	Name of Plan	Date
DA0000	D <b><u>G</u></b>	Cover Sheet	24.02.12 <b><u>17.06.13</u></b>
DA0004	B	Location Diagram	09.12.11
DA0100	B <b><u>C</u></b>	Staging Diagrams	09.12.11 <b><u>17.06.13</u></b>
DA1004	B	Context Plan (Part A)	24.02.12
DA1002	B	Context Plan (Part B)	24.02.12
DA2001	C <b><u>E</u></b>	Level B1 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2002	C <b><u>E</u></b>	Level B2 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2003	C <b><u>E</u></b>	Level B3 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2100	C <b><u>E</u></b>	Ground Level Plan	24.02.12 <b><u>17.06.13</u></b>
DA2101	C <b><u>E</u></b>	Level 1 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2102	C <b><u>E</u></b>	Level 2 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2103	C <b><u>F</u></b>	Level 3 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2105	C <b><u>F</u></b>	Level 5 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2106	C	Level 6 Plan	24.02.12 <b><u>17.06.13</u></b>
DA2107	C	Level 7 Plan	24.02.12 <b><u>17.06.13</u></b>

<b>Architectural Drawings prepared for the Preferred Project Report by AJ+C</b>			
DA2108	C	Level 8 Plan	24.02.12 <u>17.06.13</u>
DA2109	C	Level 9 Plan	24.02.12 <u>17.06.13</u>
DA2110	C <u>F</u>	Level 10 Plan	24.02.12 <u>17.06.13</u>
DA2111	C <u>D</u>	Level 11 Plan	24.02.12 <u>17.06.13</u>
DA2112	C	Level 12 Plan	24.02.12 <u>17.06.13</u>
DA2113	C <u>D</u>	Level 13 Plan	24.02.12 <u>17.06.13</u>
DA2115	C <u>D</u>	Level 15 Plan	24.02.12 <u>17.06.13</u>
DA2116	C <u>D</u>	Level 16 Plan	24.02.12 <u>17.06.13</u>
DA2120	E	Roof Plan	22.11.12
DA3100	C <u>F</u>	South Elevation Epping Rd	24.02.12 <u>17.06.13</u>
DA3101	C <u>F</u>	North Elevation	24.02.12 <u>17.06.13</u>
DA3102	C <u>F</u>	East Elevation – Herring Rd West Elevation	24.02.12 <u>17.06.13</u>
DA3110	C <u>F</u>	Section 1	24.02.12 <u>17.06.13</u>
DA3111	C <u>F</u>	Section 2	24.02.12 <u>17.06.13</u>
DA3122 <u>DA3112</u>	C <u>F</u>	Section 3 + Section 4	24.02.12 <u>17.06.13</u>
DA3113	C <u>E</u>	Section 5	24.02.12
DA3120	B	Elevation – West Part A Proposed and Existing	24.02.12
DA3124	B	Elevation – West Part B Proposed and Existing	24.02.12
DA3122	B	Section 1 Part A Proposed and Existing	24.02.12
DA3123	B	Section 1 Part B Proposed and Existing	24.02.12
DA3124	B	Section 2 Part A Proposed and Existing	24.02.12
DA3125	B	Section 2 Part B Proposed and Existing	24.02.12
DA3126	B	Section 3 Part A Proposed and Existing	24.02.12
DA3127	B	Section 3 Part B Proposed and Existing	24.02.12
DA3128	B	Section 4 Part A Proposed and Existing	24.02.12
DA3129	B	Section 4 Part B Proposed and Existing	24.02.12
DA 3130	B	Section 5 Part A Proposed and Existing	24.02.12
DA3134	B	Section 5 Part B Proposed and Existing	24.02.12
DA3132	B	Section 6 Part A Proposed and Existing	24.02.12
DA3133	B	Section 6 Part A	24.02.12

Architectural Drawings prepared for the Preferred Project Report by AJ+G			
		Proposed and Existing	
DA4100	B C	Detailed Elevation Sheet 1	24.02.12 <b>17.06.13</b>
<b><u>DA3610</u></b>	<b><u>F</u></b>	<b><u>Sunlight Access Diagrams</u></b> <b><u>Winter Solstice June 21</u></b>	<b><u>17.06.13</u></b>
<b><u>DA3611</u></b>	<b><u>F</u></b>	<b><u>Sunlight Access Diagrams</u></b> <b><u>Equinox March/September 21</u></b>	<b><u>17.06.13</u></b>
<b><u>DA3612</u></b>	<b><u>F</u></b>	<b><u>Sunlight Access Diagrams</u></b> <b><u>Summer Solstice December 21</u></b>	<b><u>17.06.13</u></b>
<b><u>DA3633</u></b>	<b><u>F</u></b>	<b><u>Views Sheet 4</u></b>	<b><u>17.06.13</u></b>
<b><u>DA3634</u></b>	<b><u>F</u></b>	<b><u>Views Sheet 5</u></b>	<b><u>17.06.13</u></b>
Landscape Plans prepared for the Preferred Project Report by Oculus			
Drawing No.	Revision	Name of Plan	Date
		Illustrative Landscape Master Plan	24.02.12 <b><u>June 2013</u></b>
		Illustrative Landscape Sections Section A & B	<del>24.02.12</del> <b><u>June 2013</u></b>
		Illustrative Landscape Sections Section C & D	24.02.12- <b><u>June 2013</u></b>
		Illustrative Landscape Sections Section E, F & G	24.02.12- <b><u>June 2013</u></b>
		Illustrative Landscape Sections Section H	24.02.12- <b><u>June 2013</u></b>
		<del>February 2012 Scheme:</del> <del>Public Space Diagram</del> <b><u>MPV</u></b> <b><u>Central Open Space</u></b>	24.02.12- <b><u>4.12.13</u></b>

except for:

- (1) any modifications which are 'Exempt and Complying Development' as outlined in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (2) otherwise provided by the conditions of this approval.

- (c) Condition B1 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

### **B1 Design Modifications**

In order to improve amenity for adjoining properties and future residents, the design of the proposed development should be amended as follows:

#### **Height**

- ~~(a) The height of Building C shall be reduced from 15 storeys (RL122.25m) to a maximum of 13 storeys (RL116.25m);~~
- ~~(b) The 13-storey portion of Building W (RL115.05 m) shall be reduced to 11 storeys (RL105.95).~~

#### **Open Space**

~~The central park shall provide a minimum of 1,665m<sup>2</sup> publicly accessible open space and through-site links; and~~

#### **Design**

~~The street to ground level wall of Building H, on both street frontages of the north eastern and north western elevation shall be amended to reduce the blank rendered/painted wall effect and to provide greater articulation and visual interest. Consideration should be given to changing balustrade materials to reduce the height of the wall.~~

#### **Car Parking**

~~The provision of on-site car parking shall be in accordance with the following rates:~~

- ~~• 0.6 spaces per 1 bedroom apartment;~~
- ~~• 0.9 spaces per 2 bedroom apartment;~~
- ~~• 1.4 spaces per 3 bedroom apartment;~~
- ~~• 1 space per 5 for visitors; and~~
- ~~• 1 space per 40m<sup>2</sup> of commercial GFA;~~

~~[Note: the number of basement car parking levels may be reduced in accordance with the reduction in parking provisions].~~

**335 car parking spaces shall be provided within the basement of the development including:**

- 233 standard residential spaces (at a rate of 0.6 spaces per 1 bedroom apartment and 0.9 spaces per 2 bedroom apartment)**
- 34 accessible spaces (at a rate of 1 space per adaptable apartment); and**
- 68 visitor parking spaces (at a rate of 1 space per 5 apartments).**

**In addition, 7 on-street car parking spaces shall be provided as part of the development.**

#### **Street Network**

RMS does not provide concurrence to use Epping Road as an exit from the site, **with the exception of emergency vehicles**. The new road along the north western boundary shall be blocked off at Epping Road and an appropriate turning circle is to be provided to the satisfaction of Council.

Amended plans demonstrating compliance with these modifications shall be submitted to, and approved by, the Director General prior to the issue of Construction Certificate.

- (d) Condition E3 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

***E3 Car parking restrictions***

The on-site car parking spaces, exclusive of service spaces **and visitor spaces**, are not to be used by those other than an occupant or tenant of the subject buildings. Any occupant, tenant, lessee or registered proprietor of the development site or part thereof shall not enter into an agreement to lease, license or transfer ownership of any car parking spaces to those other than an occupant, tenant or lessee of the building.

These requirements are to be enforced through the following:

- (1) Restrictive covenant placed on title pursuant to Section 88B of the *Conveyancing Act, 1919*,
- (2) Restriction on use under Section 68 of the *Strata Schemes (Leasehold Development) Act, 1986* to all lots comprising in part of whole car parking spaces, and
- (3) Sign visible at exits (excluding fire stairs and individual unit entries) from car parking areas.

These requirements are to be made to the satisfaction of Council. All costs associated with the above requirements are to be borne solely by the Proponent.

- (e) Condition F10 is modified by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

***F10 GFA Certification***

Upon completion of the building works, a registered Surveyor is to certify that the Gross Floor Area (GFA) of the development of Buildings H, W, G and Y **Adelaide, Brisbane, Darwin and Perth** at the subject site and approved by this major projects does not exceed ~~25,083~~ **26,160** m<sup>2</sup>. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of a final Occupation Certificate.

- (f) Condition F12 is added by the insertion of the **bold and underlined** words/numbers as follows:

***F12 RMS Requirements***

**Prior to issue of an Occupation Certificate, "No parking" restrictions shall be implemented on both sides of Epping Road, in consultation with RMS, for a distance of approximately 300 m on either side of the Herring Road intersection to ensure the traffic capacity of Epping Road is maintained.**

## **SCHEDULE 3**

### **STATEMENT OF COMMITMENTS**



## Final Statement of Commitments

The following are the commitments made by Stamford Property Services Pty Ltd to manage and minimise potential impacts arising from Concept Plan MP10\_0112 (MOD 2) and Stage 1 Project Approval MP10\_0113 (MOD 1). As these are inter-related approvals, the draft Statement of Commitments for the two approvals are combined.

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
<b>Concept Plan MP10_0112 (MOD 2) and Stage 1 Project Application MP10_0113 (MOD 1)</b>			
Approved Project	Development on the site will be implemented in accordance with the Concept Plan entitled 'S75W Concept Plan Modification 2 and Project Application Modification 1' dated July 2013.	Department of Planning.	No timing.  General Statement of Commitment
	Stage 1 will be implemented in accordance with the Project Application Plans entitled 'S75W Concept Plan Modification 2 and Project Application Modification 1' dated July 2013.	Department of Planning.	No timing.  General Statement of Commitment
Approved Floor Space	The total floor area of the development shall generally be in accordance with the approved Concept Plan Modification 2 (MP10_0122 MOD2) and shall not exceed 51,139m <sup>2</sup> . The development shall contain a minimum 1,210m <sup>2</sup> non-residential land uses.	Department of Planning.	No timing.  General Statement of Commitment
Apartment Mix / Accessibility	Approval is granted for a Stage 1 apartment mix of:	Department of Planning.	No timing.  General Statement of Commitment
	- Maximum 165 (49%) one bedroom apartments;		
	- Minimum 175 (51%) two bedroom apartments;		
	In order to ensure flexibility and options to live close to work, 30 SOHO apartments will be provided across the development site.	Department of Planning.	No timing.  General Statement of Commitment
	10% of apartments will be provided as Class C adaptable units across the development site.	Department of Planning.	No timing.  General Statement of Commitment

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
Road Access and Traffic	<p>In accordance with the recommendations of the Traffic Report prepared by Traffix and dated January 2011, a Travel Plan will be prepared which addresses:</p> <ul style="list-style-type: none"> <li>▪ Local bus stop locations;</li> <li>▪ Bus and rail timetables;</li> <li>▪ Location of taxi ranks in the locality;</li> <li>▪ Location of local services within walking distance such as convenience stores, supermarkets and other retail related areas;</li> <li>▪ Location of car share vehicles; and</li> <li>▪ Local cycle routes including the City of Ryde cycle map.</li> </ul> <p>The proponent commits to consulting with a car share operator such as Go Get to determine the feasibility of a car share scheme on-site.</p>	Department of Planning.	<p>Prior to the issue of a Stage 1 Construction Certificate</p> <p>Outcome of consultation submitted with Stage 2 Development Application.</p>
Flora and Fauna and Tree Management	<p>In accordance with the Flora and Fauna Assessment prepared by Total Earth Care dated December 2010 and the Arborist Report prepared by Earthscape Horticultural Services dated February 2011, the following will be implemented:</p> <ul style="list-style-type: none"> <li>▪ Removal of trees should be offset with the revegetation of the Epping Road setback buffer zones and removal of exotic species from the site;</li> <li>▪ Any landscaping or revegetation works are to incorporate locally indigenous native plant species, including those that are characteristic of STIF;</li> <li>▪ The protection measures as recommended with the Arborist's Report prepared by Earthscape Horticultural Services;</li> </ul>	Department of Planning.	<p>No timing.</p> <p>General Statement of Commitment</p>

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
	<ul style="list-style-type: none"> <li>▪ Temporary fencing is to be installed around the construction area and machinery or materials storage areas to eliminate the potential for accidental damage to the STIF remnants and all retained trees on the site during construction works;</li> <li>▪ Native trees or limbs of trees that are removed as part of the clearing for the current proposal should be mulched and used on site in rehabilitation or landscaping works, for temporary sediment and erosion control during construction, or as habitat features in any restoration works;</li> <li>▪ Implementation of the Tree Management Plan; and</li> <li>▪ Planting of 20 new trees capable of attaining a height of thirteen metres at maturity.</li> </ul>		
Structural Adequacy	<p>The Structural design will be in accordance with:</p> <ul style="list-style-type: none"> <li>▪ AS / NZS1170.0 – 2002 General Principles;</li> <li>▪ As / NZS1170.1 – 2002 Permanent, Imposed and Other Actions;</li> <li>▪ AS / NZS1170.2 – 2002 Wind Actions;</li> <li>▪ AS3600 – 2009 Concrete Structures;</li> <li>▪ AS3700 – 2001 Masonry;</li> <li>▪ AS4100 – 1998 Steel Structures;</li> <li>▪ AS1720.1 – 1997 Timber Structures; and</li> <li>▪ BCA – 2009 Building Codes of Australia.</li> </ul>	The relevant consent authority at the relevant stage	<p>No timing.</p> <p>General Statement of Commitment</p>

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
Construction, Waste and Traffic Impacts	Works will be carried out in accordance with the recommendations of the preliminary Construction Management Plan and Waste Management Plan prepared by Stamford Property Services and dated June 2013, and the preliminary Construction Traffic Management Plan prepared by Traffix and dated January 2011.	Department of Planning	No timing.  General Statement of Commitment
	A detailed Construction Management Plan, Waste Management Plan and Construction Traffic Management Plan will be prepared and submitted when a builder is appointed and Construction Certificate documentation prepared. Further consultation regarding construction access will be undertaken with the RTA and Council prior to the completion of these Plans.	The relevant consent authority at the relevant stage.	Prior to issue of Construction Certificate.
Soil and Water Management	Details of the easement recommended in the Civil Engineering Design Report prepared by Meinhardt and dated January 2011 will be provided to the Department of Planning prior to the issue of a Stage 1 Construction Certificate.	To be negotiated with adjoining landowners	Prior to issue of a Stage 1 Construction Certificate.
	The stormwater and drainage network will be in accordance with the Civil Engineering Design Report prepared by Meinhardt and dated January 2011. Stormwater drainage infrastructure will be designed in accordance with: <ul style="list-style-type: none"> <li>▪ AS3500.3;</li> <li>▪ City of Ryde Council's specifications;</li> <li>▪ The Concrete Pipe Association of Australia Guidelines; and</li> <li>▪ The Australian Rainfall and Runoff (ARR) publication.</li> </ul>	Department of Planning	No timing.  General Statement of Commitment
	A bulk earthworks model will be provided with the Construction Certificate documentation for each stage, indicating the final cut and fill volumes.	The relevant consent authority at the relevant stage.	Prior to issue of Construction Certificate.

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
Environmentally Sustainable Development	Residential development will need to meet the BASIX energy consumption benchmark with a target of achieving a 4 star Green Star rating. A further ESD statement will be submitted with the Stage 2 DA.	No timing.	No timing.  General Statement of Commitment
Infrastructure and Services	Future development on the site will include upgrades to energy, water, sewer and telecommunications infrastructure in accordance with service provider requirements.	Relevant Service Provider	No timing.  General Statement of Commitment
Public Benefits	Public benefits provided to the wider community will include public access (provided by a covenant on the title) to communal open space areas and a proposed meeting room on-site.	Department of Planning	No timing.  General Statement of Commitment
Residential Amenity	<p>The proponent commits to provide:</p> <ul style="list-style-type: none"> <li>▪ A residential swimming pool;</li> <li>▪ Residents gym;</li> <li>▪ Provision of a herb/vegetable garden, the design of which will be detailed in the Stage 1 landscape plans, prior to the issue of a Construction Certificate;</li> <li>▪ Provision of a bicycle voucher, offering 50% off a range of bicycles approved by Stamford, for every residential purchaser; and</li> <li>▪ Provision of a bicycle voucher, offering 50% off a range of bicycles approved by Stamford, for every 100m<sup>2</sup> of non-residential GFA.</li> <li>▪ A community meeting room for occupiers of the development privately managed.</li> </ul>	Department of Planning	No timing.  General Statement of Commitment
WSUD	<p>WSUD measures for both stages will be in accordance with the Integrated Water Management Plan Rev B prepared by AECOM and dated June 2013:</p> <ul style="list-style-type: none"> <li>▪ Rainwater harvesting for non-potable reuse including toilet flushing, clothes washing and</li> </ul>	Department of Planning	No timing.  General Statement of Commitment

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
	<p>irrigation; and</p> <ul style="list-style-type: none"> <li>Harvested rainwater will be treated via a gross pollutant trap to remove suspended solids prior to discharge into the rainwater tank.</li> </ul> <p>In addition, the gross pollutant trap and rain gardens will be designed for the Treatable Flow Rate.</p>		
	Water efficient fixtures and fittings including 4 WELS star rating dual flush toilets, 6 / 5 WELS star bathroom taps and 3 WELS star shower heads are being considered to meet GBCA targets.	Department of Planning	<p>No timing.</p> <p>General Statement of Commitment</p>
Geotechnical and Contamination	<p>Works will comply with the recommendations of the Geotechnical Investigation and Waste Classification of InSitu Materials Report prepared by Douglas and Partners and dated January 2011, and the Preliminary Contamination Assessment prepared by Douglas and Partners and dated February 2011. The proponent commits to:</p> <ul style="list-style-type: none"> <li>Carry out filling in accordance with the report;</li> <li>Undertake regular inspection by a geotechnical engineer following each progressive lift in excavation;</li> <li>All load bearing foundations inspected and spoon tested by an experienced geotechnical engineer or engineering geologist;</li> <li>Preparation of a dilapidation survey of adjacent buildings prior to and at the completion of bulk excavation works;</li> <li>Once the site has been stripped of fill and excavated soils are stockpiled on site, an environmental scientist or engineer will inspect the site to confirm the classification of fill as General Solid Waste;</li> </ul>	Department of Planning	<p>No timing.</p> <p>General Statement of Commitment</p>

SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
	<ul style="list-style-type: none"> <li>▪ Fill classified as General Solid Waste will only be transported to a facility licensed to accept General Solid Waste; and</li> <li>▪ The preliminary classification of natural soils as VENM will be confirmed subject to an inspection once all filling has been removed.</li> </ul>		
	Final or detailed design of retaining walls will be undertaken using an interactive computer software program such as WALLAP or FLAC during the progressive stages of wall construction, anchoring and bulk excavation.	Department of Planning	Prior to issue of Construction Certificate.
Building Regulations	Where non-compliances with the BCA, Alternative Solutions will be employed to address these matters.	PCA	All Alternative Solutions will be developed for approval prior to the issue of a Construction Certificate.
Erosion and Sediment Control	An Erosion and Sediment Control Plan measures outlined in the Meinhardt Civil Engineering Design Report and dated January 2011 will be incorporated into a detailed Erosion and Sediment Control Plan.	PCA / Relevant Consent Authority for each stage	Prior to issue of Construction Certificate.
Landscaping	Landscaping and public domain works on the site will be implemented in accordance with the Landscape Plans prepared by Oculus entitled Macquarie Village Landscape Masterplan June 2013; Macquarie Village Illustrated Sections June 2013. A further detailed landscape plan in accordance with the principles of the approved Concept Plan will be submitted prior to issue of a Construction Certificate for each stage.	The relevant consent authority at the relevant stage.	With the relevant PA / DA and prior to issue of CC.
Acoustic	Glazing will be provided in accordance with the recommendations of the Acoustic Report dated January 2011 and letter dated 24 November 2011.	PCA	On plans, prior to the issue of a Construction Certificate for each stage.



SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
	<p>The following noise attenuation measures will be adopted for future retail/commercial tenancies as outlined in the Noise Impact Assessment prepared by Acoustic Logic and dated 20/6/13:</p> <ul style="list-style-type: none"> <li>▪ Locating seating below awnings and overhangs to limit noise impact to residence above;</li> <li>▪ Limit the number of seats within the courtyard;</li> <li>▪ Locating external areas where noise transmission is limited; and</li> <li>▪ Limit deliveries and waste removal to day time hours.</li> </ul> <p>A detailed construction noise and vibration plan will be developed once construction programs have been developed further. The noise and vibration plan will be developed in accordance with the following:</p> <ul style="list-style-type: none"> <li>▪ Australian Standard AS2436:1981 "Guide to noise control on construction, maintenance and demolition sites"; and</li> <li>▪ DECCW – "Interim Construction Noise Guideline".</li> </ul>	<p>Ryde City Council</p> <p>The relevant consent authority at the relevant stage.</p>	<p>Details submitted with the Stage 2 Development Application</p> <p>Prior to the issue of Construction Certificate.</p>
Wind	<p>The recommendations of the Wind Report prepared by Vipac dated June 2013 will be implemented.</p> <p>The effectiveness of wind control mechanisms will be validated prior to the issue of a Construction Certificate.</p>	<p>The relevant consent authority at the relevant stage.</p> <p>PCA or the relevant consent authority.</p>	<p>Provided on Project/Development Application plans</p> <p>Prior to the issue of a Construction Certificate.</p>
Public Art	<p>A detailed Public Art Plan will be prepared by a suitably qualified Public Art Consultant.</p>	<p>Ryde City Council</p>	<p>To be submitted with the Stage 2 Development Application</p>



SUBJECT	COMMITMENTS	APPROVED BY WHOM	TIMING
Waste	Allowance will be made for the future collection of waste by waste contractors in accordance with all relevant regulatory requirements.	The relevant consent authority at the relevant stage.	During construction
Affordable housing	The proponent will dedicate 4 appropriately sized and located dwelling units within Stage 1 of the development to be administered as Affordable Housing	Department of Planning/Ryde City Council	To be dedicated with Stage 1
Public Access	The provision of a staircase and lift along Epping Road to allow access to the existing bus stop on Epping road.	Department of Planning/City of Ryde	To be dedicated with Stage 1
Upgrade of Bus Shelter	To facilitate the upgrade of the existing bus shelter on Epping Road.	Department of Planning/City of Ryde	At the completion of Stage 1.
Development contributions	Appropriate contributions, commensurate with each stage, will be payable prior to the issue of a Construction Certificate for that stage in accordance with the City of Ryde Section 94 Development Contributions Plan 2007.	City of Ryde	Prior to issue of Construction Certificate for Stage 1 and 2