

Architectural Design Competition Jury Report



Stage A – Shepherds Bay

8 Parsonage Street, Ryde

September 2015

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Appendix A: Outline of Schemes

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1.0 Introduction

1.1 This report provides a summary of the Architectural Design Competition undertaken by the Proponent, Holdmark Property Group, pursuant to Condition Schedule 3(1) of the Concept Approval of Shepherds Bay, Meadowbank, by the Planning Assessment Commission (PAC) of New South Wales on 6 March 2013.

1.2 Condition Schedule 3(1) states the following:

“ 1. Design Excellence

Future Development Application/s for Stage A (the signature building fronting Church Street) shall demonstrate design excellence in accordance with the Directors General’s Design Excellence Guidelines. ”

1.3 The Architectural Design Competition was conducted in accordance with a Competition Brief which was issued to all Competition Entrants on 8 July, 2015. A copy of the Brief is at Appendix B.

1.4 The Architects invited to participate in the Architectural Design Competition were as follows:

- 1 Architectus and Carter Williamson Architects**
- 2 Cox Architecture and Kennedy Associates Architects**
- 3 Group GSA and Malcom Sholl Architects**

1.5 The competition was managed by City Plan Strategy and Development (CPSD).

2.0 Background & Consent History

2.1 Concept Plan MP09_0216 was approved by the PAC on 6 March 2013 for a mixed use, residential, retail and commercial development. The key elements of this original Concept Approval included:

- Building envelopes – maximum storeys and RLs;
- Maximum GFA for commercial, retail and community uses;
- Continuous open space minimum of 3,000m²;
- Through sight lines and view corridors;
- Pedestrian and cycle ways;
- Sensitive urban design; and
- Approximate value of public benefit work in kind as \$70 million.

2.2 This original Concept Approval did not include maximum dwelling and car parking numbers.

2.3 Modification MP09_0216 was approved by the PAC on 16 October 2014. The key changes to this modified approval included:

- Amendment to the number of storeys to allow for additional storeys at ground level for Stages 2-3 and 4-5;
- Expansion of the basement building envelopes for Stages 2-3 and 4-5;
- Revised timing of the delivery of open space and construction staging;
- Provision of an additional storey to the building on the corner of Belmore Street and Constitution Road; and
- Flexible application of provisions of Residential Flat Design Code (RFDC).

2.4 The approved however resulted in additional constraints on the Concept Approval, through conditioning imposed on:

- The maximum number of dwellings – 2,005;
- The maximum number of car parking spaces – 2,976; and
- The minimum of 1,000m² community facility to be delivered with 1,00th dwelling.

2.5 Stages 2-9 of the development (no approvals granted by Council as yet) deliver 1,943 dwellings and 2,563 car parking spaces.

2.6 Stage 1 comprises a further 246 dwellings and 331 car parking spaces.

2.7 As a result, Stage A has 62 dwellings and 413 car parking spaces remaining.

2.8 The Architectural Design Competition allowed for the opportunity of the Competitors to submit both a Conforming Scheme and a Non-Conforming Scheme.

2.9 **The Conforming Scheme** – needed to satisfy the controls established by the Concept Approval (as modified):

- 10, 2 & 6 storeys, and maximum RL of 57.70 within defined envelopes;
- 62 dwellings maximum;
- 413 car parking spaces maximum; and
- Compliance with provisions of the modified concept approval.

2.10 **The Non-Conforming Scheme** – any significant non-compliance with the Concept Approval (as modified) will require a Section 75W of the Environmental Planning and Assessment Act 1979. A non-compliance includes the following:

- An increase in storeys;
- An increase in RLs;
- An increase in dwelling numbers; and
- An increase in car parking spaces.

3.0 Jury & Technical Advisors

Jury Composition:

3.1 Section 5.4 of the Architectural Design Competition Brief prescribed the composition of the Jury, and the three (3) members were as follows:

- Chris Johnson – representing the proponent, Holdmark, being the owner and developer of the site;
- Gabrielle Morrish – representing Ryde Council and member of the Ryde Council Urban Design Review Panel; and
- Olivia Hyde – representing the Government’s Architect Office.

Technical Advisors:

3.2 The Proponent of the Competition made Town Planning, Quantity Surveying, Valuer and Construction advisors available to all Entrants during the Competition period. These were as follows:

- **Town Planning**
Susan Francis, Executive Director, City Plan Strategy and Development
- **Quantity Surveyors**
Stephen Ngai, Altus Page Kirkland
- **Valuer**
Esther Cheong, AEC Group
- **Construction Manager**
Chris Peter, CPM Consulting

3.3 The Technical Advisors were given the same information and documentation from the Entrants that had been made available to the Jury.

4.0 Entrants Questions & Answers

- 4.1 Following the endorsement of the Design Competition Brief and the release of the formal invitations to the three (3) Entrants, a protocol for the provisions of technical assistance to Entrants and for timely response to questions and queries was established as indicated in the Design Competition Brief.
- 4.2 Entrants were invited to forward any questions about the Competition to Holdmark and City Plan Strategy and Development and responses were then provided to all Entrants to ensure transparency and fairness to all participants.
- 4.3 It has been concluded that the Architectural Design Competition has been conducted in a thorough and appropriate manner and that, both stages of the Competition has been a fair and transparent process.

5.0 Chronology of the Key Phases

5.1 A chronology of the key phases of the Architectural Design Competition were as follows:

- **June 2015**
Architectural Design Competition Brief endorsed for the Competition.
- **8 July 2015**
Competitors advised of selection to participate in the Competition.
- **31 August 2015**
Competition closes. Competition entries submitted to CPSD.
- **14 September 2015**
Site visit by Jury members, the Proponent and CPSD.
- **14 September 2015**
Formal presentations by Competition Entrants to the Jury, the Proponent and CPSD.
- **28 September 2015**
The Jury announcement of the award for the Architectural Design Competition.

6.0 Jury Considerations

9.1 The provisions of Section 5.11 of the Competition Brief prescribe the requirements for the Jury's assessment and determination a winning entry (if deemed appropriate).

9.2 It is noted that the Jury had technical assistance from a range of technical experts who had provided summaries that were included in the Architect's written submissions.

9.3 Three (3) well respected firms submitted comprehensive and well considered proposals for the site. Each firm submitted a conforming and non-conforming submission. The Jury considered that all Entries were competent and thorough in their consideration of the context and constraints of the site and all had innovative approaches and ideas to resolve the site.

The Conforming Scheme

9.4 The Jury, through review of all the conforming proposals, formed the unanimous view that the current envelope that applies to the site alongside the restriction on dwelling numbers (62 dwellings) would deliver a lesser design solution that would not achieve the best response to the contextual and amenity issues facing the site. The Jury recognises that this site is unique, in that it is an island site isolated by vehicle movements and roundabouts which result in high vehicle speeds and road noise. This constraint severely impacts on the proximity of the site to the waterfront and its setting near the river.

9.5 The Jury recognises that the site does have a minor gateway role in concert with the existing vegetation and the bridge, announcing the arrival into the Ryde neighbourhood. As such the Jury considers that some additional height on the site may be justified. The jury also recognizes that within the allowable envelope a greater density than 62 units can be achieved. The Jury considers that such a site and location justifies an increase in the number of units that can be achieved subject to achieving high amenity and excellent design.

9.6 The Jury has reviewed the complying envelope and considers that it may have negative impacts on neighbouring amenity in terms of views and interaction with the public domain. The relationship between the taller form and the lower form is confined and creates a canyon space that is not capable of achieving a high quality amenity or outcome and appears driven by block form rather than an understanding of the context of the site and its position or visibility from the bridge.

9.7 Although each Entrant worked hard to realise design solutions that complied with the current planning rules under the Concept Approval, all three proposals did not celebrate the site to the extent that the non-conforming designs did.

9.8 On this basis the Jury has not awarded a winner in the conforming category as the envelope itself is not considered to enable the achievement of Design Excellence.

The Non-Conforming Scheme

9.9 The Jury has considered each Entrant's non-conforming proposals for the site. All proposals showcased interesting ideas and strategies for dealing with the unique constraints and the importance of the location of the site, and were all feasible having regard to advice from the AEC Group. However one entry stood out to the Jury.

9.10 This solution was formulated from a solid and intuitive analysis and understanding of the position of the site and its role in the broader context. It recognizes the location adjacent to the bridge and the character and form of the bridge. It also celebrates the river location and understands the need to respond to the vistas available along the river as well as for vehicular traffic on the bridge.

9.11 The scheme is tied strongly to its location in its architecture and its response to the ground plane. It seeks to resolve the traffic impacts and draw the surroundings into the site. The scheme provides a sunny public plaza that connects to both the river and the streets around it to draw residents and visitors to the site. The buildings cocoon the space and protect it from the noise of Church Street and the taller form is sensitively located to terminate river and bridge vistas but also to draw massing away from where view impacts occur to the new developments to its north and west.

9.12 The proposal achieves a true sense of place through its ground plane and activation of its edges. It echoes the industrial past of the whole of this precinct and the bridge as well as the site through reconstruction of an industrial "shed" in a contemporary reinterpretation to anchor and activate the new square. The proposal introduces a strong and differentiated base that protects the plaza and the residential precinct from the roadway and celebrates the bridge arrival through a taller form that directly references the bridge construction and architecture.

9.13 The Jury considers that the increased height of this scheme is considered appropriate when accompanied by the provision of the proposed public square and in relation to the surrounding area. While much of the development in Meadowbank is of the horizontal 6 to 8 storey built form, this needs to be offset by at least one vertical tower as has happened across the river at Rhodes. To have this vertical building also related to the linear form of the bridge will provide a good urban design solution.

Additional Information

9.14 The Jury noted that the feasibility advice provided to the entrants from AEC Group for the conforming scheme indicated, at best a feasibility of 4.71% where a 20% feasibility was understood to be the industry norm.

9.15 The Jury notes that the winning scheme has a 21.03% feasibility.

7.0 Jury Recommendations

- 7.1. All entries displayed a competency and understanding in dealing with the constraints of the Brief. Each Entrant is to be congratulated for the high standard of preparation and presentation, and thoroughness of approach.

The Winning Design

- 7.2. In judging the schemes it was the unanimous decision of the Jury to award the winning design to Cox Architecture & Kennedy Architects Associates.
- 7.3. The Jury considers their submission to offer an exciting solution for the location that will expand and activate the public domain whilst celebrating the river and the bridge arrival to Ryde. The architecture presents the opportunity for an exciting and memorable building form once further developed to resolve issues of amenity in proximity to Church St and achieve a more holistic approach to the street wall building and the tower.
- 7.4. As per the Director General's Design Excellence Guidelines, the Jury notes that the competition winning architects must be nominated as the design architects for the duration of the project.

Other Recommendations

- 7.5. The following indicates the particular issues raised by the Jury that the winning scheme must address through the next stages:

7.5.1. Traffic Noise

The mitigation of noise impact is vital to the success of the winning scheme, due to the traffic noise on Church Street as amplified through the reverberation within the adjacent bridge structure. This is relevant to the design of all residential apartments on the site, but most particularly those with an aspect onto Church Street. The following approaches were discussed by the Jury and should be pursued through design development:

- Minimise the number of apartments with a single aspect onto Church Street;
- Use of double glazing and wintergardens;
- Maximise use the vertical offset from street level to the first level of apartments;
- Investigate innovative means to achieve both cross ventilation and acoustic separation; and
- Ensure all apartments will achieve compliance with relevant Australian Standards, SEPPS and BCA in regards to noise.

7.4.2. Natural Ventilation

The proposed double loaded corridor arrangement of apartments does not provide adequate ventilation, this is exacerbated by the noise issues noted above. Arrangement of apartments across floors, along with 'cut-outs' or other articulation of the block form is to

be developed to ensure that the building achieves SEPP 65 ventilation levels as a minimum. As above, innovative means to achieve ventilation along with noise mitigation should be explored.

7.4.3. The Shed

Retaining a memory of the industrial past of the site through a retention of a 'shed' structure for community use is a strong site specific concept. This idea must be retained through design development. Whilst it is understood by the Jury that the actual sheds will be removed to construct the basement, it is important the new structure not lose the aesthetic of adaptive reuse inherent to the concept. With this in mind the Jury suggest that the shed structure be retained for reassembly in some form, or where this proves impossible, an alternative is proposed that will ensure this structure remains true to concept. The Jury notes also the importance of this built form remaining publicly accessible. The jury suggest that where possible, some form of community use (in collaboration with Council) be pursued.

7.4.4. Reuse of materials

The Jury supports the recycling and reuse of materials across the site as proposed – these include sandstone in the form of gabions, walls and paving, reuse of bricks and reuse of steel shed structures (as per above).

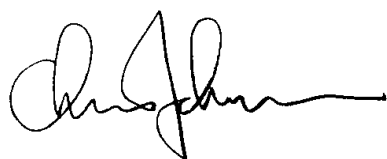
7.4.5. Relationship between the main block (Church Street) and lower northern block

The Jury noted that with the architectural relationship between the two blocks remaining unresolved, the façade design of both buildings requires development, alongside the architectural relationship between the two.

7.4.6. Public Square

The Jury emphasizes that the provision of an inviting, protected, active, sun-filled public square should be retained and strengthened through design development, as this element is key to the success of this scheme.

- 7.6. As the proposal requires further design refinement to achieve design excellence and given the complexities of the site, the Jury recommend that the proposal benefit from design review as it progresses to a Development Application. On that basis the Jury suggest the appointment of a Design Integrity Panel comprising independent architects and/or urban designers to monitor the integrity of the design as it develops. Any significant departures from the competition scheme should also seek approval from the Panel.



Chris Johnson
Chief Executive Officer
Urban Taskforce



Olivia Hyde
Director of Design Excellence
NSW Government Architects Office



Gabrielle Morrish
Design Review Panel Member
City of Ryde Council

Appendix A – Outline of Schemes

Architectus & Carter Williamson Architects

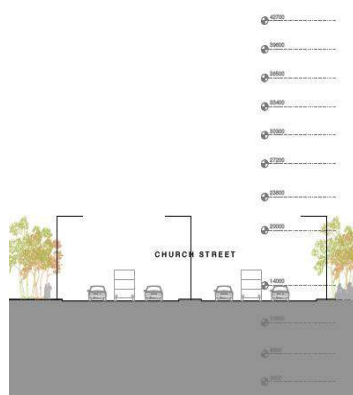
CONFORMING SCHEME

Summary Description

- Storeys – 6, 2 and 10
- Height – 48.90 RL
- GFA – 11,384m²
- FSR – 2.88:1
- Dwellings – 62
- Car parking spaces – 221
- Feasibility – 4.71% (not viable)

Images





NON-CONFORMING SCHEME

Summary Description

- Storeys – 6 and 33
- Height – 119.20 RL
- GFA – 22,883m²
- FSR – 5.79:1
- Dwellings – 215
- Car parking spaces – 359
- Feasibility – 43.06% (viable)

Images





Cox Architecture & Kennedy Associates Architects

CONFORMING SCHEME

Summary Description

- Storeys – 6, 2 and 10
- Height – 55.5 RL
- GFA – 9,464m²
- FSR – 2.4:1
- Dwellings – 62
- Car parking spaces – 180
- Feasibility – 2.19% (not viable)

Images



NON-CONFORMING SCHEME

Summary Description

- Storeys – 4 and 19
- Height – 80.0 RL
- GFA – 16.153m²
- FSR – 4.1:1
- Dwellings – 152
- Car parking spaces – 280
- Feasibility – 21.03% (viable)

Images





Group GSA & Malcom Sholl Architects

CONFORMING SCHEME

Summary Description

- Storeys – 4, 2 and 10
- Height – 47.4 RL
- GFA – 6,794m²
- FSR – 1.72:1
- Dwellings – 62
- Car parking spaces – 133
- Feasibility – -4.32% (not viable)

Images





NON-CONFORMING SCHEME

Summary Description

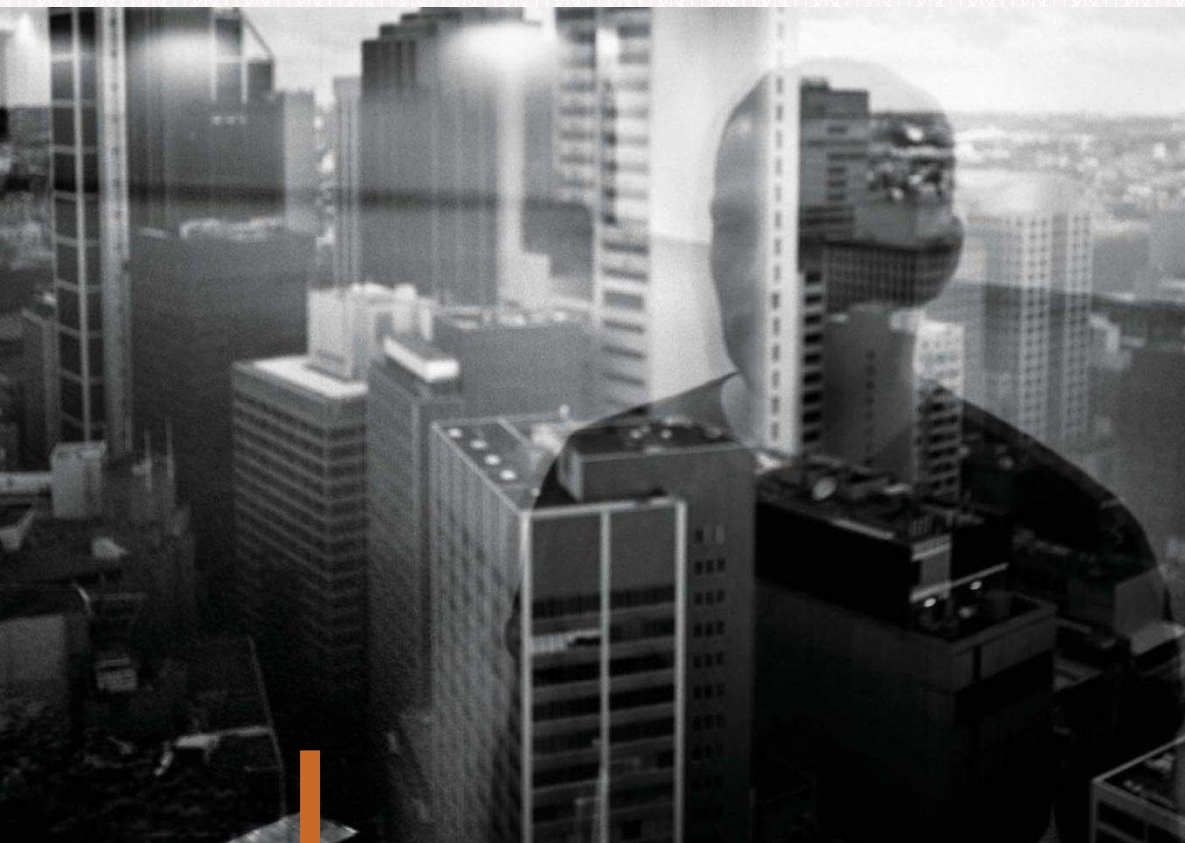
- Storeys – 11, 9 and 16
- Height – 69.3 RL
- GFA – 17,599m²
- FSR – 4.45:1
- Dwellings – 154
- Car parking spaces – 356
- Feasibility – 23.89% (viable)

Images





Appendix B – The Design Brief




Design Excellence Brief Shepherds Bay Concept Approval

8 Parsonage Street, Ryde

Prepared by City Plan Strategy & Development
On Behalf of Holdmark NSW Pty Ltd

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 Draft	15/09/14	H Palmer <i>Senior Project Planner</i>	S Francis <i>Executive Director</i>	
Final Draft	30/03/15	C Outtersides <i>Director</i>	S Francis <i>Executive Director</i>	S Francis <i>Executive Director</i>
Final issue to GAO	27/05/15	C Outtersides <i>Director</i>	S Francis <i>Executive Director</i>	

This document is preliminary unless approved by a Director of City Plan Strategy & Development.

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Attachment	Document	Prepared by
1	<p>Concept Approval MP09_0216 & Statement of Commitments</p> <p>Concept Approval (as modified) (MP09_0216 Mod 1) & Statement of Commitments (as modified) (subject to approval from the PAC)</p>	-

1. Introduction

1.1 Background to the Competition

This Competitive Design Process Brief (hereto referred to as "*the brief*") relates to the land which comprises No. 8 Parsonage Street, Ryde ("*the site*").

The site is owned by Shepherds Bay Urban Development Pty Ltd and the company responsible for the management of the site and its redevelopment is Holdmark NSW Pty Ltd ("*the Proponent*").

This brief has been prepared by City Plan Strategy and Development ("CPSD") on behalf of the owner / Proponent.

Concept Plan MP09_0216 was approved by the Planning Assessment Commission on 6 March 2013 for a mixed use, residential, retail, commercial development including building envelopes for 12 buildings incorporating basement level parking, infrastructure works to support the development including upgrades to the local road network, stormwater infrastructure works, publically accessible open space and through site links and pedestrian and cycle pathways.

Condition 1 states the following:

1. Design Excellence

Future Development Application/s for Stage A (the signature building fronting Church Street) shall demonstrate design excellence in accordance with the Director General's Design Excellence Guidelines.

The 'Stage 5' (now referred to as 'Stage A' pursuant to the 16 October 2014 modification - see below) site is bound by Church Street, Well Street, Parsonage Road and The Loop Road, Ryde and has an approved building envelope with a 2 storey podium and two parallel tower forms above permitted to a height 6 storeys on the eastern Church Street frontage and 10 storeys to the opposite western side. A copy of the Concept Plan Instrument of Approval and the relevant approved plans are contained in **Attachment 1**.

This Concept Plan was subsequently modified by the PAC on 16 October 2014. The modification related to a number of conditions of consent in order to allow for a more logical construction process and to amend the staging and approved built form. The above condition of consent was not affected other than to change the stage reference to "Stage A". Refer to **Section 3.2** for further details.

Further details regarding the approved scheme are set out in **Section 3** of this brief.

The design of the new building on the site is required to be the subject of a competitive design process prior to the preparation of any future Development Application (DA) in accordance with the Director General's Design Excellence Guidelines. This Brief has been prepared in accordance with those requirements.

1.2 Objectives and Reference Documents

This brief has been prepared in accordance with the requirements of the Director General's (DGs) Design Excellence Guidelines. This brief also recognises the objectives of the Proponent and procedural fairness for competitors.

In accordance with the DG's Design Excellence Guidelines *"the purpose of this architectural design competition is to promote innovative design solutions that achieve high quality buildings and spaces within the city centre. In recognition of the additional cost and effort required by a competitive process, a successful design competition that achieves design excellence can result in a development bonus in relation to building height and/or floor space."*

In accordance with the DG's Design Excellence Guidelines the key objectives of the Design Competition include:

- To achieve a diversity of architectural response;
- To achieve a high standard of architectural excellence;
- To encourage flexibility within the urban design controls to allow for newer or unexpected solutions;
- To provide incentive through greater FSR and/or height; and
- To encourage a sense of civic pride.

This Design Competition is being prepared to satisfy Condition 1 of the Concept Approval and to deliver a valuable and iconic design outcome for this site which acts as a gateway entrance to this precinct which is undergoing revitalisation and is becoming an important new residential precinct within the City of Ryde.

This brief contains details regarding the following information:

- A detailed description of the site.
- A detailed description of the Concept Approval (as modified in MP09_0216 Mod 1).
- Competition type.
- Competition objectives.
- Competition process details (i.e. deliverables, timeline, evaluation process, assessment criteria and procedural requirements).
- The fees and/or prizes offered to participants in the competition.

This brief also makes reference to the following documents:

- Director General's Design Excellence Guidelines.
- Concept Approval MP09_0216 and approved documentation (including plans, Environmental Assessment, Preferred Project Report and other consultant reports).
- Concept Approval MP09_0216 Mod 1 (pending approval) and supporting documentation (including plans, Environmental Assessment and subsequent responses, and other consultant reports).
- Ryde Local Environmental Plan 2010.
- Ryde Development Control Plan.

This brief has been prepared in accordance with the Director General's Design Excellence Guidelines as required by Condition 1 of the Concept Approval MP09_0216 and has been reviewed and endorsed by the Government Architect's Office.

1.3 Competition Type Summary

Details regarding the type, process and requirement of this Design Competition is provided in **Section 5** of this brief. A summary is provided below.

There are two (2) types of design competition which a Proponent can undertake. These include:

- a) an 'invited' competition; or
- b) an 'open' competition.

This competition will be undertaken in accordance with option a), an "invited" architectural design competition comprising three (3) architectural/design firms.

The design competition entries are to be judged by a jury panel comprising three (3) members.

The purpose of this architectural design competition is to select the highest quality architectural and urban design solution for the development of the site, taking into account the Concept Approval (MP09_0216 Mod 1) and financial feasibility.

The competitive design process will not fetter the discretion of the Consent Authority since the Consent Authority will not form part of the judging process.

It is recognised that in order to achieve the objectives outlined in Section 1.2 above, the Concept Approval MP09_0216 will be required to be modified to allow for modified development controls. Refer to **Section 3 and 4** below for further details.

2. Site Description

2.1 Site Details

The site is a key mixed use redevelopment precinct which is located on the Shepherd's Bay Foreshore in Ryde and Meadowbank. The site is located approximately 14 kilometres north-west of the Sydney CBD and is within the Ryde Local Government Area (LGA).

The 'Church Street site' is a stand-alone site which is bound by Church Street, Well Street, Parsonage Street and The Loop Road. The following table describes the legal description of the lots which comprise this site and general statistics.

TABLE 1: STATISTICS OF THE SITE

Item	Details
Address	8 Parsonage Street, Ryde
Legal Description	Lots 13-14 DP 738232, Lot 7, DP 809282, Lot 100, DP 851723 and Lot 15, DP 738232
Total Area	3,953 sqm (taken from the Survey Plan submitted with the Concept Application)
Measurements (approximate as per the Survey Plan)	Church Street (east) - 66.90m Well Street (north-east) - 53m Parsonage Street (curved) (north-west) - approx. 71m The Loop Road (south-west) - 57.05m
Topography	Relatively level
Vehicular Access	Currently via the northern and western boundary

Figures 1 and 2 below demonstrate aerial views of the site.



Figure 1: Aerial View of the Subject Site (site outlined in red). The site is located to the north-western side of Church Street and acts as a 'gateway' entry point to Ryde when travelling north (Source: Six Maps)



Figure 2: Aerial View of the Subject Site (site outlined in red) which demonstrates that the surrounding former industrial sites located on the western side of Church Street have already undergone redevelopment, or are currently under redevelopment to support the residential redevelopment of this foreshore locality (Source: Six Maps)

The site currently features an industrial/warehousing structure and associated shed structures. Existing car parking areas are provided with vehicular access off Well Street and Parsonage Road which service the industrial uses. There is some existing vegetation at the perimeters of the site.

2.2 Context and Surrounding Area

The Shepherds Bay locality is historically characterised as a light industrial and manufacturing area. The area is the subject to ongoing transition to create a varied mix of land uses with an emphasis of higher density residential dwellings. Figure 2 below provides an analysis of the mixed use and residential developments in Shepherds Bay and their relationship with the Concept Approval site.

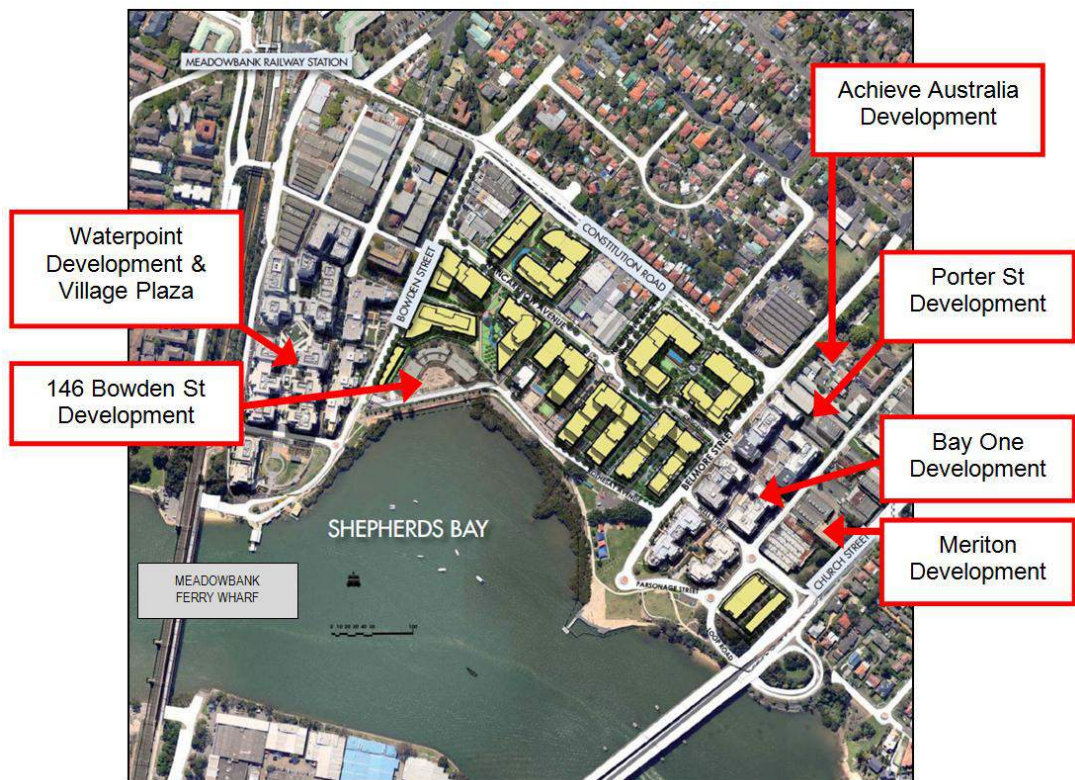


Figure 3: Aerial view of the site and locality. The sites the subject of the Concept Approval (MP09_0216) are identified as the yellow buildings. The Church Street site the subject of this Design Competition is circled in blue. This Figure also identifies the existing and approved mixed use developments in the Shepherds Bay area (Source: R+M - the PPR submitted with the Shepherds Bay Concept Approval).

The site benefits from being in the vicinity of regular rail, ferry and bus services. The Church Street site is also within 200m of bus services on Church Street, and approximately 1km from the railway station and ferry wharf.

The site forms part of the former Meadowbank Employment Area which is experiencing a period of transition from manufacturing and light industrial uses towards the development of a high density mixed use neighbourhood. The site and surrounds is the subject of previous and ongoing improvements to prepare the site for its future built form. These improvements include the demolition of vacant industrial buildings, contributions to Rail Corp for improvements to the Railway Station and contributions to Ryde Council for the purpose of improving the stormwater management systems for the benefit of the greater locality.

2.3 Special Site Characteristics

2.3.1 Heritage

The site is within the vicinity of local heritage item Number 33 '*Bridge*' pursuant to the Ryde LEP 2010, as shown in the Figure below.



Figure 4: Photo of the Church Street Bridge which is a local heritage item.

The Concept Application was accompanied by an Interpretation Strategy prepared by Rappoport and dated 18 November 2010. The proposed Interpretation Strategy relates to the entire Concept Plan site and sets out 'key messages' and interpretation elements including some key architectural styles associated with the area, and the use of appropriate and associative materials. In addition, The Concept Approval includes Condition 30 which specifically relates to the subject stage as follows:

"30. Future Development Application/s for Stage A (formerly known as Stage 5) shall include a Statement of Heritage Impact providing an assessment of the impact of the development on the adjoining heritage listed Church Street Bridge. Applications are to demonstrate that the design of the building takes into account relevant recommendations of the heritage assessment."

This condition will be addressed in detail at Development Application (DA) stage.

2.3.2 Contamination, Acid Sulfate Soils & Salinity

The Concept Application was accompanied by a Preliminary Screening Contamination Assessment prepared by Douglas Partners and dated 13 October 2010. This Assessment involved a site history assessment and walkover of accessible areas of the site. Based on the investigations undertaken, Douglas Partners consider there is a moderate potential for contamination caused by past potentially contaminating activities. This requirement is reflected in Conditions 38, 39 and 40 of the Concept Approval, requiring an assessment of potential contamination, acid sulphate soils and salinity to be undertaken for future DAs. These investigations are being undertaken to ensure that all sites within the Concept Approval are suitable for the residential and non-residential land uses.

2.3.3 Existing Vegetation

The existing trees and vegetation on the site are recommended for removal pursuant to the Aboricultural Impact Assessment prepared by Redgum Horticultural dated 24 September 2014 and approved with the Concept Approval. This relates to trees 5 to 13 on the subject site. Tree 2 (Jacaranda), Tree 3 (Black She Oak) and Tree 4 (Black She Oak) which are

located along the Church Street frontage are required to be retained and protected within a Tree Protection Zone (TPZ). Trees 2, 3 and 4 are located at the south-eastern portion of the site and are to be incorporated in to the landscape works of the site.

It is noted that the adjoining site to the south contains a Port Jackson Fig labelled as 'Tree 1' which is required to be retained and protect within a TPZ.

2.3.4 Flood Modelling

The Concept Approval was accompanied by a Flood Assessment prepared by Cardno. The PPR was also accompanied by an Addendum Flood Assessment dated 26 July 2012. Based on the modelling for estimated 100 yr ARI flood levels, the resulting Flood Planning Levels (based on a 500mm freeboard) are as follows:

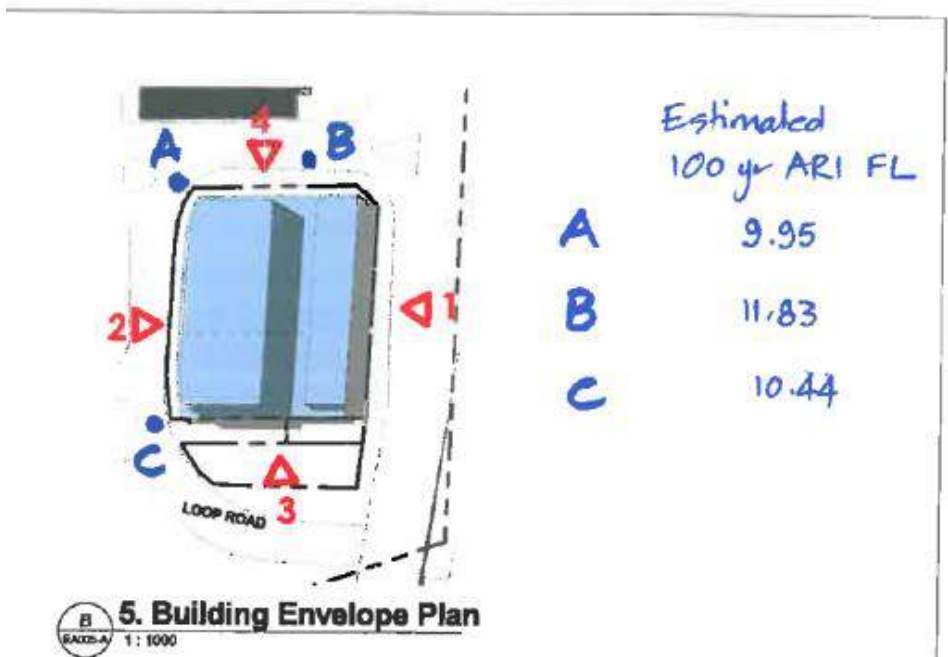


Figure 5: Extract of the Estimated 100 yr ARI flood level and PMF (Source: Addendum Flood Assessment prepared by Cardno).

Condition 35 of the Concept Approval also requires future detailed DAs to be informed by further detailed flood assessments to determine the minimum floor levels, and any required mitigation measures and evacuation strategy which may be required.

2.4 Site Images

The following is a set of images of the site and existing buildings.



Figure 6: Photo of the site as viewed from Concord Road travelling north towards Ryde. The redevelopment of the Church Street site will provide a building which presents as an entry marker for this revitalised precinct (Source: Google maps).



Figure 7: Photo of the site as viewed from Concord Road demonstrating the existing industrial / warehousing building on the site (Source: Google maps).



Figure 8: Photo of the site as viewed from Concord Road demonstrating the existing industrial / warehousing building on the site. The Ryde Bridge and Rhodes development are beyond (left of the photo) (Source: Google maps).



Figure 9: Photo of the site as viewed from Wells Street demonstrating the existing industrial / warehousing building on the site. The right of the photo shows the existing multi-storey residential buildings (Source: Google maps).



Figure 10: Photo of the site as viewed from the roundabout at the intersection of Parsonage Road and The Loop Road demonstrating the existing industrial / warehousing building on the site (Source: Google maps).

3. Existing Concept Approval Relating to the Site

3.1 Concept Approval MP09_0216 (as modified)

The site benefits from Concept Approval MP09_0216 which was approved by the Planning Assessment Commission on 6 March 2013. A modification to this consent was subsequently granted consent by the PAC on 14 October 2014. Copies of both approvals are provided at **Attachment 1**. MP09_0216 (as amended) is for a mixed use residential, retail, commercial development including:

“Use of the site for a mixed use development including residential, retail, commercial and community uses incorporating:

- *building envelopes for 12 buildings incorporating basement level parking;*
- *infrastructure works to support the development including:*
- *upgrades to the local road network;*
- *stormwater infrastructure works;*
- *publically accessible open space and through site links; and*
- *pedestrian and cycle pathways.”*

In relation to the Church Street site, the modified Concept Approval allows for a mixed use development with basement parking, a two storey podium with two parallel tower elements above being an overall six (6) storey element along the eastern boundary and a ten (10) storey element along the north-western boundary.

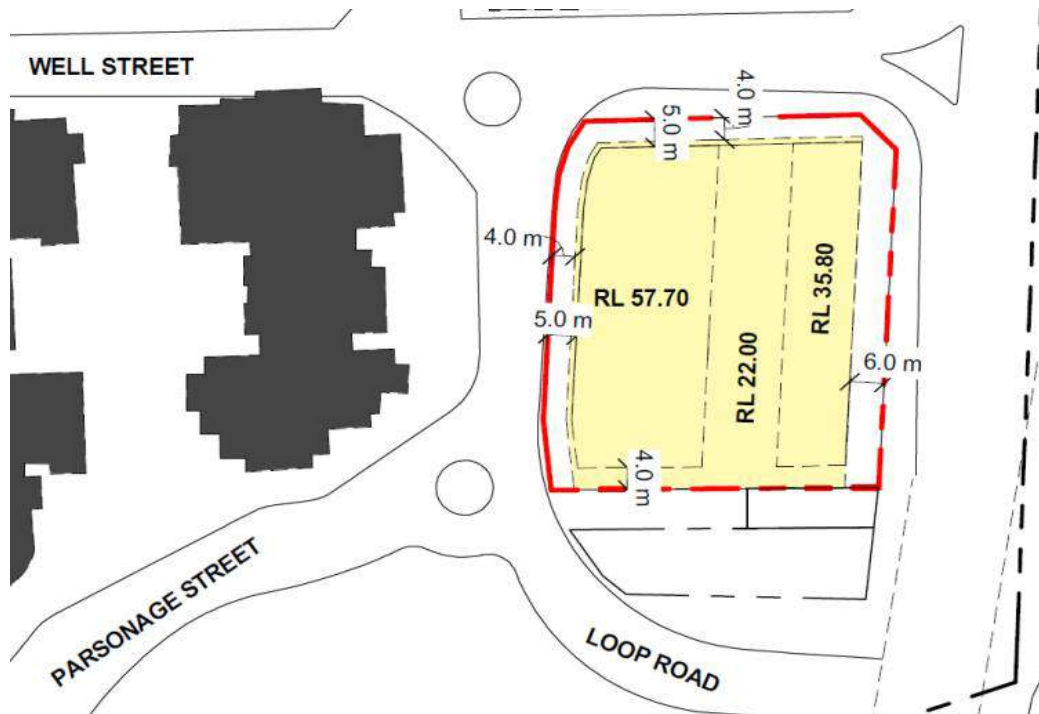


Figure 11: Extract of the 'Preferred Project Master Plan - Maximum Heights with Setbacks' reference PPR 001-D as per MP09_0216 Mod 1 (pending approval from the PAC) demonstrating the maximum height on the site in the form of a RL. This plan also shows the minimum setbacks to the podium and tower form.

5.

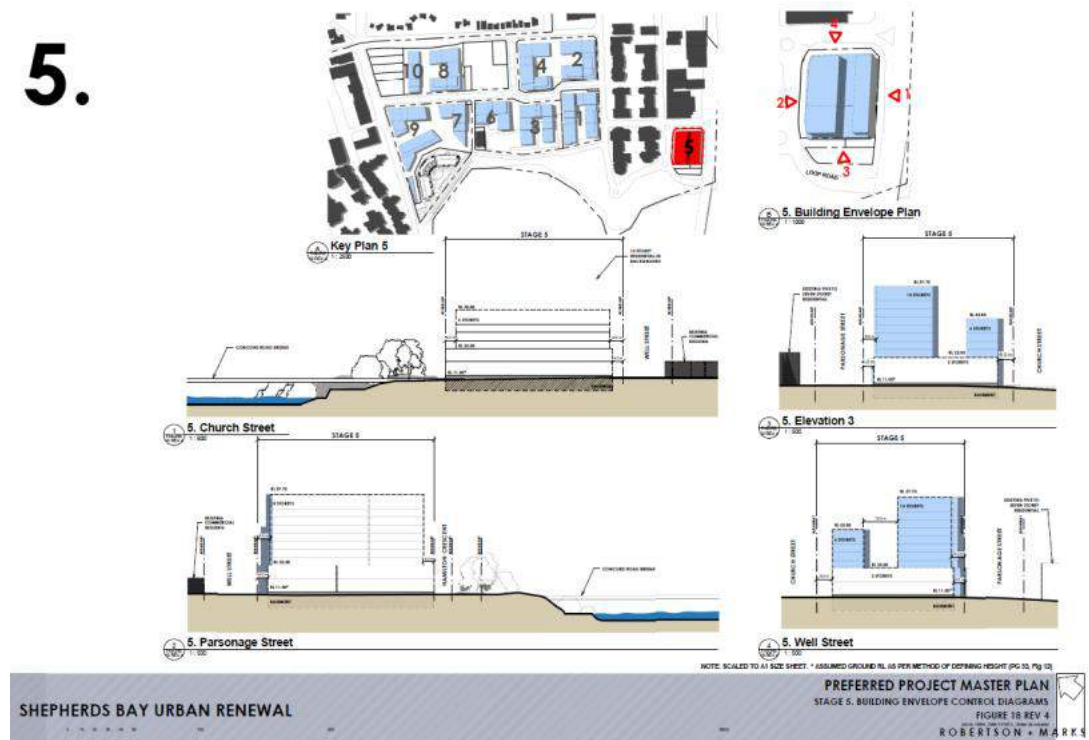


Figure 12: Extract of the 'Preferred Project Master Plan - Stage 5 Building Envelope Control Diagrams' reference Figure 18 Rev 4 as per MP09_0216 Mod 1 demonstrating the maximum storeys currently permitted on the site.

Of relevance to the Subject Site, the Concept Approval (as modified) approved the following:

- flexible application of the solar access requirement of the RFDC;
- amendment of ESD measures; and
- amendments to terms of approval, future environmental assessment requirements and Statement of Commitments.

This modification also changed the staging reference for the subject site from 'Stage 5' to 'Stage A.' It is relevant to note that the modification does not impact on the built form of the subject site as approved.

3.2 Modification to the Concept Approval MP09_0216 Mod 1

3.2.1 Conditions of the Concept Approval (MP09_0216)

The Concept Plan Instrument of Approval (as modified) is provided at **Attachment 1**. These conditions are required to be satisfied within the submission of the future Development Application for this site.

There are a series of conditions of consent that are design-related matters and these are required to be addressed as a part of this Competitive Design Process. All participants must address these conditions in their submitted design.

The relevant conditions are detailed in the following table:

TABLE 2: EXTRACT OF RELEVANT CONDITIONS FROM MP09_0216 (MOD 1)

Condition Reference		Comment
SCHEDULE 2 PART A - TERMS OF APPROVAL		
A1 Development Description Concept approval is granted to the development as described below: Use of the site for a mixed use development including residential, retail, commercial and community uses incorporating: <ul style="list-style-type: none"> • building envelopes for 12 buildings incorporating basement level parking; • infrastructure works to support the development including: • upgrades to the local road network; • stormwater infrastructure works; • publically accessible open space and through site links; and • pedestrian and cycle pathways. 		To be addressed by all participants in their submission.
Modifications as per MP09_0216 Mod 1 <ul style="list-style-type: none"> • amendment to Building Storeys Plan to allow for additional storeys at ground level in Stages 1 to 4 and to reflect the approved height of Stage 1; • expansion of the basement building envelope of each Stage beneath landscaped/open space areas and also to expand/connect the basement building envelopes between Stage 2 and 3 and Stage 4 and 5; • revision to the construction staging; • revised timing of the delivery of the open space to be in conjunction with Stage 3 (rather than Stage 1); • provision of an additional storey to provide a 6 storey element to the building on the corner of Belmore Street and Constitution Road; • flexible application of the solar access requirement of the RFDC; • amendment of ESD measures; and • amendments to terms of approval, future environmental assessment requirements and Statement of Commitments. 		To be addressed by all participants in their submission.
A2 Development in Accordance with the Plans & Documentation The development shall be undertaken generally in accordance with MP09_0216, as modified by MP09_0216 Mod 1, and: <ul style="list-style-type: none"> • the Environmental Assessment dated 7 January 2011 prepared by Robertson + Marks Architects and PLACE Design Group, except where amended by the Preferred Project Report dated July 2012, including all associated documents and reports; • the s75W Modification Application dated November 2013 prepared by R+M Architects and City Plan Services including all documents and reports, except where amended by the: • response to submissions report dated 28 March 2014 prepared by City Plan Services; and • Proponents Comments in Response to Council submission dated 29 April 2014 prepared by City Plan Services. <ul style="list-style-type: none"> • the Draft Statement of Commitments prepared by Robertson + Marks Architects updated on 5 October 2012, except where amended by the Revised Draft Statement of Commitments prepared by Holdmark dated March 2014; and • the following drawings: 		To be addressed by all participants in their submission.
Drawing No.	Name of Plan	Date
FIGURE 11 REV 2	PREFERRED CONCEPT PLAN	July 2012

PPR 001-D	MAXIMUM HEIGHT WITH SETBACKS	2/11/2013
PPR 002-B	INDICATIVE CONCEPT PLAN STOREY PLAN	21/10/2013
PPR 007-E	INDICATIVE STAGING	09/24/13
S 001/B	SLOPES ON SITE	03/25/2014
FIGURE 14 REV 4	STAGE 1 BUILDING ENVELOPE CONTROLS	28/06/2012
FIGURE 15 REV 4	STAGE 2 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 16 REV 4	STAGE 3 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 17 REV 4	STAGE 4 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 18 REV 4	STAGE 5 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 19 REV 4	STAGE 6 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 20 REV 4	STAGE 7 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 21 REV 4	STAGE 8 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 22 REV 4	STAGE 9 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 23 REV 4	STAGE 10 BUILDING ENVELOPE CONTROLS	01/18/12
FIGURE 29 REV 2	LANDSCAPE PLAN	July 2012
FIGURE 30 REV 2	VEHICULAR ACCESS & PUBLIC TRANSPORT PLAN	July 2012
SK01 REV E	PEDESTRIAN & CYCLEWAY ROUTES	18 June 2013
FIGURE 32A REV 2	INDICATIVE ACCESSIBLE CIRCULATION PLAN	July 2012
FIGURE 33 REV 2	INDICATIVE COMMUNITY, RETAIL & / OR COMMERCIAL USES LOCATION MAP	July 2012

FIGURE 50 REV 1	CONCEPT PLAN LANDSCAPE PLAN	28/07/2014	
PPR 003-5	OPEN SPACE AREA PLAN & DEEP SOIL ZONES	11/01/13	
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.			To be noted by all participants.
A4 Building Envelopes Building footprints and setbacks are to be generally consistent with the Concept Plan building envelope parameter diagrams for each site, except where amended by the Modifications in Part B of this Approval.			To be addressed by all participants in their submission.
A5 Maximum Gross Floor Area (GFA) The maximum GFA for commercial, retail or community uses shall not exceed 10,000msqm.			To be addressed by all participants in their submission.
A6 Publicly Accessible Open Space, Drainage Reserves & Through Site Links All public open spaces, drainage reserves and through site links shall be publicly accessible and maintained in private ownership by the future body corporate unless otherwise agreed by the Council.			To be addressed by all participants in their submission.
PART B - MODIFICATIONS			
Amended Concept Plan (These conditions were discharged according to the Department of Planning Correspondence dated 24 June 2013).			
B1(a) The Concept Plan shall be amended to: Comply with the modified maximum heights (as per plans in Schedule 5), setbacks etc. under this approval and the project application approval for Stage 1 (MP09_0219). The maximum building height applies to either the number of storeys or RL levels, whichever is the lower.			To be addressed by all participants in their submission. Refer to the 'Indicative Concept Plan Storeys Plan' (PPR002-B dated 21 October 2014) and the 'Maximum Heights with Setbacks Plan' (PPR 001-D dated 2 November 2013)
B1(c) The Concept Plan shall be amended to: Provide a public domain plan which illustrates the proposed public domain treatment including streets and setback areas, landscaping, lighting and public and communal open spaces and which is in accordance with Ryde City Council's Public Domain Technical Manual.			To be addressed by all participants in their submission. Also refer to the approved Landscape Plan (Figure 29 Rev 2 dated July 2012).
B1(e) The Concept Plan shall be amended to: provide an integrated water sensitive urban design (WSUD) strategy for the entire site.			To be addressed by all participants in their submission. Refer to the 'Overall

	Concept & Public Domain Plan: WSUD Strategy' Revision D prepared by Place and dated 15 May 2014.
SCHEDULE 3 FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS	
1 Design Excellence Future DA/s for Stage A (the signature building fronting Church Street) shall demonstrate design excellence in accordance with the Director General's Design Excellence Guidelines.	To be addressed by all participants in their submission in accordance with this brief.
2 Design Excellence Future DAs shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation / articulation of the building and a range of high quality materials and finishes.	To be addressed by all participants in their submission in accordance with this brief.
3A Built Form - Maximum Storeys on Steeply Sloping Topography Future Development Applications shall satisfy the 'Maximum Number of Storeys Above Ground Level (Finished) Plan'.	To be addressed by all participants in their submission. Refer to the 'Indicative Concept Plan Storeys Plan' (PPR002-B dated 21 October 2014).
4 Built Form - Future Development Applications shall ensure that basement parking levels do not encroach into street setback areas and do not exceed 1 metre above ground level (finished) unless the criteria identified below are satisfied. Basement parking levels are permitted to exceed 1 metre above ground level (finished) where the following can be demonstrated: (a) the built form of each development, including the upper parking levels, provide an aesthetically pleasing interface between the building and the public domain at pedestrian level; (b) appropriate landscaping screening is provided to all facades of basement parking areas which protrude above ground level; (c) the basement parking areas which protrude above ground demonstrate appropriate articulation and quality materials and finishes to provide attractive buildings and streetscapes; and Basement parking levels up to 1.2 metres above finished ground level are not regarded as storeys and are not counted as a 'storey' pursuant to the 'Maximum Number of Storeys Above Ground Level (Finished) Plan' and Requirement 3A.	To be addressed by all participants in their submission.
5 Built Form - Future DAs shall demonstrate an appropriate interface with surrounding streets and public domain areas at pedestrian level, and an appropriate design treatment to provide an adequate level of privacy to ground level apartments.	To be addressed by all participants in their submission.
7 Built Form - Future DA/s for Stage A shall provide the following minimum	To be addressed by

setbacks to Parsonage and Wells Streets: (a) Podium – 4 metres (b) Tower – 5 metres	all participants in their submission.
10 Built Form - Future DAs shall provide for utility infrastructure, including substations, within the building footprint, wherever possible. If this is not possible, infrastructure shall be located outside of the public domain and appropriately screened.	To be addressed by all participants in their submission.
11 Landscaping Future DAs shall include detailed landscape plans for public and private open space areas, street setbacks areas and for the landscape treatment of all adjoining public domain areas and road reserves in accordance with the approved Public Domain Plan.	To be addressed by all participants in their submission.
12 Public Domain Future DAs shall provide the detailed design for the upgrade of all road reserves adjacent to the development to the centre line of the carriageway, including landscaping, street trees, accessible pedestrian pathways, street lighting, cycle ways on Constitution Road and Nancarrow Avenue, and any other necessary infrastructure in accordance with the approved Public Domain Plan. Where the detailed design necessitates an increase in the width of the road reserve, building setbacks are to be increased to retain the approved setback to the road reserve alignment. The road reserve works are to be completed by the proponent prior to occupation of each stage.	To be addressed by all participants in their submission. Refer to the 'Open Spare Area Plan' (PPR003-5 dated 11 January 2013).
13 Cycle Facilities Future DAs shall provide bicycle parking at the minimum rate of 1 space per 10 car parking spaces.	To be addressed by all participants in their submission.
14 Cycle Facilities Future DAs shall demonstrate appropriate 'end of trip facilities' for cyclists within all non-residential developments in accordance with Council's requirements.	To be addressed by all participants in their submission.
15 Open Space/Public Access Future DAs shall include detailed landscape plans for the embellishment of publicly accessible open space areas. These areas shall include high quality landscaping and paved areas and a variety of recreation facilities which may include BBQs, seating, water features, grassed areas, paths, shade trees, bicycle racks and exercise equipment/games.	To be addressed by all participants in their submission. Refer to the 'Open Spare Area Plan' (PPR003-5 dated 11 January 2013).
17 Open Space/Public Access Future DAs shall clearly set an appropriate legal mechanism for creating rights of public access to all publicly accessible areas of open space, drainage reserves and through site links, with the relevant instrument/s to be executed prior to the issue of the occupation certificate.	To be addressed by all participants in their submission. Refer to the 'Open Spare Area Plan' (PPR003-5 dated 11 January 2013).
19 Public Art Future DAs shall provide the detailed design of public art in locations throughout open space areas generally in accordance with the Public Art Strategy submitted with the PPR.	N/A The 'Public Art Strategy' does not nominate any locations for art within the subject site.

<p>20 Public Art Future DA/s for Stage 2 shall include a Arts and Cultural Plan developed by a professional public artist including consideration of:</p> <ul style="list-style-type: none"> (a) materials to be used, with particular attention to durability; (b) location and dimension of artwork; (c) public art themes to respond to site history and or social, cultural or natural elements; (d) integration into the site and surrounds; (e) budget and funding; and (f) Council's Public Art Guide for Developers. 	<p>Not applicable to the subject site.</p>
<p>21 SEPP 65 and RFDC Future DAs 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 application/s shall demonstrate that:</p> <ul style="list-style-type: none"> (a) a minimum of 60% of apartments within each stage are capable of being cross ventilated; and (b) a minimum of 70% of apartments within each stage receive a minimum of 2 hours solar access to living areas and balconies mid winter; and (c) where less than 70% of apartments achieve 2 hours of solar access in mid winter, these apartments (beyond the first 30%) shall be designed to provide improved amenity by: <ul style="list-style-type: none"> • including extensive glazing (minimum 70% of the external façade) to living rooms; • permitting cross-ventilation specifically to those apartments; and • exceeding RFDC guidelines by at least 10% in at least one of the following areas: <ul style="list-style-type: none"> • increased floor to ceiling height; or • increased minimum apartment areas, being greater than 50sqm for 1 bedroom, 70sqm for 2 bedroom and 95sqm for 3 bedroom apartments. (d) a minimum of 25% of open space area of the site is deep soil zone. 	<p>To be addressed by all participants in their submission.</p>
<p>22 ESD Future Development Applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, in accordance with the base targets within ESD Guidelines Report prepared by Ecospecifier Consulting dated October 2010. Where no base target is provided within this report, the development should strive to achieve the stretch target (where relevant and feasible).</p> <p>In accordance with the EnviroDevelopment philosophy, four of the categories will be targeted to show 'industry best practice'. Where the categories of water and energy are applied, BASIX will be used to test 'industry best practice' for water and energy, which will be treated as 10% better than the BASIX pass mark.</p>	<p>To be addressed by all participants in their submission.</p> <p>Refer to the ESD Guidelines Report prepared by Ecospecifier and dated October 2010</p>
<p>23 Car Parking Future DAs shall provide on-site car parking in accordance with Council's relevant Development Control Plan, up to a maximum of 2,976 spaces across the Concept Plan site.</p> <p>Future Development Applications shall provide:</p> <ul style="list-style-type: none"> (a) a car parking rate which relates to the site-wide car parking provision and demonstrates that car parking may be provided for future stages within the total car parking figure of 2,976; and (b) a projected car parking forecast for each remaining stage demonstrating that the total car parking provision can be adhered to. 	<p>To be addressed by all participants in their submission.</p>

Provision shall also be made for adequate loading and unloading facilities for service vehicles, suitably sized and design for the proposed use.	
25 Road Infrastructure and Road Reserve Upgrades Future DA/s for the stage of development containing the 800th dwelling shall provide the detailed design for the implementation of left-in/left-out arrangement at Belmore Street/Yerong Street intersection. The works are to be completed prior to issue of the first occupation certificate of any building of this stage.	N/A It is anticipated that this Condition will be associated with other Stages and will therefore be satisfied prior to the future lodgement of the DA for the subject site.
27 Roads and Maritime Services Requirements Future application/s for Stage A shall demonstrate that the RMS requirements have been met in relation to access to RMS infrastructure on the adjoining land, including retention of existing access, parking and turning area for maintenance vehicles.	<p>To be addressed by all participants in their submission.</p> <p>This relates to the adjoining site to the south (Lot 10 DP 861524) which is owned by the RMS and contains a SCATS cabin.</p> <p>The RMS requirements are:</p> <ul style="list-style-type: none"> • any development shall continue to provide direct access to the SCATS Cabin from a public road. • any development should retain the existing amount of parking for maintenance vehicles as well as turning area. • if developer wanted to include SCATS cabin area in the development a replacement area would need to be found. • all costs to duplicate the SCATS Cabin area would be met by developer.
28 Site Specific Sustainable Travel Plan Future DAs for each stage shall include a site specific sustainable travel plan incorporating a workplace travel plan and/or travel access guide. The travel plan will be in accordance with the Concept Plan Sustainable Travel	Not required for Stage A.

Plan required by Modification B2.	
30 Heritage Future DA/s for Stage A shall include a Statement of Heritage Impact providing an assessment of the impact of the development on the adjoining heritage listed Church Street Bridge. Applications are to demonstrate that the design of the building takes into account relevant recommendations of the heritage assessment.	To be addressed by all participants in their submission. Refer to discussion at Section 2.1.1 above. The competition entrants are to obtain whatever heritage input they consider appropriate at this concept design stage.
32 Noise and Vibration Future DA/s for Stage A shall provide an acoustic assessment which demonstrates that the internal residential amenity of the proposed apartments is not unduly affected by the noise and vibration impacts from Church Street, to comply with the requirements of Clause 102 of State Environmental Planning Policy (Infrastructure) 2007 and the Department of Planning's 'Development Near Rail Corridors and Busy Roads – Interim Guidelines'.	All participants to demonstrate this condition can be satisfied.
33 Adaptable Housing Future DAs shall provide a minimum of 10% of apartments as adaptable housing in accordance with Australian Standard 4229-1995.	To be addressed by all participants in their submission.
34 Flooding and Stormwater Future DAs for each stage of the development shall include flood assessments to determine the minimum floor levels, any required mitigation measures and evacuation strategy required.	To be addressed by all participants in their submission. Refer to discussion at Section 2.3.4 above.
36 Flooding and Stormwater Future DAs for each stage of the development shall include a Stormwater Management Plan in accordance with Council's requirements.	To be addressed by all participants in their submission.
37 Sydney Water Requirements Future DAs shall address Sydney Water's requirements in relation to: (a) required amplification works to existing drinking water mains; (b) required amplification works to the wastewater system; (c) approval for discharge of trade wastewater (where necessary); and (d) application for Section 73 certificates as necessary.	To be addressed by all participants in their submission.
38 Contamination, Acid Sulphate Soils and Salinity Future DAs shall include a detailed contamination assessment (involving sampling and testing of soil) including an assessment of the presence of acid sulphate soils and salinity.	As detailed in Section 2.3.2 above, this item will be addressed by the Proponent at DA stage.
39 Contamination, Acid Sulphate Soils and Salinity A groundwater assessment (involving sampling and testing of groundwater) shall be undertaken across the entire Concept Plan prior to the first DA	As detailed in Section 2.3.2 above, this item will be addressed by the

being lodged for Stage 2 or any other stage of the development.	Proponent at DA stage.
40 Contamination, Acid Sulphate Soils and Salinity Future DAs where necessary shall include a targeted groundwater assessment for the specific stage (based on the recommendations of the groundwater assessment undertaken for the entire Concept Plan).	As detailed in Section 2.3.2 above, this item will be addressed by the Proponent at DA stage.

All participants are required to refer to all of the conditions at **Attachment 1** and ensure that all design matters that will impact upon the future DA are addressed in their entries in this competition.

3.3 Relevant existing approvals relating to nearby sites

The adjacent site to the north is currently under construction at Nos. 125-135 Church Street, Ryde. The relevant approval (LDA2012/97) was approved on 26 June 2013 for demolition of the existing buildings and construction of four (4) mixed use buildings between 5-7 storeys containing 269 residential apartments. The approval provides for 381 car parking spaces over two basement car parking levels with all vehicular access from Porter Street.

3.4 Relevant DAs lodged but not yet determined for the site and adjoining nearby sites

DA's for Stages 2, 3, 4, 5, 6, 7, 8 and 9 have been lodged with Ryde Council and are under assessment by Council.

4. Objective for the Proposal

4.1 Design Objectives

Further to the objectives of the Design Competition as set out by the DG's Design Excellence guidelines and stated in **Section 3** above, the design objectives for this Architectural Design Competition are to:

- a) Take into consideration the specific conditions of consent of the Concept Approval. These are summarised in **Section 3.3** of this report and are set out in detail in the consent at **Attachment 1**.
- b) Stimulate imaginative architectural and urban design proposals that achieve design excellence in terms of diversity of architectural response.
- c) Respond to the site's context and the constraints and opportunities of the site.
- d) Deliver a high standard of architecture and urban design as well as materials and detailing appropriate to the building type and location.
- e) Deliver a proposed form and external appearance that will improve the quality and amenity of the public domain.
- f) Create a proposal which responds to the iconic "gateway" location of the site, taking maximum advantage of the opportunities afforded by the property's urban context in order to deliver a built form legacy of which the local community can be proud and with which it can identify.
- g) Maintain a positive relationship with adjoining sites and surrounding buildings.
- h) Maximise opportunities for Ecologically Sustainable Design ("ESD").
- i) Ensure the outcome is financially feasible and buildable.

4.2 Planning Objectives

The planning objectives for this Architectural Design Competition are to ensure that the proposal:

- a) Takes into account the Concept Approval (MP06_0216 Mod 1). Any inconsistencies with the Concept Approval must be fully justified, documented and may require a Section 75W modification to the Concept Approval.
- b) Takes into account the statutory framework of:
 - Any relevant State Environmental Planning Policies;
 - Ryde Local Environmental Plan 2010;
 - Ryde Development Control Plan; and
 - Relevant Ryde Council and applicable State plans and policies;

These documents can be viewed on the Ryde Council website at: www.ryde.nsw.gov.au.

- c) Justifies any instances of non compliance against the Concept Approval, objectives and strategic direction of the controls.
- d) Takes into account all relevant NSW State Government controls and policies.

4.3 Heritage Objectives

Provide a design which recognises the heritage value of the nearby Church Street Bridge and responds to the recommendations of the Heritage Interpretation Strategy and the recommendations of the heritage consultant.

4.4 Commercial Objectives

The commercial objectives for this Architectural Design Competition are set out below:

A. Project Viability

- All participants must provide with their submission a high level financial feasibility prepared by an appropriately qualified valuer (nominated by the Proponent) to demonstrate the economic viability of their design.
- Participants are advised that each design submission is to be reviewed by the nominated quantity surveyor and must include a building cost estimate prepared by the nominated quantity surveyor that provides an estimated cost for the submitted design which is to be included in the financial feasibility to be prepared by the nominated valuer. This information will be made available to the Jury.

B. Construction Methodology

- Each submission is to include a buildability report and indicative high-level construction timeline prepared by an appropriately qualified construction manager experienced in building the type of development proposed (to be nominated by the Proponent).

C. Other Objectives

- The design is to be efficient to operate and maintain so as to keep running and maintenance costs at a minimum in light of a future strata arrangement.
- The design is to be functionally efficient, maximise natural lighting and maximise the view potential from each level.
- All submissions to provide:
 - Yield schedule of product (including car parks)
 - Efficiency ratio (net useable areas: gross floor slab areas)
 - Schedule of areas using AIQS method of measurement
 - Schedule of GFA measured as per definition in template LEP
- Detailed fee proposal including design timeline/programme to provide architectural services if selected as winner (note - the architect finally appointed will be required to lead, manage and co-ordinate all other project consultants)

4.5 Other Project Objectives

It is suggested that Competitors make use of the preliminary studies undertaken by Specialist Consultants which accompanied the Concept EA and PPR, including the Noise Impact Assessment, Heritage Interpretation Strategy and ESD Guidelines Report. All of these approved reports can be found on the Department of Planning's Website.

A summary of the key project objectives based on the findings of these preliminary studies, is set out below:

A. Acoustic

- The internal amenity of the residential component of the development shall demonstrate that the proposed apartments are not unduly affected by the noise and vibration impacts from Church Street.

B. Pedestrian Access

- Pedestrian access should be afforded from the Church Street (eastern), Wells Street (northern) and Parsonage Street (north-western) frontages.

C. Vehicular Access & Parking

- Points of vehicular entry / exit point into the basement are to be provided from Wells Street and Parsonage Street in accordance with the 'Vehicular Access & Public Transport Plan,' Figure 30 Rev 2, dated July 2012

D. Parking

- Provision should be made for basement parking with adequate loading and unloading facilities for service vehicles, suitably sized and designed for the proposed residential uses, and non-residential uses.
- The provision of car parking shall also take into account the maximum car parking spaces currently permitted across the whole Concept Plan site, as per Condition 23 of the Draft Instrument of Approval (subject to PAC approval).

E. Ecologically Sustainable Development

- It should be demonstrated that the development is capable of satisfying Condition 22 ESD of the Concept Approval and achieve the base and stretch targets where required.

5. Competition Procedures

5.1 Proponent

The Proponent of the Design Competition is Holdmark NSW Pty Ltd.

General communications should be with the Proponent's Town Planning Representative:

City Plan Strategy and Development
Level 1, 364 Kent Street
Sydney NSW 2000
P: 8270 3500

All specific queries and communication must only be directed to the Competition Manager Sue Francis by email through suef@cityplan.com.au.

5.2 Architectural Design Competition Entry

This Architectural Design Competition is an invitation-only competition.

Each competitor in this Architectural Design must be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003 or, in the case of interstate or overseas Competitors, eligible for registration.

5.3 Architectural Design Competition Details

The competition will involve three (3) competition participants who will each present their urban design / architectural scheme, including basic plans, renders and photomontages. Consideration of the Concept Approval, and planning, structural, cost and environmental concerns as well as the objectives set out in Section 4 above will be taken into account in the consideration of the proposal.

5.4 Architectural Design Competition: The Competition Jury

- a) The competition Jury comprises three (3) Jurors, one of whom is nominated by the GAO, one of whom is nominated by Ryde Council and one whom is nominated by the Proponent. Competitors or their intermediaries must not communicate with Jury members in relation to this competition. All communication must be through the Competition Manager (refer 5.1).
- b) The Jury members will be:

Suggested Panel Member	Representing
Chris Johnson	The proponent, Holdmark, being the owner and development of the site
Gabrielle Morrish, GM Urban Design	Council nominee and member of the Ryde Council Urban Design Review Panel
Olivia Hyde	GAO, convener of the Design Excellence Process

- c) If one of the above Jurors has to withdraw prior to the completion of the competition process, another Juror of equivalent credentials will be appointed by whoever originally appointed that Juror.

5.5 Architectural Design Competition: Juror's Obligations

In accepting a position on the Jury, Jurors agree to:

- a) have no contact with any of the Competitors or Proponent in relation to the site and the Architectural Design Competition from their time of appointment until the completion of the process other than during presentations of the submissions.
- b) evaluate entries promptly in accordance with the timetable.
- c) abide by the requirements of the Architectural Design Competition brief.
- d) consider advice provided by the consent authority.
- e) refrain from introducing irrelevant considerations in addition to, or contrary to those described in the Architectural Design Competition brief, or contrary to the statutory framework.
- f) make every effort to arrive at a consensus in the selection of a winner;.
- g) submit a report explaining their decisions.
- h) sign a statement confirming they have read and understood the Juror's obligations and agree to respect those obligations for the duration of the Architectural Design Competition

5.6 Architectural Design Competition: Proponent's Obligations

The Proponent agrees to have no contact with the Jury members or consent authority members outside of the process described in this Brief in relation to the site and the Architectural Design Competition from their time of appointment until the completion of the process.

5.7 Architectural Design Competition: Technical Assistance

- a) The Jury may seek independent technical assistance, if required.
- b) The technical advisers will be strictly limited to only providing technical advice to the Jury.
- c) Technical assistance to the Jury**

Technical advisers may be appointed to provide technical assistance / advice to the Jury as may be requested by it. The provision of such technical assistance will in no way reduce the responsibility of the Jury to the Proponent. The technical advisers will be bound to secrecy and shall not be empowered to exclude any submission, and shall be limited to providing advice to the Jury.

The following Technical Advisors have been involved in the preparation of the Concept Plan DA and DA's for the Stages and may be called upon by the Jury for further consultation:

- **Town Planning**

Sue Francis, Executive Director, City Plan Strategy & Development

Ph: 8270 3500

- d) **Technical assistance to Competition Competitors**

Holdmark NSW Pty Ltd (The Proponent of the Design Competition) will make available the following consultants to each Competitor and will pay for these consultancy services directly (over and above the competition entry fee) for the number of hours noted below:

- **Town Planning and Competition Manager**

Sue Francis, Executive Director, City Plan Strategy & Development

Ph: 8270 3500

Up to seven (7) hours (for each entrant) consultancy advice to be paid by the Proponent for the Design Competition.

- **Quantity Surveyors**

Altus Page Kirkland - Stephen Ngai

The QS will prepare an cost estimate for up to a maximum of two concept design solutions for the site per Competitor - to be paid for by the Proponent.

- **Valuer**

- AEC Group - Esther Cheong

- The Valuer will prepare an economic feasibility analysis for up to a maximum of two concept design solutions for the site per Competitor - to be paid for by the Proponent.

- **Construction Manager**

- CPM Consulting - Chris Peter

- The Construction Manager will prepare a build ability analysis and a construction programme for up to a maximum of two concept design solutions for the site per Competitor - to be paid for by the Proponent.

5.8 Communications & Questions

- a) Competitors should submit any questions in writing to the Competition Manager in accordance with the Competition procedures.
- b) Questions should be sent to the Competition Manager no later than 14 days before the close of the Architectural Design Competition.
- c) Answers to these questions will be compiled and sent to all Competitors without revealing the source of the questions.
- d) Competitors should not communicate orally regarding any aspect of the Architectural Design Competition, with:

- the Proponent;
- Jurors; or
- Technical Adviser(s).

5.9 Closing Date for Submissions

- a) Submissions for this Design Competition must be lodged with the Proponent not later than **12pm (noon) on Friday 21 August 2015**.
- b) It is the sole responsibility of the competitor to ensure actual delivery to the Proponent by the deadline.

5.10 Lodgement of Submissions

- a) Competitors shall lodge their submissions in a sealed package, to the Proponent's Town Planning Representatives, at the following address:

Sue Francis, Executive Director
City Plan Strategy & Development
Level 1, 364 Kent Street
Sydney NSW 2000
P: 8270 3500

- b) The package should be labelled:

"8 Parsonage Street, Ryde, Architectural Design Competition."

- c) The Council Officer(s) nominated as the "observer(s)" by the Consent Authority may be present when the submissions are opened.
- d) In an Architectural Design Competition, those additional materials received which exceed the submission requirements (as set out in **Section 6.0** of this brief) will not be considered by the jury.

5.11 Disqualification

- a) At the discretion of the Jury, submissions that breach competition procedures may be disqualified, in particular, where:
 - the submission is received after the lodgement time and date identified in 5.10 above; or
 - the submission is not submitted in accordance with the submission requirements, as stated in this brief; or
 - a Competitor is found to be ineligible; or
 - a Competitor / participant may reasonably be expected to have an unfair advantage through access to privileged information; or
 - a Competitor has breached confidentiality requirements; or
 - in an Architectural Design Competition a competitor attempts to influence the decision of the Jury.

The Competition Manager may confer with the Jury relating to disqualification, but this decision shall be final and no correspondence shall be entered into.

- b) In an Architectural Design Competition, the Jury will determine any disqualifications.

5.12 Architectural Design Competition: Jury Assessment & Decision

- a) A minimum of three (3) competitive submissions are to be considered in the Design Competition.
- b) A copy of the submissions will be distributed to the jury members at least one week prior to the convened jury meeting, a site inspection will be carried out for them, and the consent authority will provide a summary of planning compliance.
- c) The Competitors must present their entry to the jury in person. The presentation must be no longer than 30 minutes followed by questions from the Jury.
- d) Observers of the Proponent and the Consent Authority will be permitted to attend the presentations but may not ask questions or otherwise participate in the proceedings.
- e) Each competitor's submission may be graded by the Jury
- f) The Jury is expected to reach a decision on whether to request a redesign within 14 days and will submit a Jury report (referred to as the Architectural Design Competition Report) to the Proponent, within 14 days of its decision.
- g) The Jury's decision will be via a majority vote. Unanimous agreement is not required.
- h) The Jury's decision will not fetter the discretion of the consent authority in the determination of any subsequent development application.
- i) The Jury may recommend that none of the entries exhibit design excellence and thus end the Architectural Design Competition.

5.13 Appointment of the Architect of the Preferred Proposal

- a) The Proponent intends to appoint the architect of the winning entry as selected by the Jury. Full design and documentation of the winning proposal will then occur. The architectural commission is expected to include (without limitation):
 - preparation of a DA;
 - possible preparation of a Section 75W Application to amend the Concept Plan Consent to accommodate the winning design (if required)
 - preparation of the design drawings and other associated information for a construction certificate;
 - preparation of the design drawings and other associated information for the contract documentation and construction; and
 - continuity during the construction phases through to the completion of the project.
 - leadership, Management and coordination of all other consultants required to expeditiously enable all necessary design and construction documentation to be prepared.

- Copyright for each submission shall remain in the ownership of the original author(s) unless separately negotiated between the Proponent and the winning architect.

The Proponent and the Consent Authority shall have the right to display, photograph or otherwise duplicate or record all submission for publication, publicity or other such purposes. Any such reproductions shall acknowledge the copyright owner. Further use of such designs (including reproduction in whole or part) shall be negotiated between the parties to the agreement on such terms and for such fee as may be agreed.

Execution of the Invitation and Acceptance letter shall be deemed as legal permission for the Proponent to publish the Competitors' designs. No compensation shall be made for such reproduction or publication.

- b) The winning architect is expected to be appointed within 21 days following the Architectural Design Competition results being made public, provided the architect's fees do not exceed the architectural fees paid for comparable projects.
- c) An indicative program for construction is 18-24 months. (but each Applicant to submit construction timeline for proposed design as per Section 4.4 above).
- d) The winning architect may work in conjunction with other architectural practices but must retain control over design decisions.
- e) The Proponent has the sole discretion to decide not to proceed with the winning entry, or limit the architectural commission outlined above. In such an event the Proponent will either :
 - satisfy the Consent Authority with written reasons that the decision is reasonable in the circumstances; or
 - restart the Architectural Design Competition.
- f) The appointment of the winning entrant is likely to be on the basis of the Proponent's standard contract for engagement of consultants.

5.14 Announcement

- a) The Architectural Design Competition results will be made public within 21 days of the appointment of the winning competitor.
- b) The Proponent will advise Competitors in writing of the decision.

5.15 Care of Material and Insurance

- a) It is each competitor's responsibility to wrap, ship, mail or deliver by other means, their submission, ensuring timely and intact arrival. The Proponent disclaims any responsibility for any loss or damage during transit.
- b) No liability shall be attached to the Proponent regarding the submissions, whilst in the possession of the Proponent. All reasonable care shall be taken to maintain the submissions in good condition, but a limited amount of 'wear and tear' is inevitable. Competitors are advised to make copies of their submissions, so as to retain a copy of their work.
- c) Responsibility for insuring submissions rests solely with Competitors.

- d) Competitors must sign the Declaration Form to respect conditions and procedures governing this competition.
- e) The Declaration Form is the invitation letter sent to each architect. Once completed, it should be placed in a plain envelope and forwarded with the Competitor's submission.
- f) Proponent may retain all material submitted by the competitors and use it at its discretion after payment of the competition fee.

5.16 Competition Fee

- a) A competition fee of \$30,000 (plus GST) shall be paid to each competitor for participating in this invited Architectural Design Competition. All competition fees are to be lodged in trust with the Australian Institute of Architects (AIA) prior to the competition date unless an alternative arrangement to guarantee fee payment has been negotiated between the Competitors and the Proponent.
- b) Upon receipt of evidence that a comprehensive competition submission has been lodged, the AIA shall release the agreed fee to the competitor. Upon receipt of evidence of the final grading of the Competitors, the AIA shall release the agreed prizes to the respective Competitors.
- c) In addition to the above fee, the Competition Proponent will pay the fees of the nominated quantity surveyor, construction manager and valuer who will prepare the commercial analyses of each Competitor's design as noted in Section 4.4 above.

Upon receipt of evidence that a comprehensive competition submission has been lodged, in compliance with this Brief, and after the announcement of the winner of the Competition the agreed fee will be released to the Competitor.

5.17 Retention of Documents

- a) The Proponent retains the right to retain all submissions and, after payment of the Competition fee, to deal with them at its sole discretion.

5.18 Copyright

- Copyright for each submission shall remain in the ownership of the original author(s) unless separately negotiated between the Proponent and the winning architect.
- The Proponent and the Consent Authority shall have the right to display, photograph or otherwise duplicate or record all submission for publication, publicity or other such purposes. Any such reproductions shall acknowledge the copyright owner. Further use of such designs (including reproduction in whole or part) shall be negotiated between the parties to the agreement on such terms and for such fee as may be agreed.
- Execution of the Invitation and Acceptance letter shall be deemed as legal permission for the Proponent to publish the Competitors' designs. No compensation shall be made for such reproduction or publication.
- a) Execution of the Declaration Form shall be deemed as legal permission for the Proponent to publish and otherwise deal with the Competitors' designs.



5.19 Confidentiality

- a) The Proponent, observer(s) and competition Jurors shall observe complete confidentiality in relation to all submissions received, prior to a decision in relation to the competition that is made public.

6. Submission Requirements

6.1 General

The submission must be clear and concise, with comprehensive design information to complement and explain the graphic presentation.

Submissions are to comply with the following requirements. Competitors are advised to carefully study these requirements and strictly adhere to them. Failure to meet these requirements may, at the discretion of the Competition Manager, result in the disqualification of the submission.

All Competitors shall submit at least one (1) design which is generally in accordance with the requirements of the Concept Approval (as modified).


If a Competitor considers that a scheme that is not generally in accordance with the Approval better meets the urban design, planning, architectural design and development objectives for the site, then the participant may submit this scheme in addition to a conforming scheme. All schemes will be fully considered by the Jury providing they are accompanied by all reasonable information justifying the non compliance.

Six (6) copies of all submission documents shall be provided, except where otherwise noted as below.

6.2 Drawings & Graphics

a) Each Competitors submission shall consist of (at a minimum):

- Existing Site Plan (1:100 or 1:200) (noting that the proponent will provide a single Class C survey in CAD with M.G A. coordinates along with 3D information of the surrounding context including envelopes for Stages 1-9.
- Aerial Photograph (1:1000)
- Site Analysis Plan / Local Context Sketch Plan
- Sketch Concept Plan
- Plans, elevations and sections sufficient to explain every level and facade of the proposed building (1:100)
- Ground floor plan demonstrating interface with street frontages and any potential non-residential component(s) including the relationship to the public domain (1:100)
- Landscape / Public Domain Plan demonstrating the treatment to the setbacks areas, communal open space and publicly accessible open space areas (1:100)
- 3-D massing or modulation study
- 2 computer generated photomontage(s) of the proposal in its context (noting that the proponent will provide the base professional photography along with the photography coordinates)
- A materials or image board

- 
- b) Concise design statement (maximum of 7 pages) which includes comprehensive justification for the submitted design in respect of its urban context and explaining how best practice urban design principles are achieved. The Statement should also address the proposal's approach, the response to each of the brief's objectives and the manner in which design excellence is achieved. A schedule is also required showing the uses, percentage and numbers of each use the indicative FSR, gross floor area and construction methodology/buildability. Refer also to each of the detailed information requirements to be provided by each competitor as set out in Section 4 of this Brief.
 - c) The main communication tool will be PowerPoint file. The above material should be presented on a maximum of five (5) presentation panels, A1 in size, mounted on 5mm foam board and laminated. In addition, eight (8) bound A3 sized copies of the boards should be provided.
 - d) Presentation material may be printed, photocopied, photographed, or reproduced in any manner chosen by the competitor.
 - e) Presentation material must be of a quality suitable for public exhibition.
 - f) Names of competitors are to be clearly visible on entries.
 - g) Each plan, elevation and section is to include reference to the adjacent properties.

6.3 SEPP 65

- a) Where a submission requirement outlined in Appendix 2 of the Residential Flat Design Code (RFDC) is not listed in **Section 6.2** above, it is to be provided with each entry. This includes (but is not limited to) a design statement which addresses the ten (10) design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development. The residential component of the development shall also demonstrate compliance with the RFDC 'Rules of Thumb' except where modified by Condition 21 of the Concept Approval (as modified) Instrument of Approval).

6.4 Area Schedules

- a) Each submission shall include the following (floor by floor) area schedules:
 - Gross Floor Area ("GFA") using the definition in the Ryde LEP 2010; and
 - Nett Lettable Area ("NLA") using Property Council of Australia's definition.
 - Strata areas for each lot of the residential components.
 - Gross Floor Area measured in accordance with the AIQS method of measurement.
 - Refer also to the detailed requirements as set out in Section 4 of this Brief.

6.5 Statement of compliance

- a) Each submission must also include a statement prepared by a suitably qualified person indicating the proposal's compliance with the objectives of and the controls embodied within the planning framework, primarily, Concept Approval MP09_0216 (as modified by the Draft Instrument of Approval pending approval

from the PAC), Ryde Local Environmental Plan 2010, Ryde Development Control Plan, any adopted site specific or master planning DCP, the endorsed Design Excellence Strategy, and relevant state planning policies, including (but not limited to), State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development and the Residential Flat Design Code. If the proposal proposes any non conformances, these are to be listed and detailed evidence provided justifying the non-compliance in each case.

6.6 Construction costs and Financial Feasibility Analysis

- a) All participants must provide with their submission a high level financial feasibility prepared by an appropriately qualified nominated valuer to demonstrate the economic viability of their design.
- b) Participants are advised that each design submission is to be reviewed by the nominated quantity surveyor and must include a building cost estimate prepared by the nominated quantity surveyor that provides an estimated cost for the submitted design which is to be included in the financial feasibility to be prepared by the nominated valuer. This information will be made available to the Jury.

6.7 Ecologically Sustainable Development

- a) Each submission must include an ESD report outlining the ESD initiatives proposed with the submitted design. Consideration should be given to Condition 22 of the Concept Approval (as modified by the Mod 1 Draft Instrument of Approval pending approval from the PAC). The cost of providing this report is included within the fee paid to each competitor.

6.8 CD containing all submission documents

- a) Each submission is to include six (6) x CD's containing ALL submission documentation. One (1) CD will be provided to each member of the Jury and is to be appropriately labelled.



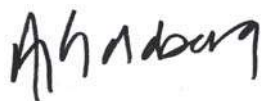
Attachment 1

Concept Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, the Planning Assessment Commission of New South Wales (the Commission) determines:

- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the Proponent's Revised Statement of Commitments in Schedule 4, pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*; and
- (b) that pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, further environmental assessment requirements for approval to carry out the development as set out in Schedule 3 are required.



Abigail Goldberg
Member of the Commission



Donna Campbell
Member of the Commission



Garry Payne AM
Member of the Commission

Sydney

6 March 2013

SCHEDULE 1

PART A: PARTICULARS

Application No.: MP09_0216

Proponent: Holdmark Property Group

Approval Authority: Minister for Planning & Infrastructure

Land:

- 41 Belmore Street, Ryde (Lot 1 DP 1072555);
- 116 Bowden Street, Meadowbank (Lot 2 DP 792836);
- 118-122 Bowden Street, Meadowbank (Lot 102, DP 1037638);
- 2 Constitution Road and 7-9 Hamilton Crescent, Ryde (Lot 2, DP 550006 and Lots 1-2, DP 982743);
- 4-6 Constitution Road, Ryde (Lot 1, DP 104280 and Lots 1-2, DP 930574);
- 8-14 Constitution Road, Ryde (Lot 1, DP 713706);
- 16 Constitution Road, Ryde (Lot 3, DP 7130);
- 18 Constitution Road, Ryde (Lots 1-2, DP 810552);
- 6 Nancarrow Avenue, Ryde (Lot 1, DP 322641);
- 8 Nancarrow Avenue, Ryde (Lot 11, DP 7130);
- 10 Nancarrow Avenue, Ryde (Lot 12, DP 7130);
- 12-16 Nancarrow Avenue, Ryde (Lots 13-15, DP 7130);
- 18 Nancarrow Avenue, Ryde (Lot 16, DP 7130);
- 37-53 Nancarrow Avenue, Ryde (Lot 9, DP 19585, Lot 1, DP 122205, Lots 1-7, DP 19585 and Lots 10-17, DP 19585);
- 8 Parsonage Street, Ryde (Lots 13-14 DP 738232, Lot 7, DP

809282, Lot 100, DP 851723 and Lot 15, DP 738232);

- 9-10 Rothesay Avenue, Ryde (Lot 1, DP 703858); and
- 11 Rothesay Avenue, Ryde (Lot 18, DP 7130).

Project:

Mixed use residential, retail and commercial development incorporating:

- building envelopes for 12 buildings incorporating basement level parking;
- Infrastructure works to support the development;
- publically accessible open space and through site links; and
- pedestrian and cycle pathways.

PART B: NOTES RELATING TO THE DETERMINATION OF MP No. 09_0216

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.

PART C: DEFINITIONS

Act means the *Environmental Planning and Assessment Act 1979* (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

Council means City of Ryde Council

Department means the Department of Planning & Infrastructure or its successors.

Director General means the Director General of the Department or his nominee.

Environmental Assessment means the Environmental Assessment prepared by Robertson + Marks Architects and PLACE Design Group, Revision C and dated 7 January 2011.

GFA means gross floor area.

Ground Level (Finished) is as defined in the Ryde Local Environmental Plan 2010

Maximum Building Height is to be measured from AHD to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flutes and the like.

Minister means the Minister for Planning & Infrastructure.

MP No. 09_0216 means the Major Project described in the Proponent's Preferred Project Report.

Preferred Project Report (PPR) means the Preferred Project Report and Response to Submissions prepared by Robertson + Marks Architects and PLACE Design Group, Revision 2 and dated July 2012.

Proponent means Holdmark Property Group or any party lawfully acting upon this approval.

Certifying Authority has the same meaning as Part 4A of the Act.

Regulation means the Environmental Planning and Assessment Regulation 2000 (as amended).

Subject Site has the same meaning as the land identified in this Schedule.

End of Schedule 1

SCHEDULE 2

PART A - TERMS OF APPROVAL

Development Description

A1 Concept approval is granted to the development as described below:

Use of the site for a mixed use development including residential, retail, commercial and community uses incorporating:

- building envelopes for 12 buildings incorporating basement level parking;
- infrastructure works to support the development including:
 - upgrades to the local road network;
 - stormwater infrastructure works;
 - publically accessible open space and through site links; and
 - pedestrian and cycle pathways.

Development in Accordance with the Plans and Documentation

A2 The development shall be undertaken generally in accordance with:

- the Environmental Assessment dated 7 January 2011 prepared by Robertson + Marks Architects and PLACE Design Group, except where amended by the Preferred Project Report dated July 2012, including all associated documents and reports;
- the Draft Statement of Commitments prepared by Robertson + Marks Architects updated on 5 October 2012; and
- the following drawings:

<i>Drawings Prepared by Robertson + Marks Architects</i>		
<i>Drawing No</i>	<i>Name of Plan</i>	<i>Date</i>
Figure 11 Rev 2	Preferred Concept Plan	July 2012
PPR 002-A	Preferred Project Master Plan: Indicative Concept Plan Storeys Plan	11 Feb 2013
PPR 001-A	Preferred Project Master Plan: Maximum Heights with Setbacks	11 Feb 2013
Figure 14 Rev 2	Stage 1 Building Envelope Controls	July 2012
Figure 15 Rev 2	Stage 2 Building Envelope Controls	July 2012
Figure 16 Rev 2	Stage 3 Building Envelope Controls	July 2012
Figure 17 Rev 2	Stage 4 Building Envelope Controls	July 2012
Figure 18 Rev 2	Stage 5 Building Envelope Controls	July 2012
Figure 19 Rev 2	Stage 6 Building Envelope Controls	July 2012
Figure 20 Rev 2	Stage 7 Building Envelope Controls	July 2012
Figure 21 Rev 2	Stage 8 Building Envelope Controls	July 2012
Figure 22 Rev 2	Stage 9 Building Envelope Controls	July 2012
Figure 23 Rev 2	Stage 10 Building Envelope Controls	July 2012
Figure 28 Rev 2	Indicative Building Setbacks	July 2012
Figure 29 Rev 2	Landscape Plan	July 2012
Figure 30 Rev 2	Vehicular Access and Public Transport Plan	July 2012
Figure 32 Rev 2	Pedestrian and Cycle Access Plan	July 2012
Figure 32A Rev 2	Indicative Accessible Circulation Plan	July 2012
Figure 33 Rev 2	Indicative Community, Retail & / or Commercial uses Location map	July 2012
Figure 52	Open Space Area and Deep Soil Zones	July 2012

except for as modified by the following pursuant to Section 75O(4) of the Act.

Inconsistencies Between Documentation

- A3 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.

Building Envelopes

- A4 Building footprints and setbacks are to be generally consistent with the Concept Plan building envelope parameter diagrams for each site, except where amended by the Modifications in Part B of this Approval.

Maximum Gross Floor Area (GFA)

- A5 The maximum GFA for commercial, retail or community uses shall not exceed 10,000m².

Publicly Accessible Open Space, Drainage Reserves and Through Site Links

- A6 All public open spaces, drainage reserves and through site links shall be publicly accessible and maintained in private ownership by the future body corporate unless otherwise agreed by the Council.

Lapsing of Approval

- A7 Approval of the Concept Plan shall lapse 5 years after the determination date shown on this Instrument of Approval, unless an application is submitted to carry out a project or development for which concept approval has been given.

PART B - MODIFICATIONS

Amended Concept Plan

B1 The Concept Plan shall be amended to:

- (a) comply with the modified maximum heights (as per plans in Schedule 5), setbacks etc. under this approval and the project application approval for Stage 1 (MP09_0219). The maximum building height applies to either the number of storeys or RL levels, whichever is the lower;
- (b) provide at least one contiguous open space, of a minimum of 3,000m², to accommodate both active and passive recreational needs. The open space shall include deep soil area and receive a minimum of 2 hours of sunlight to a minimum of 50% of the area on 21 June;
- (c) provide a public domain plan which illustrates the proposed public domain treatment including streets and setback areas, landscaping, lighting and public and communal open spaces and which is in accordance with Ryde City Council's Public Domain Technical Manual;
- (d) increase the width of the proposed through site links/view corridors to a minimum width of 20m;
- (e) provide an integrated water sensitive urban design (WSUD) strategy for the entire site; and
- (f) include a pedestrian and cycleways plan that demonstrates that the proposed routes are both viable and integrated with Council's plans for the surrounding area.

The amended concept plan, demonstrating compliance with these modifications shall be submitted to, and approved by, the Director General prior to the issue of the first construction certificate.

Sustainable Travel Plan

B2 Prior to issue of an Occupation Certificate for Stage 1 or prior to the submission of a Development Application for future stages (whichever occurs first), a Sustainable Travel Plan for the Concept Plan site shall be submitted to and approved by the Council. Options for provision of a Car Sharing Scheme for the site are to be explored and incorporated into the Sustainable Travel Plan as is a Parking Management Strategy.

End of Schedule 2

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Design Excellence

1. Future Development Application/s for Stage 5 (the signature building fronting Church Street) shall demonstrate design excellence in accordance with the Director General's Design Excellence Guidelines.
2. Future Development Applications shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation / articulation of the building and a range of high quality materials and finishes.

Built Form

3. Notwithstanding the approved maximum building heights in RL, future Development Applications shall demonstrate that:
 - (a) buildings along Constitution Road are a maximum of 5 storeys; and
 - (b) the southern building element of Stage 7 is a maximum of 5 storeys.
4. Future Development Applications shall ensure that basement parking levels do not exceed 1 metre above ground level (finished) and are located below the building footprint and do not encroach into street setback areas.
5. Future Development Applications shall demonstrate an appropriate interface with surrounding streets and public domain areas at pedestrian level, and an appropriate design treatment to provide an adequate level of privacy to ground level apartments.
6. Future Development Application/s for Stage 6 shall provide the following minimum setbacks to the south-western boundary (common boundary with 12 Rothesay Avenue):
 - (a) 6 metres up to 4 storeys; and
 - (b) 9 metres above 4 storeys.
7. Future Development Application/s for Stage 5 shall provide the following minimum setbacks to Parsonage and Wells Streets:
 - (a) Podium – 4 metres
 - (b) Tower – 5 metres
8. Future Development Application/s for Stage 6 shall provide a minimum one metre setback to the existing Council owned pedestrian access way along the north-western boundary.
9. Future Development Application/s for Stage 9 shall provide a minimum 4 metre building setback to the single storey building fronting Bowden Street. Eaves, pergolas, outdoor seating areas or other unenclosed structures are permitted to encroach into the setback providing that the design does not result in unacceptable impacts to the streetscape or view lines.
10. Future Development Applications shall provide for utility infrastructure, including substations, within the building footprint, wherever possible. If this is not possible, infrastructure shall be located outside of the public domain and appropriately screened.

Landscaping

11. Future Development Applications shall include detailed landscape plans for public and private open space areas, street setbacks areas and for the landscape treatment of all adjoining public domain areas and road reserves in accordance with the approved Public Domain Plan.

Public Domain

12. Future Development Applications shall provide the detailed design for the upgrade of all road reserves adjacent to the development to the centre line of the carriageway, including landscaping, street trees, accessible pedestrian pathways, street lighting, cycle ways on Constitution Road and Nancarrow Avenue, and any other necessary infrastructure in accordance with the approved Public Domain Plan. Where the detailed design necessitates an increase in the width of the road reserve, building setbacks are to be increased to retain the approved setback to the road reserve alignment. The road reserve works are to be completed by the proponent prior to occupation of each stage.

Cycle Facilities

13. Future Development Applications shall provide bicycle parking at the minimum rate of 1 space per 10 car parking spaces.
14. Future Development Applications shall demonstrate appropriate 'end of trip facilities' for cyclists within all non-residential developments in accordance with Council's requirements.

Open Space/Public Access

15. Future Development Applications shall include detailed landscape plans for the embellishment of publicly accessible open space areas. These areas shall include high quality landscaping and paved areas and a variety of recreation facilities which may include BBQs, seating, water features, grassed areas, paths, shade trees, bicycle racks and exercise equipment/games.
16. Future Development Applications shall include detailed landscape plans which demonstrate accessible paths of travel for all persons for at least two of the north-south routes between Constitution Road and the Foreshore with one of the routes including the Lower Riparian linear park and a second path either along the Central Spine or the public pathway associated with Stage 1. Landscape plans will also include the detailed design of at least 1 north-south cycle path linking Constitution Road through the site to the existing foreshore cycleway.
17. Future Development Applications shall clearly set an appropriate legal mechanism for creating rights of public access to all publicly accessible areas of open space, drainage reserves and through site links, with the relevant instrument/s to be executed prior to the issue of the occupation certificate.

Community Facilities

18. Future Development Application/s for the Stage 5 development shall include, at no cost to Council, an appropriate community space within the development on the ground floor level with street frontage, which can be used by Council or nominated community organisation(s) for community purposes.
 - a. The amount and configuration of floorspace should be designed in consultation with Council or a Council nominated community organisation(s). Any dispute in the quantum of floorspace to be provided should be referred to the Director-General, whose decision shall be final.
 - b. The designated community floor space must not be used for any other commercial, retail or residential use unless Council decides not to accept the designated floorspace.
 - c. The provision of the community floorspace is in addition to Council's Section 94 Contributions for future development.

Public Art

19. Future Development Applications shall provide the detailed design of public art in locations throughout open space areas generally in accordance with the Public Art Strategy submitted with the PPR.
20. Future Development Application/s for Stage 3 shall include a Arts and Cultural Plan developed by a professional public artist including consideration of:
 - (a) materials to be used, with particular attention to durability;
 - (b) location and dimension of artwork;
 - (c) public art themes to respond to site history and or social, cultural or natural elements;
 - (d) integration into the site and surrounds;
 - (e) budget and funding; and
 - (f) Council's Public Art Guide for Developers.

Residential Amenity

21. 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).

ESD

22. Future Development Applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, in accordance with the base targets within ESD Guidelines Report prepared by Ecospecifier Consulting dated October 2010. Where no base target is provided within this report, the development must comply with the stretch target.

Car Parking

23. Future Development Applications shall provide on-site car parking in accordance with Council's relevant Development Control Plan. Provision shall also be made for adequate loading and unloading facilities for service vehicles, suitably sized and designed for the proposed use.

Road Infrastructure and Road Reserve Upgrades

24. Future Development Application/s for Stage 2 shall include the following infrastructure works:
 - (a) Nancarrow Avenue extension;
 - (b) Nancarrow Avenue Local Area Traffic Management (LATM) measures and all road reserve upgrades including associated pedestrian footpaths and cycleways;
 - (c) implementation of left-in/left-out arrangement at Belmore Street/Hamilton Crescent intersection;
 - (d) Underdale Lane Local Area Traffic Management (LATM) measures;
 - (e) installation of a pedestrian crossing facility at Bowden Street/Nancarrow Avenue; and
 - (f) installation of roundabout at Belmore Street/Rothesay Avenue.

The detailed design is to be prepared by a suitably qualified engineer in accordance with Council's requirements and to be submitted to Council for approval before the lodgement of any future development application for Stage 2. All works must be completed by the proponent prior to the issue of the occupation certificate for Stage 2.

25. Future Development Application/s for the fourth stage of development shall provide the detailed design for the implementation of left-in/left-out arrangement at Belmore Street/Yerong Street intersection. The works are to be completed prior to issue of the first occupation certificate of any building of this stage.

Roads and Maritime Services Requirements

26. Future Development Application/s for each stage of development following the first two stages shall include a traffic study which includes figures on the current number of vehicles and pedestrians at the Railway Road pedestrian crossing at Meadowbank Station and at the Constitution Road / Bowden Street intersection. The traffic study is to be carried out to the RMS's and Council's satisfaction and shall model the impact of the anticipated increase in vehicle and pedestrian traffic for that stage. Where the study reveals that RMS warrants would be met for the provision of signalisation at either of these locations, concept design of the upgrade of the intersection to Council's and RMS's satisfaction is to be included with the Development Application and the works are to be completed by the proponent prior to the issue of first occupation certificate of any building of that stage.
27. Future application/s for Stage 5 shall demonstrate that the RMS requirements have been met in relation to access to RMS infrastructure on the adjoining land, including retention of existing access, parking and turning area for maintenance vehicles.

Site Specific Sustainable Travel Plan

28. Future Development Applications for each stage shall include a site specific sustainable travel plan incorporating a workplace travel plan and/or travel access guide. The travel plan will be in accordance with the Concept Plan Sustainable Travel Plan required by Modification B2.

Heritage

29. Future Development Application/s for Stage 8 involving the demolition of the existing heritage item at 37 Nancarrow Avenue shall include:
 - (a) a detailed heritage assessment of the site which includes a professionally written history of the site;
 - (b) a full photographic record; and
 - (c) an interpretation strategy to display the heritage values of the existing building on the newly developed site.
30. Future Development Application/s for Stage 5 shall include a Statement of Heritage Impact providing an assessment of the impact of the development on the adjoining heritage listed Church Street Bridge. Applications are to demonstrate that the design of the building takes into account relevant recommendations of the heritage assessment.

Section 94 Contributions

31. Future Development Applications shall be required to pay developer contributions to the Council towards the provision or improvement of public amenities and services. The amount of the contribution shall be determined by Council in accordance with the requirements of the Contributions Plan current at the time of approval.

Noise and Vibration

32. Future Development Application/s for Stage 5 shall provide an acoustic assessment which demonstrates that the internal residential amenity of the proposed apartments is not unduly affected by the noise and vibration impacts from Church Street, to comply with the requirements of Clause 102 of State Environmental Planning Policy (Infrastructure) 2007 and the Department of Planning's 'Development Near Rail Corridors and Busy Roads – Interim Guidelines'.

Adaptable Housing

33. Future Development Applications shall provide a minimum of 10% of apartments as adaptable housing in accordance with Australian Standard 4229-1995.

Stormwater Infrastructure Upgrades

34. Future Development Applications for Stage 7, 8, 9 or 10 (whichever occurs first) shall provide the detailed design of the following infrastructure works:
- (a) the piped drainage system and overland flow path from Ann Thorn Park to Parramatta River; and
 - (b) works to eliminate the risk of embankment failure of Constitution Road.
- The works will be required to be completed by the proponent prior to construction commencing for any residential buildings within these stages.

Flooding and Stormwater

35. Future Development Applications for each stage of the development shall include flood assessments to determine the minimum floor levels, any required mitigation measures and evacuation strategy required.
36. Future Development Applications for each stage of the development shall include a Stormwater Management Plan in accordance with Council's requirements.

Sydney Water Requirements

37. Future Development Applications shall address Sydney Water's requirements in relation to:
- (a) required amplification works to existing drinking water mains;
 - (b) required amplification works to the wastewater system;
 - (c) approval for discharge of trade wastewater (where necessary); and
 - (d) application for Section 73 certificates as necessary.

Contamination, Acid Sulphate Soils and Salinity

38. Future Development Applications shall include a detailed contamination assessment (involving sampling and testing of soil) including an assessment of the presence of acid sulphate soils and salinity.
39. A groundwater assessment (involving sampling and testing of groundwater) shall be undertaken across the entire Concept Plan prior to the first Development Application being lodged for Stage 2 or any other stage of the development.
40. Future Development Applications where necessary shall include a targeted groundwater assessment for the specific stage (based on the recommendations of the groundwater assessment undertaken for the entire Concept Plan).

End of Schedule 3

SCHEDULE 4

Proponent's Statement of Commitments

SHEPHERDS BAY RENEWAL CONCEPT PLAN APPLICATION MP 09_0216 - DRAFT STATEMENT OF COMMITMENTS 05/10/2012

The Draft Statement of Commitments details the various contributions, additional studies, applications and works the proponent commits to undertake in association with the project. The mechanics of how and when these commitments will be delivered will be subject to ongoing consultation.

SUBJECT	DESCRIPTION OF COMMITMENT
CONCEPT PLAN	
Staging of Development and Occupation	<p>The development is to be constructed in ten indicative stages as illustrated on Figure 63 of the Preferred Project Report</p> <p>An updated Development Staging Plan will be submitted with each subsequent Project Application.</p>
Approval Conditions	The proponent will ensure that all relevant parties engaged to carry out work are aware of and will comply with relevant conditions of consent issued under Major Project No. 09_0216.
Accessibility	The proponent commits to providing access to and within buildings within the Concept Plan site in accordance with the Building Code of Australia. Where topography permits, publicly accessible open spaces within the Concept Plan are to be designed to provide appropriate access to people of all mobility levels as illustrated on Figure 31A of the Preferred Project Report.
Landscaping	<p>Prior to commencement of construction of Project or Development Applications within the Concept Plan site detailed documentation and specifications will be prepared for all landscape works and public space improvements.</p> <p>The landscaping is to be designed so that the view corridors identified on the Concept Plan are maintained.</p>
Community Benefits	A Voluntary Planning Agreement will be entered into with the City of Ryde Council.
Housing choice	A mix of apartment sizes will be provided including one bedroom units. The increased housing supply in the area and proposed apartment mix will increase housing choice and ease affordable housing issues in the area. The opportunity for locals to "downsize" together with the additional availability will promote affordability.
Adaptable Housing	The Proponent commits to approximately 10% of apartments within the concept Plan site being designed to be accessible. Pathways from development to communal areas and car parking will also to be designed to be accessible.

<p>Publicly accessible open spaces</p>	<p>The proponent commits to providing a total of 19,660sqm of publicly accessible public domain with the Concept Plan site that will be owned and maintained by the various owners' corporations. These areas will include 4 new publicly accessible open spaces, landscaped pedestrian connections, landscaped overland flow paths and new sections of roadway, to be owned and maintained in community title by the relevant stage development owner groups. These will include:</p> <p>NEW PUBLICLY ACCESSIBLE OPEN SPACES:</p> <p>1. New Foreshore Link publicly accessible open space (Development Stage 1 and Stage 3)</p> <p>This new publicly accessible open space provides a new pedestrian link between the foreshore reserve and the future Nancarrow Ave road link above and will be constructed as part of Development Stages 1 and 3 as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. This publicly accessible open space will include areas of informal seating and passive recreation. Refer Map 1.</p> <p><i>Landscape Design Principles</i></p> <ul style="list-style-type: none"> ▪ Turf and paved plazas respond directly to the architectural alignments for a seamless transition between landscape and residential building ▪ Structured planting and specimen shade trees frame spaces ▪ Open lawn platforms provide areas for relaxation ▪ Furniture elements will match the bold, simple lines of the design and contrast with the textures of the planting palette ▪ Moving water bodies provide associated relaxation and acoustic benefits ▪ Existing fig trees are retained to Rothesay Avenue with manicured lawn understorey ▪ Streetscape trees reinforce the defined Streetscape character <p>2. New Upper Level Public Square (Development Stage 3, 4 & 6)</p> <p>This new publicly accessible open space will be delivered as part of Indicative Development Stages 3, 4 & 6, as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. Located at the southern end of the formal entry avenue, the public square will be a focus of identity and include a signature art work at the central roundabout. There will be a modern European feel to the plaza which could incorporate pop jets, signature bollards and seating elements. Views toward the river to the south are integral to the space. This Development Stage includes the construction of the new road link to connect Nancarrow Ave through to Hamilton Crescent which will involve the landscape treatment of the Rothesay Ave road verge and lower level publicly accessible open space below the Nancarrow extension link road. Also included is the construction of the other half of the new foreshore link publicly accessible open space. Refer Map 2.</p> <p><i>Landscape Design Principles:</i></p> <ul style="list-style-type: none"> ▪ Protection from Southerly & Westerly winds through tree planting ▪ Opportunity for interactive children's water play ▪ Iconic sculpture on axis ▪ Signage palette and interpretive boards relating to the view ▪ Shared zone to ensure slow speeds and pedestrian safety ▪ High quality European hardscape palette ▪ Introduction of significant evergreen specimen trees
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Map 1: New Foreshore Link



Map 2: New Upper Level Public Square

3. New Central Spine (Development Stage 3 & 6)

This new publicly accessible open space will be delivered as part of Indicative Development Stages 3 & 6, as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. The central spine links the public square with the central foreshore plaza and performs a largely transitional function combined with a wide pedestrian linear grand staircase that navigates the changes in level. A narrow water rill would reinforce the pedestrian movement while also visually connecting water to the North & South. Refer Map 3.

Landscape Design Principles:

- Incorporation of water storage and movement relating directly to the river
- Raised trees in planters create shade and enforce/frame linear nature of space
- Simple design with high quality hardscape
- Integrated lighting / water feature.

4. New upper eastern pedestrian link (Stages 2 and 4)

This space includes a secondary pedestrian link between Constitution Road and Hamilton Crescent. It will be delivered as part of Indicative Development Stages 2 & 4, as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. It is to be a predominantly linear, formal space with a sequence of shaded courtyards for rest and contemplation, shade trees and communal spaces. Refer Map 4.

Landscape Design Principles

- Split level high quality landscape with raised planter beds
- Incorporate safe, open outdoor seating areas to activate the precinct
- Canopy trees and possible structures that comply with CPTED and provide shade & amenity
- Use of deciduous trees for solar access in winter

5. Gateway Building Central Plaza and pedestrian link (Development Stage 5)

This new publicly accessible plaza will be delivered as part of Indicative Development Stage 5 as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. The Signature Building precinct publicly accessible central plaza incorporates strong linear pedestrian link path and formal tree planting around the perimeter with clear sight lines. The pedestrian link is to be punctuated by formal water features that align with the linear paths. The shade trees and water features are intended to soften the built form and provide soothing acoustics to the space and the surrounding residents. Refer Map 5.

Landscape Design Principles:

- Clear lineal paths with high quality central open space
- Safe, open outdoor seating areas to activate the precinct
- Canopy trees and possible structures that comply with CPTED and provide shade & amenity
- Use of deciduous trees for solar access in winter



Map 3: New Central Spine



Map 4: New upper eastern pedestrian link



Map 5: Gateway Building Central Plaza

6. New Central Foreshore Plaza (Development Stage 6)

This new publicly accessible open space will be delivered as part of Indicative Development Stage 6 as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. This publicly accessible plaza is intended to act as the main activity core and place of celebration of the new development. The central plaza is to maximise various level changes through the use of cascading water features, elevated platforms with views, terracing and multi-functional, adaptable spaces that promote social interaction and help to create a strong sense of place and community. The integration with the river and mangroves set the backdrop to what will be a high quality landscape space with a heavy pedestrian focus. Refer Map 6.

Landscape Design Principles:

- Maximise views to the river and associated vegetative communities
- Combined soft/hard landscape for varied uses
- High quality spaces to encourage interaction and community values
- Attractive, robust, sustainable and low maintenance landscape finishes
- Provide and integrate artwork
- Provide interpretive signage to reflect upon adjoining riverside vegetative Community
- Provide spaces that bring people together where they can share (views, activities, uses) and interact
- Maximise views to the river and associated vegetative communities
- Multi-functional and adaptable spaces and treatments
- Provide ample seating with a variety of outlooks through benches, incidental edges and turf
- Night time lighting and activation
- Attractive, robust, sustainable and low maintenance landscape finishes
- Provide and integrate artwork
- Provide interpretive signage to reflect upon adjoining riverside vegetative community



Map 6: New Central Foreshore Plaza

7. New Lower Riparian Foreshore Link publicly accessible open space (Development Stages 7 & 9)

This new publicly accessible open space will be delivered as part of Indicative Development Stages 7 & 9, as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. This publicly accessible open space continues to generally follow the natural overland flow path, terminating at the foreshore reserve.

This publicly accessible open space provides more water features and soft plantings interspersed with a sequence of passive recreation lawns with specimen tree planting for shade. The orange orchard reflects the past uses of this site and creates a desirable area to sit and relax away from the more urban landscapes to the east. Refer Map 7.

Landscape Design Principles:

- Heritage interpretation of past land use
- Natural creek-like water features and plantings
- Low maintenance softscape & hardscape elements
- Temporary stormwater detention ponds and ephemeral creek beds



Map 7: New Lower Riparian Foreshore Link

8. New Pedestrian Spine 1 South publicly accessible open space (Development Stages 6 & 7)

This new publicly accessible open space will be delivered as part of Indicative Development Stages 6 & 7, as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. The pedestrian link south continues the formal character of the northern portion of this publicly accessible open space, becoming more informal closer to the foreshore reserve, with swathes of low and mid height native shrub and low maintenance hybrid grass planting. Tree planting in orchard style is recommended in the lower portion of this publicly accessible open space, reflecting the previous orchards on the Concept Plan site while retaining clear sightlines from top to bottom. Refer Map 8.

Landscape Design Principles:

- Performs as formal linear open space in addition to its role as a pedestrian link
- Low maintenance, high quality hard cape surface treatments
- Formal modern alignment with informal garden bed design
- Incorporates heritage orchard tree planting - Clear sight lines through the publicly accessible open space to maximise pedestrian safety
- Formal water features

9. New Pedestrian Spine 2 publicly accessible open space (Development Stage 8)

This publicly accessible open space will be delivered as part of Indicative Development Stage 8 as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. This through site publicly accessible open space and pedestrian connection is intended to be simple in design and character allowing ease of movement through the space. The recommended main water body at the southern edge of this publicly accessible open space acts as an elevated focal point in the Concept Plan site and would assist in the creation of a sense of place, providing a distinct connection to the foreshore to the south. Refer Map 9.

Landscape Design Principles:

- Performs as formal linear open space in addition to its role as a pedestrian link
- Incorporates formal avenue tree planting as a way of screening the adjoining existing building
- Includes clear sight lines through the publicly accessible open space to maximise pedestrian safety
- Includes large reflection pond / water body

10. New Upper Riparian Foreshore Link publicly accessible open space (Development Stages 8 & 10)

This new publicly accessible open space will be delivered as part of Indicative Development Stages 8 & 10, as illustrated in the Landscape Plan Report in Annexure 10 of this Preferred Project Report. This new publicly accessible open space is located between Constitution Rd and Nancarrow Ave in a natural overland flow path and includes part of Council's main stormwater easement for the area. The intent of this publicly accessible open space is to create a natural landscape with meandering 'riparian' gardens and water features. Natural water features will be designed to account for seasonal fluctuations in water volumes. Swathes of native grass and shrubs will provide interest along the pedestrian pathways which traverse this open space. It is intended that water features abutt some of the buildings to accentuate the architecture within a riparian environment. Open lawns and shade trees provide space for residents and visitors to stay and enjoy the peaceful surrounds. Refer Map 10.

Landscape Design Principles:

- The provision of an easy, safe and enjoyable pedestrian connection with peaceful places to stop and relax
- Optimise ecological functionality through planting of endemic species
- Incorporate overland flow paths into water features within the publicly accessible open space
- Combined active and passive recreation spaces
- Provision of contemplative lawns with shade

The following are to accompany all Project or Development Applications within the Concept Plan site:

- A detailed Landscape Plan demonstrating the proposed landscape scheme is consistent with the Landscape Concept and Report prepared by PLACE Design Group, dated October 2011.



Map 8: New Pedestrian Spine 1 South



Map 9: New Pedestrian Spine 2 North



Map 10: Upper Riparian Foreshore Link

Road works	The proponent commits to providing the following new road infrastructure and up-gradings which are illustrated on Map 11 below.	
	Road works	Timing of delivery
	1. Pedestrian signals replacing the zebra crossing on Railway Road at the Station. Works: <ul style="list-style-type: none"> ▪ Installation of traffic signals ▪ Advance warning signs ▪ Lighting adjustments ▪ Pavement re-sheet – 20mm AC10 	To be completed prior to the issue of an Occupation Certificate for Stage 3 of the Development.
	2. Signalling Bowden Street/Constitution Road. Works: <ul style="list-style-type: none"> ▪ Removal of existing roundabout ▪ Kerb realignment ▪ Pavement construction and revitalisation ▪ Utility adjustments incl. lighting ▪ Installation of traffic signals ▪ Pavement markings ▪ Signposting ▪ Footway modification 	To be completed prior to the issue of an Occupation Certificate for Stage 6 of the Development.
	3. Roundabout at Rothesay Ave/Belmore Street. Works: <ul style="list-style-type: none"> ▪ Removal of existing signposting ▪ Central island dowelled to existing pavement – Inscribed radius min. 8m (dependent upon the turning path of a 12.5m service vehicle) ▪ Single lane circulating ▪ Splitter island in each approach (painted or raised kerb) ▪ Significant kerb realignment ▪ Drainage adjustments ▪ Utility modification ▪ Signage ▪ Pavement markings ▪ Intersection pavement re-sheet – 20mm AC 10 	To be completed prior to the issue of an Occupation Certificate for Stage 2 of the Development.
	4. Yerong/Belmore left in/out Works: <ul style="list-style-type: none"> ▪ Removal of southern most splitter island in Belmore Street, south of Yerong Street ▪ Removal of existing signposting ▪ Installation of a painted or raised splitter island in Yerong Street (dowelled to existing pavement if raised) ▪ Installation of signposting ▪ Preparation and pavement re-sheet 20mm AC10 ▪ Pavement markings 	To be completed prior to the issue of an Occupation Certificate for Stage 4 of the Development.

	<p>5. Hamilton "Lane" and Nancarrow "Lane" LATM and two-way construction between Belmore and Bowden</p> <p>Works:</p> <ul style="list-style-type: none"> ▪ Installation of raised 'Watts' profile speed humps or raised thresholds ▪ Single lane circulating roundabout ▪ Inscribed radius capable of accommodating the swept path movement of a 12.5m service vehicle ▪ Painted splitter island in each approach ▪ Kerb realignment ▪ Drainage adjustments ▪ Utility modification ▪ Signage ▪ Pavement markings 	To be completed prior to the issue of an Occupation Certificate for Stage 2 of the Development.
	<p>6. Underdale Lane LATM scheme</p> <p>Works:</p> <ul style="list-style-type: none"> ▪ Installation of two (2) raised 'Watts' profile speed humps ▪ Kerb realignment ▪ Drainage adjustments ▪ Signage ▪ Pavement markings 	To be completed prior to the issue of an Occupation Certificate for Stage 4 of the Development.
	<p>7. Hamilton Lane/Belmore Street left in/left out</p> <p>Works:</p> <ul style="list-style-type: none"> ▪ Installation of a painted or raised splitter island in Hamilton Crescent (dowelled to existing pavement if raised) ▪ Installation of signposting ▪ Pavement markings 	To be completed prior to the issue of an Occupation Certificate for Stage 2 of the Development.
	<p>8. Introduction of a pedestrian facility on Bowden Street at Underdale Lane</p> <p>Works:</p> <ul style="list-style-type: none"> ▪ Raised threshold and marked foot crossing 	To be completed prior to the issue of an Occupation Certificate for Stage 4 of the Development.
	<p>9. Lowering of Constitution Road</p> <p>Works in accordance with:</p> <ul style="list-style-type: none"> ▪ Constitution Road, Road & Drainage Reconstruction, Plan (Option 1), Sheet 1 of 3, dated June 2008. ▪ Constitution Road, Road & Drainage Reconstruction, Cross Sections (Option 1), Sheet 2 of 3, dated June 2008. ▪ Constitution Road, Road & Drainage Reconstruction, Cross Sections (Option 1), Sheet 3 of 3, dated June 2008. 	To be completed prior to the issue of an occupation certificate for Stage 8 of the Development.
	<p>10. Re-grading works associated with the construction of the new Nancarrow Avenue Link Road.</p> <p>Works in accordance with:</p> <ul style="list-style-type: none"> ▪ Civil Layout, General Arrangement Plan, Drawing No.C100, Rev.A, prepared by BG&E. ▪ Road Plan, Longsection, Pavement Details and Typical Section, Drawing No.C101, Rev.A, prepared by BG&E. ▪ Road Cross Sections, Drawing No.C102, Rev.A, prepared by BG&E. 	To be completed prior to the issue of an Occupation Certificate for Stage 3 of the Development.
Land to be dedicated	Land comprising the two-way road link to be constructed between Belmore and Bowden Streets, being the connection of Nancarrow Ave to Hamilton Crescent. This requires the dedication by the Proponent an area of land of approximately 325sqm to the Council.	To be dedicated to Council prior to the issue of an occupation certificate for Stage 2 of the Development.

MEA TRAFFIC NEEDS ASSESSMENT - ROAD INFRASTRUCTURE WORKS PLAN:



Tree Management	Tree protection measures will be implemented for trees to be retained as recommended in the Arborist Report at Annexure 23 to the submitted EA.
Crime Prevention Through Environmental Design	<p>The design of the public domain, landscaping and building design facilitates the achievement of CPTED principles. Prior to commencement of construction of any subsequent Project Applications CPTED Assessments will be provided.</p> <p>Planting near footpaths will need to be maintained on a regular basis to avoid concealment opportunities for criminals who may hide in dense shrubbery.</p>
Environmentally Sustainable Development	<p>All Residential development within the Concept Plan site will meet the following Sustainability targets:</p> <ul style="list-style-type: none"> • The BASIX water consumption benchmark • The BASIX energy consumption benchmark <p>In addition, the proponent commits to further investigate the opportunity for including the following ESD principles:</p> <ul style="list-style-type: none"> • Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds; • Utilise roof forms to capture natural light and ventilation; • Use of high thermal mass materials within apartments; • Ensure natural light and ventilation is provided to common areas to minimise energy consumption; • Divide the layout of the apartments into zones to reduce heat and cooling energy consumption; • Utilise low water flow fixtures and tap ware; • Harvesting of stormwater where feasible; and • Recycling of water where feasible
Stormwater Management	<p>The Proponent is committed to providing the necessary stormwater upgrades, the details of which will be included in the final VPA when negotiated with Council.</p> <p>Prior to commencement of construction of all Project or Development Applications within the Concept Plan site the Proponent commits to preparation of an Integrated Stormwater Management Plan for the relevant development stage.</p>
Noise	All Project or Development Applications within the Concept Plan site for all development Stages are to comply with the relevant acoustic standards and controls contained in the BCA.
Site Contamination	All Project or Development Applications within the Concept Plan site for all development stages will be required to comply with the requirements of SEPP 55 <i>Remediation of Land</i> .
Construction Management	<p>Prior to commencement of construction of all Project or Development Applications within the Concept Plan site a Construction Management Plan will be prepared by the proponent for each development stage and will be submitted to the satisfaction of the Principal Certifying Authority prior to any new building work within the Concept Plan site.</p> <p>All construction materials, vehicles, waste and the like will be stored within the site.</p> <p>All demolition and all construction and associated work will be restricted to between the hours of 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No work is to be carried out on Sunday or public holidays.</p> <p>Prior to commencement of construction of all Project or Development Applications within the Concept Plan site a Traffic Management Plan (TMP) for the relevant development stage, which addresses construction access and egress to the site, including vehicle routes and parking for workers, staging and timing of construction of internal road network and other relevant issues, will be prepared and submitted to the satisfaction of Principal Certifying Authority. The TMP will be prepared in accordance with the RTA's guidance on TMP's.</p>
Utilities	<p>A Section 73 Certificate from Sydney Water will be obtained as required.</p> <p>All existing aerial services (including low voltage Energy Australia electricity and subscriber television services) along the frontage of the Concept Plan Site are to be relocated underground prior to the occupation of the development stages. The cost of this work is to be borne by the developer.</p> <p>Documentary evidence will be obtained from Energy Australia to confirm that they have been consulted and that their requirements have been met by the Concept Plan and all subsequent Project or Development Applications within the Concept Plan site.</p>
Arborist Report	All subsequent development stages will be required to comply with the requirements of the Arborist Report (Annexure 23 to the submitted Environmental Assessment).
Environmental Management	Prior to commencement of construction of Project or Development Applications within the Concept Plan site, a development Stage-specific Environmental Management Plan (EMP) will be prepared and submitted to and approved by the Principal Certifying Authority. The EMP will comprise:

Plan	<ul style="list-style-type: none"> a. Hours of construction work b. Sediment and Erosion Control; c. Waste Management; d. Noise and Vibration Management; e. Air Quality and dust control; f. Use of cranes, plant and machinery g. Use of ladders, tapes, scaffolding and plant /machinery of conductive material h. Excavation and boring i. Plant and vehicle movements including - ingress and egress of vehicles to the site, loading and unloading, including construction zones, transportation of material, including contaminated material, predicted traffic volumes, types and routes j. TMP; k. Piling, sheet piling, batter and anchors
Flooding	All Development or Project Applications for individual development stages within the Concept Plan site are to be accompanied by a detailed Flood Impact Assessment Report using the Concept Plan Flood Study Report findings. These studies are to include such safety management measures as safe flood evacuation routes and refuge areas.
Waste Management	Prior to commencement of construction of all Project or Development Applications within the Concept Plan site, a Waste Management Plan will be prepared for the relevant development stage which includes demonstration of the fact that the road network is capable of being serviced by Council's Waste vehicles
Sustainable Travel Plan	Prior to issue of Occupation Certificates for any habitable areas in any development within the Concept Plan site a Sustainable Travel Plan for the Concept Plan site will be submitted to and approved by the Department of Planning. Individual Project or Development Applications will be accompanied by Development stage- specific Sustainable Travel Plans that are consistent with the Concept Plan Sustainable Travel Plan.
Ground water	<p>As required by the NSW Office of Water: Groundwater: Licences under Part V of the Water Act 1912 are required for the works for the purposes of temporary dewatering as part of the proposed construction.</p> <p><i>General and Administrative Issues</i></p> <ol style="list-style-type: none"> 1. Groundwater shall not be pumped or extracted for any purpose other than temporary construction watering. 2. Pumped water (tailwater) shall not be allowed to discharge off-site (eg. adjoining roads, stormwater system, sewerage system etc) without the controlling authorities approval and/or owners consent. 3. The licensee shall allow (subject to Occupational Health and Safety Provisions) the NSW Office of Water or any person authorised by it, full and free access to the works (excavation or bore/bore field), either during or after construction, for the purpose of carrying out inspection or test of the works and its fittings and shall carry out any work or alterations deemed necessary by the NSW Office of Water for the protection and property maintenance of the works, or the control of the water extracted to prevent wastage and for the protection of the quality and prevention from pollution or contamination of the groundwater. 4. If a work is abandoned at any time the licensee shall notify the NSW Office of Water that the work has been abandoned and seal off the aquifer by such methods as agreed to or directed by the NSW Office of Water. 5. Suitable documents are to be supplied to the NSW Office of Water of the following: <ol style="list-style-type: none"> a) a report of prediction of the impacts of pumping on any licensed groundwater users or groundwater dependent ecosystems in the vicinity of the site. Any adverse impacts will not be allowed and the project will need to be modified. b) A report of assessment of the potential for salt water intrusion to occur as a result of the dewatering. This report is only required for sites within 250m of any marine or estuarine foreshore area. The generation of conditions leading to salt water intrusion will not be allowed, and the proposal will need to be modified. c) Descriptions of the methods used and actual volume of groundwater to be pumped (kilolitres/megalitres) from the dewatering works, the works locations, the discharge rate (litres per second), duration of pumping (number of days/weeks), the amount of lowering of the water table and the anticipated quality of the pumped water. d) Descriptions of the actual volume of pumped water (tailwater) to be reinjected (kilolitres/megalitres), the reinjection locations, the disposal rate (litres per second), duration of operation (number of days/weeks) and anticipated quality of treated water to be reinjected. e) Monitoring of groundwater levels (minimum of 3 weekly measurements of depth to water at a minimum of 3 locations broadly distributed across the site) beneath the proposed development site prior to construction. This requirement is only for sites where the proposed structure shall extend greater than one floor level into the existing ground level.

	<p><i>Specific Conditions</i></p> <ol style="list-style-type: none"> 1. The design and construction of the structure must preclude the need for permanent dewatering. 2. The design and construction of the structure that may be impacted by any watertable must include a water proof retention system (ie a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitable qualified professional. 3. Construction methods and material used in and for construction are not to cause pollution of the groundwater. 4. Monitoring of groundwater levels is to be continued at least weekly during the construction stage and at least weekly over a period of at least 2 months following cessation of dewatering, with all records being provided to the NSW Office of Water on expiration of the licence. This requirement is only for sites where the proposed structure shall extend greater than one floor level into the existing ground level. 5. Groundwater quality testing must be conducted (and report supplied to the NSW Office of Water). Samples must be taken prior to the commencement of dewatering, (and ongoing to the satisfaction of the NSW Office of Water for any extraction and reinjection activities). Collection and testing and interpretation of results must be done by suitably qualified persons and NATA certified laboratory identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria. 6. Discharge of any contaminated pumped water (tailwater) that is not to be reinjected must comply with the provisions of the Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority. The methods of disposal of pumped water (ie street drainage to the stormwater system or discharge to sewer) and written permission from the relevant controlling authority must be presented to the NSW Office of Water in support of the licence application. 7. Discharge of any contaminated pumped water (tailwater) that is to be reinjected, must comply with the provisions of the Protection of the Environment Operations Act 1997. The quality of any pumped water (tailwater) that is to be reinjected must be compatible with, or improve the intrinsic or ambient groundwater in the vicinity of the reinjection site. Contaminated groundwater is not to be reinjected into any aquifer. The following must be demonstrated in writing: <ol style="list-style-type: none"> a) The treatment to be applied to the pumped water (tailwater) to remove any contamination. b) The measures to be adopted to prevent redistribution of any contamination in the groundwater system. Any reinjection proposal that is likely to further spread contamination within the groundwater system will not be allowed and the project will need to be modified. 8. Written advice be provided from the Certifying Authority to the NSW Office of Water to certify that the following ground settlement issues have been addressed in reports submitted by the proponent: <ol style="list-style-type: none"> a) Assessment by a suitably qualified geotechnical professional that the proposed dewatering activity does not pose an unacceptable risk of off-site impacts such as damage to surrounding buildings or infrastructure as a result of differential sediment compaction and surface settlement during and following pumping of groundwater. b) Settlement monitoring activities to be undertaken prior to, during and for the required period of time following the dewatering pumping to confirm the impact predictions. c) Locations of settlement monitoring points, and schedules of measurement. <p><i>Formal Application Issues</i></p> <ol style="list-style-type: none"> 9. An application must be completed on the prescribed form for the specific purpose of temporary construction dewatering and a licence obtained from the NSW Office of Water prior to the installation of the groundwater extraction works. A plan drawn to scale will be required with the application clearly identifying the location of the dewatering installations. 10. Upon receipt of a Consent from the Department of Planning and prior to commencement of work, a fully completed licence application form is to be formally lodged with the Office of Water (accompanied by documentation clearly explaining the means by which the below-ground areas of the development will be designed and constructed to prevent any groundwater seepage inflows; and therefore preclude any need for permanent or semi-permanent pumping). Based on the licence application assessment meeting the Office of Waters statutory requirements, the NSW Office of Water will then be in a position to issue a Water Licence under Part 5 of the Water Act 1912.
Voluntary Planning Agreement	The Proponent commits to entering into a Voluntary Planning Agreement with the City of Ryde Council, under Part 4 Division 6, Subdivision 2 of the Environmental Planning & Assessment Act 1979 and the City of Ryde Planning Agreements Policy for the provision of area wide road works, stormwater and other public domain works and affordable housing which will be of benefit to the wider community of Shepherds Bay and Meadowbank.

SCHEDULE 5

Maximum Building Height Control Plans



PLAN 1 MAXIMUM NUMBER OF STOREYS ABOVE GROUND LEVEL (FINISHED) AS APPROVED BY THE PLANNING ASSESSMENT COMMISSION (March 2013)

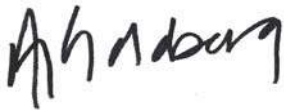


PLAN 2 MAXIMUM RL HEIGHT CONTROLS AS APPROVED BY THE PLANNING ASSESSMENT COMMISSION (March 2013)

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, the NSW Planning Assessment Commission approves the modification of the Concept Approval referred to in Schedule 1, subject to the Terms of Approval in Schedule 2.



Abigail Goldberg
MEMBER OF THE COMMISSION



Richard Thorp
MEMBER OF THE COMMISSION

Sydney

16 October 2014

SCHEDULE 1

Application Number: MP09_0216 granted by the Planning Assessment Commission on 6 March 2013

Proponent: Holdmark Property Group

The Authority: Minister for Planning

The Land:

- 41 Belmore Street, Ryde (Lot 1 DP 1072555);
- 116 Bowden Street, Meadowbank (Lot 2 DP 792836);
- 118-122 Bowden Street, Meadowbank (Lot 102, DP 1037638);
- 2 Constitution Road and 7-9 Hamilton Crescent, Ryde (Lot 2, DP 550006 and Lots 1-2, DP 982743);
- 4-6 Constitution Road, Ryde (Lot 1, DP 104280 and Lots 1-2, DP 930574);
- 8-14 Constitution Road, Ryde (Lot 1, DP 713706);
- 16 Constitution Road, Ryde (Lot 3, DP 7130);
- 18 Constitution Road, Ryde (Lots 1-2, DP 810552);
- 6 Nancarrow Avenue, Ryde (Lot 1, DP 322641);
- 8 Nancarrow Avenue, Ryde (Lot 11, DP 7130);
- 10 Nancarrow Avenue, Ryde (Lot 12, DP 7130);
- 12-16 Nancarrow Avenue, Ryde (Lots 13-15, DP 7130);
- 18 Nancarrow Avenue, Ryde (Lot 16, DP 7130);
- 37-53 Nancarrow Avenue, Ryde (Lot 9, DP 19585, Lot 1, DP 122205, Lots 1-7, DP 19585 and Lots 10-17, DP 19585);
- 8 Parsonage Street, Ryde (Lots 13-14 DP 738232, Lot 7, DP 809282, Lot 100, DP 851723 and Lot 15, DP 738232);
- 9-10 Rothesay Avenue, Ryde (Lot 1, DP 703858); and
- 11 Rothesay Avenue, Ryde (Lot 18, DP 7130)

Project:

Concept Plan for mixed use residential, retail and commercial development incorporating:

- building envelopes for 12 buildings incorporating basement level parking;
- Infrastructure works to support the development;
- publically accessible open space and through site links; and
- pedestrian and cycle pathways.

Modification 1:

MP09_0216 MOD1:

- amendment to Building Storeys Plan to allow for additional storeys at ground level in Stages 1 to 3 –4 and to reflect the approved height of Stage 1;
- ~~expansion of the basement building envelope of each Stage beneath landscaped/open space areas and~~ also to expand/connect the basement building envelopes between Stage 2 and 3 and Stage 4 and 5;
- revision to the construction staging;
- revised timing of the delivery of the open space to be in conjunction with Stage 3 (rather than Stage 1);
- provision of an additional storey to provide a 6 storey element to the building on the corner of Belmore Street and Constitution Road;
- flexible application of the solar access requirement of the RFDC;
- amendment of ESD measures; and
- amendments to terms of approval, future environmental assessment requirements and Statement of Commitments.

SCHEDULE 2

The Concept Plan for MP09_0216 is modified as follows:

SCHEDULE 2 PART A – ADMINISTRATIVE CONDITIONS

- (a) Schedule 2 Part A – Terms of Approval A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words/numbers as follows:

Development in Accordance with the Plans and Documentation

A2. The development shall be undertaken generally in accordance with **MP09 0216, as modified by MP09 0216 MOD1, and:**

- the Environmental Assessment dated 7 January 2011 prepared by Robertson + Marks Architects and PLACE Design Group, except where amended by the Preferred Project Report dated July 2012, including all associated documents and reports;
- **the S75W Modification Application dated November 2013 prepared by Robertson + Marks Architects and City Plan Services including all documents and reports, except where amended by the:**
 - **Response to Submissions report dated 28 March 2014 prepared by City Plan Services; and**
 - **Proponents Comments in Response to Council's Submission dated 29 April 2014 prepared by City Plan Services.**
- the Draft Statement of Commitments prepared by Robertson + Marks Architects updated on 5 October 2012, **except where amended by the Revised Draft Statement of Commitments prepared by Holdmark dated March 2014;** and
- the following drawings:

<i>Drawings Prepared by Robertson + Marks Architects</i>		
<i>Drawing No</i>	<i>Name of Plan</i>	<i>Date</i>
FIGURE 11 REV 2	PREFERRED CONCEPT PLAN	July 2012
PPR 001-D <u>PPR 001-A</u>	MAXIMUM HEIGHT WITH SETBACKS <u>PREFERRED PROJECT MASTER PLAN: MAXIMUM HEIGHTS WITH SETBACKS</u>	02/11/13 <u>11 Feb 2013</u>
PPR 002-B <u>A</u>	INDICATIVE CONCEPT PLAN STOREY PLAN <u>PREFERRED PROJECT MASTER PLAN: INDICATIVE CONCEPT PLAN STOREYS PLAN</u>	21/10/2013 <u>11 Feb 2013</u>
<u>PPR 007-E</u>	<u>INDICATIVE STAGING</u>	<u>09/24/13</u>
<u>S 001/B</u>	<u>SLOPES ON SITE</u>	<u>03/25/2014</u>
FIGURE 14 REV 4 <u>2</u>	STAGE 1 BUILDING ENVELOPE CONTROLS	28/06/2012 <u>July 2012</u>
FIGURE 15 REV 4 <u>2</u>	STAGE 2 BUILDING ENVELOPE CONTROLS	01/18/12 <u>July 2012</u>
FIGURE 16 REV 4 <u>2</u>	STAGE 3 BUILDING ENVELOPE CONTROLS	01/18/12 <u>July 2012</u>
FIGURE 17 REV 4 <u>2</u>	STAGE 4 BUILDING ENVELOPE CONTROLS	01/18/12 <u>July 2012</u>
FIGURE 18 REV 4 <u>2</u>	STAGE 5 BUILDING ENVELOPE CONTROLS	01/18/12 <u>July 2012</u>
FIGURE 19 REV 4 <u>2</u>	STAGE 6 BUILDING ENVELOPE CONTROLS	01/18/12 <u>01/18/12</u>

2		July 2012
FIGURE 20 REV 4 2	STAGE 7 BUILDING ENVELOPE CONTROLS	01/18/12 July 2012
FIGURE 21 REV 4 2	STAGE 8 BUILDING ENVELOPE CONTROLS	01/18/12 July 2012
FIGURE 22 REV 4 2	STAGE 9 BUILDING ENVELOPE CONTROLS	01/18/12 July 2012
FIGURE 23 REV 4 2	STAGE 10 BUILDING ENVELOPE CONTROLS	01/18/12 July 2012
FIGURE 28 REV 2	INDICATIVE BUILDING SETBACKS	July 2012
FIGURE 29 REV 2	LANDSCAPE PLAN	July 2012
FIGURE 30 REV 2	VEHICULAR ACCESS AND PUBLIC TRANSPORT PLAN	July 2012
SK01 REV E FIGURE 32 REV 2	PEDESTRIAN & CYCLEWAY ROUTES PEDESTRIAN AND CYCLE ACCESS PLAN	18 JUNE 2013 July 2012
FIGURE 32A REV 2	INDICATIVE ACCESSIBLE CIRCULATION PLAN	July 2012
FIGURE 33 REV 2	INDICATIVE COMMUNITY, RETAIL & / OR COMMERCIAL USES LOCATION MAP	July 2012
FIGURE 50 REV 1	CONCEPT PLAN LANDSCAPE PLAN	28/07/14
PPR 003-5 FIGURE 52	OPEN SPACE AREA PLAN AND DEEP SOIL ZONES	11/01/13 July 2012

except for as modified by the following pursuant to Section 75O(4) of the Act.

SCHEDULE 2 PART B – MODIFICATIONS

- (b) Schedule 2 Part B – Modification A5 is amended by the insertion of the **bold and underlined** words / numbers as follows:

Maximum Gross Floor Area (GFA) and Dwelling Cap

A5

1. The maximum GFA for commercial, retail or community uses shall not exceed 10,000m²
2. **The maximum number of dwellings shall not exceed 2,005**

- (c) Schedule 2 Part B – Modification B1A is added by the insertion of the **bold and underlined** words / numbers as follows:

Amended Foreshore Link

B1A. The delivery of the foreshore link shall be split between Stage 1 and Stage 2 in accordance with the Response to Submissions prepared by City Plan Services for MP09 0216 MOD1 dated 29 April 2014.

- (d) Schedule 2 Part B – Modification B3 is added by the insertion of the **bold and underlined** words / numbers as follows:

Amended Maximum Number of Storeys Above Ground Level (Finished) Plan

B3 The plan entitled Indicative Concept Plan Storeys Plan shall be amended to:

- (a) Change the title to “Maximum Number of Storeys Above Ground Level (Finished) Plan’, and

The amended plan, demonstrating compliance with these modifications shall be submitted to, and approved by, the Secretary within 1 month of the date of this approval.

SCHEDULE 3 FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

- (e) Schedule 3 – Future Environmental Assessment Requirement 1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Design Excellence

1. Future Development Application/s for Stage **5 A** (the signature building fronting Church Street) shall demonstrate design excellence in accordance with the Director General’s Design Excellence Guidelines.

- (f) Schedule 3 – Future Environmental Assessment Requirement 1A is added by the insertion of the **bold and underlined** words / numbers as follows:

Dwelling Cap

- 1A. Future Development Applications shall provide for a total number of dwellings up to a maximum of 2,005 across the Concept Plan site (including Stage 1).**

Future Development Applications shall include a projected dwelling forecast for each remaining stage demonstrating that the total dwelling numbers will adhere to the dwelling cap.

- (g) Schedule 3 – Future Environmental Assessment Requirement 3A is added by the insertion of the **bold and underlined** words / numbers as follows:

Maximum Storeys on Steeply Sloping Topography

- 3A. Future Development Applications shall satisfy the ‘Maximum Number of Storeys Above Ground Level (Finished) Plan’. An exception to the maximum storey height may be given to buildings within Stages 2 and 3 on steeply sloping topography (being at the locations indicated on drawing S 001/B not including the area shown within Stage 4) where it can be demonstrated that:**

- a) the overall building height satisfies the maximum permitted RL;**
- b) no more than 1 additional storey is provided;**
- c) an acceptable level of amenity can be achieved for any additional apartment(s) provided in accordance with the requirements of Future Environmental Assessment Requirement 21; and**
- d) the additional storey is required to appropriately activate the ground level.**

- e) Schedule 3 – Future Environmental Assessment Requirements 3, 4, 6, 7 and 8 are amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Built Form

3. Notwithstanding the approved maximum building heights in RL, future Development Applications shall demonstrate that:
- (a) buildings along Constitution Road are a maximum of 5 storeys, with the exception of the element of Stage 4 located on the corner of Constitution Road and**

Belmore Street (as shown on PPR 002-B), which is permitted to a maximum of 6 storeys; and

- (b) the southern building element of Stage ~~7~~ **8** is a maximum of 5 storeys.
4. Future Development Applications shall ensure that basement parking levels do not exceed 1 metre above ground level (finished) and are located below the building footprint **(with the exception of basements connecting Stages 2 and 3 and Stages 4 and 5) without encroachment into street setback areas.**
6. Future Development Application/s for Stage ~~6~~ **3** shall provide the following minimum setbacks to the south-western boundary (common boundary with 12 Rothesay Avenue):
- (a) 6 metres up to 4 storeys; and
- (b) 9 metres above 4 storeys.
7. Future Development Application/s for Stage ~~5~~ **A** shall provide the following setbacks to Parsonage and Wells Streets:
- (a) Podium – 4 metres
- (b) Tower – 5 metres
8. Future Development Application/s for Stage ~~6~~ **3** shall provide a minimum one metre setback to the existing Council owned pedestrian access way along the north-western boundary.
- (h) Schedule 3 – Future Environmental Assessment Requirements 15A and 15B are added by the insertion of the **bold and underlined** as follows:

Open Space Provision

15A. The contiguous open space required in Modification B1(b) shall be completed, delivered and handed over to Council prior to the issue of the first Occupation Certificate for Stage 3.

The land is to be dedicated, at no cost, to Council. Arrangements for the dedication shall be finalised before the issue of the Occupation Certificate for Stage 3. If Council does not accept the dedication, the land shall provide access to the public and be in private ownership by the relevant body corporate and appropriately maintained.

Foreshore Link Easement for Public Access

15B Prior to the issue of an Occupation Certificate for Stage 2 an easement shall be registered over the foreshore link, which is located between Stage 1 and Stage 2 (in favour of Council) providing for public access. The terms of the easement are to be approved by Council.

- (i) Schedule 3 – Future Environmental Assessment Requirement 18 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Community Facilities

18. **Any** future Development Application/s for the **1000th dwelling** ~~Stage 5 development~~ shall include, at no cost to Council, **the delivery of** an appropriate community space within the development ~~on the ground floor level~~, which can be used by Council or ~~nominated community organisation(s)~~ **members of the community** for community purposes **and related uses.**
- a) **The community facility must be a minimum of 1,000m² in area and be primarily located on ground level.** The amount and configuration of floorspace should be designed in consultation with Council or Council nominated community

organisation(s). ~~Any dispute in the quantum of floorspace to be provided should be referred to the Director-General, whose decision shall be final.~~

- b) The primary use of the designated community floor space must be for community uses. A range of other activities, such as private functions, community markets and garage sales, may be undertaken within the community facility provided that they are subsidiary to the core community function.
- c) The designated community floor space must not be used for any other-commercial, retail or residential use unless Council decides not to accept the designed floorspace.
- d) The provision of community floorspace is in addition to Council's Section 94 Contributions for the development.
- e) The facility to be delivered is to be located around the contiguous central public open space area in either Stage 2 or 3.

- (j) Schedule 3 – Future Environmental Assessment Requirement 20 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck-out~~ words / numbers as follows:

Public Art

20. Future Development Application/s for Stage ~~3~~ **2** shall include a Arts and Cultural Plan developed by a professional public artist including consideration of:
- (a) materials to be used, with particular attention to durability;
 - (b) location and dimension of artwork;
 - (c) public art themes to respond to site history and or social, cultural or natural elements;
 - (d) integration into the site and surrounds;
 - (e) budget and funding; and
 - (f) Council's Public Art Guide for Developers.

- (k) Schedule 3 – Future Environmental Assessment Requirement 21 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck-out~~ words / numbers as follows:

Residential Amenity SEPP65 and RFDC

21. 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 below:**

In particular, future application/s shall demonstrate that:

- (a) a minimum of 60% of apartments within each stage are capable of being cross ventilated; and**
- (b) a minimum of 70% of apartments within each stage receive a minimum of 2 hours solar access to living areas and balconies mid winter; and**
- (c) where less than 70% of apartments achieve 2 hours of solar access in mid winter, these apartments (beyond the first 30%) shall be designed to provide improved amenity by:**
 - including extensive glazing (minimum 70% of the external façade) to living rooms;**
 - permitting cross-ventilation specifically to those apartments; and**
 - exceeding RFDC guidelines by at least 20 ~~40%~~ in at least one both of the following areas:**
 - increased floor to ceiling height; or and**
 - increased minimum apartment areas, being greater than 50sqm for 1 bedroom, 70sqm for 2 bedroom and 95sqm for 3 bedroom apartments.**

- (d) a minimum of 25% of open space area of the site is deep soil zone
- (e) the proposed landscaped areas provide sufficient deep soil in accordance with the RFDC.

- (l) Schedule 3 – Future Environmental Assessment Requirement 22 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

ESD

22. Future Development Applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, in accordance with the base targets within ESD Guidelines Report prepared by Ecospecifier Consulting dated October 2010. Where no base target is provided within this report, the development ~~must comply with the~~ **should strive to achieve the** stretch target **(where relevant and feasible).**

In accordance with the EnviroDevelopment philosophy, four of the categories will be targeted to show 'industry best practice'. Where the categories of water and energy are applied, BASIX will be used to test 'industry best practice' for water and energy, which will be treated as 10% better than the BASIX pass mark.

- (m) Schedule 3 – Future Environmental Assessment Requirement 23 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Car Parking

23. Future Development Applications shall provide on-site car parking in accordance with Council's relevant Development Control Plan, **up to a maximum of 2,976 spaces across the Concept Plan site.**

Future Development Applications shall provide:

- (a) **a car parking rate which relates to the site-wide car parking provision and demonstrates that car parking may be provided for future stages within the total car parking figure of 2,976; and**
- (b) **a projected car parking forecast for each remaining stage demonstrating that the total car parking provision can be adhered to.**

Provision shall also be made for adequate loading and unloading facilities for service vehicles, suitably sized and design for the proposed use.

- (n) Schedule 3 – Future Environmental Assessment Requirement 24 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Road Infrastructure Nancarrow Road Extension and Road Reserve Upgrades

24. Future Development Application/s for Stage ~~2~~ **4** shall include the following Infrastructure works:
- (a) Nancarrow Avenue extension;
 - (b) Nancarrow Avenue Area Traffic Management (LATM) measures and road reserve upgrades including associated pedestrian footpaths and cycleways;
 - (c) implementation of left-in/left-out arrangement at Belmore Street/Hamilton Crescent intersection;
 - ~~(d) Underdale Lane Local Area Traffic Management (LATM) measures;~~
 - ~~(e) installation of a pedestrian crossing facility at Bowden Street / Nancarrow Avenue; and~~
 - ~~(f) installation of roundabout at Belmore Street / Rothesay Avenue~~

The detailed design is to be prepared by a suitably qualified engineer in accordance with Council's requirements and to be ~~submitted to Council for approval~~ **approved by**

Council before the ~~lodgement of any future development application for Stage 2~~
issue of the first Occupation Certificate for Stage 1. All works must be completed by
the proponent prior to the issue of the occupation certificate for Stage ~~2~~ 4.

- (o) Schedule 3 – Future Environmental Assessment Requirement 24A is added by the insertion of the **bold and underlined** words / numbers as follows:

Road and Pedestrian Infrastructure Upgrades

24A. Future Development Application/s for Stage 2 shall include the following Infrastructure works:

- (a) **installation of a temporary east/west pedestrian link, which connects the stairway at the northern end of the foreshore link between Stages 1 and 2 to Nancarrow Avenue along the northern boundary of Stage 2. The pedestrian link shall provide access to residents the public on a 24 hour basis and maintained until the provision of the Nancarrow Avenue extension (note: this temporary pedestrian access is not a public right of way access).**
- (b) **Underdale Lane Local Area Traffic Management (LATM) measures;**
- (c) **installation of a pedestrian crossing facility at Bowden Street / Nancarrow Avenue; and**
- (d) **installation of roundabout at Belmore Street / Rothesay Avenue.**

The detailed design is to be prepared by a suitably qualified engineer in accordance with Council's requirements and to be submitted to Council's for approval before the lodgement of any future development application for Stage 2. All works must be completed by the proponent prior to the issue of the occupation certificate for Stage 2.

- (p) Schedule 3 – Future Environmental Assessment Requirement 25 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Yerong Street/Belmore Street Intersection Upgrade

Future Development Applications for the ~~fourth~~ stage of development **containing the 800th dwelling** shall provide the detailed design for the implementation of the left-in/left-out arrangement at Belmore Street/Yerong Street intersection. The works are to be completed prior to issue of the first occupation certificate of any building of this stage.

- (q) Schedule 3 – Future Environmental Assessment Requirement 27 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

27. Future application/s for Stage ~~5~~ **A** shall demonstrate that the RMS requirements have been met in relation to access to RMS infrastructure on the adjoining land, including retention of existing access, parking and turning area for maintenance vehicles.

- (r) Schedule 3 – Future Environmental Assessment Requirements 29 and 30 are amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold struck out~~ words / numbers as follows:

Heritage

29. Future Development Application/s for Stage ~~8~~ **6** involving the demolition of the existing heritage item at 37 Nancarrow Avenue shall include:

- (a) a detailed heritage assessment of the site which includes a professionally written history of the site;

- (b) a full photographic record; and
- (c) an interpretation strategy to display the heritage values of the existing building on the newly developed site.

30. Future Development Application/s for Stage **5 A** shall include a Statement of Heritage Impact providing an assessment of the impact of the development on the adjoining heritage listed Church Street Bridge. Applications are to demonstrate that the design of the building takes into account relevant recommendations of the heritage assessment.

- (s) Schedule 3 – Future Environmental Assessment Requirement 32 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

Noise and Vibration

32. Future Development Application/s for Stage **5 A** shall provide an acoustic assessment which demonstrates that the internal residential amenity of the proposed apartments is not unduly affected by the noise and vibration impacts from Church Street, to comply with the requirements of Clause 102 of State Environmental Planning Policy (Infrastructure) 2007 and the Department of Planning's 'Development Near Rail Corridors and Busy Roads – Interim Guidelines'.

- (t) Schedule 3 – Future Environmental Assessment Requirement 34 is amended by the insertion of the **bold and underlined** words/ numbers and deletion of the ~~**bold struck out**~~ words / numbers as follows:

Stormwater Infrastructure Upgrades

34. Future Development Applications for Stage ~~7, 8, 9 or 10~~ **6, 7, 8 or 9** (whichever occurs first) shall provide the detailed design of the following infrastructure works:
- (a) the piped drainage system and overland flow path from Ann Thorn Park to Parramatta River; and
 - (b) works to eliminate the risk of embankment failure of Constitution Road

The works will be required to be completed by the proponent prior to construction commencing for any residential buildings within these stages.

End of Modification to MP09_0216

SHEPHERDS BAY URBAN RENEWAL

SHEPHERDS BAY

NOTE: ** INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)



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No. 1 granted on the 16 Oct 2014

in respect to MP 09 0216

Signed Alan

Sheet No. 1 of 16

PREFERRED PROJECT MASTER PLAN
MAXIMUM HEIGHTS WITH SETBACKS

PPR 001-D

Job no: 10008, Date: 02/11/13, Scale: 1:1000
ROBERTSON + MARKS



1 Staging diagram
1:1000



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No.1..... granted on the..16 Oct 2014..

in respect to MP..09 0216..

Signed.....*Al Khan*.....

Sheet No.2..... of ..16.....

SHEPHERDS BAY URBAN RENEWAL

10 20 30 40 50

100

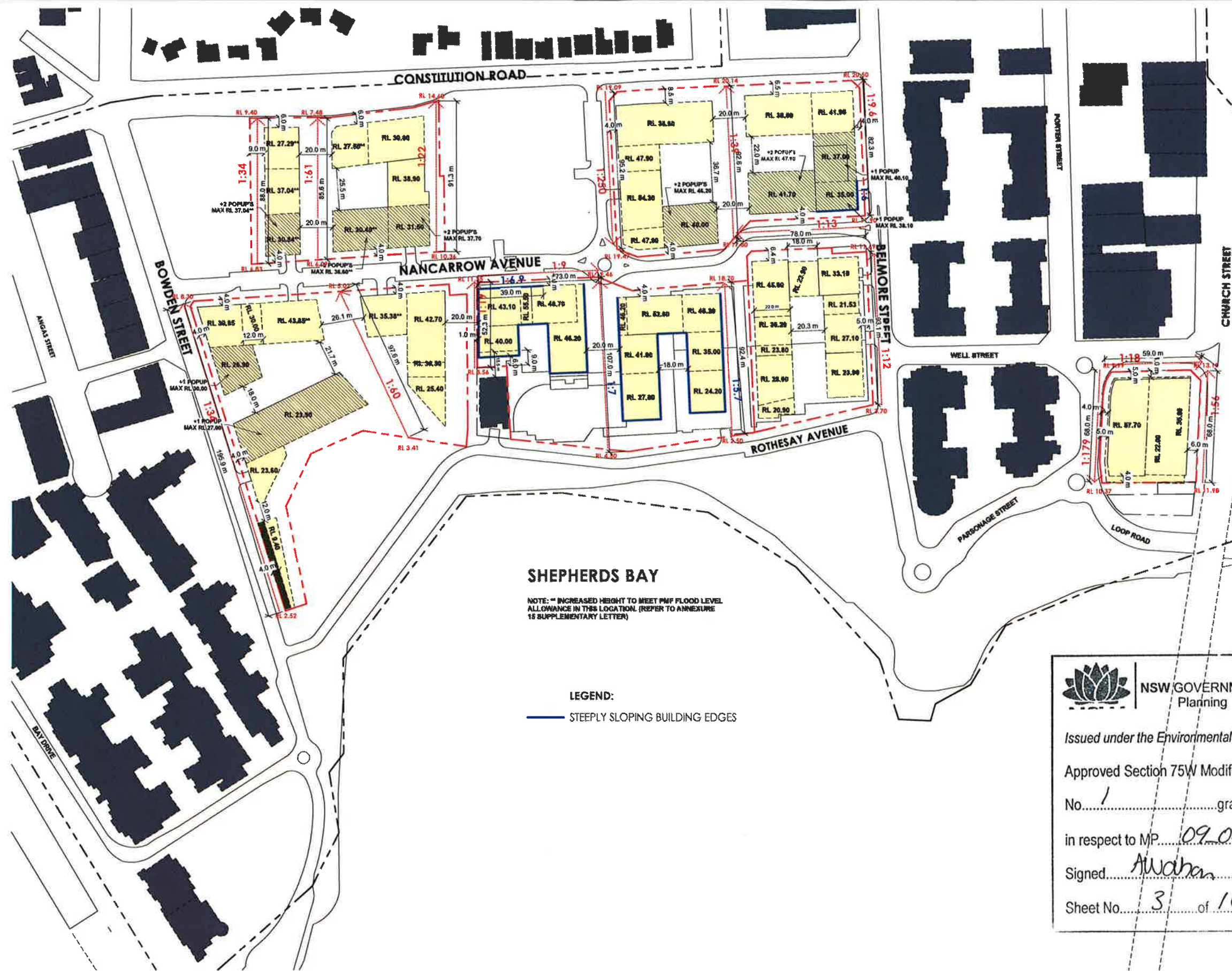
200

300m

PROJECT MASTER PLAN
Indicative Staging

PPR 007-E

Job No: 00200, Date: 02/04/13, Scale: 1:1000
ROBERTSON + MARKS



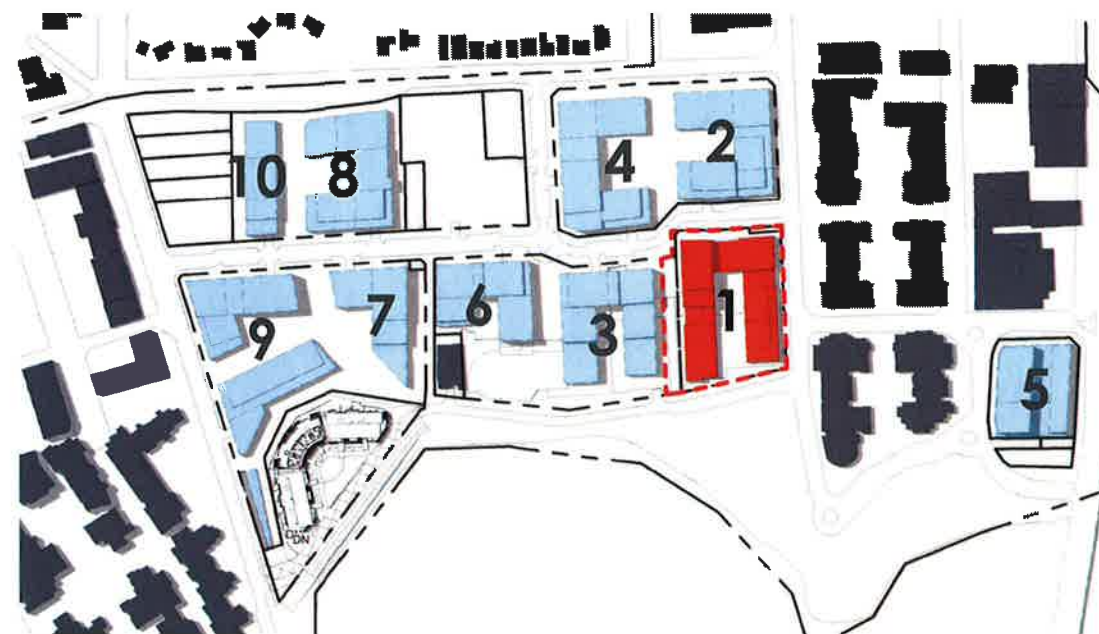
NSW GOVERNMENT
Planning

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 in respect to MP 09-0216
 Signed A. Wahan
 Sheet No. 3 of 16

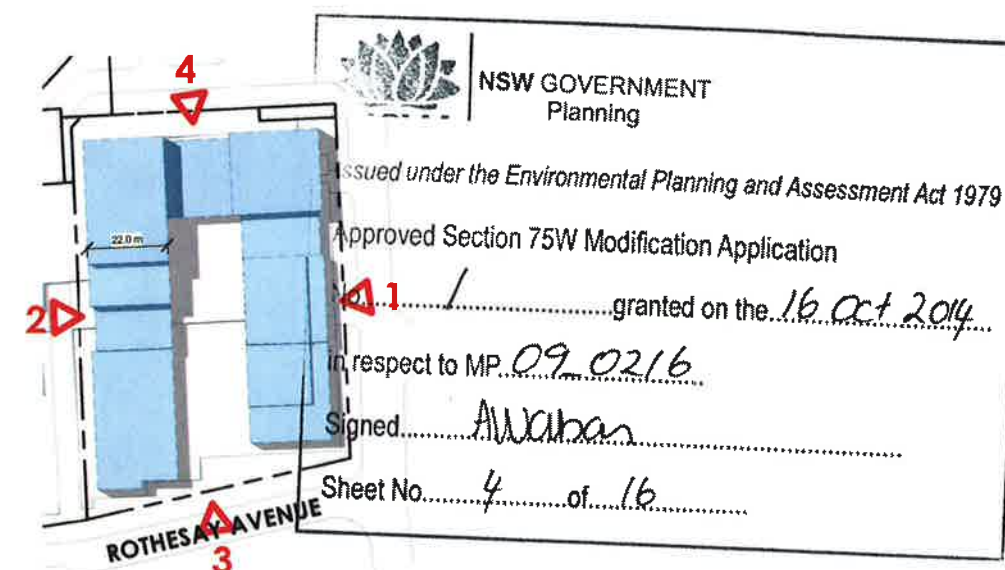
1 MASTER PLAN SLOPES
 1:1000

ARCHITECT	CLIENT	Structural Engineer	Mechanical, Electrical & Plumbing Engineer	NOTES	REVISIONS	KEY PLAN	Job	Building Name: PROJECT MASTER PLAN
ROBERTSON+MARKS				Drawings Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions. Copyright © This document is copyright. All rights reserved.	Issue Date Description By	Issue Date Description By	Description	Drawing Title: SLOPES ON SITE
ground floor 11/17 buckingham st city hills sydney australia 2010 www.marks.net.au t 61 2 9319 4366 f 61 2 9319 7326 e marks@marks.net.au		Urbanistic Engineer & the Architects	Landscape Architects				Address	Scale : 1:1000
ROBERTSON+MARKS DAVID ROBERTSON JOHN ROBERTSON BRIAN MARKS ANDREW SCARFUS							Address	Date : 03/2014
								Job Number : 10000000
								Drawn : J.R.
								CAD File : G:\Users\j.ruby\Documents\2001\0014\PROJECT MASTER PLAN_CENTRAL_Landsc.rvt
							North Point	Lot
								Authorised by : Approver
								S 001/B

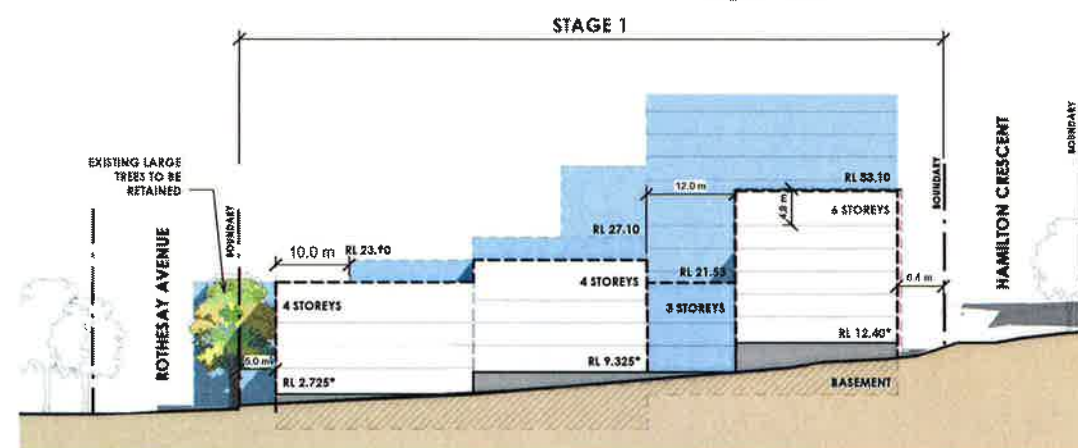
1.



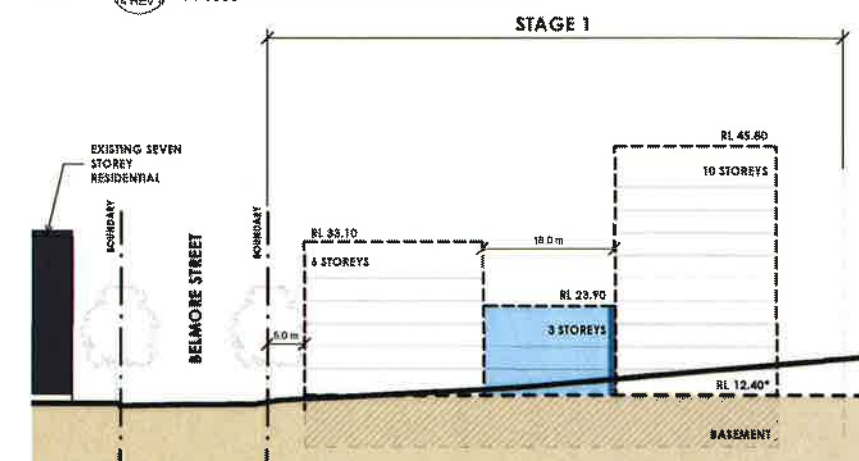
Key Plan 1
1 : 2500



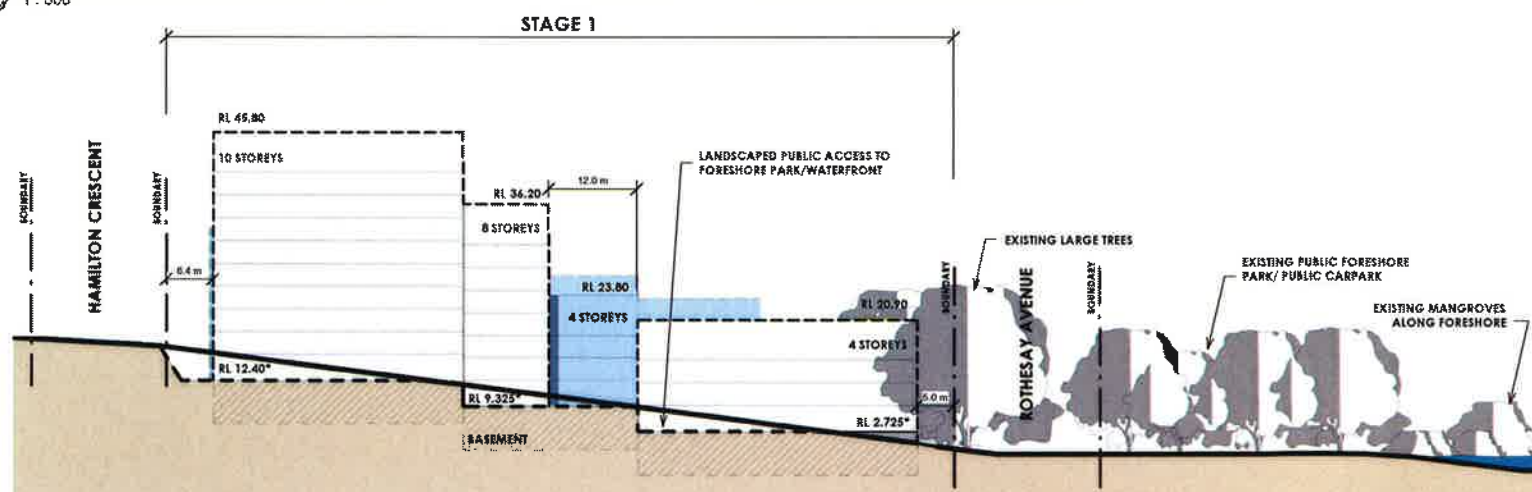
1. Building Envelope Plan
1 : 1000



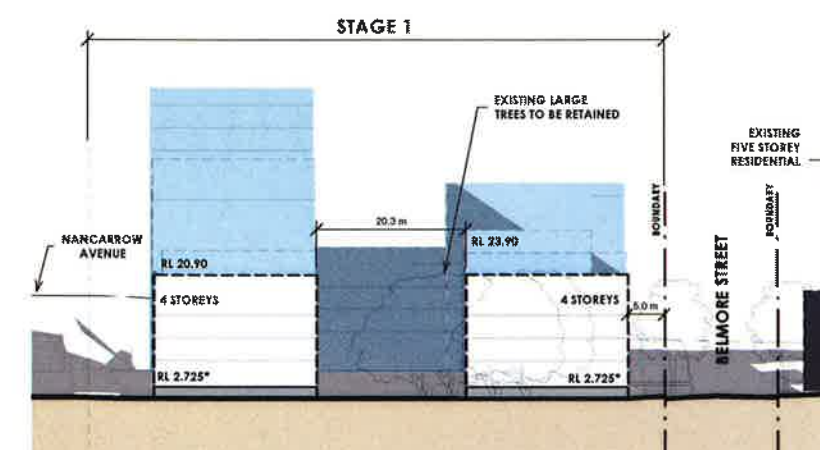
1. Belmore Street
1 : 500



1. Nancarrow Avenue - South
1 : 500



1. Elevation 2
1 : 500



1. Rothesay Avenue
1 : 500

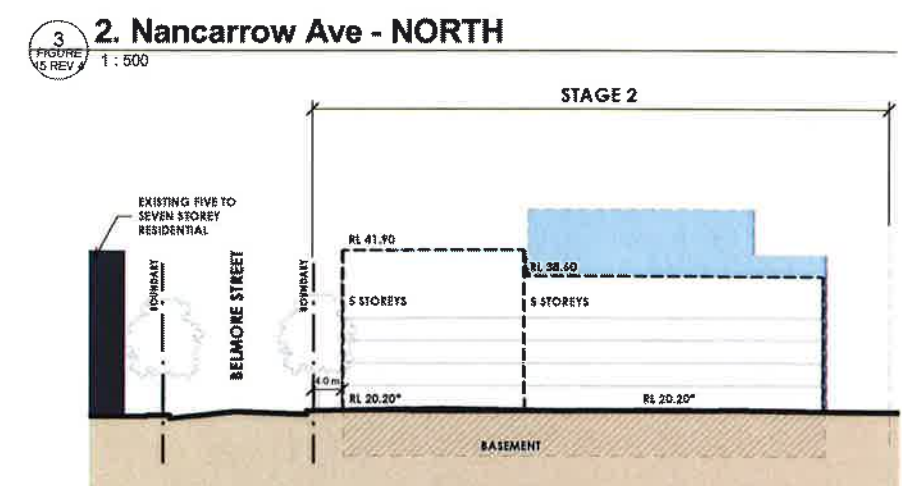
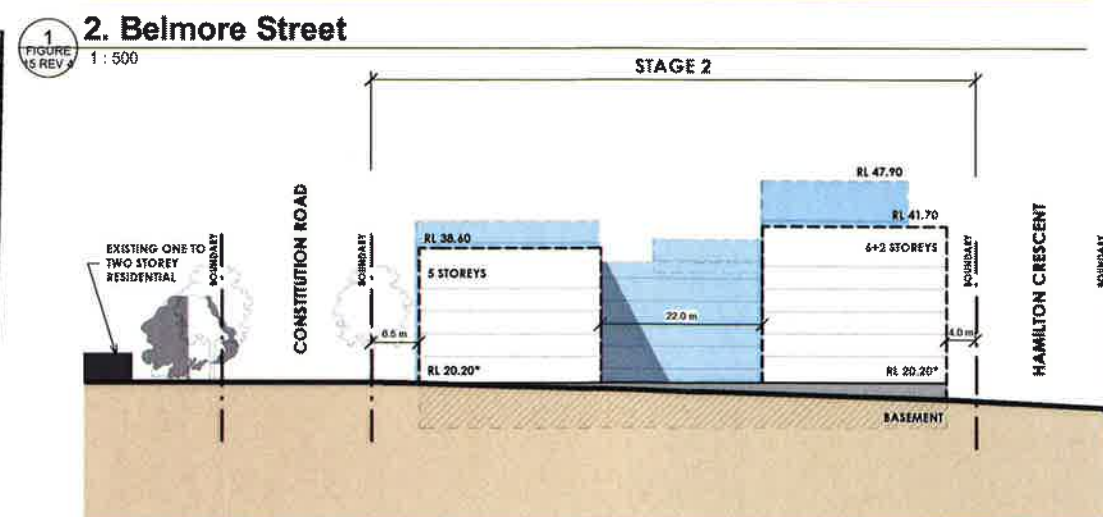
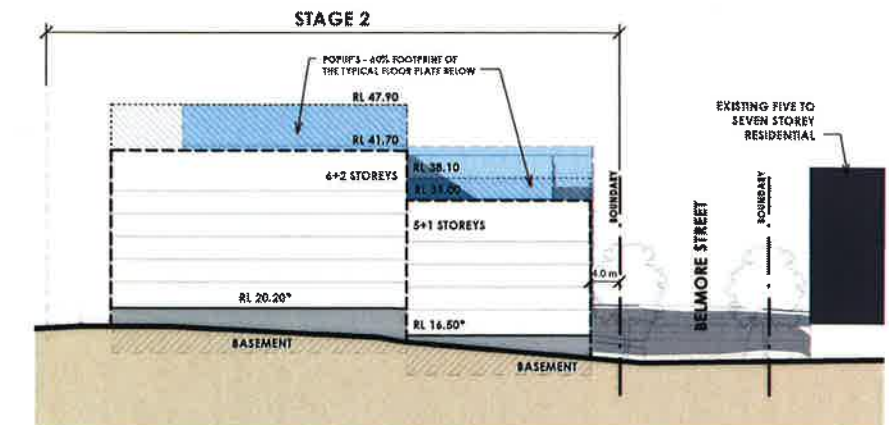
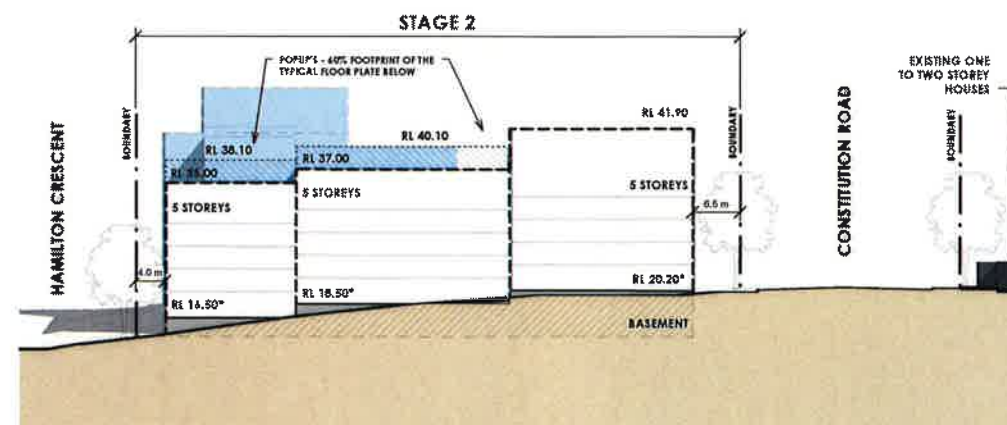
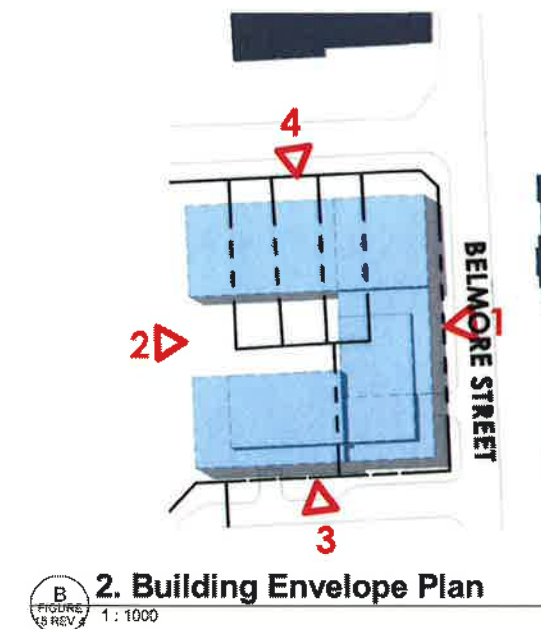
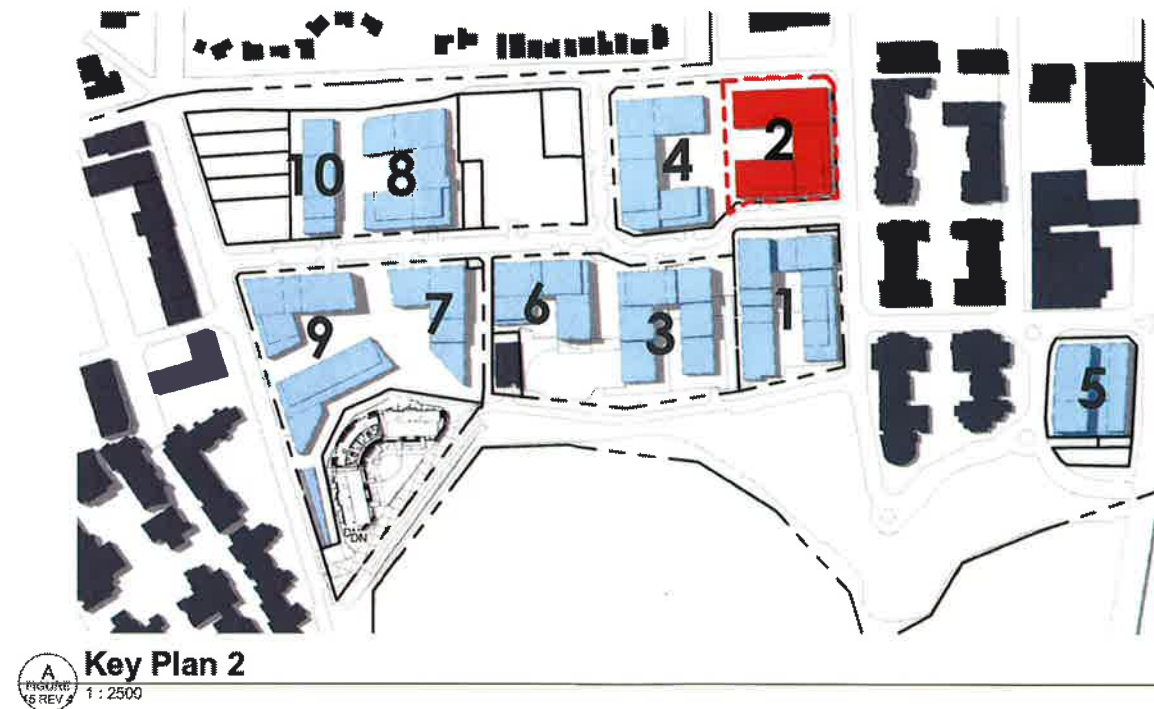
NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

SHEPHERDS BAY URBAN RENEWAL

PREFERRED PROJECT MASTER PLAN
STAGE 1. BUILDING ENVELOPE CONTROL DIAGRAMS
FIGURE 14 REV 4

Job no: 10000, Date: 20/08/12, Scale: As indicated
ROBERTSON + MARKS

2.



NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

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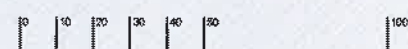
No. 1 granted on the 16 Oct 2014

in respect to MP 09_0216

Signed AWahan

Sheet No. 5 of 16

SHEPHERDS BAY URBAN RENEWAL



200

600m

PREFERRED PROJECT MASTER PLAN
STAGE 2. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 15 REV 4

Job No: 10058, Date: 01/10/12, Scale: As Indicated

ROBERTSON + MARKS

3.



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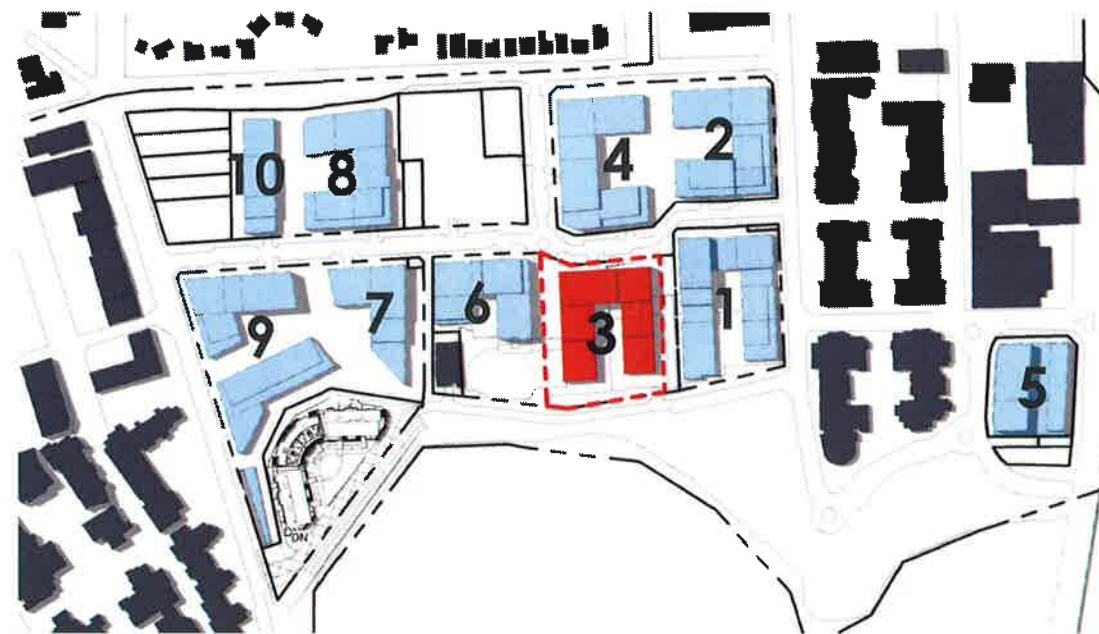
Approved Section 75W Modification Application

No. 1 granted on the 16 Oct 2014

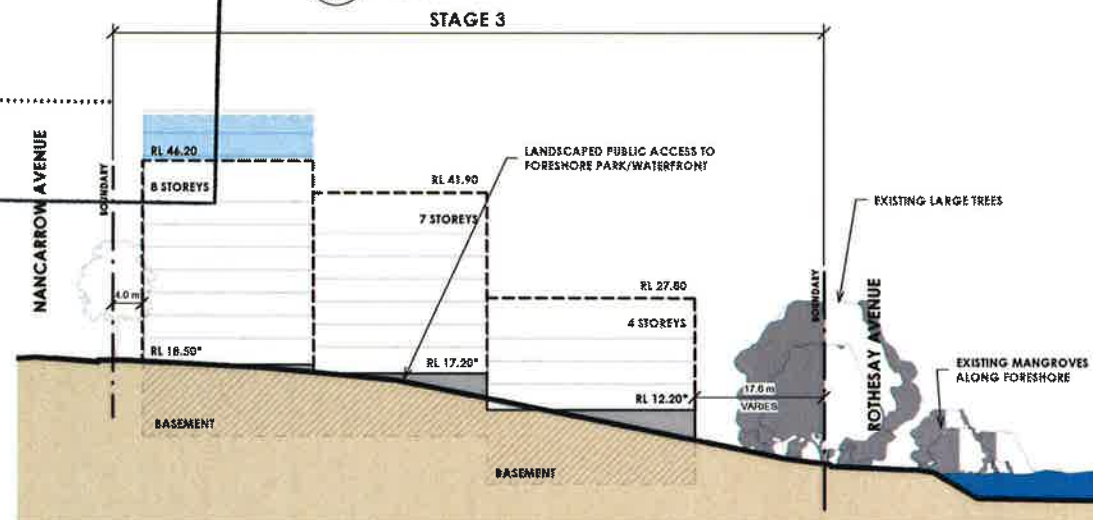
in respect to MP 09-0216

Signed: *Alan Chan*

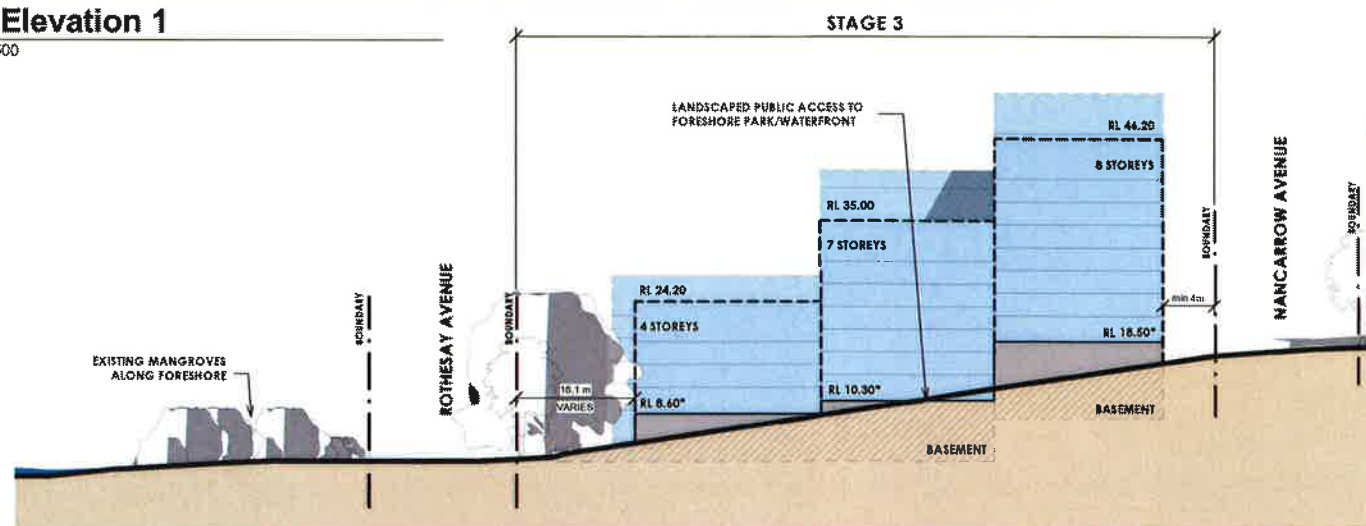
Sheet No. 6 of 16



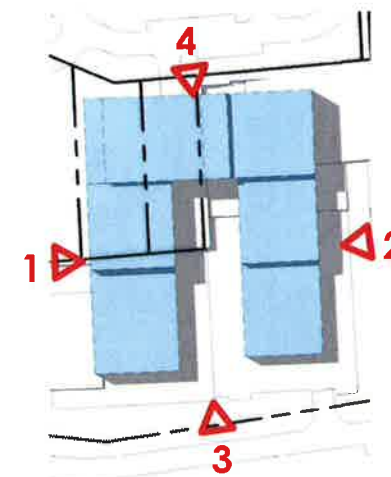
Key Plan 3
1 : 2500



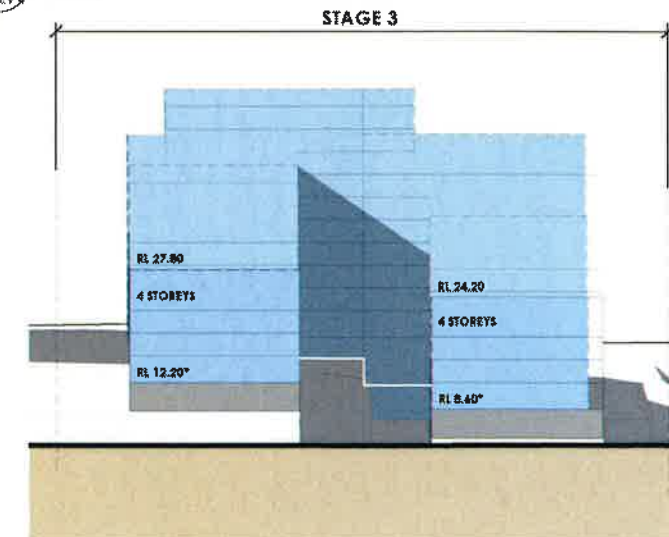
3. Elevation 1
1 : 500



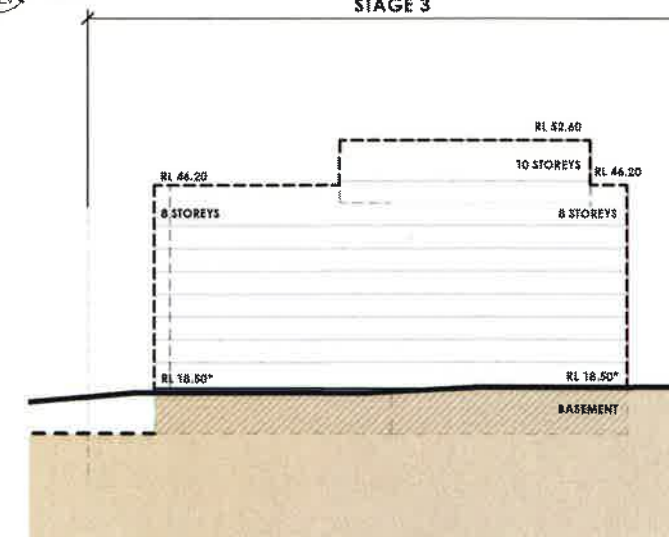
3. Elevation 2
1 : 500



3. Building Envelope Plan
1 : 1000



3. Rothsay Avenue
1 : 500



3. Nancarrow Avenue - South
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

SHEPHERDS BAY URBAN RENEWAL

PREFERRED PROJECT MASTER PLAN
STAGE 3. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 16 REV 4

Job No: 10006, Date: 01/11/12, Scale: As Indicated
ROBERTSON + MARKS

4.



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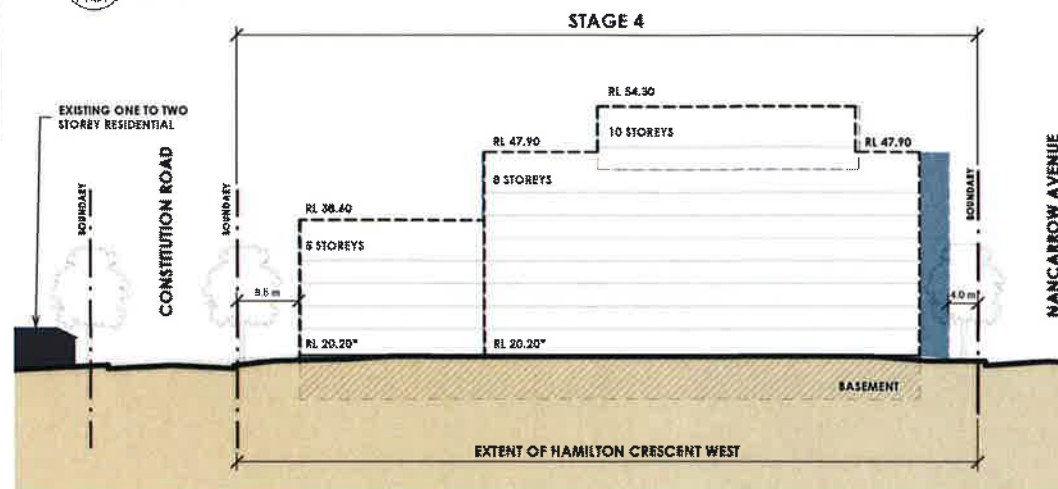
in respect to MP 09 0216

Signed: *Awaban*

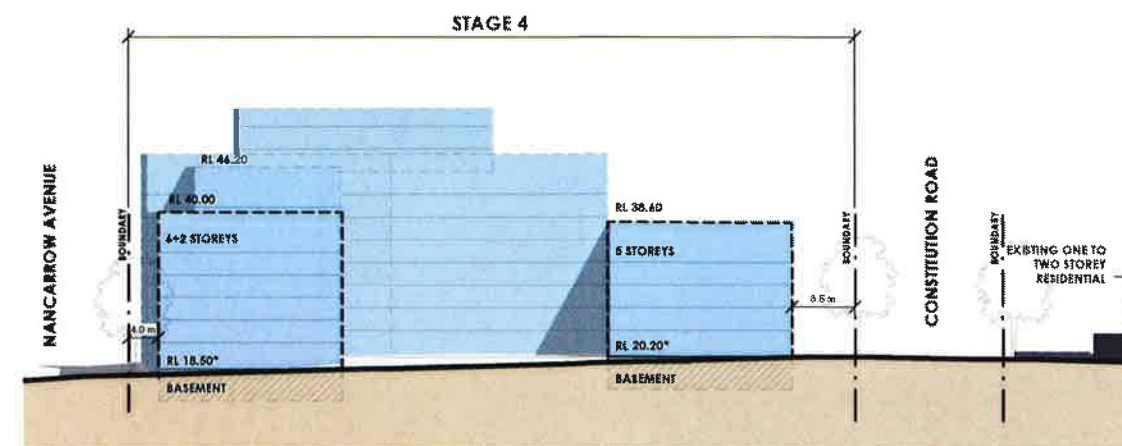
Sheet No. 7 of 16



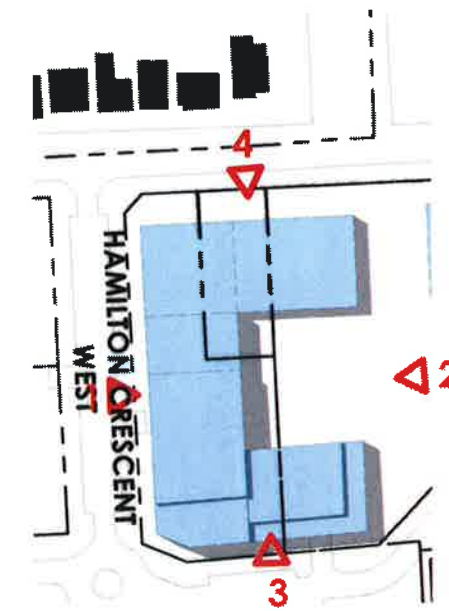
Key Plan 4
FIGURE 17 REV 4
1 : 2500



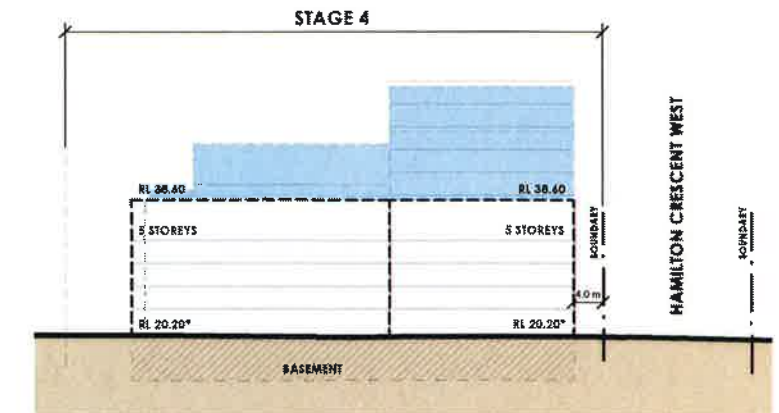
1. Hamilton Crescent - East
FIGURE 17 REV 4
1 : 500



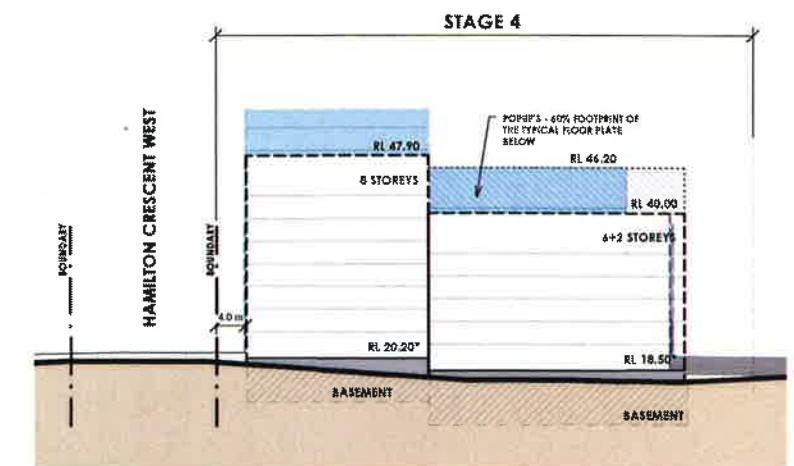
2. Elevation 2
FIGURE 17 REV 4
1 : 500



4. Building Envelope Plan
FIGURE 17 REV 4
1 : 1000



4. Constitution Road
FIGURE 17 REV 4
1 : 500



3. Nancarrow Ave - NORTH
FIGURE 17 REV 4
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

SHEPHERDS BAY URBAN RENEWAL

PREFERRED PROJECT MASTER PLAN
STAGE 4. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 17 REV 4

Job no: 10006, Date: 01/10/12, Scale: As Indicated

ROBERTSON + MARKS

5.



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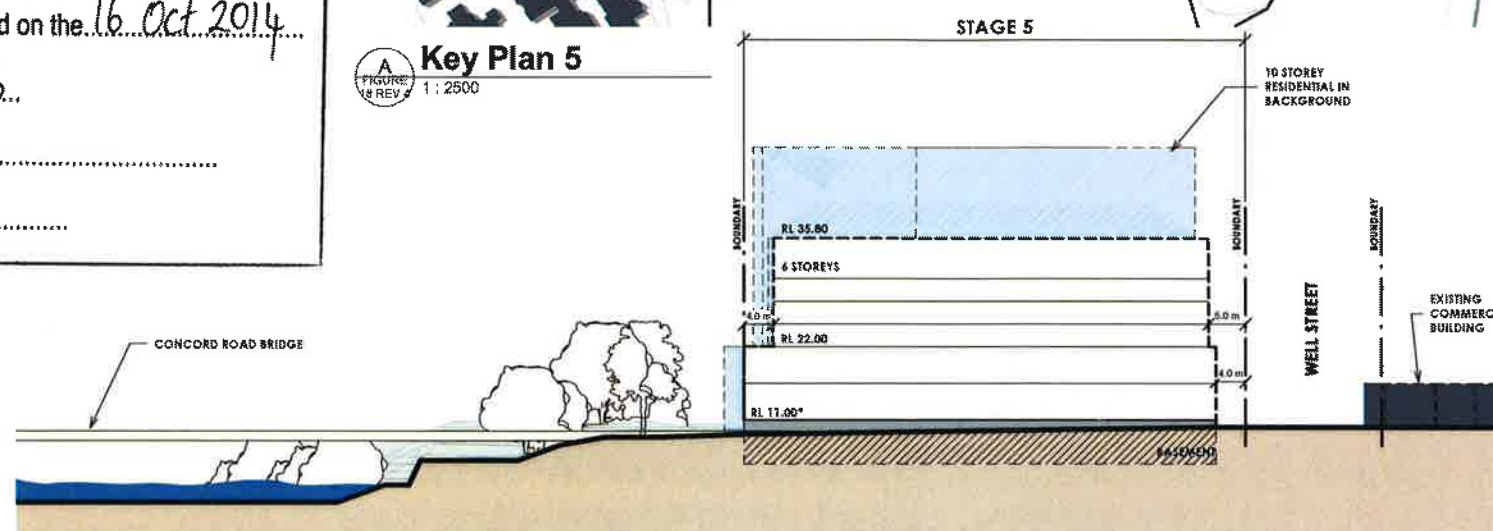
in respect to MP 09-0216

Signed A. W. W. W.

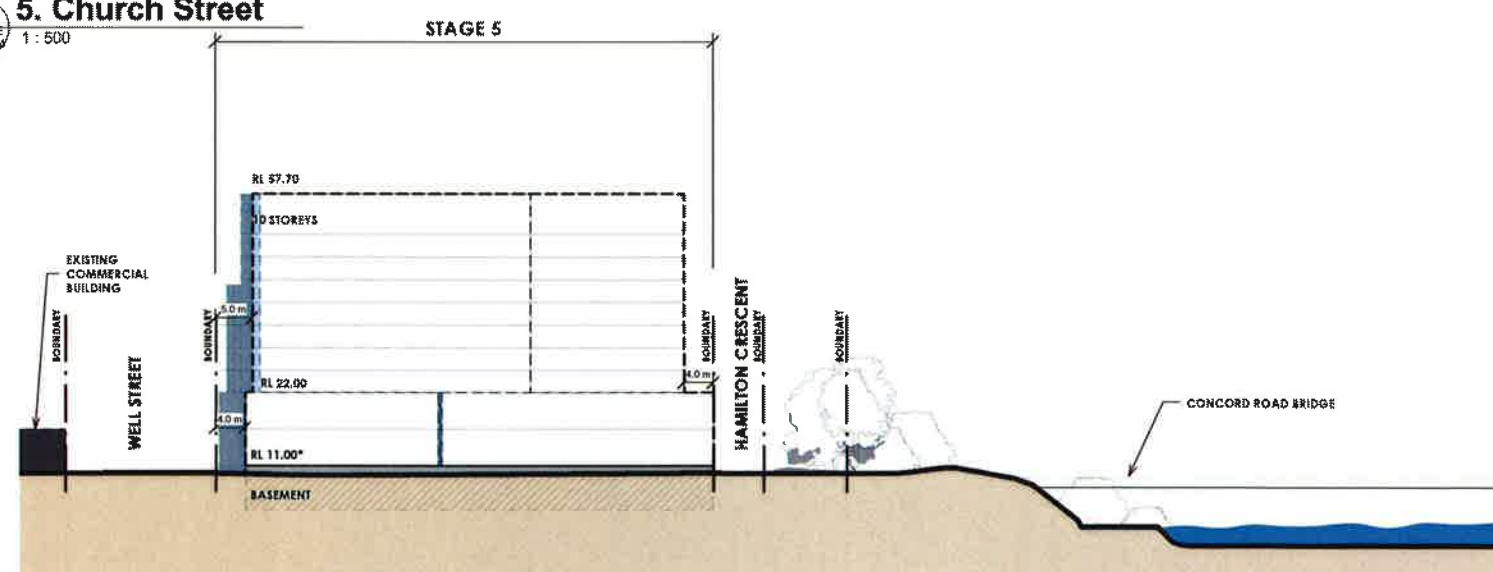
Sheet No. 8 of 16



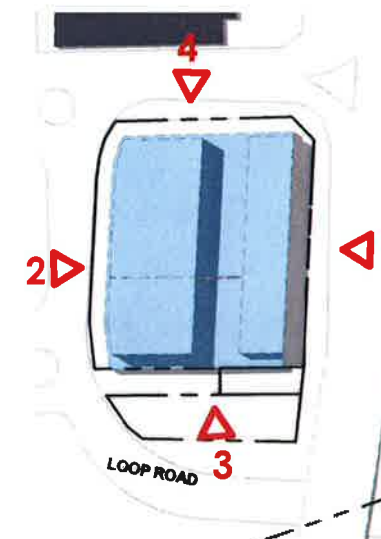
Key Plan 5
FIGURE 18 REV 4
1 : 2500



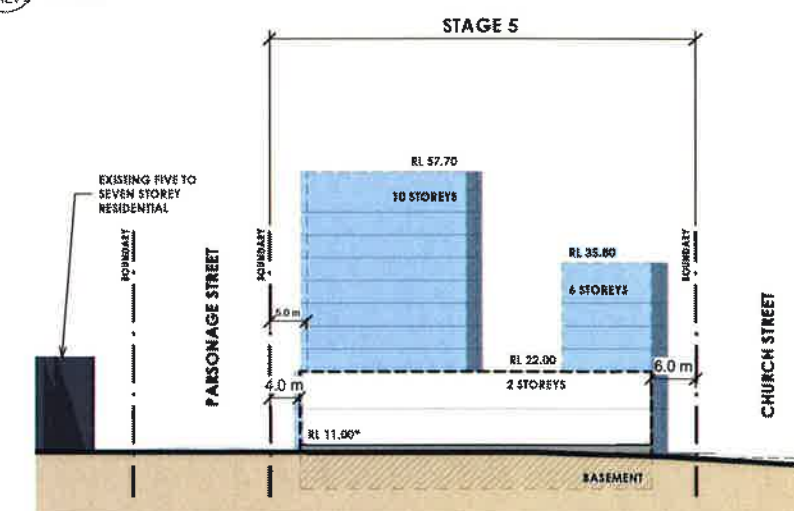
5. Church Street
FIGURE 18 REV 4
1 : 500



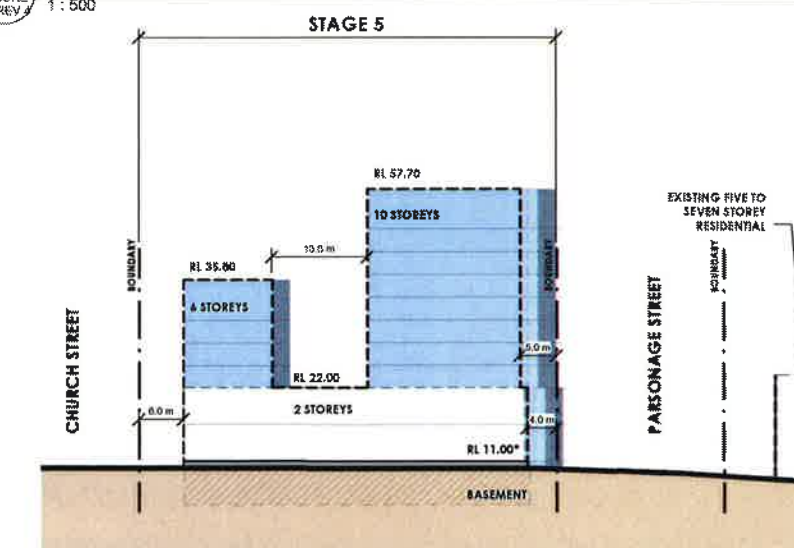
5. Parsonage Street
FIGURE 18 REV 4
1 : 500



5. Building Envelope Plan
FIGURE 18 REV 4
1 : 1000



5. Elevation 3
FIGURE 18 REV 4
1 : 500



5. Well Street
FIGURE 18 REV 4
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

SHEPHERDS BAY URBAN RENEWAL



PREFERRED PROJECT MASTER PLAN
STAGE 5. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 18 REV 4

Job no: 10088, Date: 01/10/12, Scale: As Indicated

ROBERTSON + MARKS

6.



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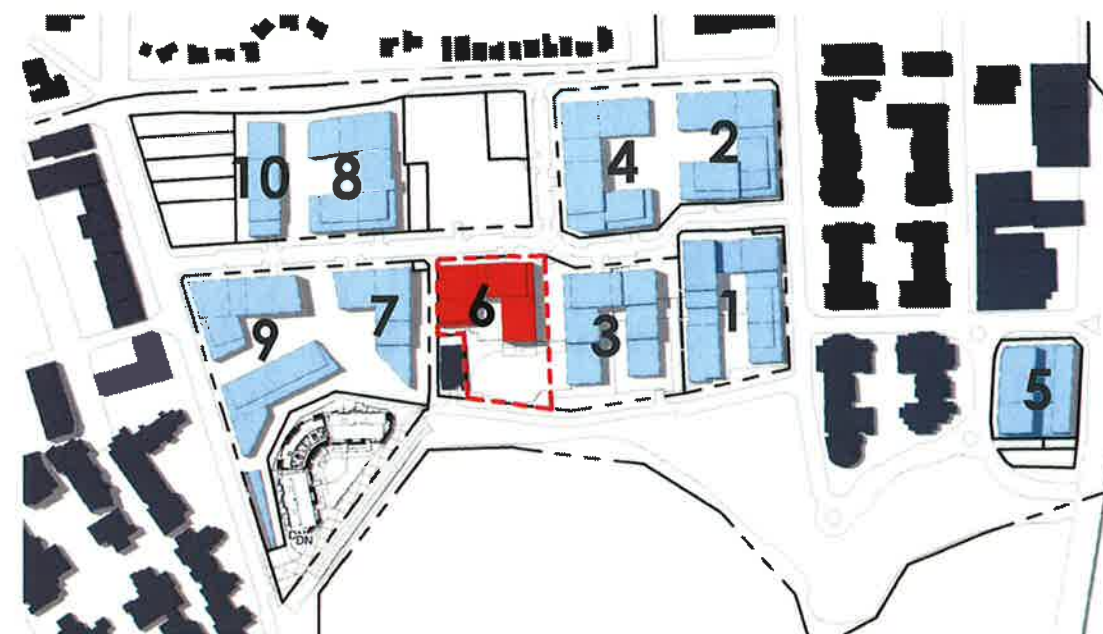
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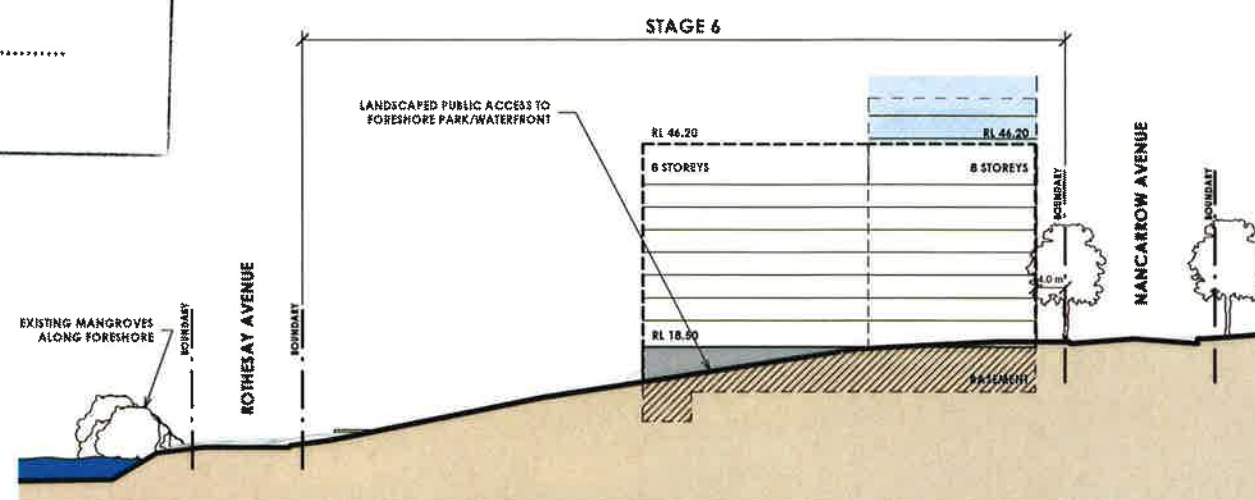
in respect to MP 09 0216

Signed: Awaban

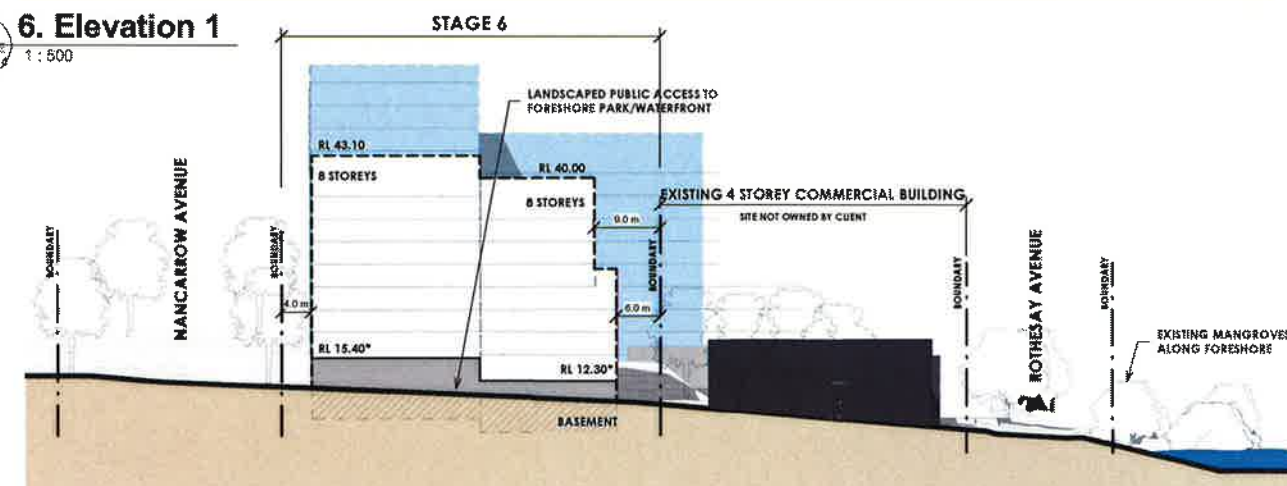
Sheet No. 9 of 16



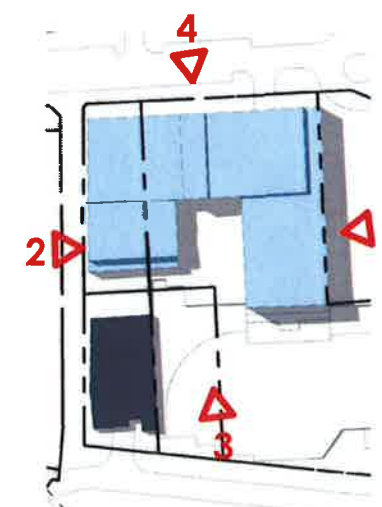
Key Plan 6
FIGURE 19 REV 4
1 : 2500



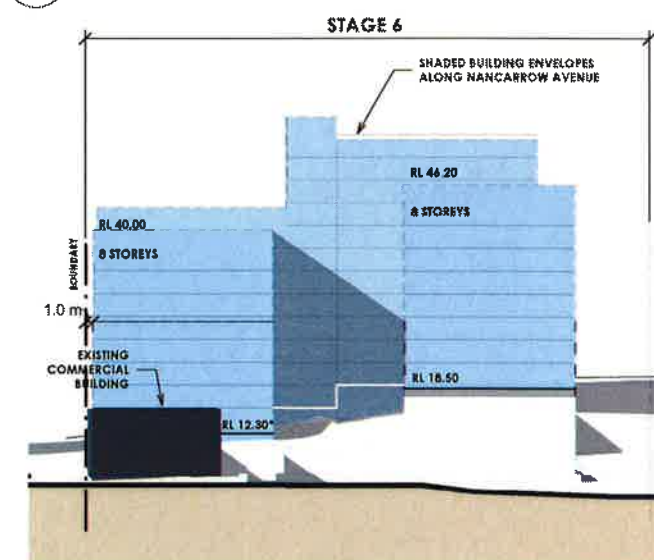
6. Elevation 1
FIGURE 19 REV 4
1 : 500



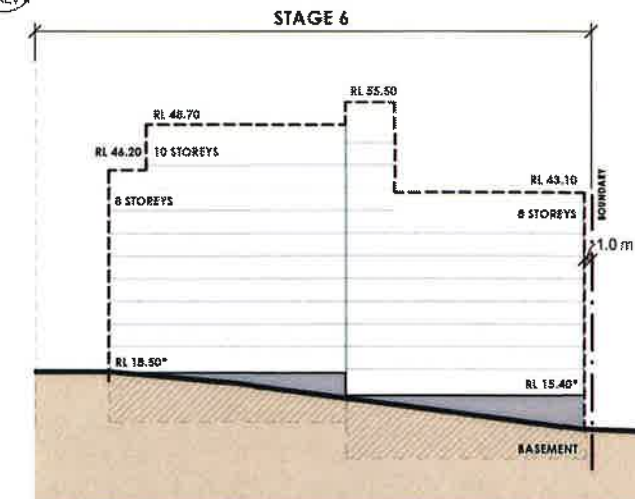
6. Elevation 2
FIGURE 19 REV 4
1 : 500



6. Building Envelope Plan
FIGURE 19 REV 4
1 : 1000



6. Nancarrow Avenue
FIGURE 19 REV 4
1 : 500



6. Nancarrow Avenue - South
FIGURE 19 REV 4
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

SHEPHERDS BAY URBAN RENEWAL

10 20 30 40 50

100

200

300m

PREFERRED PROJECT MASTER PLAN
STAGE 6. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 19 REV 4

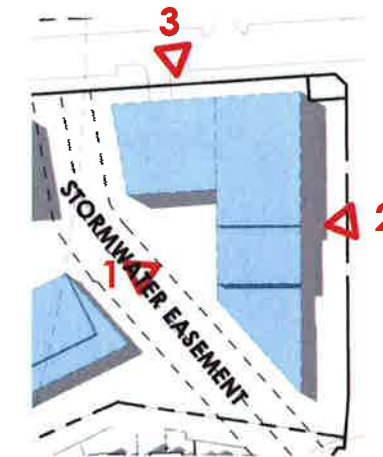
Job no: 10086, Date: 01/10/12, Scale: As indicated

ROBERTSON + MARKS

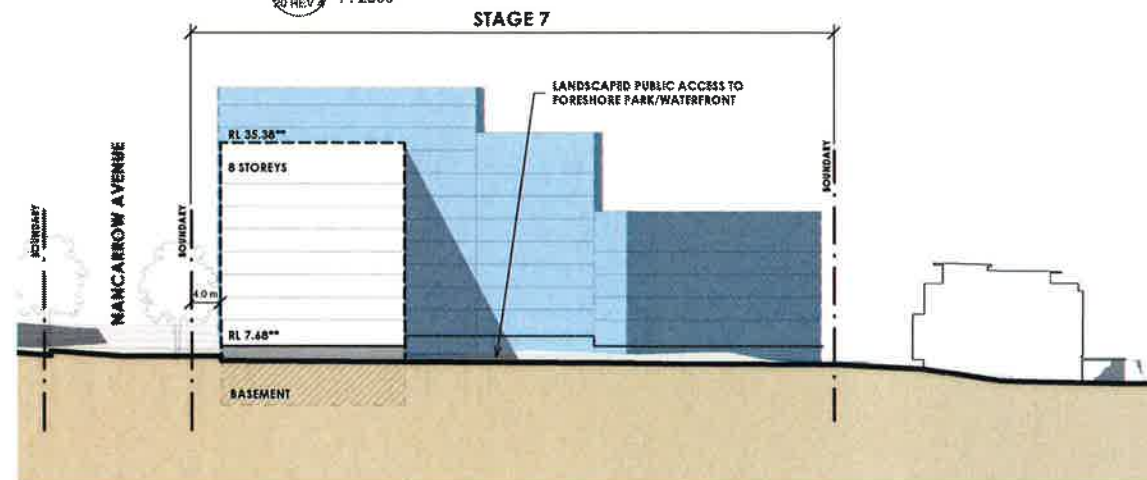
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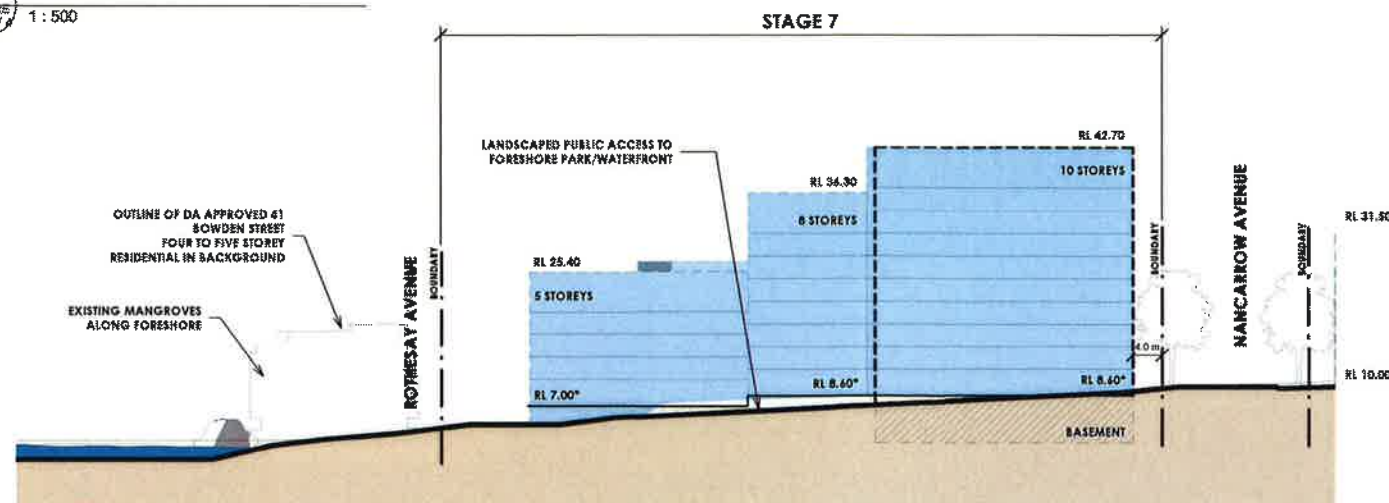
Key Plan 7
FIGURE 20 REV 1
1: 2500



7. Building Envelope Plan
FIGURE 20 REV 1
1: 1000



7. Elevation 1
FIGURE 20 REV 1
1: 500



7. Elevation 2
FIGURE 20 REV 2
1: 500

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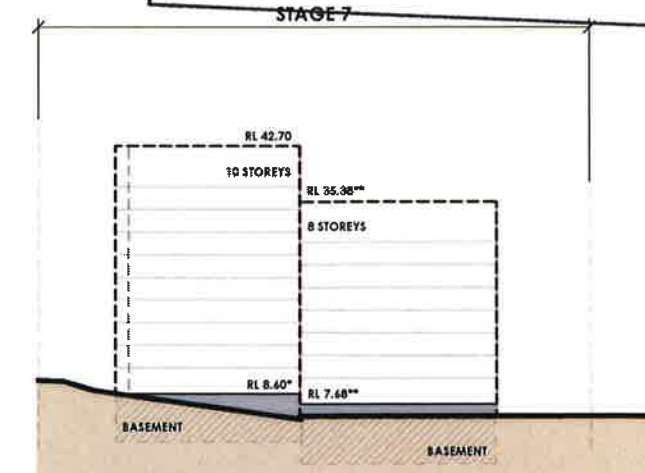
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No. 1 granted on the 16 Oct 2014

in respect to MP 09-0216

Signed AWahm

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7. Nancarrow Avenue - South
FIGURE 20 REV 3
1: 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) ** INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

8.



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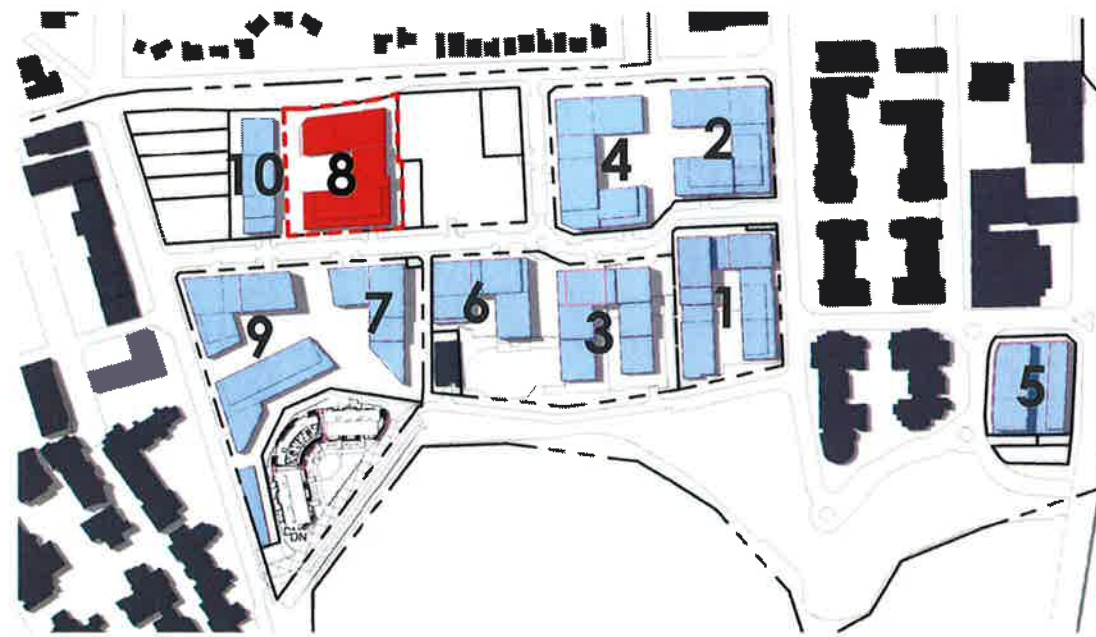
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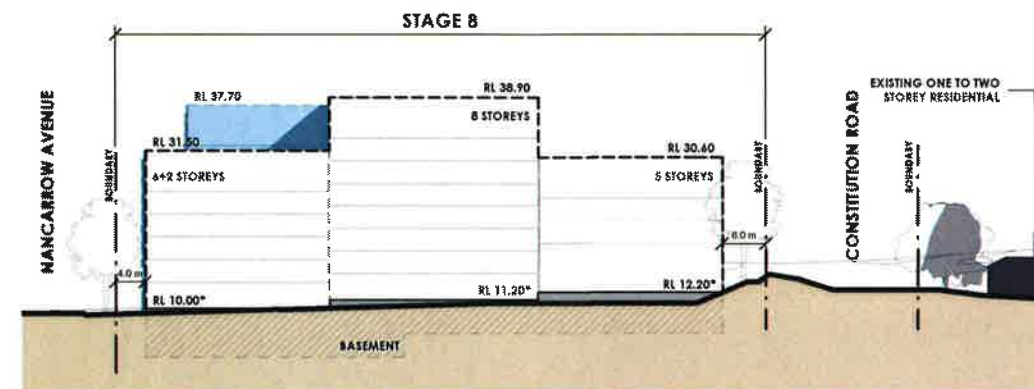
in respect to MP 09 0216

Signed A. Wahan

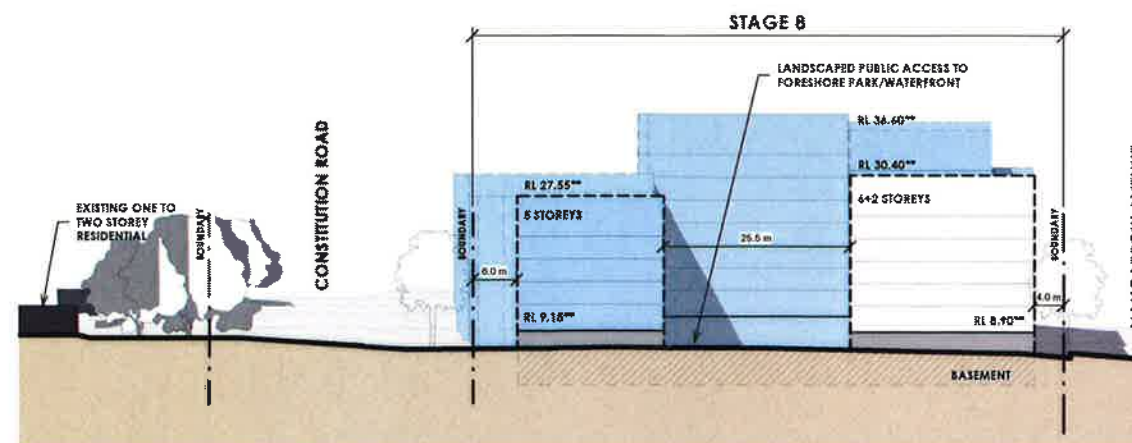
Sheet No. 11 of 16



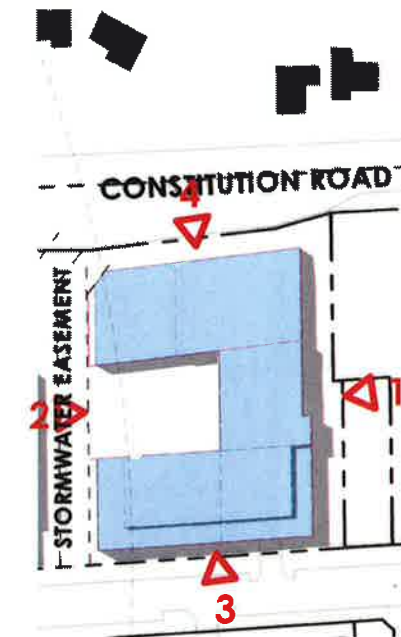
Key Plan 8
1 : 2500



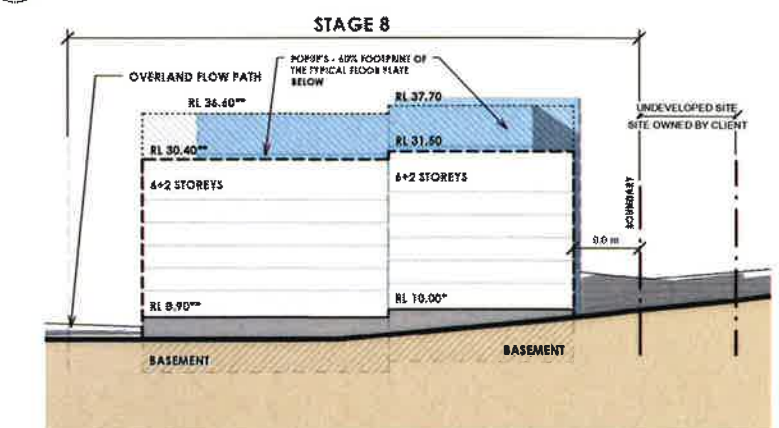
8. Elevation 1
1 : 500



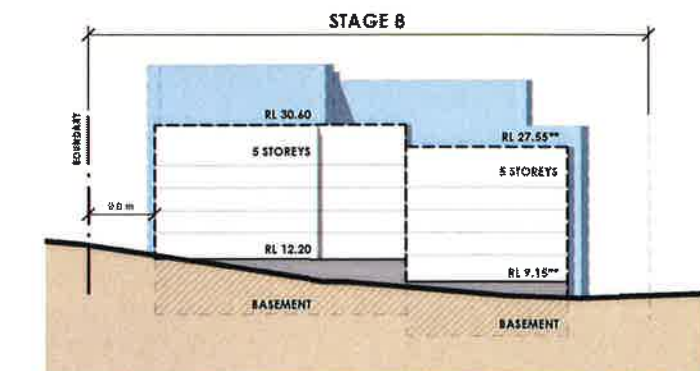
8. Elevation 2
1 : 500



8. Building Envelope Plan
1 : 1000



8. Street elevation - Nancarrow Ave - NORTH
1 : 500



8. Constitution Road
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) ** INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

SHEPHERDS BAY URBAN RENEWAL



PREFERRED PROJECT MASTER PLAN
STAGE 8. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 21 REV 4

Job no: 10008, Date: 01/10/12, Scale: As indicated

ROBERTSON + MARKS

9.



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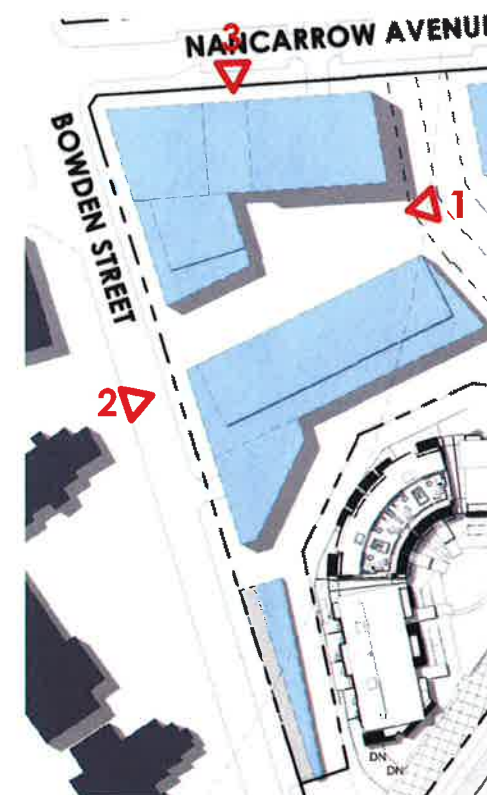
in respect to MP 09_0216

Signed AWachen

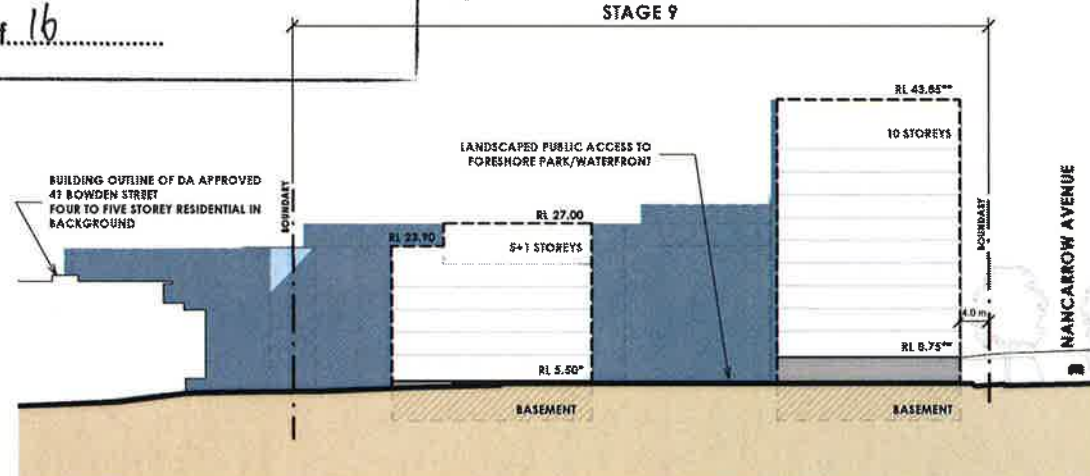
Sheet No. 12 of 16



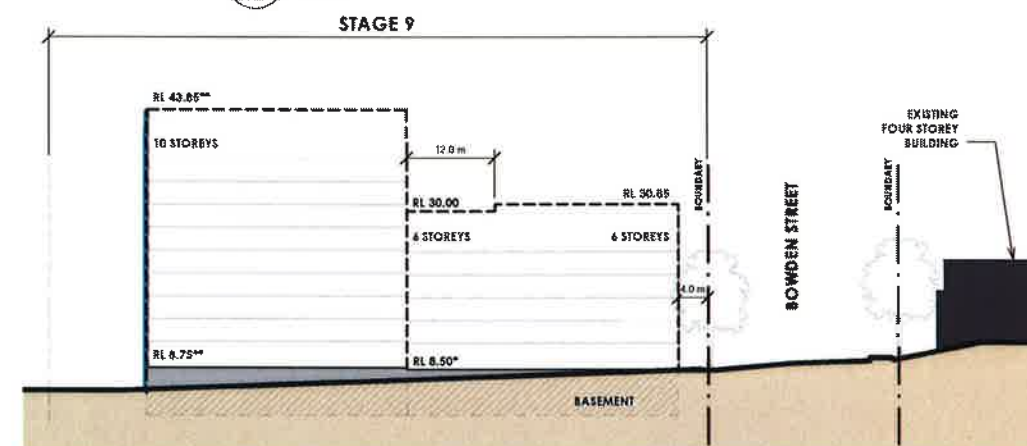
Key Plan 9
1 : 2500



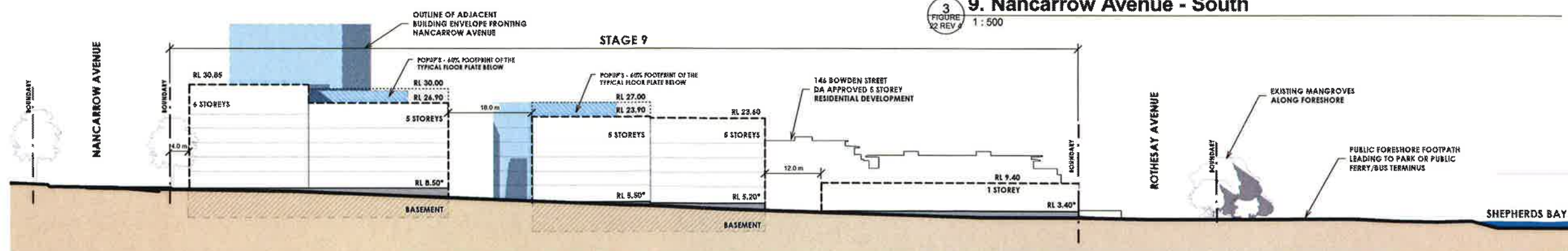
9. Building Envelope Plan
1 : 1000



9. Elevation 1
1 : 500



9. Nancarrow Avenue - South
1 : 500



9. Bowden Street
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) ** INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

SHEPHERDS BAY URBAN RENEWAL



100m

PREFERRED PROJECT MASTER PLAN
STAGE 9. BUILDING ENVELOPE CONTROL DIAGRAMS
FIGURE 22 REV 4

Job no: 10008, Date: 01/08/12, Scale: As Indicated

ROBERTSON + MARKS

10.



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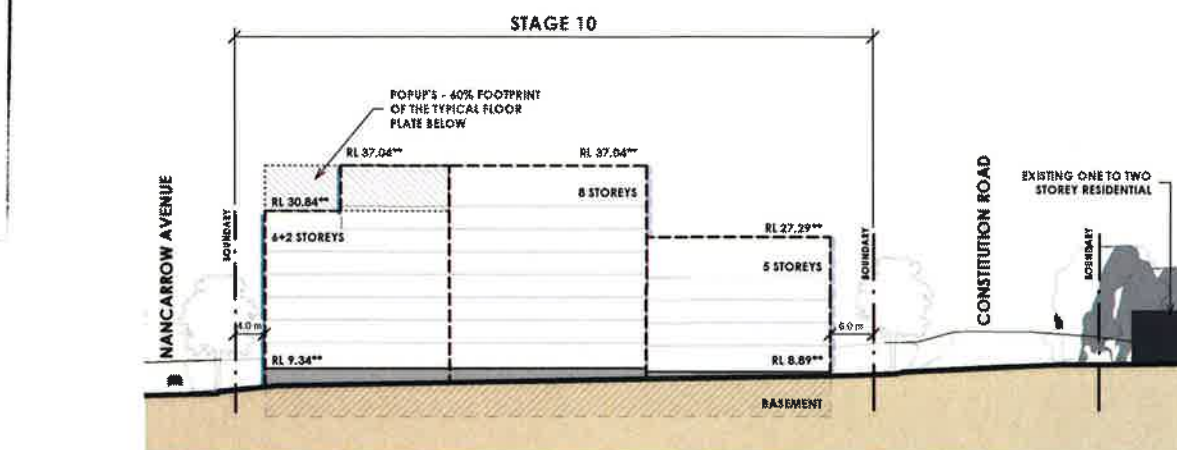
No. 1 granted on the 16/0ct 2014

in respect to MP 09 0216

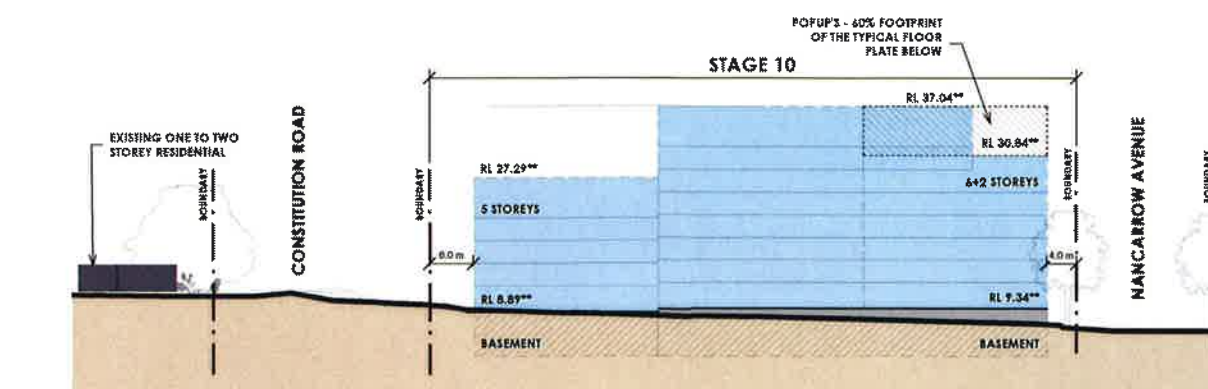
Signed: A. W. Chan

Sheet No. 13 of 16

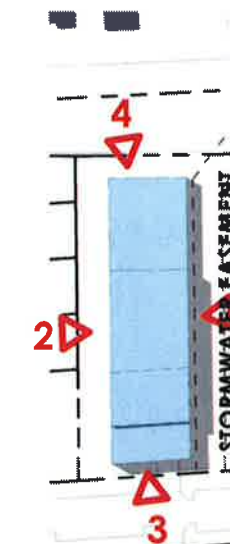
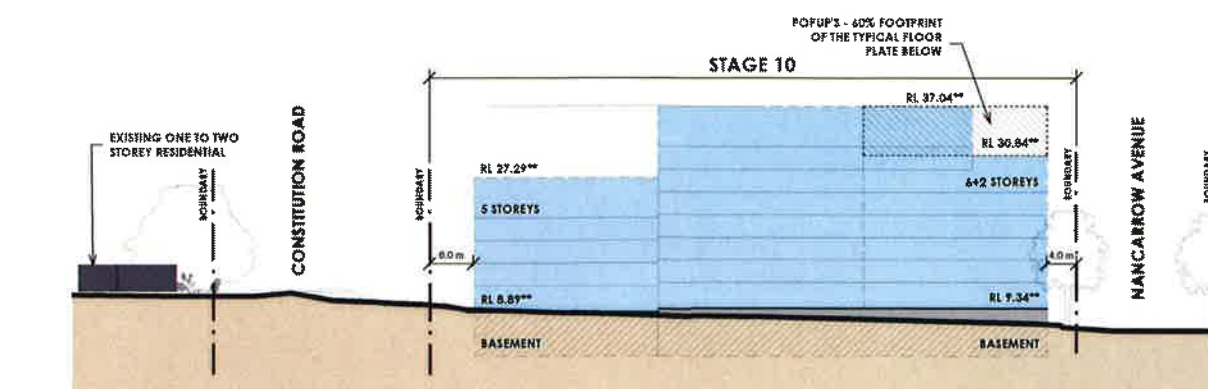
Key Plan 10
1 : 2500



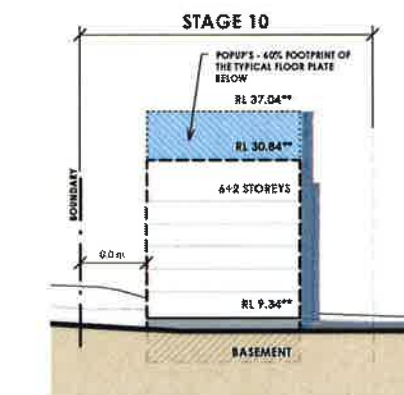
10. Elevation 1
1 : 500



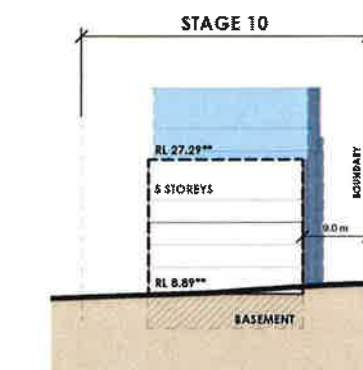
10. Elevation 2
1 : 500



10. Building Envelope Plan
1 : 1000



10. Nancarrow Ave - NORTH
1 : 500



10. Constitution Road
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) ** INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

SHEPHERDS BAY URBAN RENEWAL

PREFERRED PROJECT MASTER PLAN
STAGE 10. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 23 REV 4

Job no: 10058, Date: 01/10/12, Scale: As indicated
ROBERTSON + MARKS



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Approved Section 75W Modification Application

No. 1 granted on the 16 Oct 2014

in respect to MP 09.02.16

Signed AWA

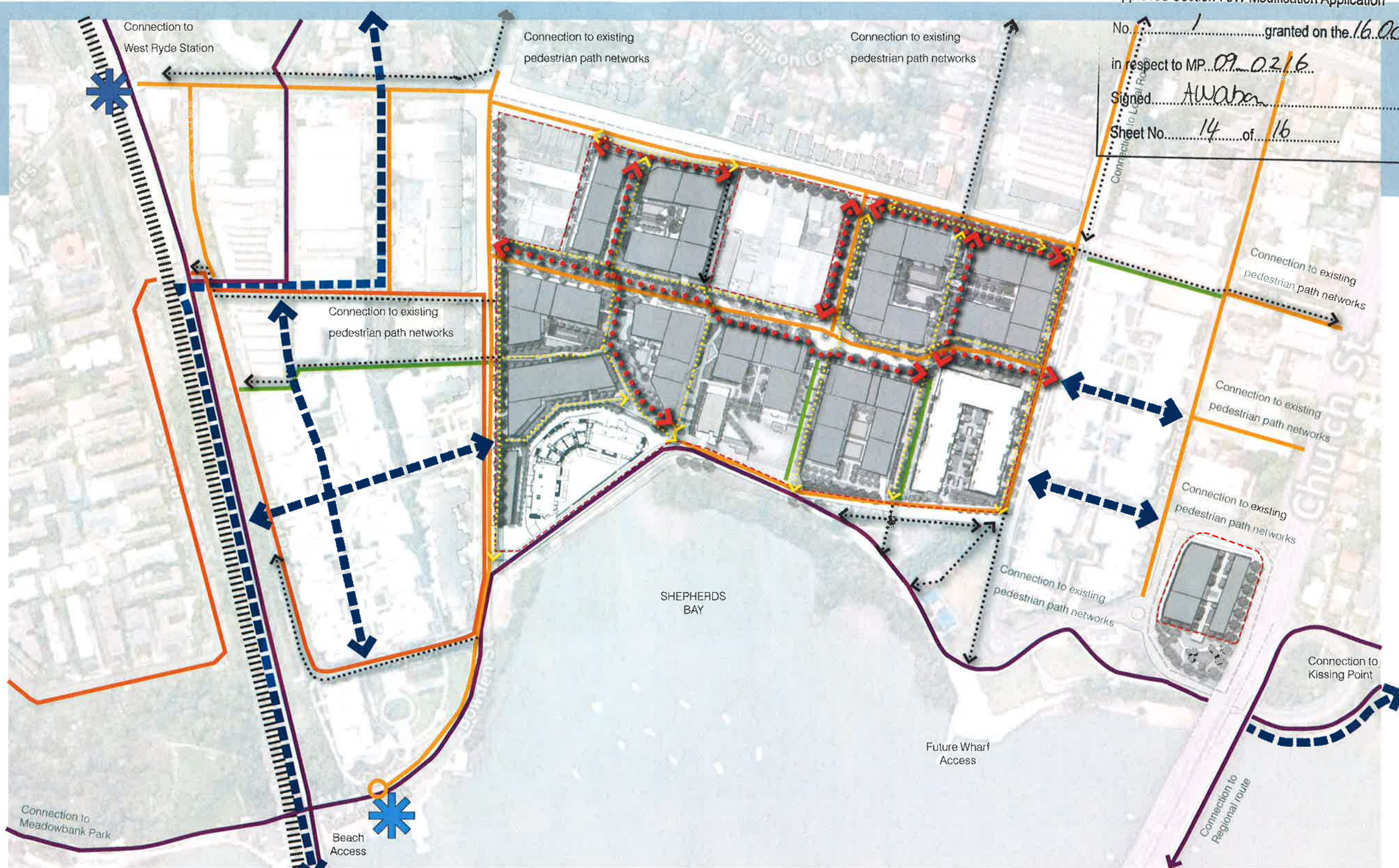
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pedestrian & cycleway routes

SHEPHERDS BAY - MEADOWBANK
SK01 Rev E
18th June 2013



200M
150
100
50
0
SCALE 1:3000 @ A3



- Site Boundary
- Rail line
- ★ Meadowbank Station
- ★ Ferry Wharf
- With bicycle parking
- Existing Pedestrian/Cycle Link
- Upgraded Link 3 - New Pedestrian
- Reference: Development Control Plan 2011
- Upgraded Link 4 - New/Improved Footpaths
- Local links
- Planned or existing Regional bicycle routes
- Reference: Ryde Bicycle Strategy & Masterplan 2007
- Proposed Bicycle Paths/Links
- To be Constructed by Holdmark - Refer to Concept Plan
- Proposed Pedestrian Paths/Links
- To be Constructed by Holdmark - Refer to Concept Plan
- Pedestrian Path / Connections by others

SK01 Rev E Pedestrian & Cycleway Routes 18 June 2013



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SHEPHERDS BAY URBAN RENEWAL

CONCEPT PLAN LANDSCAPE PLAN

FIGURE 50 REV 1

Job no: 10068, Date: 28/07/14, Scale: NTS

ROBERTSON + MARKS



■ CS COMMUNAL OPEN SPACE = 4836sqm
 ■ OS PUBLICLY ACCESSIBLE OPEN SPACE = 15300sqm
 ■ OS1 CONTIGUOUS OPEN SPACE = 3004sqm
 TOTAL = 18304sqm

1
 PPR 003-5
 1 : 1000
 OPEN SPACE AREA - REV 5

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 Signed Alwahan
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