

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

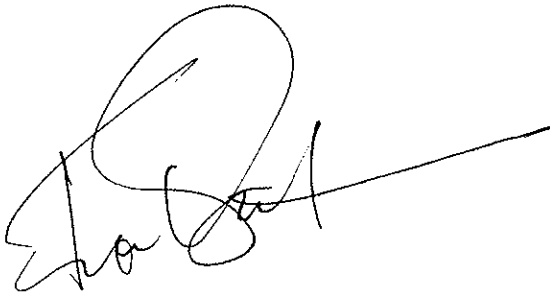
DETERMINATION OF MAJOR PROJECT NO. 05_0130

(FILE NO. 9040378-3)

**A MIXED USE RESIDENTIAL COMMERCIAL AND RETAIL DEVELOPMENT IN 4 BUILDINGS AT
2, 2F, 1/2F & 2/2F RYEDALE ROAD, WEST RYDE**

I, the Minister for Planning, having considered the following, pursuant to Part 3A of the *Environmental Planning & Assessment Act, 1979*, Section 75J Clause (2) determine the major project proposal referred to in the attached Director-General's Environmental Assessment Report, by **granting approval** to the major project referred to in the attached Schedule 1 subject to the conditions of consent in the attached Schedule 2.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment identified in that attached Schedule 2 and the Proponent's Statement of Commitments in Schedule 3, subject to the conditions of approval in the attached Schedule 2.



Frank Sartor MP
Minister for Planning

Sydney,

17 / 11 / ~~2007~~
2008

SCHEDULE 1

PART A—TABLE

Application made by:	CRI West Ryde Pty Ltd
Application made to:	Minister for Planning
Major Project Application:	MP 05_0130
On land comprising:	2, 2F, 1/2F & 2/2F Ryedale Road, West Ryde (Lots 100, 101, 102, 103 DP 1067460 & Lots 1 & 2 and common property of SP 7370)
Local Government Area	City of Ryde
For the carrying out of:	Construction of <ul style="list-style-type: none"> • 195 residential dwellings contained within 4 buildings ranging in height from 7 to 12 storeys; • Associated retail and commercial floor space; • Basement car park over 2 levels containing a total of 301 spaces and a minimum of 20 bicycle spaces; • Above ground commuter car park containing a minimum of 90 spaces • Provision of a child care centre for a minimum of 50 children • Provision of landscaping works and shared facilities (i.e. pool and gymnasium); and • Consolidation of existing lots and Torrens title subdivision so to create 5 new lots, some of which are partly limited in stratum
Estimated Cost of Works	\$66,000,000
Type of development:	Major Project
S.119 Public inquiry held:	No
Determination made on:	
Date approval is liable to lapse:	Approval shall lapse in 5 years after the determination date of this approval unless works have physically commenced on the development.

PART B—NOTES RELATING TO THE DETERMINATION OF MP NO. 05_0130

Responsibility for other consents / agreements

The Proponent is solely responsible for ensuring that all additional consents 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 Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Appeals—Third Party

A third party right to appeal to this approval in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Legal notices

Any advice or notice to the Certifying Authority and the PCA shall be served on the Council.

PART C—DEFINITIONS

In this approval,

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.

CPI means Consumer Price Index.

Department means the Department of Planning or its successors.

Director-General means the Director-General of the Department.

Environmental Assessment means the Environmental Assessment prepared by Deborah Sutherland & Associates dated July 2007 and amendments prepared by Deborah Sutherland & Associates dated November 2007 and December 2007.

Minister means the Minister for Planning.

MP No. 05_0130 means the Major Project described in the Proponent's Environmental Assessment.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Proponent means CRI West Ryde Pty Ltd or any party acting upon this approval.

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

Stage 1 Subdivision means consolidation of Lots 100, 101, 102 & 103 into one single lot and to subdivide it into three new lots to separate of the rail corridor from the development site

Stage 2 Subdivision means extinguishing of SP7370, amalgamation with new lots 201 & 202, and creation of 4 new lots partly limited in stratum to separate commuter parking and the station entry plaza from the remaining development

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2

RECOMMENDED CONDITIONS OF APPROVAL

MAJOR PROJECT NO. 05_0130

PART A—ADMINISTRATIVE CONDITIONS

A1 Development Description

Development approval is granted only to carrying out the development described in detail below:

- Mixed use development including 195 residential dwellings contained within 4 buildings with a GFA of no more than 25,775m²;
- Basement car park over two levels containing a total of 301 spaces and a minimum of 20 bicycle spaces;
- Commuter parking over 2 levels containing a minimum of 90 spaces;
- Provision of a child care centre for a minimum of 50 children;
- Provision of landscaping works and shared facilities (i.e. pool and gymnasium); and
- Consolidation of existing lots and Torrens title subdivision so to create 4 new lots partly limited in stratum

A2 Development in Accordance with Documents

The development will be undertaken in accordance with the Environmental Assessment dated July 2007 prepared by Deborah Sutherland & Associates and all Appendices, except where varied by

- the Preferred Project Report submitted on 30 November 2007 and all Appendices,
- the Proponent's Statement of Commitments included in the PPR amendments dated 6 December 2007;
- West Ryde Railway Station Development - Shopfront/Showcase Guidelines" prepared by Cox Richardson Architects and Planners Revision 01 dated 27 November 2007 in accordance with Condition B1 (7) below; and
- the following drawings:

Architectural (or Design) Drawings prepared by Cox Richardson			
Drawing No.	Revision	Name of Plan	Date
DA-A-104	5	Floor Plan Basement B1	27 Nov 2007
DA-A-105	7	Floor Plan Ground Level	27 Nov 2007
DA-A-106	6	Floor Plan Level 01	27 Nov 2007
DA-A-201	5	Elevations Building A	27 Nov 2007
DA-A-202	5	Elevations Building B	27 Nov 2007
DA-A-203	6	Elevations Building C	27 Nov 2007
DA-A-101	5	Site Plan	2 July 2007
DA-A-102	5	Overall plans – Basement /Tower Levels	2 July 2007
DA-A-103	4	Floor Plan Basement B2	13 February 2007
DA-A-107	5	Floor Plan Level 05	2 July 2007
DA-A-108	5	Floor Plan – Tower A –Sheet 1 of 2	13 February 2007
DA-A-109	5	Floor Plan – Tower A –Sheet 2 of 2	13 February 2007
DA-A-110	5	Floor Plan – Tower B –Sheet 1 of 2	13 February 2007
DA-A-111	5	Floor Plan – Tower B –Sheet 2 of 2	13 February 2007

DA-A-112	5	Floor Plan – Tower C – Sheet 1 of 2	13 February 2007
DA-A-113	5	Floor Plan – Tower C – Sheet 2 of 2	13 February 2007
DA-A-114	5	Floor Plan – Tower D	13 February 2007
DA-A-115	4	Roof Plans	2 July 2007
DA-A-200	4	Overall Elevations – East & West	2 July 2007
DA-A-204	5	Elevations Building D	2 July 2007
DA-A-301	5	Section 01	2 July 2007
DA-A-302	4	Sections AA & BB	13 February 2007
DA-A-303	5	Section CC & DD	2 July 2007
DA-A-304	2	Sections & Details at Railway Square	13 February 2007
DA-A-500	3	Typical Façade Details	13 February 2007
Landscape Drawings prepared by Site Image in Volume 2 of the Environmental Assessment			
Drawing No.	Revision	Name of Plan	Amendment Date
LDA -401	A	Landscape Plan – Railway Place	16 Nov 2007
LDA -402	A	Landscape Plan – Village Square	16 Nov 2007
LDA -403	A	Landscape Plan – Wattle Reserve	16 Nov 2007
LDA -404	A	Detail	16 Nov 2007
LDA -101	D	Landscape Site Plans	4 July 2007
LDA -201	E	Landscape Plan – Podium Level	20 Aug 2007
LDA -202	E	Landscape Plan – Ground	20 Aug 2007
LDA -301	C	Landscape Details	6 Feb 2007
LDA -302	E	Landscape Details	20 Aug 2007
Draft Land & Stratum Subdivision plans prepared by Dunlop Thorpe & Co in Appendix G of the Preferred Project Report			
Drawing No.	Revision	Name of Plan	Date
14107_25 Sheet 1		Stage 1	13 Nov 2007
14107_28 Sheet 1		Stage 2	22 Nov 2007

except for:

- (1) any modifications which are 'Exempt and Complying Development' as identified in City of Ryde Council's *Exempt and Complying Development – Development Control Plan No. 34* or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- (2) otherwise provided by the conditions of this approval.

A3 Inconsistency between documents

In the event of any inconsistency between conditions of this approval and the drawings/documents including Statement of Commitments referred to above, the conditions of this approval shall prevail.

A4 Prescribed Conditions

The Proponent shall comply with the prescribed conditions of development approval under clause 98 of the Regulation.

PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Design Details and Changes

B1 Design Modifications

Documentation incorporating the following amendments shall be submitted for approval to the Director-General or his nominee, prior to application for a Construction Certificate for above ground works:

- (1) Weather protection device to provide continuous cover over the footpath along the Ryedale Road frontage, extending from the lobby of Building D to southern carpark entrance.
- (2) Installation of security cameras along western elevation of the buildings facing rail corridor to address security for fire exits and future cycle way.
- (3) Final design of fencing along the rail corridor boundary including type and style endorsed by Railcorp. Such fencing shall be coated with anti-graffiti paint or other coating to ensure that the graffiti can be easily removed.
- (4) Design of screens in outdoor areas adjacent to rail corridor to prevent items being thrown into rail corridor.
- (5) Mechanical ventilation, where required to achieve acoustic privacy, shall be incorporated into the overall design to avoid any external structures to be installed on ad-hoc basis.
- (6) Commuter carpark glazed facades along Ryedale Road: Treatment of the glazed facades up to 1.4 metres from finished level of footpath to provide visual interest in display such as changing graphic display, public art, translucent or patterned glazing etc. Third party advertising shall not be permitted. The treatment should be compatible with maintaining passive surveillance of the carpark.
- (7) Shopfront Guidelines shall be amended by deleting the last paragraph on Page 4 relating to treatment of windows. An amended guidelines shall be submitted to reflect this.

B2 Shopfront Design

The area behind the glass line of all commercial/office tenancies shall be designed as a shopfront/showcase area in accordance with "West Ryde Railway Station Development - Shopfront Guidelines" prepared by Cox Richardson Architects and Planners Revision 01 dated 27 November 2007. The design of shopfronts shall be part of future internal fitout / first use proposals. Council and/or Certifying Authority shall be satisfied with the design in accordance with the Guidelines prior to the issue of any consents and / or Construction Certificate(s). The Guidelines shall be attached to the Management Statement(s) accompanying any future strata subdivision of each commercial/retail lot.

B3 Child Care Facility

Prior to issue of any Construction Certificate for works relating to the fit-out of the child care facility, evidence of compliance with the following will be provided to the satisfaction of the Certifying Authority:

- (1) The child care facility shall accommodate a minimum of 50 children. A third of these places shall be allocated to 0-2 year olds.
- (2) The future childcare facility operator shall make available a third of the childcare spaces for high needs parents as identified by the Department of Community Services (DOCS);
- (3) These spaces will be provided at a reduced rate to reflect the pricing regime set by the DOCS. These spaces shall be provided wholly by the future childcare facility operator and shall not be funded by grants from DOCS;
- (4) In the event that the demand for high needs spaces in the area, as determined by DOCS, does not reach the total number of high needs spaces required by this condition, the operator may be permitted to fill these spaces in the interim, subject to quarterly reviews;
- (5) Items (1), (2) (3) & (4) shall be included in any licensing for operation of the childcare facility and any tenancy agreements. A Management Plan, agreed by DOCS, shall be prepared to establish a mechanism and manage the operation of these high need spaces.

B4 Commuter Parking

Railcorp shall provide a minimum of 90 long term spaces that will be free of charge to the public unless agreed by Director General. Glazed facades of the commuter parking shall not contain any third party advertising signage/materials.

B5 BASIX Certificate requirements

All amendments and treatments outlined in the *BASIX Certificate No. 149935M* to achieve satisfactory levels of thermal comfort, and satisfactory water and energy ratings, shall be incorporated into the proposed development. The Proponent shall submit to the Certifying Authority all relevant documentation demonstrating compliance with the requirements of this condition prior to issue of a Construction Certificate for above ground works.

B6 Acoustics

Prior to issue of the Construction Certificate, the following will be provided to the satisfaction of the Certifying Authority:

- (1) Treatment of facades, including glazing, and design of any mechanical ventilation to achieve the appropriate level of acoustic privacy in apartments as recommended in the Noise & Vibration Assessment 10-4961-R2 Revision 1 dated 15 November 2007 by Heggies Pty Ltd.
- (2) The interiors of the apartments and party walls separating apartments are to comply with the standards set down in AS2107: Acoustics. A report demonstrating compliance is to be submitted to and approved by Certifying Authority prior to the issue of Construction Certificate.

B7 Investigations Required by Railcorp

Prior to issue of any Construction Certificate, the following investigations shall be conducted by the Proponent and endorsed by Railcorp. Evidence of compliance with the following and any recommendations arising from the following investigations shall be incorporated into the design and submitted to the satisfaction of the Certifying Authority:

- (1) Electrolysis Risk: A report on the Electrolysis Risk to the development from stray currents from the nearby railway infrastructure, and the measures that will be taken to control that risk.
- (2) Geotechnical: A Geotechnical Engineering Report, prepared by a suitably qualified consultant, must be submitted to the satisfaction of the Certifying Authority. The report shall include the potential impact of demolition and excavation, and demolition and excavation induced vibration on rail facilities and loadings imposed on Railcorp facilities by the development.
- (3) Services Search: The Proponent shall request services search from Railcorp, to establish the existence and location of any Railcorp services and structures on the subject land and in any proposed areas of work adjacent. Where Railcorp services are identified, the proponent must discuss and agree with Railcorp how these services are to be dealt with.
- (4) Risk Assessment: A Risk Assessment covering the following areas shall be developed in conjunction with Railcorp.
 - a. Security;
 - b. Derailment protection of structures in accordance with Railcorp Standard ESC 380;

B8 Treatment of Vehicular Entry

In order to improve the appearance of the building when viewed from the street, any part of the walls and ceilings of vehicular entry points that are visible from the street shall be finished in high quality materials and no service ducts or pipes are to be visible. Details shall be provided to the Certifying Authority prior to issue of a Construction Certificate for above ground works.

B9 Disabled Access

Access and facilities for people with disabilities, including but not limited to public open space within the development and footpaths forming part of the works, shall be provided in accordance with Part D3 of the

Building Code of Australia. Prior to the issue of a Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

B10 Reflectivity

The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place, including the adjacent rail corridor. A report endorsed by Railcorp demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for above ground works.

Height & Density

B11 GFA Certification

A Registered Surveyor is to certify that the Gross Floor Area (GFA) of the development at the subject site does not exceed 25,775m², in accordance with the definition of GFA contained within the *City of Ryde DCP 2006*. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of a Construction Certificate for above ground works.

Remediation / Demolition / Earthworks

B12 Erosion and Sedimentation Control

Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater—Soils & Construction Volume 1 (2004)* by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

B13 Pre-Construction Dilapidation Reports

The Proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing and adjoining infrastructure and roads where relevant. A joint inspection of the rail infrastructure and property on Railcorp land is to be conducted by representatives of Railcorp and the proponent.

The report shall be submitted to the satisfaction of the Certifying Authority and Railcorp prior to the issue of the Construction Certificate. A copy of the report is to be forwarded to Council prior to commencement of work.

Construction Management

B14 Construction Management Plan

Prior to the issue of a Construction Certificate, a Construction Management Plan shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters where relevant:

- (1) hours of work,
- (2) contact details of site manager,
- (3) traffic management (see also **B15** below),
- (4) noise and vibration management (see also **B16** below),
- (5) waste management (see also **B17** below), and
- (6) soil and water management plan (see also **B18** below).

The Proponent shall submit a copy of the approved plan to the Council & Railcorp prior to commencement of work.

B15 Traffic & Pedestrian Management Plan

Prior to the issue of a Construction Certificate, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, but not be limited to, the following matters:

- (1) ingress and egress of vehicles to the site,
- (2) loading and unloading, including construction zones,
- (3) predicted traffic volumes, types and routes, and
- (4) pedestrian and traffic management methods.

The Proponent shall submit a copy of the approved plan to the Council & Railcorp prior to commencement of work.

B16 Noise and Vibration Management Plan

Prior to the issue of a Construction Certificate, a Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Certifying Authority. The Plan shall address, the following matters:

- (1) Identification of the specific activities that will be carried out and associated noise sources,
- (2) Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment,
- (3) The construction noise objective specified in the conditions of this approval,
- (4) The construction vibration criteria specified in the conditions of this approval,
- (5) Determination of appropriate noise and vibration objectives for each identified sensitive receiver,
- (6) Noise and vibration monitoring, reporting and response procedures,
- (7) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions,
- (8) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise and vibration during construction
- (9) Justification of any proposed activities outside the construction hours specified in the conditions of this approval.
- (10) Construction timetabling to minimise noise impacts including time and duration restrictions, respite periods, and frequency,
- (11) Procedures for notifying residents of construction activities that are likely to affect their amenity through noise and vibration,
- (12) Contingency plans to be implemented in the event of non-compliances and/or noise complaints,

The Proponent shall submit a copy of the approved plan to the Council & Railcorp prior to commencement of work.

B17 Construction Waste Management Plan

Prior to the issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority a Waste Management Plan prepared by a suitably qualified person in accordance with Council's policy. The Proponent shall submit a copy of the plan to the Council prior to commencement of work.

B18 Soil and Water Management Plan

Prior to issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority a Soil and Water Management Plan prepared by a suitably qualified person and in accordance with Council's policy.

Appropriate strategies and systems are to be installed to ensure the prevention of discharge of any pollutant, which may degrade the environment or be prejudicial to its inhabitants. During all stages of the development extreme care shall be taken to prevent any form of pollution entering the railway corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the proponent.

B19 Stormwater and Drainage

Prior to commencement of works, details of the proposed stormwater disposal and drainage must be submitted to and approved by Council and Railcorp. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

Any proposed connection to the Council's or Railcorp's underground drainage system will require the Proponent to enter into a Deed of Agreement with the Council and/or Railcorp and obtain registration on Title of a Positive Covenant prior to the commencement of any work.

The requirements of Sydney Water with regard to the on-site detention and disposal of stormwater must be submitted and endorsed prior to commencement of works.

Traffic

B20 Number of Car Spaces

The maximum number of car spaces to be provided for the development shall comply with the table below in accordance with *City of Ryde Development Control Plan 2006 (DCP 2006) – Car Parking*. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Car parking allocation	Number
Residential car parking spaces	187
<i>Number of residential car spaces to be disabled spaces</i>	<i>7 (minimum)</i>
Residential Visitor car spaces	43
<i>Number of visitor car spaces to be disabled spaces</i>	<i>1 (minimum)</i>
Retail / commercial parking spaces (tenancy / customer / service vehicles)	66
<i>Retail / commercial parking spaces to be disabled spaces</i>	2
Child care parking spaces	5
Subtotal parking spaces excluding commuter spaces	301
Commuter parking spaces	90 (minimum)
<i>Number of commuter spaces to be disabled spaces</i>	<i>1 (minimum)</i>
TOTAL PARKING SPACES	391

B21 Number of Bicycle Spaces

A minimum of 20 bicycle spaces are to be provided in the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for below ground works.

B22 Garbage Collection

Details are to be provided to the Certifying Authority prior to issue of a Construction Certificate to demonstrate the following:

- The car park entry ramps from Ryedale Road and the loading ramp servicing the main garbage storage has been approved by Council's Waste Collection Contractor to ensure the area is adequate for servicing by garbage and recycling trucks;
- Detailed plans of bin storage rooms in accordance with Council's requirements;
- A floor plan showing where chutes are located in relation to units; and

- All garbage and recycling is to be collected on the same day.

B23 Car Park and Service Vehicle Layout

- (1) The layout of the car park shall comply with Australian Standard AS2890.1: 2004 *Parking Facilities Part 1: Off Street Parking*. All parking spaces are to be linemarked. Provision for motorcycles and push bikes are also to be detailed.
- (2) The layout of the service vehicle area shall comply with Australian Standard AS2890.2: 2002 *Off Street Parking Part 2 – Commercial Vehicles Facilities*.
- (3) Details are to be provided of a security parking system in order to allow vehicles to be queued within the development.
- (4) Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior the issue of a Construction Certificate for below ground works.

B24 Basement Access

- (1) The access ramps into the site are to comply with safe sight distances and scraping provisions of AS/NZS2890.1
- (2) The first 6 metres of the basement ramps within the property boundary are not to exceed 5% maximum gradient.
- (3) The gradient within the footway reserve into the boundary must not exceed 1 in 20 (5%)

Landscaping

B25 Outdoor Lighting

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3.1: 2005 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for above ground works.

Any proposed lighting adjacent to rail corridor shall be endorsed by Railcorp.

B26 Removal of Trees

A separate application shall be made to Council to obtain approval to remove existing trees on the site. Evidence of this approval shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

Health

B27 Mechanical Ventilation

All mechanical ventilation systems shall be installed in accordance with the Building Code of Australia and shall comply with the *Public Health (Microbial Control) Regulation 2000* under the Public Health Act 1991. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate for above ground works.

Sydney Water requirements

B28 Plan stamping by Sydney Water for new buildings

The relevant approved plan, which shows the building footprint, must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met prior to the issue of a Construction Certificate.

For Quick Check agent details please refer to the web site www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or telephone 13 20 92.

Public Services & Infrastructure

B29 Monetary Contributions & Contributions in lieu

In accordance with Division 6 of Part 4 of the Act, the Proponent shall pay the following monetary contributions in accordance with the *City of Ryde Section 94 Contribution Plan No. 1 (2003 Amendment)*.

(1) Amount of Contribution

Contribution Category	Rate of Contribution	Amount
Public Space	\$7,437 per dwelling x 195	\$1,450,215.00
	\$30 per sqm commercial x 1,615	\$48,450.00
	\$14 per sqm retail x 2,200	\$30,800.00
SUB TOTAL		\$1,529,465.00
Stormwater Drainage	\$1,478 per dwelling x 195	\$288,210.00
	\$39 per sqm commercial x 1,615	\$62,985.00
	\$17 per sqm retail x 2,200	\$37,400.00
SUB TOTAL		\$388,595.00
Roads	\$78 per dwelling x 195	\$15,210.00
	\$3 per sqm commercial x 1615	\$4,845.00
	\$2 per sqm retail x 2,200	\$4,400.00
SUB TOTAL		\$24,455.00
TOTAL		\$1,942,515.00

(2) Timing and Method of Payment

The contribution shall be paid in the form of cash or bank cheque, made out to City of Ryde Council. For accounting purposes, the contribution may require separate payment for each of the categories above and you are advised to check with Council.

Evidence of the payment to Council shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate for above ground works.

(3) Indexing

These contributions will be adjusted at the time of payment according to the CPI (Sydney – All Groups Index) from the date of this consent.

PART C—PRIOR TO COMMENCEMENT OF WORKS

C1 Risk Management Plan & Safe Work Method Statements

A Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Railcorp for review and comment prior to works commencing on the site. Compliance with any conditions or alterations presented by Railcorp must be presented to the satisfaction of the Certifying Authority prior to commencement of work on the site.

C2 Hazardous materials in existing structures and soil

Prior to the commencement of demolition work

- (1) A Hazardous Materials Survey of all buildings and structures to be demolished, and recommendations for the management of removal of such materials.

- (2) A Remediation Action Plan shall be developed in accordance with the recommendations of the survey and the Stage 2 Environmental Site Assessment by Coffey GeoSciences Pty Ltd dated September 2001
- (3) A separate application shall be made to council for Category 2 works – Remediation in accordance with Item (2)

C3 Relocation of bus zones and changes to signposting

Approval will be sought from Council's Traffic Committee to approve relocation of bus zones and changes to any signposting. Compliance with any conditions of this approval must be presented to the satisfaction of the Certifying Authority prior to commencement of work on the site.

C4 Safe/uninterrupted access to station entry

Uninterrupted and safe public access to the station shall be provided at all times during demolition and construction stages.

Excavation Works

C5 Notice to be Given Prior to Excavation

The Certifying Authority, Railcorp and Council shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

Structural Works

C6 Structural Details

Prior to the commencement of construction, the Proponent shall submit to the satisfaction of the Certifying Authority structural drawings for the area of work which is the subject of the construction certificate, prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (1) the relevant clauses of the BCA,
- (2) the relevant development approval,
- (3) drawings and specifications comprising the Construction Certificate, and
- (4) the relevant Australian Standards listed in the BCA (Specification A1.3).

C7 Barricade Permit

Where construction/building works require the use of a public place including a road or footpath, approval under Section 68 of the Local Government Act 1993 for a Barricade Permit is to be obtained from Council prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of Council.

C8 Services to be Underground

All services associated with the development are to be located underground and works associated with this are to be fully born by the Proponent, within the development and along the western side of Ryedale Road for the length of the development.

C9 Contact Telephone Number

Prior to the commencement of the works, the Proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

PART D—DURING CONSTRUCTION

Site Maintenance

D1 Erosion and Sediment Control

All erosion and sediment control measures, as designed in accordance with Condition **B11**, are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

D2 Disposal of Seepage and Stormwater

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

Any seepage or rainwater collected on-site during construction shall not be pumped to the Railcorp stormwater system unless separate prior approval is given in writing by Railcorp.

Structural Works

D3 Setting Out of Structures

The buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor shall submit a plan to the Certifying Authority that structural works are in accordance with the approved development application.

Construction Management

D4 Approved Plans to be On-site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Council or the Certifying Authority.

D5 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. The notice is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

D6 Contact Telephone Number

The Proponent shall ensure that the 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.

D7 Impact of Below Ground (Sub-surface) Works – Archaeological Objects

If any archaeological objects are exposed during construction works, the Proponent shall immediately stop work on the site, notify the NSW Heritage Office and the Department of Conservation and Climate Change (DECC) and obtain any necessary approvals to continue the work. The Proponent shall comply with any request made by the NSW Heritage Office and DECC to cease work for the purposes of archaeological investigation and recording.

D8 Construction Inspections

Compliance certificate/s should be issued by the Certifying Authority and submitted to Council in accordance with the mandatory inspection requirements of the *Building Legislation Amendment—Quality of Construction Act, 2002* for each stage of construction.

Any Compliance Certificate issued shall certify that all relevant ancillary or dependent work has been undertaken in accordance with the Building Code of Australia and any other conditions of approval.

D9 Protection of Trees – Street Trees

All street trees, shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of Council.

D10 Dust Control Measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

Noise and Vibration**D11 Hours of Work**

The hours of construction, including the delivery of materials to and from the site as follows in accordance with Council's policy:

- (1) between 7:00 am and 7:00 pm, Mondays to Fridays inclusive;
- (2) between 8:00 am and 4:00 pm, Saturdays;
- (3) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (1) the delivery of materials is required outside these hours by the Police or other authorities;

- (2) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (3) the work is approved through the Construction Noise and Vibration Management Plan; and
- (4) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D12 Construction Noise Management

The Proponent shall:

- (1) schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours unless otherwise approved in the Construction Noise and Vibration Management Plan:
 - (a) 9.00 am to 12.00 pm, Monday to Friday;
 - (b) 1.00 pm to 5.00 pm Monday to Friday; and
 - (c) 9.00 am to 12.00 pm, Saturday
- (2) ensure that wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the Construction Noise and Vibration Management Plan.

D13 Vibration Criteria

Vibration caused by construction at any residence or structure outside the subject site must be limited to:

- (1) for structural damage vibration, German Standard *DIN 4150-3 Structural Vibration: Effects of Vibration on Structures*; and
- (2) for human exposure to vibration, the evaluation criteria presented in British Standard *BS 6472: 1992 Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz)* for low probability of adverse comment.

These limits apply unless otherwise approved in the Construction Noise and Vibration Management Plan.

PART E—PRIOR TO SUBDIVISION

E1 Services

Documentary easements for services, drainage, ventilation, support and shelter, use of plant, equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to Section 88B of the Conveyancing Act 1919 for each stage subdivision.

E2 Access

Documentary easements for access must be created over the appropriate lots in the subdivision to provide access to lifts, lobbies, fire stairs, service areas, loading areas and car parking areas, and created pursuant to Section 88B of the Conveyancing Act 1919.

E3 24 hour Public Access

Easements for unrestricted public access on a 24 hour per day basis shall be provided in respect all areas of the public domain and created pursuant to Section 88B of the Conveyancing Act 1919.

E4 Part 4A Certificate

Prior to the registration of final subdivision plan in the Office of the Registrar-General, a Part 4A certificate shall be obtained under section 109D(1)(d) of the *Environmental Planning and Assessment Act 1979*, at each stage.

PART F—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**F1 Child Care Facility**

Prior to issue of any Occupation Certificate for the Child Care Facility, the Proponent shall provide the following:

- (1) evidence to the PCA demonstrating compliance with condition B3; and
- (2) A Management Plan shall be prepared in consultation with the Department of Community Services to manage the operation of these high needs spaces.

F2 Remediation of open space

Prior to issue of any Occupation Certificate, the Proponent shall obtain approval from Council for remediation of unpaved open spaces in accordance with condition C2.

F3 Public open space access

Prior to issue of any Occupation Certificate, public open space in the development i.e. the Village Square between Buildings B and C, and Wattle Reserve to the north of Building D shall be dedicated to the City of Ryde Council or easements for unrestricted public access shall be provided and created pursuant to S88B of the Conveyancing Act 1919. Council shall be the benefiting authority for such easement.

Evidence demonstrating compliance with this condition shall be submitted to the PCA prior to issue of occupation certificate.

F4 Design Verification Statement

Prior to the issue of any Occupation Certificate, the Proponent shall submit to the PCA a Design Verification Statement from a qualified designer, verifying that the plans and specifications achieve or improve the design quality of the development, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65—Design Quality of Residential Flat Development*.

F5 BASIX Certificate

Certification is to be provided to the PCA that the commitments identified in the BASIX Certificate have been fulfilled as per Condition B2 prior to issue of an occupation certificate.

F6 Noise and Vibration

Certification is to be provided to the PCA that the recommendations in the Noise & Vibration Assessment 10-4961-R2 Revision 1 dated 15 November 2007 by Heggies Pty Ltd have been fulfilled as per Condition B5 prior to issue of an Occupation Certificate.

Engineering**F7 Fire Safety Certificate**

A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of any Occupation Certificate. A copy of the Fire Safety certificate must be submitted to the Council and the NSW Fire Brigade.

F8 Annual Fire Safety Statement

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Fire Safety Certificate is received.

F9 Mechanical Ventilation

Following completion, installation and testing of all the mechanical ventilation systems, the Proponent shall provide evidence to the satisfaction of the PCA, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with:

- (1) The Building Code of Australia;

- (2) Australian Standard AS1668 and other relevant codes;
- (3) The development approval and any relevant modifications; and,
- (4) Any dispensation granted by the New South Wales Fire Brigade.

F10 Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact PCA for specific electronic format) shall be submitted to the PCA and the Council after:

- (1) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and,
- (2) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

F11 Road Damage

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, shall be met in full by the Proponent prior to the issue of any Occupation Certificate.

Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount, a separate invoice will be issued.

F12 Post-construction Dilapidation Report

The Proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining infrastructure and roads. The report is to be submitted to the PCA, Council and Railcorp.

PART G—POST OCCUPATION

Fire Safety

G1 Annual Fire Safety Certification

The owner of the building shall certify to Council and the NSW Fire Brigade every year that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. The purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.

Traffic and Parking

G2 Loading and Unloading

All loading and unloading of service vehicles in connection with the use of the premise shall be carried out wholly within the site at all times.

G3 Unobstructed Driveways and Parking Areas

All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for

vehicular access and for the parking of vehicles associated with the use of the premises. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

G4 Noise Control – Plant and Machinery

Noise associated with the operation of any plant, machinery or other equipment on the site, shall not exceed 5dB(A) above the background noise level when measured at the boundary of the site.

Public Access

Compliance

G5 Compliance Report

The Proponent, or any party acting upon this approval, shall submit to the PCA a report addressing compliance with conditions of this consent within 3 months of occupation.

ADVISORY NOTES

AN1 Further Approvals

The following shall be subject of separate development applications to Council under Part 4 of the Act (except where exempt and complying development):

- allocation of specific uses to the approved childcare / retail / commercial spaces including fitout, shop front design, internal tenancy subdivisions, tenancy signage, outdoor seating, hours of operations etc.
- any changes to the approved 24-hours opening and any associated closure of floor(s) or parts of a floor(s) that would otherwise be open to the public;
- Strata Subdivision;
- Remediation for open spaces;
- Provision of on-street parking; and
- Street numbering including changes to existing numbering

AN2 Approval from Railcorp

No work is permitted within the rail corridor, or its easements, at any time unless prior approval or an Access Deed has been entered into with Railcorp. The Proponent shall approach Railcorp to determine whether such a deed is required. Should the Proponent require access to the rail corridor prior to entering into an Access Deed, the Proponent shall enter into a Release and Indemnity agreement, which will cover railway parties from any possible claims whilst the Proponent is carrying out work within or adjacent to the railway corridor.

AN3 Future Access to Railcorp land

The Proponent shall provide a plan of future maintenance activities that will require access to Railcorp's facilities. for review and endorsement by Railcorp.

AN4 Requirements of Public Authorities for Connection to Services

The Proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

AN5 Application for Hoardings and Scaffolding

A separate application shall be made to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place. Such an application shall include:

- (1) Architectural, construction and structural details of the design
- (2) Structural certification prepared and signed by a suitably qualified practising structural engineer.

The Proponent shall provide evidence of the issue of a Structural Works Inspection Certificate and structural certification shall be submitted to the satisfaction of the Certifying Authority prior to the commencement of works.

AN6 Signage

All works/regulatory signposting associated with the proposed development shall be at no cost to the RTA.

AN7 Use of Cranes, Plant or Machinery

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the Certifying Authority and Railcorp:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on-street use of mobile cranes, permits must be obtained from Council:
 - (a) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - (b) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (2) The proponent will submit to Railcorp a Plan showing all crane and other aerial operations for the development;
- (3) The use of any crane, plant or machinery shall comply with the Railcorp Electrical Safety Manual and all relevant Railcorp Standards and guidelines; and
- (4) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

AN8 Movement of Trucks Transporting Waste Material

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

AN9 Stormwater drainage works or effluent systems

A construction certificate for works that involve any of the following:

- (1) water supply, sewerage and stormwater drainage work
- (2) management of waste

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN10 Temporary Structures

An approval under Section 68 of the Local Government Act 1993 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the Local Government Act 1993 to certify the structural adequacy of the design of the temporary structures.

AN11 Street Numbering

Street numbers and the building name(s), if any, will need to be clearly displayed at either end of the ground level frontages in accordance with Council's Policy, prior to the occupation of the building(s) or commencement of the use.

AN12 Disability Discrimination Act

This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the *Building Code of Australia* which references *AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4* provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

SCHEDULE 3

MP 05_130

2, 2F, 1/2F & 2/2F RYEDALE ROAD, WEST RYDE

REVISED STATEMENT OF COMMITMENTS

(SOURCE: PREFERRED PROJECT REPORT AMENDMENT 6 DECEMBER 2007)



Revised Statement of Commitments for Major Project Application No. 05_0130 November 2007

Mixed Use Project, West Ryde Station, Ryedale Road West Ryde.

1. The project will be carried out generally in accordance with the plans and material submitted as part of the Environmental Assessment for Major Project No. 05_0130 as described in:
 - a. The Environmental Assessment Report (EA) prepared by DSA Planning dated February 2007 as amended by the submitted Preferred Project report and details dated November 2007;
 - b. Submitted Architectural Drawings submitted as part of the EA as amended by additional drawings submitted as part of the Preferred Project Report dated November 2007 prepared by Cox Richardson Architects; and
 - c. Landscape Plans submitted as part of the EA as amended by additional drawings submitted as part of the Preferred Project Report dated November 2007 prepared by Site Image.
2. CRI will ensure that all contractors engaged to carry out work are aware of and will comply with relevant conditions of consent issued under Major Project No. 05_130.
3. The Applicant commits to not carrying out any work within the rail corridor without prior approval of Rail Corp.
4. Work in the vicinity of the rail corridor will be carried out in accordance with relevant Rail Corp standards and procedures.
5. A two metre wide bike track will to be constructed within the 4 metre wide strip of Rail Corp land which runs along inside the eastern boundary of DP 1067460 and will extend from the northern side of Victoria Road to the northern boundary of the property. It is intended that a 1m wide landscape strip be provided on each side of the pathway. It is assumed that the natural levels of the site are satisfactory for the construction of the bikeway without the need for any significant site works. All existing services, such as drains, catch drains, traps, pits, grates and covers will remain in place. If any relocation of services is required this will only be with the approval of the Rail Corp. The detailed design and siting of the proposed bike track will be based on the Rail Corp specifications for the bike track contained in the Deed of Agreement between the Proponent and Rail Corp.
6. An Environmental Management Plan (EMP) for the construction works will be prepared in consultation with Ryde Council prior to the commencement of work on the site. The EMP will comprise:
 - a. Hours of construction work
 - b. Sediment and Erosion Control;
 - c. Air Quality and dust control;



- d. Use of cranes, plant and machinery;
 - e. Use of ladders, tapes, scaffolding and plant /machinery of conductive material;
 - f. Excavation and boring;
 - g. 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;
 - h. Pedestrian management methods; and
 - i. Piling, sheet piling, batter and anchors.
7. The Applicant undertakes to give the Principal Certifying Authority and Rail Corp at least 48 hours written notice prior to the commencement of excavation on the site.
 8. The Applicant undertakes to install a stormwater system in accordance with the Stormwater Management Plan accompanying the Environmental Assessment Report.
 9. The Applicant commits to submitting a plan to Rail Corp showing all planned craneage and other aerial operations for the development. The plan will show how craneage operations will not:
 - a. Reach over the railway corridor
 - b. Operate within a vertical envelope defined as 3 metres (horizontally) from any electrified infrastructure
 10. The construction site will be fenced in accordance with WorkCover requirements and access will be restricted to authorized persons. Appropriate signage will be installed in locations visible to pedestrians on the site.
 11. All construction materials, vehicles, waste and the like will be stored within the site.
 12. Any damage to public roads and road works caused by construction vehicles and activities will be rectified by and at the expense of CRI to the satisfaction of Ryde Council (or relevant Authority). Prior to the commencement of works, a Road Condition Report will be prepared for the local roads within a 100m vicinity or an alternate distance agreed by CRI and the relevant authority.
 13. Prior to commencement of works a Condition report will be prepared for the existing Rail overbridge and associated stair and lift.
 14. 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.
 15. Prior to the issue of an Occupation Certificate, the Applicant commits to providing a plan for future maintenance activities that may require access to the rail corridor. The plan will be provided to Rail Corp for the review and comment.
 16. The Applicant agrees that the management of facilities for the storage and handling of waste will be undertaken in accordance with a Waste Management Plan.