

City of Ryde Development Control Plan 2014

Part: 6.6
66-82 Talavera Road, Macquarie Park

Translation

ENGLISH

If you do not understand this document please come to Ryde Civic Centre, 1 Devlin Street, Ryde Monday to Friday 8.30am to 4.30pm or telephone the Telephone and Interpreting Service on 131 450 and ask an interpreter to contact the City of Ryde for you on 9952 8222.

ARABIC

إننا نعتذر عليك فهم محتويات هذه الوثيقة، نرجو للحضور إلى مركز بلدية رايد Ryde Civic Centre على العنوان: 1 Devlin Street, Ryde 1 من الاثنين إلى الجمعة بين الساعة 8.30 صباحاً والساعة 4.30 بعد الظهر أو الاتصال بمكتب خدمات الترجمة على الرقم 131 450 لكي تطلب من أحد المترجمين الاتصال بمجلس مدينة رايد، على الرقم 9952 8222، نيابة عنك.

ARMENIAN

Եթէ այս գրութիւնը չէք հասկնար, խնդրեմ եկէ՛ք Րայդ Բիւրոյ Սիւվիլ Սենթըր, 1 Տելվին փողոց, Րայդ, (Ryde Civic Centre, 1 Devlin Street, Ryde) Երկուշաբթիէն Ուրբաթ կ.ա. ժամը 8.30 – կ.ե. ժամը 4.30, կամ հեռաձայնեցէ՛ք Հեռաձայնի եւ Թարգմանական Սպասարկութեան՝ 131 450, եւ խնդրեցէ՛ք որ թարգմանիչ մը Րայդ Քաղաքապետարանին հետ կապ հաստատուէ ձեզի համար, հեռաձայնելով՝ 9952 8222 թիւին:

CHINESE

如果您看不懂本文，請在周一至周五上午 8 時 30 分至下午 4 時 30 分前往 Ryde 市政中心詢問 (Ryde Civic Centre, 地址: 1 Devlin Street, Ryde)。你也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接通後你可以要求一位傳譯員為你打如下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

FARSI

اگر این مدرک را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر دوشنبه تا جمعه به مرکز شهرداری رايد، Ryde Civic Centre, 1 Devlin Street, Ryde مراجعه کنید یا به سرویس مترجم تلفنی، شماره 131 450 تلفن بزنید و از یک مترجم بخواهید که از طرف شما با شهرداری رايد شماره 9952 8222 تلفن بزند.

ITALIAN

Se non capite il presente documento, siete pregati di rivolgervi al Ryde Civic Centre al n. 1 di Devlin Street, Ryde, dalle 8.30 alle 16.30, dal lunedì al venerdì; oppure potete chiamare il Telephone Translating and Interpreting Service al 131 450 e chiedere all'interprete di contattare a vostro nome il Municipio di Ryde presso il 9952 8222.

KOREAN

이 문서가 무슨 의미인지 모르실 경우에는 1 Devlin Street, Ryde 에 있는 Ryde Civic Centre 로 오시거나 (월 – 금, 오전 8:30 – 오후 4:30), 전화 131 450 번으로 전화 통역 서비스에 연락하셔서 통역사에게 여러분 대신 Ryde 시청에 전화 9952 8222 번으로 연락을 부탁하십시오.

Amend. No.	Date approved	Effective date	Subject of amendment
Draft			Yet to be approved by Council

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1.0 INTRODUCTION

1.1 Land to which this Part applies

This Part applies to 66-82 Talavera Road, Macquarie Park.

1.2 Objectives of this Part

Objectives

The objectives of this Part are:

1. To provide appropriate development control principles for the redevelopment of the land to which this plan applies;
2. To ensure co-ordinated development of the land in accordance with the applicable planning controls under the Ryde Local Environmental Plan 2014;
3. To ensure the delivery of public infrastructure to support the redevelopment of the site;
4. To ensure slender tower forms of varying height which add to and enhance the Macquarie Park skyline;
5. To ensure new development contributes positively to the public domain and streetscape; and
6. To support for a range of land uses including, residential, commercial premises, retail premises, indoor recreation facilities, and other ancillary uses.

1.3 Purpose of this Part

Whilst the subject site is part of the wider Macquarie Park Centre as defined by the Ryde Local Environmental Plan 2014, the site has recently undergone a site specific Planning Proposal which has resulted in a significant uplift of height and FSR on the site which will facilitate the delivery of the open space, affordable housing, and an indoor recreation facility.

This section of the DCP applies supersedes the wider Part 4.5 Macquarie Park Corridor section of the Ryde Development Control Plan 2014.

2.0 SITE PLANNING AND STAGING

The site has an area of 3.8ha and will be responsible for the delivery of significant public infrastructure. This section provides guidance for the future development of the site, and supports the Ryde Local Environmental Plan 2014.

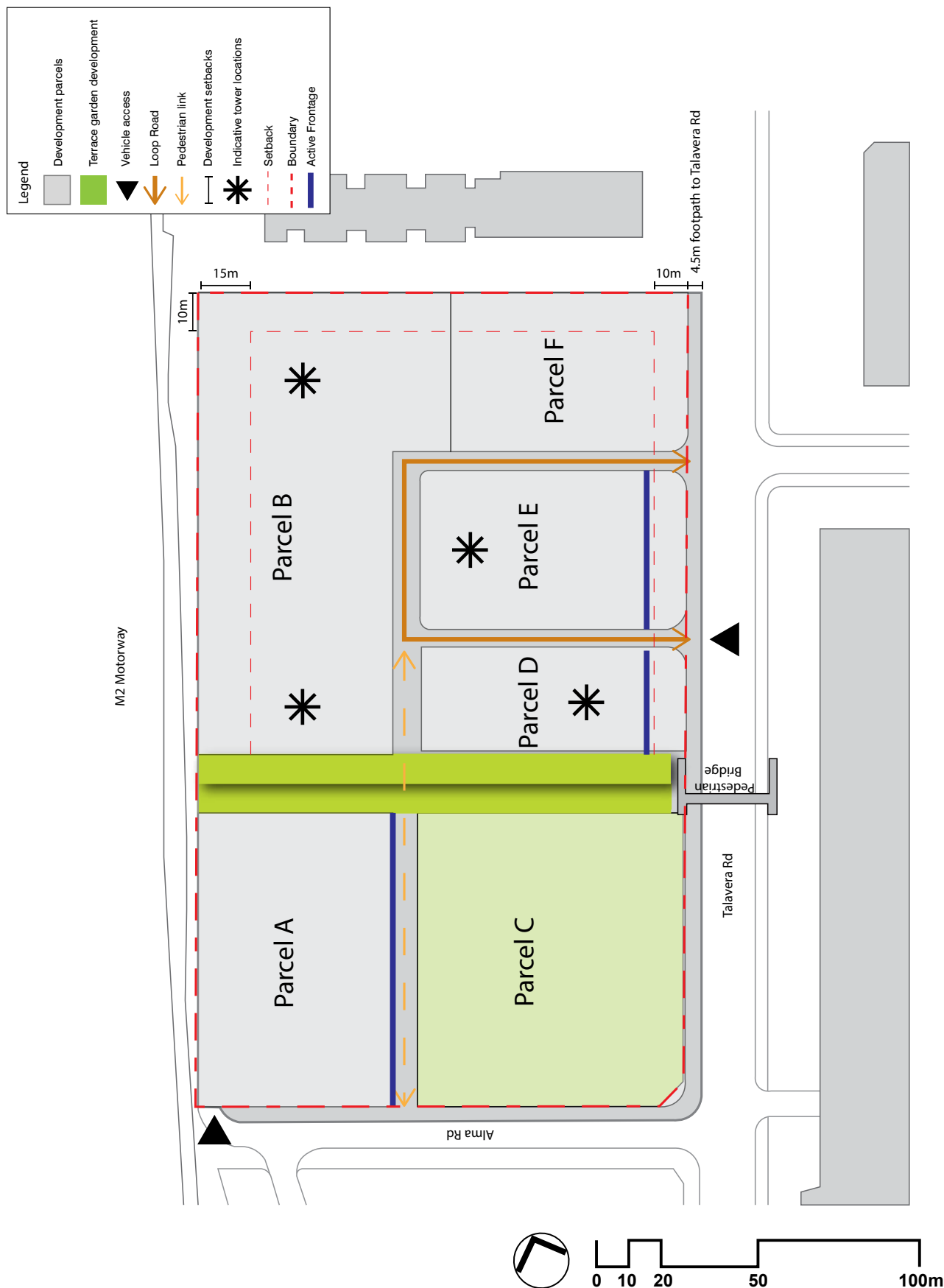
Objectives

The objectives of this Part are:

1. To ensure co-ordinated development of the land in accordance with the applicable planning controls under the Ryde Local Environmental Plan 2014; and
2. To ensure the delivery of public infrastructure to support the redevelopment of the site.

Controls

- a. A Stage 1 Development Application must be lodged for the site which addresses:
 - i. Changes in topography across the site.
 - ii. The timing and staging of future development of the site including the proposed timing for the delivery of public domain and infrastructure, publicly accessible car parking.
 - iii. Provides concept plans for all publicly accessible areas of the site, including:
 - Roads, including upgrades or signalisation of existing roads
 - Open space, including the 6,100m² publicly space, terraced garden areas
 - Footpaths, including new, amended or upgrades to existing footpaths
 - Pedestrian overbridge, identifying height and compliance with applicable standards
 - The location and design of the indoor recreation centre and affordable housing
 - iv. Location of tower and low rise buildings, to building envelope / massing level which demonstrates compliance with the requirements of the Apartment Design Guide can be achieved.
 - v. Location and quantum of non-residential land uses, equal to a total of 20,000m² GFA on the site, including the Astra Zeneca Building.
 - vi. A Traffic Impact Assessment and Green Travel Plan is to be submitted with the Stage 1 Development Application.
 - vii. That the 6,100sqm of public open space is to achieve a minimum of 2 hours solar access between 9-3pm for at least 50% of the total open space area.
- b. Figure 1 provides a high level concept plan for the how the site will be developed. It provides indicative development parcels and nominates locations of tower forms.



3.0 BUILT FORM

This section provides guidance for the future development of the site with regards to Building Height, Setbacks and Building Design and Performance.

Objectives

The objectives of this Part are:

1. Ensure buildings are well located and placed to minimise impacts upon adjoining properties and maximise amenity for future residents;
2. and
3. Ensure buildings are well designed and represent good architectural design principles.

Controls

- a. A maximum of 4 tower forms are permissible on the site.
- b. Building setbacks must be in accordance with the below nominated setbacks:
 - i. Talavera Road – 10m
 - ii. M2 Motorway – 15m
 - iii. Alma Road – 2m
 - iv. 64 Talavera Road – Minimum of 10m, subject to achieving compliance with minimum building separation requirements of Apartment Design Guide.
- c. Tower footprints must not exceed 1,000m² Building Envelope Area.
- d. Buildings must demonstrate that sufficient amenity is achieved for private open spaces and that they are not unreasonably affected by wind. Consideration will be given to the design and nature of any proposed screening, with the exclusion of GFA of any screened, wind affected balconies from the calculation of the total floor space subject to a Clause 4.6 Request to Vary Development Standard. Such a request will be considered on a merits basis by Council. Buildings are to demonstrate a high quality design solution for balconies.
- e. Figure 1 provides a high level concept plan for the how the site will be developed. Below is a high level statement for each of the identified areas:
 - i. Parcel A – This parcel will contain an indoor recreation centre, affordable housing and provide vehicular access from Alma Road. Development within this parcel should maximise passive surveillance of the open space and encourage connection and connectivity to the open space.
 - ii. Parcel B - This development parcel will contain two separate towers which are slender in form and help define the skyline of Macquarie Park It will also contain a low rise residential building and landscape surrounds which provide defined entry points into the buildings.
 - iii. Parcel C – This parcel will contain a 6,100m² open space which is designed to respond to Talavera Rd, allowing passive surveillance where possible. It will allow connectivity and a well-designed interface with the Terrace Garden Development. This space will contain a range of uses, both passive and active spaces and include landscape planting and sufficient soil depth for well located and appropriately placed tall trees.
 - iv. Parcel D - This parcel will contain one tower, with potential to incorporate a base low rise building. Some commercial / retail spaces will be provided which activate the park and Garden Terrace Development. It will provide activation of the internal road either through residential uses with separate entrances or retail / commercial uses at the ground floor. It will also orientate dwellings towards the open space to allow passive

surveillance of this space.

- v. Parcel E – This parcel will contain one tower, with potential to incorporate a base low rise building either at the base of the tower or as a free standing building. Ground floor uses will activate the internal road and the Talavera Road frontage.
- vi. Parcel F – This parcel contains the existing Astra Zeneca building which will be retained.
- vii. Terrace Garden Development – This area will act as a transitional zone of terraces from the high rise residential development through to the lower level open space and the upper level residential / commercial area. It will be stepped to achieve a human scale and allow for a range of uses within the space.

Note: building setbacks may need to be increased to achieve compliance with minimum building separations required under the Apartment Design Guides.

- f. Buildings must comply with the requirements of the Apartment Design Guide. Particular reference is made to the below aspects of the Guide:
 - i. Communal and Public Open Space: Minimum communal open space area equal to a minimum of 25% of each of the development parcels. This can be provided on rooftops and / or at ground level. This must include usable functional spaces for the enjoyment of residents; and
 - ii. Pedestrian Access and Entries: Pedestrian access points are to be provided at the ground level for individual apartments to activate the streetscape. This is to maximise opportunities for passive surveillance.

4.0 ACTIVE FRONTAGE

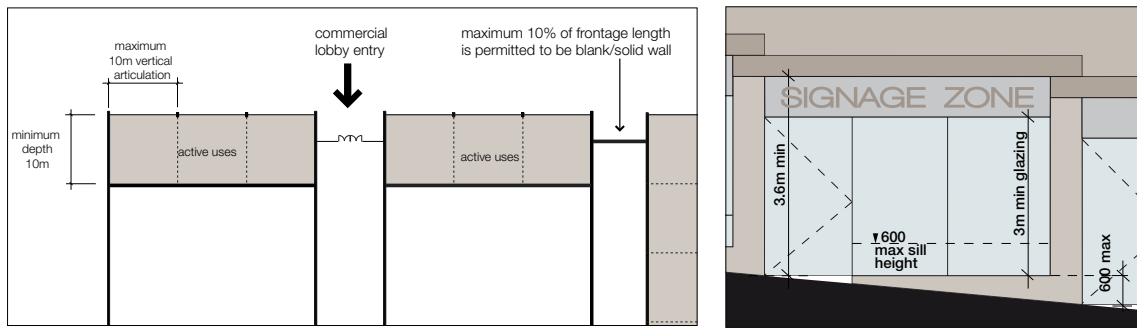
Active uses at ground level are encouraged within Macquarie Park generally but more particularly in Activity Centres in order to ensure vibrant streetscapes, community meeting places and the provision of local services and facilities. This is supported by controls for 'Active Frontages', which identify areas where active ground level uses are to be consolidated.

Objectives

1. To provide a mix of uses to support an increasing employment and residential population over time.
2. To provide a range of uses, including where permitted residential and retail, that generate activity at ground level.
3. To ensure that public spaces and streets are activated along their edges.
4. To encourage safe well used public domain spaces.
5. To create vibrant streetscapes around areas of high pedestrian traffic.

Controls

- a. Continuous ground level active uses must be provided where identified in Figure 1. Buildings must address the street or public domain.
- b. Loading docks, vehicular access is not to be located where primary active frontages are shown in Figure 1 unless it can be demonstrated that there is no alternative.
- c. Active uses are defined as one or more of the following:
 - i. shop fronts;
 - ii. retail/service facilities with a street entrance;
 - iii. cafe or restaurants with street entrance;
 - iv. community and civic uses with a street entrance;
 - v. recreation and leisure facilities with a street entrance;
 - vi. commercial or residential lobbies with a street entrance not more than 20% of the total length of the building's street frontage
- d. Entries to active frontage tenancies are to be accessible and at the same level as the adjacent footpath.
- e. Active uses must occupy the street frontage for a depth of at least 10m.
- f. On sloping sites, the maximum level change between ground floor tenancies and the adjacent footpath is 600 mm.
- g. Where active frontage is required a minimum of 90% of the building frontage is to be transparent i.e. windows and glazed doors (A maximum 10% active frontage may be fire stairs, plant, masonry walls and other non-active uses).
- h. Clear glazing is to be provided to windows and doors. The sill height for windows must be maximum 1200mm above the footpath, including for sloping sites. Refer Figure 7.3.1 below.



Active Frontages Plan Diagram and Active Frontages Elevation Diagram

5.0 PUBLIC DOMAIN, INFRASTRUCTURE AND FACILITIES

This section details the significant public infrastructure and facilities to be delivered. This is also subject to a Voluntary Planning Agreement with City of Ryde Council which is registered on the title of the site.

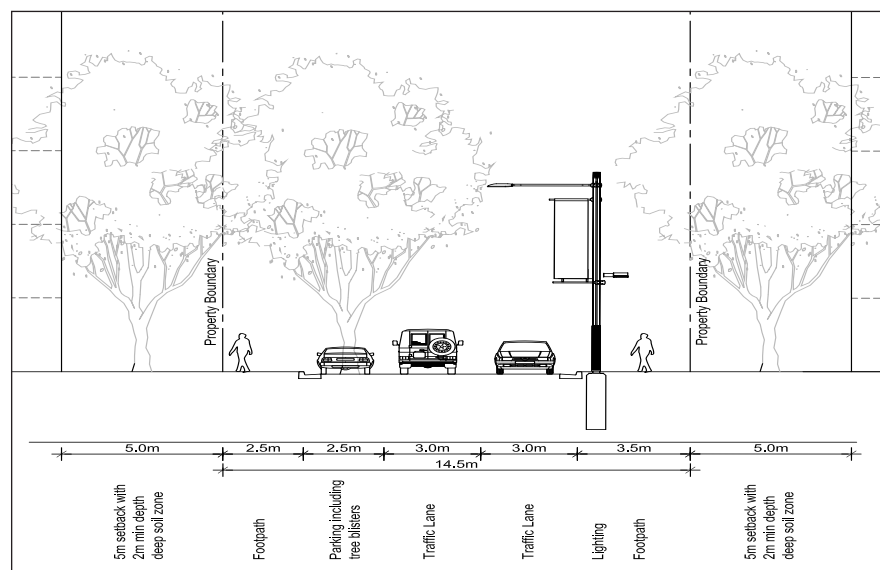
Objectives

The objectives of this Part are:

1. To identify the size and approximate location of the public infrastructure to be delivered on the subject site.

Controls

- a. The future redevelopment of the site must deliver the public infrastructure and facilities identified in Figure 1:
 - i. An open space area a minimum of 6,100m²
 - ii. Affordable housing of 5,296m² GFA
 - iii. A community indoor recreation facility of 3,500m² GFA + 20 dedicated car spaces and up to 180 spaces with free parking up to 2.5 hours
 - iv. 1,030 publicly accessible parking spaces
 - v. Pedestrian footbridge over Talavera Road
 - vi. Footpath along Talavera Rd a minimum of 4.5m wide
- b. Figure 1 provides a high level concept plan for the how the site will be developed and the approximate location of the infrastructure and community facilities to be delivered.
- c. Publically accessible areas are to be designed in accordance with City of Ryde's Public Domain Technical Manual for Macquarie Park.
- d. The proposed loop road is to be a minimum of 14m wide and is to be accordance with the indicative section provided at Figure 3. This is to be designed in accordance with Council's Public Domain Technical Manual for Macquarie Park.



14.5m Wide Streets - Typical section

6.0 WIND IMPACT

Being located on a ridge above the Lane Cove River, the site is relatively exposed to prevailing winds. In order to maximize the amenity of new developments and their adjoining public domains it is important that the design of new buildings incorporate measures to minimize any wind impacts, particularly on the proposed public spaces.

Objectives

1. To protect the public domain from the impact of undesirable winds while allowing the penetration of cooling summer breezes, and
2. To minimise any adverse wind impacts from the introduction of new structures.

Controls

- a. Buildings shall not create uncomfortable or unsafe wind conditions in the public domain which exceeds the Acceptable Criteria for Environmental Wind Conditions. Carefully locate or design outdoor areas to ensure places with high wind level are avoided.
- b. All applications for buildings over 5 storeys in height shall be accompanied with a wind environment statement. For buildings over 9 storeys and for any other building which may be considered an exposed building shall be accompanied by a wind tunnel study report. Refer to Council for documentation and report requirements.
- c. Calculation rules
 - i. Natural wind conditions are intensified by certain types of buildings by the way they relate to the surrounding area. In this section, those buildings are called exposed buildings.
 - ii. A building may be considered exposed if half or more of its height rises above surrounding buildings and/or the building lies on the perimeter of a built up area.
 - iii. Exposed buildings are likely to create unpleasant and even dangerous high winds, mainly in three locations: at the base, around corners or through arcades or other openings at the base of the building.
 - iv. In addition the areas within the exposed buildings that could potentially experience adverse wind effects are the areas on the podium, terraces on the roof or on setbacks in the tower as well as projecting or corner balconies.

Acceptable criteria for environmental wind conditions:

AREA CLASSIFICATION	LIMITING WEEKLY MAXIMUM GUST- EQUIVALENT MEAN	LIMITING ANNUAL MAXIMUM GUST
Outdoor dining areas, amphitheatres etc	3.5 m/s	10 to 13 m/s
Main retail centres and retail streets, parks, communal recreational areas	5.5 m/s	13 m/s
Footpaths and other pedestrian accessways	7.5 m/s	16 m/s
Infrequently used laneways, easements, private balconies	10 m/s	23 m/s

Note: The Gust -Equivalent Mean is defined as the maximum 3 second gust divided by a local Gust Factor for the local wind speed. It is recommended that the local gust factor be derived from

the measured local turbulence intensity. If the mean wind speed happens to be greater than the Gust -Equivalent Mean then the Mean wind speed is to be adopted in place of the Gust -Equivalent Mean.

The Annual Maximum Gust wind speed criteria can be used as an alternative to the Gust-Equivalent Mean Criteria.

If the Gust-Equivalent Mean criteria are being used then a check should also be made to ensure that all areas studied are within the Annual Maximum Gust wind speed of 23 m/s.

When assessing the impact of a proposed development, no increase over the existing wind conditions is acceptable unless the increase over the existing conditions is such that the relevant criterion for that type of space is still satisfied.

- d. Balconies for residential flat buildings above 30m in height are permitted enclosed balconies under Clause 6.12 of the RLEP 2014, subject to further consideration by Council.

6.2 Noise and Vibration

Loud noise affects the amenity of places, particularly in mixed-use areas where developments need to consider the amenity of a range of occupants. The site is in close proximity to the M2 Motorway and future development must respond to noise generated by traffic.

Objectives

1. The impacts of noise on residential development are to be mitigated through appropriate design and the use of insulation.
2. The operation of commercial and industrial developments is to protect the amenity of residential and public spaces.

Controls

- a. An Acoustic Impact Assessment report prepared by a suitably qualified acoustic consultant is required to be submitted with all development applications for commercial, industrial, retail and community buildings, with the exception of applications minor building alterations.
- b. Development is to comply with all relevant statutory regulations.
- c. Where light industrial and commercial development adjoins residential development, the use of mechanical plant equipment and building services will be restricted and must have appropriate acoustic insulation.
- d. Loading and unloading facilities must not be located immediately adjacent to residential development.
- e. Retail premises must limit any spruiking and the playing of amplified music or messages so as not to disturb the amenity of other public and private places.
- f. Air conditioning ducts shall not be situated immediately adjacent to residential development.

7.0 VEHICLE ACCESS AND PARKING

This section provides guidance for the location of vehicle access points and quantum of parking to be located on the site

Objectives

The objectives of this Part are:

1. Manage the impact of traffic generation from development;
2. Provide co-ordinated entry and exit points for the site to reduce impacts on wider traffic network; and
3. Provide commuter car parking spaces to service the needs of the wider Macquarie Park Corridor.

Controls

- a. Vehicle access into the site is to be in accordance with the locations provided in Figure 1.
- b. Individual vehicle access for buildings is to comply with the applicable standards and to occur from the 14.5m loop road and Alma Road.
- c. Parking is to be provided in accordance with Part 9.3 Parking Controls, with the exception of up to 1,030 publically accessible car parking spaces as commuter / general purpose car parking.

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