

Project Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) approve the Project Application referred to in Schedule 1, subject to the conditions in Schedule 2 and the Statement of Commitments in Schedule 3.



E. Prof Kevin Sproats
MEMBER OF THE COMMISSION



Mr Garry Payne, AM
MEMBER OF THE COMMISSION

Sydney

1 May 2012

SCHEDULE 1

Application No.:	MP10_0189
Proponent:	Frasers Putney Pty Ltd
Approval Authority:	Minister for Planning & Infrastructure
Land:	Former Royal Rehabilitation Centre Sydney site, Ryde 600-640 Victoria Road, Ryde (Lots 1,2,3 and 7 in Deposited Plan 1129793)
Project:	Residential Development- Stage1, Phase 1, including: <ul style="list-style-type: none">• demolition of the existing RRCS buildings required to be removed to facilitate Stage 1 Phase 1 works, including Moorong Spinal Unit building, ILC, Hydrotherapy and Administration Building and remaining slab of Linen Services buildings;• subdivision;• staged construction and occupation of a residential development including 47 apartments, 55 semi detached/terraced and 14 detached dwellings;• basement car parking to residential flat building;• public domain works including roads and utilities;• tree removal and landscaping;• staged construction of vehicular access to the site from Charles Street and Victoria Road; and• extension / augmentation of the physical infrastructure / utilities required.

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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.

BCA means the Building Code of Australia.

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

Council means Ryde City Council.

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

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

Environmental Assessment (EA) means the Environmental Assessment prepared by JBA Planning and dated April 2011.

Minister means the Minister for Planning.

MP No. 10_0189 means the Major Project described in the Proponent's EA as amended by the Response to Submissions.

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

Response to Submissions means the Report prepared by JBA Planning and dated December 2011.

Proponent means Frasers Putney Pty Ltd. or any party acting upon this approval.

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

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

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

A1. Development Description

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

- demolition of the existing RRCS buildings required to be removed to facilitate Stage 1 Phase 1 works, including Moorong Spinal Unit building, ILC, Hydrotherapy and Administration Building and remaining slab of Linen Services buildings;
- subdivision;
- staged construction and occupation of a residential development including 47 apartments, 55 semi detached/terraced and 14 detached dwellings;
- basement car parking to residential flat building;
- public domain works including roads and utilities;
- tree removal and landscaping;
- staged construction of vehicular access to the site from Charles Street and Victoria Road; and
- extension / augmentation of the physical infrastructure / utilities required.

A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with MP No. 10_0189 and the Environmental Assessment dated April 2011, prepared by JBA Planning Consultants, except where amended by the Response to Submissions Report dated December 2011, prepared by JBA Planning Consultants, and the following drawings:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings prepared by Cox Richardson:			
A-PA-SP-01	01	Indicative Site Staging Plan	12.12.2011
A-PA-SP-02	01	Site Demolition Plan	12.12.2011
A-PA-SP-03	01	Site Analysis and Constraints	12.12.2011
A-PA-FP-00	01	Stage 1 Phase 1 Site Plan	12.12.2011
A-PA-FP-01	01	Site Plan - 01	12.12.2011
A-PA-FP-02	01	Site Plan - 02	12.12.2011
A-PA-FP-03	01	Site Plan - 03	12.12.2011
A-PA-FP-04	01	Site Plan - 04	12.12.2011
A-PA-FP-05	01	Site Plan - 05	12.12.2011
A-PA-FP-06	01	Site Plan - 06	12.12.2011
A-PA-FP-07	01	Site Plan - 07	12.12.2011
A-PA-FP-08	01	Site Plan - 08	12.12.2011
A-PA-FP-09	01	Site Plan - 09	12.12.2011
A-PA-FP-10	01	Site Plan - 10	12.12.2011
A-PA-FP-11	01	Site Plan - 11	12.12.2011
A-PA-FP-12	01	Roof Plan – Ridge Heights	12.12.2011
A-PA-FP-13	01	Stage 1 Phase 1 Unit Schedule	12.12.2011
A-PA-EL-01	01	Street Elevations	12.12.2011
A-PA-EL-02	01	Street Elevations	12.12.2011
A-PA-EL-03	01	Street Elevations	12.12.2011
A-PA-EL-04	01	Street Elevations	12.12.2011
A-PA-FP-H1A1	01	Housing Type 1A - Detached	12.12.2011
A-PA-FP-H1A2	01	Housing Type 1A - Detached	12.12.2011
A-PA-FP-H1B1	01	Housing Type 1B - Detached	12.12.2011
A-PA-FP-H1B2	01	Housing Type 1B- Detached	12.12.2011
A-PA-FP-H1C1	01	Housing Type 1C - Detached	12.12.2011
A-PA-FP-H1C2	01	Housing Type 1C - Detached	12.12.2011
A-PA-FP-H1D1	01	Housing Type 1D - Detached	12.12.2011
A-PA-FP-H1D2	01	Housing Type 1D - Detached	12.12.2011
A-PA-FP-H2A	01	Housing Type 2A – Semi Detached	12.12.2011

Drawing No.	Revision	Name of Plan	Date
A-PA-FP-H2B	01	Housing Type 2B - Semi Detached	12.12.2011
A-PA-FP-H2C	01	Housing Type 2C - Semi Detached	12.12.2011
A-PA-FP-H2D	01	Housing Type 2D - Semi Detached	12.12.2011
A-PA-FP-H2E1	01	Housing Type 2E - Detached	12.12.2011
A-PA-FP-H2E2	01	Housing Type 2E - Detached	12.12.2011
A-PA-FP-H3A	01	Housing Type 3A – Split Level	12.12.2011
A-PA-FP-H3B	01	Housing Type 3B - Split Level	12.12.2011
A-PA-FP-H3C	01	Housing Type 3C - Split Level	12.12.2011
A-PA-FP-H3D	01	Housing Type 3D - Split Level	12.12.2011
A-PA-FP-H3E	01	Housing Type 3E - Split Level	12.12.2011
A-PA-FP-H4A	01	Housing Type 4A - Terrace	12.12.2011
A-PA-FP-H4B	01	Housing Type 4B - Terrace	12.12.2011
A-PA-FP-H4C	01	Housing Type 4C - Terrace	12.12.2011
A-PA-FP-H4D	01	Housing Type 4D - Terrace	12.12.2011
A-PA-FP-H4E1	01	Housing Type 4E1 - Semi Detached	12.12.2011
A-PA-FP-H4E2	01	Housing Type 4E2- Semi Detached	12.12.2011
A-PA-FP-H4F	01	Housing Type 4F - Terrace	12.12.2011
A-PA-FP-H5A	01	Housing Type 5A - Terrace	12.12.2011
A-PA-FP-H5B	01	Housing Type 5B- Terrace	12.12.2011
A-PA-FP-H5C	01	Housing Type 5C - Terrace	12.12.2011
A-PA-FP-H5D	01	Housing Type 5D - Terrace	12.12.2011
A-PA-FP-H5E	01	Housing Type 5E - Semi Detached	12.12.2011
A-PA-FP-H5F	01	Housing Type 5F - Terrace	12.12.2011
A-PA-FP-H5G	01	Housing Type 5G - Terrace	12.12.2011
A-PA-FP-H5H	01	Housing Type 5H - Terrace	12.12.2011
A-PA-FP-H5J	01	Housing Type 5J - Semi Detached	12.12.2011
A-PA-FP-A0	01	Apartment Plans	12.12.2011
A-PA-FP-A1	01	Apartment Plans	12.12.2011
A-PA-FP-A2	01	Apartment Plans	12.12.2011
A-PA-FP-A3	01	Apartment Plans	12.12.2011
A-PA-FP-A4	01	Apartment Plans	12.12.2011
A-PA-FP-A5	01	Apartment Plans - Typical	12.12.2011
A-PA-FP-AE1	01	Apartment Type 1 - Elevations	12.12.2011
A-PA-FP-AE2	01	Apartment Type 1 - Elevations	12.12.2011
A-PA-FP-AS	01	Apartment - Sections	12.12.2011
A-PA-GR-11	01	Schedule of Colours and Finishes	12.12.2011
Landscape Plans prepared by Environmental Partnership			
3025.TR01	09	Tree Retention Plan	Jan 2012
3025.PD01	08	Public Domain Plan	Dec 2011
3025.RC01	08	Road cross-sections	Dec 2011
3025.PA01	08	Pedestrian access plan	Dec 2011
3025.FP01	08	Fencing Plan	Dec 2011
3025.SP01	08	Key Plan	Dec 2011
3025.LP00	08	Landscape masterplan	Dec 2011
3025.LP01	08	Landscape Concept – Area 1	Dec 2011
3025.LP02	08	Landscape Concept – Area 2	Dec 2011
3025.LP03	08	Landscape Concept – Area 3	Dec 2011
3025.LP04	08	Landscape Concept – Area 4	Dec 2011
3025.LP05	08	Landscape Concept – Area 5	Dec 2011
3025.RL01	08	Residential Landscape – housing type 1	Dec 2011
3025.RL02	08	Residential Landscape – housing type 2	Dec 2011
3025.RL03	08	Residential Landscape – housing type 3	Dec 2011
3025.RL04	08	Residential Landscape – housing type 4	Dec 2011
3025.RL05	08	Residential Landscape – housing type 5	Dec 2011
3025.RL06	08	Residential Landscape – apartment building	Dec 2011

Drawing No.	Revision	Name of Plan	Date	
3025.LC01	08	Landscape cross-sections 1	Dec 2011	
3025.LC02	08	Landscape cross-sections 2	Dec 2011	
Civil Drawings prepared by Meinhardt Infrastructure and Environment Pty Ltd				
104479-05-MIE000	00	COVER SHEET, INDEX & LEGEND	12-12-2011	
104479-05-MIE010	00	GENERAL NOTES	12-12-2011	
104479-05-MIE020	00	SITE PLAN	12-12-2011	
104479-05-MIE030	00	EROSION & SEDIMENT CONTROL PLAN - SHEET 1	12-12-2011	
104479-05-MIE031	00	EROSION & SEDIMENT CONTROL PLAN - SHEET 2	12-12-2011	
104479-05-MIE032	00	EROSION & SEDIMENT CONTROL DETAILS - SHT 1	12-12-2011	
104479-05-MIE033	00	EROSION & SEDIMENT CONTROL DETAILS - SHT 2	12-12-2011	
104479-05-MIE041	00	DETAIL CIVIL PLAN - SHEET 1	12-12-2011	
104479-05-MIE042	00	DETAIL CIVIL PLAN - SHEET 2	12-12-2011	
104479-05-MIE043	00	DETAIL CIVIL PLAN - SHEET 3	12-12-2011	
104479-05-MIE044	00	DETAIL CIVIL PLAN - SHEET 4	12-12-2011	
104479-05-MIE051	00	TYPICAL SECTIONS	12-12-2011	
104479-05-MIE052	00	TYPICAL SECTIONS	12-12-2011	
104479-05-MIE061	00	ROAD LONG SECTIONS - ROAD 5	12-12-2011	
104479-05-MIE062	00	ROAD LONG SECTIONS - ROAD 8	12-12-2011	
104479-05-MIE063	00	ROAD LONG SECTIONS - ROAD 12 & 13	12-12-2011	
104479-05-MIE151	00	LINES & SIGNS PLAN - SHEET 1	12-12-2011	
104479-05-MIE152	00	LINES & SIGNS PLAN - SHEET 2	12-12-2011	
104479-05-MIE153	00	LINES & SIGNS PLAN - SHEET 3	12-12-2011	
Subdivision Plans prepared by Tasy Moraitis				
110316	5	Subdivision Plan – Stage 5 Dress Circle	16-03-2012	
110316	8	Draft Stage 1 Community Scheme	16-03-2012	
110316	5	Subdivision Plan – Stage 2 Chaddock	16-03-2012	
110316	7	Subdivision Plan – Stage 3 Squire	16-03-2012	
110316	13	Draft Superlot Subdivision Stage 2	16-03-2012	
110316	4	Subdivision Plan – Stage 2 Tirrell	16-03-2012	
Other Plans and Reports				
Reference	Revision	Report	Author	Date
Ref: E20458F-RPT2	-	Preliminary Environmental Site Assessment	Environmental Investigation Services	15 April 2008
104479-04	02	Construction Management Plan	Meinhardt Infrastructure & Environmental Pty Ltd	17 Feb 2011
104479-04	03	Waste Management Plan	Meinhardt Infrastructure & Environmental Pty Ltd	17 Feb 2011
-	-	Updated Landscape Report	Environmental Partnership NSW	Dec 2011
-	-	Statement regarding Victoria Road Palm Trees	Environmental Partnership NSW	19 Dec 2011

except for:

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

A3. Prescribed Conditions

The Proponent shall comply with the prescribed conditions of approval under Clause 98 of the Environmental Planning and Assessment Regulation 2000 in relation to the requirements of the Building Code of Australia (BCA).

A4. Lapsing of Approval

This approval will lapse 5 years from the date of commencement of approval, unless:

- 1) a shorter period of time is specified by the Regulations or
- 2) a condition in Schedule 2, or
- 3) the development has physically commenced.

A5. Concept Plan Approval

The Proponent shall comply with all relevant conditions of the approved 'Concept Plan' for the construction of a rehabilitation and disability facility and residential development on the Royal Rehabilitation Centre Sydney, Ryde (MP 05_0001), approved by the Minister on 23 March 2006, including any approved modifications to the Concept Plan.

A6. Road 5 to Victoria Road

Road, earthworks and drainage work construction, and the dedication of the Proposed Road 5 link to Victoria Road (including intersection works & dedication) are approved as part of this Project Approval. The dedication of the Road 5 link to Victoria Road as public road may be staged. The staged dedication boundary is shown on the Tasy Moraitis plan - Stage 1 Superlot Subdivision Plan

A7. Inconsistency between plans and documentation

In the event of an inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail

PART B – PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE

B1. Access

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

B2. Services

Where relevant, to the subdivision, documentary easements for services, drainage, 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.

B3. Common areas and facilities

No right of exclusive use and enjoyment of the whole or any specified part of the designated common area or similar in the approved plans will be conferred on any person or persons without the prior consent of the relevant Council.

These requirements are to be made, at no cost to Council, and to the satisfaction of Council and a restrictive covenant placed on title pursuant to Section 88E of the Conveyancing Act, 1919.

PART C – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

C1. Staged Construction Certificate

A Construction Certificate must be obtained from Council or a Certifying Authority prior to any stage of building work commencing. Staged Construction Certificates may be issued prior to any stage of building works commencing.

C2. Design Modifications

The approved plans and the *Construction Certificate* plans and specifications relating to the proposed residential flat building, required to be submitted to the Certifying Authority, pursuant to Clause 139 of the Regulation, must detail the following amendments:

- a) A least 5 adaptable units are to be identified and designated within the residential flat building. The adaptable units must represent a range of 2 and 3 bedroom units types and be appropriately distributed throughout the apartment buildings to satisfy AS4299.
- b) Recommendations of the Morris Goding Accessibility Consulting report (dated 17 March 2011) relating to AS4299 and AS1428.1:2009; and
- c) Inclusion of ceiling fans within any single aspect units that do not have access to cross-ventilation;
- d) Provision of at grade bicycle parking for visitors of the residential flat building.

C3. Car Park and Service Vehicle Layout

The layout of the car park shall comply with Australian Standard AS2890.1: 1993 Parking Facilities Part 1: Off Street Parking. All parking spaces are to be linemarked. Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior the issue of a Construction Certificate

C4. Road works consistent with Deed of Agreement or Public Domain Specifications

Prior to the issue of a Construction Certificate for any road works, the plans must be certified as complying with the Deed of Agreement between Ryde Council, Frasers and RRCS. Any roadworks not covered by the Deed of Agreement are to be certified as complying with the City of Ryde's public domain specifications for local streets, except where otherwise agreed with Council.

C5. Arborist's report for tree retention and transplanting

Prior to the issue of a Construction Certificate for any road works, infrastructure works, or other works in close proximity to trees identified for transplanting or retention on Plan 3025.TR01 Issue 9 dated January 2012, an arborists report must be submitted and approved by the Certifying Authority. The report must be prepared by a suitably qualified arborist, detailing tree protection measures required to ensure the protection of the trees being retained and transplanted. This may include endorsement of the report prepared by Environmental Partnership 19 December 2011 or clarification that it was prepared by a qualified arborist. All measures and recommendations outlined in the Arborist's report are to be adopted throughout the construction process.

C6. Outdoor Lighting

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 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.

C7. 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 the Construction Certificate

PART D – PRIOR TO COMMENCEMENT OF WORKS

D1. Heritage

Prior to demolition of any buildings, archival photographic recordings are 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 recommendations of the Overall Interpretation Strategy Plan developed for the RRCS site are to be taken into account and implemented where relevant, in all stages of the proposed works.

D2. Statement of Compliance with Australian Standards

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the PCA prior to the commencement of works.

D3. Assessment by Sydney Water's Geologist

Prior to any excavation being undertaken in proximity of the Sydney Water NOOS main, the zone of influence for this main shall be assessed by Sydney Water's Geologist. Any recommendations recommended by Sydney Water are to be implemented throughout the excavation and construction process.

D4. Notice to be Given Prior to Excavation

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

D5. Structural Details

Prior to the commencement of construction, the Applicant shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

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

D6. Traffic & Pedestrian Management Plan

Prior to the commencement of any works on the site, 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,
- (4) pedestrian and traffic management methods, and
- (5) all other matters specified in Section 4.3 of the Construction Management Plan dated 17 February 2011

The Applicant shall submit a copy of the approved plan to Council.

D7. Contact Telephone Number

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

PART E – DURING CONSTRUCTION

E1. Hours of Work

Work on the project to be limited to the following hours: -

Monday to Friday - 7.00am to 5.00pm;

Saturday- 8am to 1pm

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

E2. Construction, Erosion, Traffic and Waste Management

All works shall be carried out in accordance with the Construction Management Plan and Waste Management Plan referred to in Condition A2, the Erosion and Sediment control plan referred to in Condition C6 and the Traffic management Plan referred to in Condition D6.

E3. 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.

E4. 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 Department, Council or the PCA.

E5. 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, Principal Certifying Authority and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- a) 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;
- b) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- c) 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
- d) 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.

E6. Contact Telephone Number

The Applicant 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.

E7. Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Relics

If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the NSW Heritage Office contacted. Depending on the possible

significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.

E8. Impact of Below Ground (Sub-surface) Works – Aboriginal Relics

If any Aboriginal archaeological relics are exposed during construction works, the Applicant shall immediately notify the National Parks and Wildlife Service and obtain any necessary approvals to continue the work. The Applicant shall comply with any request made by the NPWS to cease work for the purposes of archaeological recording.

PART F – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

F1. Public Domain works in accordance with Deed of Agreement

Staged Occupation Certificates may be issued for the project.

F2. Public Domain works in accordance with Deed of Agreement

Prior to the issue of the final Occupation Certificate for the residential buildings, the following works required for Stage 1 Phase 1 to be delivered by the Proponent, including those works in accordance with the Deed of Agreement between the Proponent and Ryde City Council, must be completed:

- All required Public Open Space works, Drainage Works and Traffic and Transport Initiatives as per the Deed of Agreement;
- The construction of all roads necessary to service Stage 1, Phase 1 of the development as per the Deed of Agreement;
- All street tree planting and public open space planting has been carried out to the satisfaction of Council;
- All other public open space works which relate to Stage 1, Phase 1;
- Dedication of roads and public open space to Council prior to the Occupation Certificate for House Type 5 in accordance with the Deed of Agreement.

F3. Landscaping in accordance with the plans

Prior to the issue of each Occupation Certificate for the residential buildings, landscaping works must be completed in accordance with the plans referred to in Condition A2.

F4. Section 73 Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building, Development and Plumbing section of the website at www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, as it may take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

A copy of Sydney Water's Notice of Requirements must be submitted to Council.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.

F5. 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 consent authority and Council by the PCA.

F6. 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, is to be met in full by the Applicant/developer prior to the issue of a final 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.

F7. Registration of Easements

Prior to the issue of a final Occupation Certificate, the Applicant shall provide to the PCA evidence that all easements required by this consent, approvals, and other consents have been or will be registered on the certificates of title.

PART G – DURING OPERATIONS

G1. Annual Fire Safety Certification

The owner of the residential flat building shall certify to Council 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. This 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.

G2. 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.

ADVISORY NOTES

AN1. Sydney Water

An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the Sydney Water Act, 1994 (Compliance Certificate). The Section 73 Certificate shall be submitted to the PCA prior to the occupation of the development or release of the linen plan.

AN2. Requirements of Public Authorities for Connection to Services

The Applicant 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 Applicant. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate for building works.

AN3. Compliance with Building Code of Australia

The Applicant is advised to consult with the PCA about any modifications needed to comply with the BCA prior to submitting the application for a Construction Certificate.

AN4. 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:

- Architectural, construction and structural details of the design in accordance with Council's Policy
- Structural certification prepared and signed by an suitably qualified practising structural engineer.
- The Applicant shall provide evidence of the issue of a Structural Works Inspection Certificate and structural certification shall be submitted to the satisfaction of the PCA prior to the commencement of works.

AN5. Use of Mobile Cranes

The Applicant 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 PCA:

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:

- at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
- 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.

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.

AN6. Noise Generation

Any noise generated during the construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the site.

AN7. Application under Section 37 of Strata Schemes (Freehold Development) Act, 1973

Section 37 and 37A of the Strata Schemes (Freehold Development) Act, 1973 require an application to be submitted to the council or accredited certifier for approval prior to the issue of the certified strata plan of subdivision.

AN8. Compliance with Conditions

The Applicant will be required to submit, documentary evidence that the property has been developed in accordance with plans and conditions of this approval, prior to the issuing of Strata Plan of Subdivision.

AN9. 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.

If street numbers or a change to street numbers are required, a separate application shall be made to Council.

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. 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 applicant/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.

AN12. Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponents responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of consent as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

SCHEDULE 3- Statement of Commitments

MP10_0189

PROJECT APPLICATION FOR

Residential Development Royal Rehabilitation Centre Sydney , Ryde

(sources: Environmental Assessment/ Response to Submissions)

Subject	Commitments	Timing
Approved Project	The development of the Stage 1 Phase 1 residential development will be carried out generally in accordance with the architectural drawings prepared by Cox Richardson Architects dated 12 December 2011, landscape architect drawings prepared by Environmental Partnership dated December 2011, and with the JBA Planning Preferred Project Report by JBA Planning dated December 2011.	No timing. General Statement of Commitment.
Infrastructure & Services	Future development on the site will include upgrades to energy, water, sewer and telecommunications infrastructure in accordance with service provider requirements.	No timing. General Statement of Commitment.
Tree Replacement	The proponent commits to the replanting of vegetation as described in the Landscape Report prepared by Environmental Partnership.	No timing. General Statement of Commitment.
Victoria Road Palm Trees	The proponent commits to the relocation of existing Palm Trees within the site's Victoria Road frontage as detailed in the statement by Environmental Partnerships dated 19 December 2011.	No timing. General Statement of Commitment.
Environmental & Construction Management	The development of the Stage 1 Phase 1 residential development will be carried out in compliance with the Construction Management Plan (CMP). The CMP will specifically include components addressing: <ul style="list-style-type: none"> • Construction Waste Management; • Noise and Vibration Management; • Air Quality Management; • Construction Traffic Management; and • Dust, Erosion and Sedimentation Control. 	Prior to issue of CC
Waste Management	Waste management procedures will be carried out generally in compliance with the Waste Management Plan prepared by Meinhardt dated 17 February 2011 (updated version dated 6 April 2011), with a detailed Waste Management Plan to be submitted once a builder is appointed.	Ongoing
Bulk Earthworks	A bulk earthworks model will be provided with the Construction Certificate documentation, indicating final cut and fill volumes and final design levels for the Stage 1 Phase 1 residential component.	Prior to issue of CC
Communication & Consultation	A site notice board must be erected prior to construction works at the main entrances to the site	Prior to issue of CC

Plan for Construction	which includes a 24-hour contact phone number for the site. This number will also be provided to residents of adjoining properties..	
Accessibility	The recommendations of the Access Review prepared by Morris Goding Accessibility Consulting dated 18 March 2011 will be incorporated in the Construction Certificate documentation.	Prior to issue of CC
Traffic	A detailed Construction Traffic Management Plan will be incorporated in the Construction Certificate documentation.	Prior to issue of CC
Aboriginal Archaeology	If any Aboriginal objects are located during construction, work will stop immediately and the Department of Environment, Climate Change and Water (DECCW), an archaeologist, and the Metropolitan Local Aboriginal Land Council will be contacted.	Ongoing
