

Tables of Compliance

Table 1 – Royal Rehabilitation Centre Sydney- Conditions of Concept Plan Approval MP05_0001

Section	Requirement	Proposal	Compliance
PART A- ADMINISTRATIVE CONDITIONS			
A1. Development Description	Concept approval is granted only to the carrying out the development described in Volume 1: Urban Design Principles Site Analysis and Development Plan and Volume 2: The Preferred Project Revised Concept Plan, prepared by BSA Architects (December 2005), including: (1) A new, purpose built specialised rehabilitation and disability facility. (2) No more than 50 residential dwellings per hectare on land excluding the new, purpose built specialised rehabilitation and disability facility. (3) Landscaped public and private open space. (4) Associated services and infrastructure. (5) Land use distribution, building heights, densities, dwelling mixes and types.	This Project Application (as described in Chapter 5 of the EAR) is generally consistent with the development described in the Urban Design Principles and Concept Plan. This Project Application seeks consent for part of items (2), (3) and (4), and is generally consistent with item (5).	Y
A2. Development in Accordance with Plans and Documentation	The development shall also be generally consistent with the following plans and documentation: (1) Concept Plan and Environmental Assessment for the Redevelopment of Royal Rehabilitation Centre Sydney Site, prepared by BSA Architects (August 2005). (2) The Redevelopment of Royal Rehabilitation Centre Sydney Site – Secondary Consultant reports for Concept Plan Submission to DIPNR, prepared by BSA Architects (August 2005). (3) Preferred Project Report and Statement of Commitments and Proponent's Responses to Exhibition of the RRCS Concept Plan, prepared by BSA Architects (December 2005). Except for otherwise provided by the plans and documentation	The development is substantially consistent with the plans and documents outlined in this condition. Minor design improvements and variations are discussed in Section 5.6 of the EAR.	Y (refer to EAR)

	described in Condition A1, Part A, Schedule 2 and the Department's conditions of approval as set out in Schedule 2, Part B and the proponent's statement of commitments as set out in Schedule 2, Part C.		
A3. Inconsistency Between Plans and Documentation	(1) In the event of any inconsistency between the plans and documentation described in Conditions A1 and A2, Part A, Schedule 2 the plans and documentation described in Condition A1, Part A, Schedule 2 prevail. (2) In the event of any inconsistency between the conditions of this concept approval and the plans and documentation described in Conditions A1 and A2, Part A, Schedule 2 the conditions of this concept approval prevail.	Noted (see condition A2).	Y
A4. Lapsing of Approval	Approval of Major Project No. 05_0001 shall lapse 5 years after the determination date in Part A of Schedule 1 unless an application is submitted to carry out a project or development for which concept approval has been given.	Project Applications have been previously lodged for Subdivision and the RRCS Health Facility, and the project has been commenced.	Y
A5. Prescribed Conditions	The Applicant shall comply with the prescribed conditions of concept approval under Clause 75J(4) of the Act.	Noted. Compliance with the prescribed conditions of consent is outlined in this Table of Compliance and justified in further detail in Section 5.6 of the EAR.	Y
A6. Determination of Future Applications	The determination of future applications for development is to be generally (our emphasis) consistent with the terms of approval of Major Project No. 05_0001 as described in Part A of Schedule 1 and subject to the conditions of approval set out in Parts A, B and C of Schedule 2.	Noted. Minor design improvements and variations which are generally consistent with the terms of approval under MP05_0001 are discussed in Section 5.6 of the EAR.	Y (refer to EAR)

PART B- DEPARTMENT OF PLANNING'S CONDITIONS OF APPROVAL			
B1. Development Control (see also C1 to C10)	Any significant departure from Conditions A1 and A2, Part A, Schedule 2 will require lodgement of further detailed plans and documentation to the Department addressing, and where required revising, the internal road network and associated development envelopes to reflect and extend the surrounding street pattern. Any revised plans and documentation will provide (but not be limited to): (1) An urban design strategy, including detailed analysis of the physical, environment, social, cultural and economic aspects of the site informing opportunities and constraints, resulting in an agreed urban design outcome. (2) An analysis of existing buildings, including building height and footprints, significant vegetation, surrounding street and block pattern, existing delineation of public and private open space, topography and view corridors. (3) An appropriate street pattern, built form, building height, open space, view corridors, density, vegetation strategy, entry points, detention basin, car parking and traffic management and road hierarchy. The timing, format and content of further detailed plans and documentation to be lodged in respect of Condition B1, Part A, Schedule 2 will be agreed and approved by the Department, in consultation with Council and other agencies, where appropriate. The Director General will determine whether a future application for development constitutes a significant departure from this approval. A significant departure will require submission and approval of a new concept plan proposal.	The Preliminary Environmental Assessment letter prepared by JBA Planning dated 22 October 2010 addressed this issue. The Department of Planning accepted the revised layouts by way of the Part 3A declaration (MP10_0189) issued on 1 December 2010. On 9 February 2011 the Director General issued his requirements for the preparation of an Environmental Assessment for the proposed Stage 1 Phase 1 residential development. These Director General's Requirements (DGRs) detail the required plans and documentation which must accompany the Project Application for this proposal.	Y
	The proponent will undertake a technical audit to ensure absolute consistency between the plans and documentation set out at Condition A2, Part A, Schedule 2 within three months of the determination date in Part A of Schedule 1 of Major Project No. 05 0001, or as otherwise determined by the Director General, to provide consistency between the plans and documentation, to the satisfaction of the Department, in consultation with Council where	This technical audit was submitted to DoP with the initial application for the site and the condition has been satisfied.	

	appropriate.		
B3. Community Consultation (see also C11)	A detailed programme for community consultation will be formalised by the proponent and agreed by the Department in consultation with Council where appropriate within three months after the determination date in Part A of Schedule 1 of Major Project No. 05_0001, or as otherwise determined by the Director General, to the satisfaction of the Department, in consultation with Council and local stakeholders where appropriate.	Refer to the Community Consultation Report prepared by Elton Consulting and provided at Appendix R .	Y
B4. Transport and Access			
B4.1	The proponent will submit further detailed plans and documentation addressing the following issues, within three months of the determination date in Part A of Schedule 1 of Major Project No. 05_0001 to the satisfaction of the Department, in consultation with Council where appropriate. (1) The preferred project report and statement of commitments, prepared by BSA Architects (December 2005) shows two vehicular access points on Morrison Road whilst the CBHK report shows one vehicular access point. (2) The increases in peak hour traffic flows reported in Table 3.1 and the flows presented in Figures 3 and 4 of the CBHK report are different. (3) It is unclear from the CBHK report what the designation of Charles Street is under Council's hierarchy, as it is firstly referred to as a "collector/sub-arterial" road and later functioning as a sub-arterial road.	Refer to the Stage 1 Phase 1 Transport Review (Appendix P) and Concept Plan Traffic Report (Appendix Q) prepared by Colston, Budd Hunt and Kafes.	Y
B4.2	The proponent will submit further detailed plans and documentation addressing the following issues within three months of the determination date in Part A of Schedule 1 of Major Project No. 05_0001, or as otherwise determined by the Director General, to the satisfaction of the Department, in consultation with Council and other agencies where appropriate. (1) Traffic volumes generated by the consolidated RRCS facility. (2) Approach and departure routes of traffic travelling to and from the site.	Refer to the Stage 1 Phase 1 Transport Review (Appendix P) and Concept Plan Traffic Report (Appendix Q) prepared by Colston, Budd Hunt and Kafes.	Y

	(3) Maximising ingress to and egress from the site via Victoria Road. (4) Signalised intersections along Victoria Road. (5) Existing and future traffic volumes on Parry Road. (6) Morrison Road and Princes Street intersection. (7) Public transport accessibility. (8) Permeability for pedestrians. (9) Accessibility for cyclists. The proponent will implement appropriate measures to address the above issues to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.		
B4.3	Prior to the lodgement of an initial application for development on the subject site a planning agreement and/or development contributions with appropriate apportionment between the proponent, Council and other agencies will be formalised by the proponent and agreed by the Department, in consultation with Council and other agencies where appropriate, to provide the following measures, pursuant to Sections 93F to 93L and Sections 94A to 94E of the Act: (1) Traffic calming measures to constrain vehicle speeds in Princes Street, particularly between Victoria Road and Morrison Road. (2) Traffic calming measures to constrain vehicle speeds in Charles Street. (3) Provision of a site access roundabout at Charles Street between Henry Street and Parry Street. (4) Implementation of the strategy identified in the Geoplan study for Charles Street. (5) (5) Provision of site access roundabouts on Morrison Road at the intersections of Douglas Street, Payten Street and Boulton Street.	Development Contributions have been finalised by way of a Deed of Agreement between RRCS, Frasers Putney Pty Ltd and Ryde City Council.	Y

B4.4	Prior to the lodgement of an initial application for development on the subject site the proponent will implement the recommendations and conditions in set out in Sydney Regional Advisory Committees letter to the Department dated 5 October 2005 to the satisfaction of the Department, in consultation with Council and other agencies where appropriate (see also Condition C7, Part C, Schedule 2).	Completed and submitted to DoP previously, prior to the lodgement of the first application on the site (subdivisions)	Y
B4.5	The proponent will submit further documentation and plans in support of future applications for development on the subject site which provides detailed design of road cross sections, intersection of geometry and manoeuvrability of service vehicles to the satisfaction of the Department, in consultation with Council and other agencies where appropriate.	Specifications and the design of internal roads and intersections are included within the Civil Drawings prepared by Meinhardt Infrastructure and Environment provided at Appendix E .	Y
B5. Planning Agreements (see also C1, C7 and C13)	Prior to the lodgement an initial application for development on the subject site a planning agreement and/or development contributions between the proponent, Council and other agencies will be formalised by the proponent and agreed by the Department, in consultation with Council and other agencies where appropriate. This will include (but not be limited to): (1) Community and educational facilities. (2) Public open space. (3) Traffic calming measures. (4) Relocation of RDA Ryde. (5) Provision of infrastructure.	This condition has been satisfied by way of a Deed of Agreement between RRCS, Frasers Putney Pty Ltd and Ryde City Council.	Y
B6. Staging Plan (see also C1 to C10)	Prior to the lodgement of an initial application for residential development on the subject site a detailed staging plan showing proposed distribution of units and associated car parking, gross floor areas, unit type, and dwelling mix for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council, and other agencies where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate.	An updated Staging Plan is provided within the Architectural Drawings prepared by Cox Richardson provided at Appendix D , with further information regarding anticipated staging timeframes included in Section 3.12 of the EAR.	Y
B7. Contamination	Prior to the lodgement of an initial application for development on the subject site a contamination study for the subject site will be	Completed and submitted to DoP previously (Preliminary Site Assessment by EIS). Site contamination relating to the Stage 1	Y

Investigation (see also C13)	formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The contamination investigation will be prepared and undertaken by a suitably qualified person(s).	Phase 1 Residential Development is discussed in further detail at Section 5.4.3 and Section 5.13 of the EAR.	
B8. Landscape and Public Domain Management (see also C13 & C14)	Prior to the lodgement of an initial application for development on the subject site a landscaping and public domain management plan for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council. The landscape and public domain management plan will be prepared and undertaken by a suitably qualified person(s) and will provide (but not be limited to): (1) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages/corridors to/from the main open space areas. (2) 2) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive. (3) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space. (4) Facilities that will attract users to the park, including facilities that normally associates with successful design of open space. (5) Retention of significant vegetation that will enhance the amenity of the development, helping to place the development within its local context.	Completed and previously submitted to DoP, prior to the lodgement of the first application on the site (subdivisions).	Y
B9. Archaeological Investigation (see also C14)	Future applications for development on the subject site will be accompanied by an archaeological investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The archaeological Investigation will be	Refer to the Aboriginal Archaeological Assessment prepared by Artefact Heritage Services provided at Appendix X. In addition, the following European heritage studies and reports have been prepared with previous applications on the site, and are discussed in further detail in Section 5.19 of the EAR:	Y

	prepared and undertaken by a suitably qualified person(s).	– Photographic Archival Recording by City Plan Heritage; – Heritage Interpretation Strategy by City Plan Heritage; – Historical Archaeological Assessment by Austral Archaeology; and – Overall Interpretation Strategy prepared by Environmental Partnerships.	
B10. Geotechnical Investigation (see also C13 & C14)	Future applications for development on the subject site will be accompanied by a geotechnical investigation to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. The geotechnical investigation will be prepared and undertaken by a suitably qualified person(s).	Submitted to the Department of Planning as part of previous applications.	
B11. Sub Consultant Reports (see also A2)	The proponent will implement all the recommendations set out within “the Redevelopment of Royal Rehabilitation Centre Sydney Site – Secondary Consultant reports for Concept Plan Submission to DIPNR” produced by BSA Architects (August 2005) in any future applications for development on the subject site to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate. Each report may require updating as determined by the Department.	The EAR generally addresses the requirements of these reports and updates from the relevant disciplines have been provided where relevant.	Y
B12. Stormwater Management (see also C8)	Prior to the issuance of certificates of occupancy for any building on the site, with the exception of temporary improvements to facilitate the temporary relocation of RRCS, the proponent will provide a detention storage facility to the satisfaction of the Department, in consultation with Council, and other agencies where appropriate, subject to the following conditions: (1) As a guide, a storage of minimum capacity of 13,000 cubic metres is required to meet catchment needs for a 1 in 100 year ARI event, exclusive of the increased runoff generated by the RRCS redevelopment. Additional features such as wetlands, water quality storage, or ornamental ponds will necessitate an increase in storage capacity.	Stormwater detention and management measures have previously approved under MP08_0054. Details regarding the satisfaction of this condition are required prior to the occupancy of any building on site.	Y

	(2) The design of the basin is to satisfy the requirements of Council's Stormwater Management Development Control Plan DCP 41 and the NSW Department of Planning publication "Better Drainage: Guidelines for the Multiple Use of Drainage Systems" as appropriate. Such design is to be submitted and endorsed by Council's Group Manager Public Works prior to construction. (3) The detention storage and related facilities are to include appropriate health and safety measures to protect the public. These stormwater management facilities may not be capable of inclusion in open space provision calculations. (4) Any relocation or adjustment of existing stormwater infrastructure related to the detention basin is to be undertaken at the property owner's expense and subject to the requirements of Council's Group Manager Public Works. (5) The property owner is to enter into a suitable Deed of Agreement with the City of Ryde relating to the detention basin and related facilities which provides Council with rights of access and protects Council's interests. (6) All internal stormwater design is to comply with the requirements of Council's Stormwater Management Development Control Plan DCP 41. Any structures located in close proximity to stormwater infrastructure including detention storages in which Council has an interest or overland flowpaths are to comply with the requirements of Council's Stormwater Management Development Control Plan DCP 41.		
B13. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (see also C10)	Future applications for development on the subject site will be in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.	Refer to Preliminary Ecologically Sustainable Development and BASIX Report prepared by Ecospecifier and provided at Appendix M , which specifies that BASIX compliance is achievable. Final BASIX certificates will be provided prior to the determination of this application.	Y
B14. Riding for the Disabled	The proponent will continue to work with all relevant stakeholders to seek a timely relocation to the satisfaction of the Department, in	The relocation of the RDA facility has been resolved.	Y

Association (NSW) Ryde (see also B5 & C12)	consultation with Council and other agencies where appropriate.		
PART C- PROPONENT'S STATEMENT OF COMMITMENTS			
C1. Health and Community Facilities	The proponent will: • Provide a new multi-functional Health and Disability Centre, which will be integrated into community lifestyle, the first of its kind in Australia and also an innovation by world standards. • Provide a range of accommodation choices for people with disabilities, including specially designed independent living and supported accommodation, where the residents can enjoy an independent lifestyle, knowing they are living safely near high-quality community health and disability services. • Provide recreation facilities, a child-care centre and a community meeting room, as noted in the Concept Plan, which will be available not only for clients of the RRCS health facility, but also for the existing community. • Negotiate a Planning Agreement under Section 93 of the Act, and/or providing Development Contributions under Section 94 of the Act, to provide for community facilities and infrastructure demand. • Commit to a staged development of the subject site, which will enable RRCS to continue to provide fully functioning rehabilitation and disability services, throughout the development period.	RRCS Health Facility subject of previous Project Application MP08_0054.	Y
C2. Density and Relationship to Surrounding Community	The proponent will implement the State Government's objectives for a sustainable and compact city by adhering to the following design elements: • The mix of dwelling types, to provide for a range of housing	Refer to Architectural Drawings prepared by Cox Richardson (Appendix D), Landscape Drawings prepared by Environmental Partnership (Appendix F), Landscape Report prepared by Environmental Partnership (Appendix H), Architectural Design	Y

	choice; • The maximum densities in the development parcels, to ensure that there is a sustainable and environmentally sensitive distribution of residential density across the subject site; • The location of detached houses and town houses in the peripheral transition zones, to create a buffer to the surrounding residential communities, maintaining a good amenity, solar access, light and privacy for the existing residents; • The location of medium density residential development in the interior of the subject site, to afford increased opportunities for liveable communities within the metropolitan fabric, close to regional employment opportunities and to existing retailing, educational and community facilities, and well serviced by public transport. • The integration of open space, recreational facilities, childcare and community and health facilities with the residential development, to ensure that not only will the newly created communities be sustainable, both socially and environmentally, but that existing residents in the local community will also benefit from the total development.	Statement, SEPP 65 Design principles and Design Verification Statement prepared by Cox Richardson (Appendix N), Stage 1 Phase 1 Transport Review prepared by Colston, Budd, Hunt and Kafes (Appendix P), Concept Plan Traffic Report prepared by Colston, Budd, Hunt and Kafes (Appendix Q), Concept Plan Comparison Diagrams prepared by Cox Richardson (Appendix S) and Shadow Diagrams prepared by Cox Richardson (Appendix U), and as discussed in the EAR. Compliance with the specific design elements is demonstrated below: • The Stage 1 Phase 1 residential development of the Royal rehabilitation Centre, Sydney site at Ryde will provide 60 apartments, 44 semi detached/terraced and 14 detached dwellings. This will continue to provide a diversity in housing mix and sizes which meets the demand for alternate options in a locality which has traditionally been dominated by detached dwellings. • The Stage 1 Phase 1 residential development will provide 120 dwellings on a 3.376ha portion of the overall site, equating to approximately 35 dwellings per hectare. This is consistent with the Concept Plan (MP05 0001) approved by the Department of Planning and the Ryde Local Environmental Plan 2010, which both require that the residential development of the site not exceed an overall density of 50 dwellings per hectare. • Detached and semi detached dwellings are located along the Charles Street site boundaries in order to create a transition between the Frasers Putney site and surrounding low density residential areas. This will ensure that the amenity, solar access, light and privacy of existing residents in the surrounding area are preserved. • This Project Application seeks consent for two residential flat buildings within the interior of the subject site as envisaged in the approved Concept Plan. The site is well serviced by regional employment located within the Macquarie Park corridor, retailing at Top Ryde and Putney, education facilities at Putney and Macquarie University, community services at Ryde, new open space facilities being provided within the	
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		RRCS site, and extensive public transport provided along the Victoria Road strategic bus corridor. The Stage 1 Phase 1 residential development incorporates strong pedestrian linkages both within the site and to the surrounding community, including a direct pedestrian linkage between the Calvary Retirement Village and the central open space and community facilities to be provided within the RRCS site.	
C3. Urban Design	The proponent will accord with the maximum heights, maximum number of dwellings, maximum floor space and minimum setbacks in the development parcels in the plans and documentation described in Condition A2, Part A, Schedule 2. The proponent will submit subsequent applications in accordance with the maximum development parameters in the plans and documentation described in Condition A2, Part A, Schedule 2 and in accordance with the urban design principles set down in State Environmental Planning Policy 65 – Design Quality of Residential Flat Development, Residential Flat Design Code (DIPNR) and the Residential Flat Design Pattern Book (DIPNR). The proponent will adopt the following urban design principles which: - Maximise the northern aspect for solar access to dwellings. - Respond to the microclimate of each location and to the varying topography. - Set back buildings from the street frontages to create landscaped settings. - Introduce view corridors through the subject site to maximise visual permeability. - Share views by stepping buildings down the slope. - Diversify building forms to create variety and visual interest. - Limit overshadowing to 50% for 2 hours per day for private open space.	Subject to minor variations and design refinement, the proposed development complies generally with the documentation and plans described in Condition A2 (refer to Section 5.6 of the EAR for further detail). In particular, the proposed development complies with the previously approved height, density, FSR and setback controls as translated from the previous State Significant Site Listing into Ryde LEP 2010. Refer to Architectural Drawings (Appendix D), Architectural Design Statement, SEPP 65 Design principles and Design Verification Statement (Appendix N), Concept Plan Comparison Diagrams (Appendix S) and Shadow Diagrams prepared by Cox Richardson (Appendix U), and Landscape Plans (Appendix F) and Landscape Report (Appendix H) prepared by Environmental Partnership. Adoption of the listed urban design principles is demonstrated below: - Dwellings have been designed to maximise solar access through providing a northerly access, whilst ensuring overall consistency with the approved Concept Plan scheme. - The topographical constraints on solar access have been considered extensively in the overall design of the proposed scheme. - Dwellings incorporate landscaped setbacks from internal streets whilst maintaining casual surveillance of these areas in accordance with the CPTED principles. - North-south view corridors to the central open space and wetland areas are maximised through the overall structure and	Y

- Minimise overshadowing of public open space.
- Maintain privacy by ensuring adequate distances between dwellings - windows of habitable rooms be a minimum of 12m apart or if these distances are not achievable other design measures, such as appropriate window and balcony locations and screening, being incorporated.

The proponent will adopt a design philosophy to create a traditional Australian residential living setting in a contemporary urban environment, through:

- Articulated buildings with an interplay of planes, with balconies and pergolas.
- An interplay of self-finishing building materials, brick, stone and tiles.
- Variations in colour and texture.
- Human scale in the design of facades and spaces between buildings
- Accessible, planted rooftops
- Ceiling height of the parking areas beneath residential flat buildings not to exceed 2.1m above natural ground level at any point

The proponent will create a leading-edge architectural design for the new RRCS centre and associated health facilities. This will establish an urban design benchmark for development over the remainder of the subject site.

The proponent will encourage the broader community to use the open space and community facilities on the subject site, by ensuring that the design of the pedestrian network encourages access to these facilities.

The proponent will include a condition of sale for the residential stages of the subject site, which states that gates are not permitted on the access roads to Charles Street, Morrison Road, Princes Street and Victoria Road.

design of the proposed scheme.

- The design of the current scheme has given significant consideration to the treatment of existing site topography, which will enable view sharing amongst all dwellings.
- The Stage 1 Phase 1 scheme incorporates a diverse mix of detached and semi-detached dwelling types and apartments.
- All detached and semi-detached dwellings will receive at least 2 hours of sunlight to at least 50% of private open space.
- Shadowing diagrams have been prepared by Cox Richardson Architects provided at **Appendix U** and are discussed in **Section 5.8.5** of the EAR.
- The proposed development has been designed in order to ensure adequate visual privacy is provided to all dwellings. Where the separation distance outlined is not able to be met strictly, alternative privacy measures have been provided

The proposed development as shown in the Architectural Drawings prepared by Cox Richardson Architects (**Appendix C**) incorporates and builds upon the design philosophy adopted under the Concept Plan Approval.

The RRCS Health Facility is subject to a previous approval (MP08_0054).

The Stage 1 Phase 1 residential development incorporates strong pedestrian linkages between the central open space and the surrounding locality, including a new direct and accessible pedestrian linkage to the Calvary Retirement Village. This is discussed in further detail in **Section 3.5** of the EAR.

		Noted.	
C4. Landscaping	The proponent will adopt landscaping designs being in accordance with the following principles: • To create a variety of landscaped public open spaces which respond to the existing topography and landscaped features, and are appropriate for the intended purpose of each area of open space. • To create accessible, landscapes roof-tops for use as private open space. • To create a unique sense of place in different precincts of the development, and landscaping on the collector roads which harmonises with Council's public domain landscape strategies. • To preserve mature trees and landscaping features. • To provide shade along pedestrian pathways and streets through the planting of street and park trees. When selecting species, consideration to be given to drought tolerance, winter solar access, summer shade and provision of habitats. • To provide a high quality, low maintenance suite of street furniture that is located to provide amenity for walkers and park users. • To provide shade for parking areas so that cars can be parked in the shade - ideally reducing the need for intensive air conditioning. • To reduce crime in public places by creating safe open spaces that are overlooked by dwellings and that have at least two access points. • To minimise water usage and maintenance by selecting hardy, drought tolerant native and exotic plants, including those listed on the Sydney Water Plant	These landscape design principles have been addressed in the Landscape Plans (Appendix F) and Landscape Report (Appendix H) prepared by Environmental Partnership.	Y

	Selector. • To reduce environmental weeds by selecting plants that are non-invasive or indigenous. • To treat stormwater on subject site through landscape techniques such as wetlands and planted swales. • To provide a range of habitats for indigenous fauna including birds and arboreal mammals, insects, reptiles and amphibians through selection of plant species and planting composition. • To increase water penetration by the use of permeable car parking bays. • To provide accessible paths of travel wherever possible as an integrated part of the open space network; • To provide a landscape that can be maintained without excessive labour, water or nutrient inputs. • In the event that approval is given for a wet detention basin, the design to avoid the need for fencing, by maintaining a depth of less than 300mm for the first two metres from the edge of the permanent water line. Plant species along the edges of the detention basin to be selected for the ability to withstand periodic inundation and periods of prolonged drought. Species in areas that will be permanently wet to be selected with consideration given to provision of habitat for birds, frogs and insects. • The proponent will adopt a design philosophy for elements in the public domain, including landscaping and street furniture, which will reflect the character of Putney, to be developed in consultation with Council to the satisfaction of the Department. • The proponent will design the proposed Central Parkland area to function as both usable public open space and a stormwater detention basin.		
C5. Heritage	In the event of a future approval is granted to demolish buildings on	To date, the following heritage studies and reports have been	Y

	the subject site, the impacts will be mitigated by the following procedures: • The important historic, social and cultural significance of RRCS to be commemorated through a professionally written history of the subject site; • Archival photographic recordings to be made of the significant buildings, the subject site and the landscape elements on the subject site, in accordance with NSW Heritage Council's guidelines; • The original sandstone gateposts at the entrance to Weemala to be retained <i>in situ</i>; • An interpretation strategy to be developed, in order to recognise the important historical and social significance of the subject site to NSW and Ryde; • The history of the RRCS to be commemorated in naming of new facilities, parks and roads. • Archival material to be held by RRCS, displayed where appropriate in the new facility and be made available as a public record in the local city library; • A "History Walk" to be created as a key feature of the parkland amenity, including commemorative stones along the public access track displaying the origins of the site in the context of the history of the Putney Village Community and the City of Ryde; • An investigation to be conducted to determine the extent and nature of any remnants of the original Weemala building, including a sampling of surface shard scatters.	prepared with previous applications on the site: – Photographic Archival Recording by City Plan Heritage; – Heritage Interpretation Strategy by City Plan Heritage; – Historical Archaeological Assessment by Austral Archaeology; and – Overall Interpretation Strategy prepared by Environmental Partnerships. The above strategies deal with the requirements of this condition including archival recording and implementation of interpretive elements In addition to the above, an Aboriginal Archaeology Assessment prepared by Artefact Heritage Services which addresses the entire residential component of the RRCS site is provided at Appendix X and is discussed at Section 5.19 of the EAR.	
C6. Utilities Infrastructure	The proponent will: • Obtain confirmation from utility providers, that existing infrastructure, particularly sewer and water, are capable of supporting the proposed development or can be amplified without detrimentally affecting the existing amenity of the area.	Refer to Hydraulic Services Report and Plans prepared by prepared by Harris Page (Appendix I), and Electrical Services Infrastructure Report (Appendix J) and Civil Engineering Concept Design Report (Appendix K) prepared by Meinhardt Infrastructure and Environment. These reports indicate that capacity is available in the existing	Y

	Obtain all necessary approvals from authorities to implement the augmentation and/or reticulation of the utilities infrastructure.	utilities networks subject to some augmentation. All necessary approvals for augmentation works will be obtained prior to such works being progressed.	
C7. Traffic & Transport	The proponent will work with all traffic and transport authorities and Council to optimise the design and safety of roads and intersections, both within and surrounding the subject site, and to upgrade public transport, including: - Review of bus-stops and access to these. - Design of intersections on external roads, including roundabouts. - Improvement in pedestrian safety within the locality. - Reduction in vehicular speeds. - Design of the subject site's internal road network in accordance with the Australian Model Code for Residential Development Guidelines (AMCORD), with limited access points, discouraging through-traffic and ensuring safety for pedestrians and cyclists. - Design of the internal road network in accordance with a road hierarchy, to provide a sense of place in different locations and to improve safety for pedestrians and cyclists. - Provision of parking and storage in accordance with Council's codes and/or RTA guidelines. - Provision of pathways accessible for people with disabilities between the RRCS health facilities, the Recreation Circle and the Central Parkland. - Provision of a cycleway network. The proponent will negotiate a planning agreement under Section 93 of the Act, and/or providing Development Contributions under Section 94 of the Act, to provide for infrastructure. The proponent will implement the following recommendations and conditions set out in the Sydney Regional Advisory Committees letter to the Department dated 5 October 2005 to the satisfaction of the	The objectives of this condition are addressed below: - A review of the bus stops is outside of the scope of this application, and will be considered in the future Project Application relating to development along the RRCS site's Victoria Road frontage. - All works required on external roads under the Concept Plan approval will be implemented subject to the terms of the Deed of Agreement signed between the City of Ryde Council, RRCS and Frasers Putney. Frasers is engaged in ongoing negotiations with the RTA regarding the installation of traffic lights at the Victoria Road site access. - Traffic calming devices will be implemented subject to the terms of the Deed of Agreement signed between the City of Ryde Council, RRCS and Frasers Putney in each relevant stage. - All internal roads within the Frasers Putney residential site will be subject to a 40 km/h speed limit. - All internal roads have been designed in accordance with AMCORD. Pedestrian safety will be safeguarded through reduced road speeds, traffic calming measures and dedicated footpaths. - Parking spaces have been provided in accordance with the rates established under the Ryde DCP 2010 (refer to Appendix P of the EAR). Each apartment will be allocated, on title, a secure 5m³ storage locker within the basement level. In addition, apartments are generously sized and include ample space for internal storage. - Accessible pedestrian pathways will be provided within the Stage 1 Phase 1 area with strong linkages to the surrounding development area. Stage 1 Phase 1 includes a direct and	Y

Department: • A left turn deceleration lane off Victoria Road will be provided for the left turn in to the proposed development, on road safety and efficiency grounds. The length and width of the left turn deceleration lane shall be in accordance with the Authority's Road Design Guide and may require localised road widening, which shall be at no cost to the RTA. • The design and construction of the left turn deceleration lane will be in accordance with the Authority's Road Design Guide and other Australian Codes of Practice. Details of these requirements should be obtained from Authority's Project Services Manager, Traffic Projects Section, Blacktown. The certified copies of the design plans will be submitted to the RTA for consideration and approval prior to the release of the construction certificate by Council and commencement of road works. The proponent will be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents. The RTA fees for administration, plan checking, civil works inspections and project management will be paid by the proponent prior to the release of the approved design plans. • Concern was raised with regard to traffic wishing to proceed east on Victoria Road. Vehicles may turn left from the access onto Victoria Road and weave across two westbound lanes in Victoria Road (over a short distance), to turn right into Irvine Crescent then u-turn and proceed east on Victoria Road. A Safety Audit (by a qualified auditor) will be undertaken in relation to the proposed left out arrangement. • The proposed development will generate significant pedestrian volumes on the surrounding road network. Pedestrian facilities will be investigated and provided if required on Victoria Road to allow suitable access to the bus stops in Victoria Road. Council will be consulted to determine the need for additional pedestrian facilities on the local road	accessible pedestrian linkage to the Calvary Retirement Village, providing access for these residents to the RRCS health facilities, the Recreation Circle and the Central Parkland. • Unmarked cycle routes have been established by the City of Ryde Council which run along both Charles Street and Morrison Road which function within an integrated, region-wide network. In this context it is considered that the site is well served by the existing cycle network, and consequently that a variation to this requirement is considered reasonable. Internal roads will be accessible to cyclists, and it is considered that this will provide cyclists with good access to the regional bike network, and as such an internal cycleway network is not required. This issue is addressed at Section 5.6.1 of the EAR. Development Contributions have been finalised by way of a Deed of Agreement between RRCS, Frasers Putney Pty Ltd and Ryde City Council, with the internal road network to be provided in accordance with AMCORD. Refer to Stage 1 Phase 1 Transport Review (Appendix P) and Concept Plan Traffic Report (Appendix Q) prepared by Colston, Budd, Hunt and Kafes.
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network.

- The proposed development will be designed such that road traffic noise from Victoria Road is mitigated by durable materials, in accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). The Authority's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
- Where the EPA external noise criteria would not practically or reasonably be met, the proponent will apply the following internal noise objectives for all habitable rooms under ventilated conditions complying with the requirements of the Building Code of Australia:

All habitable rooms other than sleeping rooms: 45 dB(A) $L_{eq(15hr)}$ and 40 dB(A) $L_{eq(9hr)}$ and sleeping rooms: 35 dB(A) $L_{eq(9hr)}$

- The proponent will ensure that post development storm water discharge from the subject site into the RTA drainage system will not exceed the pre-development discharge.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system will be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management,

PO Box 558

Blacktown NSW 2148

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works on Ph: 8814 2114 or Fax: 8814 2111.

- The layout of the car parking areas associated with the subject development (including, driveways, turning paths,

- Stage 1 Phase 1 residential development is sufficiently setback from Victoria Road, and as such does not require noise mitigation measures under this criteria.

- Stormwater detention and management measures for the overall site were previously approved under MP08_0054.

	grades, aisle widths, sight distance requirements, and parking bay dimensions) will be in accordance with AS 2890.1-2004 and AS 2890.2 - 2002. All work associated with the proposed development will be at no cost to the RTA.	- Car parking areas have been designed in accordance with AS 2890.1-2004 and AS 2890.2 – 2002. - Noted	
C8. Stormwater Management	The proponent commits to working with Council to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure, safety and public health set down by Council, and to the satisfaction of the Department. Design of the layout of the detention basin is yet to be finalised, and will be subject to a detailed hydrologic and hydraulic analysis. The proponent will achieve a design that resolves the issues noted in Council's submission. The proponent will: - Provide sufficient stormwater storage on the subject site, for Council's Flood Mitigation Strategy for the western part of the Gladesville drainage catchment, including increased provision in storage to detain run-off generated by the development on the subject site. - Conserve and protect or re-locate (as appropriate) the existing services passing through the subject site, including stormwater and sewerage. - In the event that Council approves irrigation storage, wetlands or water features on the subject site, increase the stormwater detention volume to accommodate this retention. - In the event that approval is given for a wet detention basin with a lake and/or other water features, provide consultancy confirmation, including hydrogeological analysis or equivalent that the proposed lake system and wetland will survive and operate effectively in the manner proposed and the mitigation measures to prevent potential for	Stormwater detention and management measures for the overall site were previously approved under MP08_0054.	Y

	eutrophication, odours, and mosquito breeding and related concerns. • Provide consultancy confirmation on the required level of flushing of the system. • Install suitable stormwater quality improvement devices and measures such as GPT's, screens/baskets, swales and wetlands to form part of the overall stormwater management scheme.		
C9. Construction Management	The proponent will lodge a Construction Management Plan, prior to development being undertaken on the subject site, including (but not limited to): • Traffic management • Noise and vibration management • Dust control • Construction waste management • Erosion and sediment control • Flora and fauna management • Archival recording of heritage • Hazardous materials removal The proponent commits to carrying out any required remediation prior to developments being undertaken on the subject site, in accordance with the findings of the Contamination Study.	A Construction Management Plan has been prepared by Meinhardt Pty Ltd and provided at Appendix W addresses the requirements of this condition. Noted.	Y
C10. State Environmental Planning Policy Building Sustainability Index (BASIX)	The proponent will comply with the NSW Government Building Sustainability Index targeting 40% reduction for potable water consumption, 25% reduction for greenhouse gas emissions and improvement in the thermal performance of all new residential buildings. The proponent will commit to sustainability initiatives, including: • Subject to approval by Council, creation of a detention basin for stormwater management and the retention of part of the	The proposal complies will comply with the provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. Refer to Preliminary Ecologically Sustainable Development and BASIX Report prepared by Ecospecifier at Appendix M. Final BASIX Certificates will be provided prior to the determination of this application. The Preliminary Ecologically Sustainable Development and BASIX Report at Appendix M indicates that BASIX compliance can be achieved without the use of photo-voltaic cells. As such the revised	Y

	water in this basin for the irrigation of the Central Parkland. - Landscaping in accordance with the Oculus recommendations with nominated water resistant plant species suited to the Wianamatta Shale soils, and soft landscaping to be minimised. - Building envelopes oriented to maximise solar access and cross ventilation, in order to minimise heating and cooling costs. - Use of WSUD initiatives – permeable car parking spaces, grassed swales in place of kerb and guttering. - Rainwater harvesting, collected on the subject site with rainwater tanks in houses and townhouses and detention tanks in apartments. - Solar access – photovoltaic electricity generation and solar panels for water heating. - Fittings and whitegoods to reduce energy and water usage. - Use of recyclable materials.	BASIX assessment should be used as the principle point of assessment in considering the sustainability of the dwellings proposed in this application, as outlined at Section 5.14 of the EAR.	
C11. Public Consultation Process	The proponent will: - Provide a monthly information update to keep residents informed of progress. This will be published in the local press, in the RRCS newsletter and displayed on the RRCS web-site. - RRCS has a public relations officer on staff and her details will be published to enable the community to contact her during office hours, and she will be available at specified times to liaise with the community.	Frasers Putney Pty Ltd is a separate entity to RRCS who are developing the health facility. Despite this, Frasers is committed to undertaking extensive community consultation with regards to the proposed residential development of this site, details of which are provided in the Community Consultation Report prepared by Eltons Consulting (Appendix R).	Y
C12. Riding for the Disabled Association- Ryde (RDA Ryde)	The proponent will continue to work with RDA Ryde, the Department and Council to achieve a timely relocation within the next two years.	Satisfactory provisions for the relocation of RDA have been made.	Y
C13. Staging of	Prior to the lodgement of subsequent applications, the proponent will	Staisfcation of these measures is detailed below:	Y

Development and Actions to be carried out prior to Subsequent Applications	undertake the following measures to the satisfaction of the Department: • Staging program for the intended progressive development of the subject site. • Heritage Interpretation Strategy to recognise the important historical and social significance of the subject site, including actions to be carried out by proponents of subsequent applications. • Negotiation with the Department, in consultation with Council on the delivery of a Section 93 Planning Agreement, and/or Section 94 Development Contributions to provide for community and infrastructure demand. • Consultation with Council to develop the design for the stormwater management system, which will operate effectively to the standard for infrastructure, safety and public health to the satisfaction of Council. • Detailed traffic studies in conjunction with, and to the satisfaction of, the RTA and Council, for the design of all pedestrian and vehicular access points to the subject site, including new roundabouts and pedestrian safety measures. • Contamination Study in accordance with State Environmental Planning Policy 55- Remediation of Land; the study to include a comprehensive preliminary assessment of the subject site with clear conclusions and recommendations showing that the subject site is suitable, or can be made suitable, for the proposed uses.	• An updated Staging Plan is contained within the Architectural Drawing prepared by Cox Richardson (Appendix D) and is discussed in further detail at Section 3.12 of the EAR. • A Heritage Interpretation Strategy has been previously submitted to the Department of Planning. • Development Contributions have been finalised by way of a Deed of Agreement between RRCS, Frasers Putney Pty Ltd and Ryde City Council. • Stormwater detention and management measures for the overall site have previously been approved under MP08_0054. • Refer to the Stage 1 Phase 1 Transport Review (Appendix P) and Concept Plan Traffic Report (Appendix Q) prepared by Colston, Budd Hunt and Kafes. Road measures relevant to this Project Application are outlined in the report. Remaining traffic measures outlined in the Concept Plan approval will be progressed as part of future Project Applications relating to the site's Victoria Road and Morrison Road frontages. • Site contamination studies submitted to and approved by the Department of Planning under previous application.	
C14. Submission of Subsequent Applications	The proponent will submit subsequent applications for the development of the subject site in accordance with the conditions of approval to Project No. 05_0001. The proponent will submit further documentation for the subsequent	Complies.	Y

applications which will include (but not be limited to):

- Detailed landscape survey and design.
 - Archaeological survey, where required in accordance with the Heritage Interpretation Strategy.
 - Heritage interpretive elements in the public domain
 - BASIX compliance
 - Sediment and Erosion Control Plan
 - Waste Management Plan
 - Car parking provision, loading and subject site access in accordance with the relevant codes.
 - Construction Management Plans
 - Compliance with the utility authorities' standards and reticulation requirements, and approval/permit processes.
- Refer to Landscape Plans prepared by Environmental Partnership (**Appendix F**) as discussed in **Section 3.4** of the EAR.
 - Refer to Aboriginal Archaeological Assessment prepared by Artefact Heritage Services (**Appendix X**) and Heritage Interpretation Strategy prepared by Environmental Partnership (previously approved by DoP), as discussed in **Section 5.19** of the EAR.
 - Refer to Preliminary Ecologically Sustainable Development and BASIX Report prepared by Ecospecifier (**Appendix M**) as discussed in **Section 5.14** of the EAR.
 - Refer to Sediment and Erosion Control Plans contained within Civil Drawings prepared by Meinhardt Infrastructure & Environment (**Appendix E**).
 - Refer to Waste Management Plan prepared by Meinhardt Infrastructure & Environment (**Appendix V**) as discussed in **Section 5.17** of the EAR.
 - Refer to the Stage 1 Phase 1 Transport Review (**Appendix P**) and Concept Plan Traffic Report (**Appendix Q**) prepared by Colston, Budd Hunt and Kafes as discussed in **Sections 3.5** and **5.9** of the EAR.
 - Refer to Construction Management Plan prepared by Meinhardt Infrastructure & Environment (**Appendix W**) as discussed in **Section 5.18** of the EAR.
 - Refer to Hydraulic Services Report and Plans prepared by prepared by Harris Page (**Appendix I**), and Electrical Services Infrastructure Report (**Appendix J**) and Civil Engineering Concept Design Report (**Appendix K**) prepared by Meinhardt Infrastructure and Environment, as discussed in **Section 3.7** of the EAR.