

Attachment 2 – Compliance Table of Part 4.5 of DCP 2014 - Macquarie Park Corridor.

Melbourne Building

Control	Comments	Comply
Access Network		
<u>4.1 Streets</u> Provide new public streets and pedestrian connections in accordance with Access Structure Plan New Streets are to be dedicated to the Council. New streets are to be maintained by the landowner until dedicated to Council.	The Access Network Map does not identify any new street to be provided on the subject site. However, as part of the Concept Approval – a new road was approved as part of the development. The road is located adjacent to the northern boundary and runs from east to west with vehicular access to internal roads within the development site.	N/a
<u>Pedestrian Connections</u> Provide pedestrian connections in accordance with Access Structure Plan	Road and pedestrian/bicycle pathways approved as part of Concept Approval and Stage 1.	N/a
<u>Bicycle Network</u> Provide dedicated cycle access in accordance with Ryde Bicycle Strategy 2014.	Basement car parking levels have been approved as part of Concept Approval and Stage 1 approval. Bicycle parking spaces have been allocated in the basement levels.	
<u>Sustainable Transport.</u> A Framework Travel Plan. (FTP) is required to be submitted to Council for approval for all development that exceeds 10,000sqm new floor space.	The car parking rate have been determined by Condition C5 of MP10_0112 Mod 7 and listed in the Statement of Commitments as follows: <i>(a) 0.6 spaces /1 bed apt</i> <i>0.9 spaces/2 bed apt</i> <i>1.4 space/3 bed apt</i> <i>1 space per 5 visitors</i> <i>1 space per 100m² commercial GFA.</i>	Yes
<u>Parking Rates</u> • Bicycle parking in accordance with Ryde DCP 9.3 Parking. - In every new building, where the floor space exceeds 600m² GFA (except for dwelling houses and multi unit housing) provide bicycle parking equivalent to 10% of the required car spaces or part thereof. • Car Parking within residential	<i>For any residential apartments that cause the combined GFA of residential apartments on site to exceed 46,420m², there must be no provision for parking spaces other than visitor parking at the rate of 1 per 5 apartments.</i> <i>(b) For any residential apartments that cause the combined GFA of residential</i>	Yes

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development to be provided in accordance: - 0.6 space/1 bed - 0.9 space/2 bed - 1.4 space/3 bed - 1 visitor space/10 dwelling - 1 car share space per 50 parking spaces.	<i>apartments on site to exceed 46,420m² there must be no provision for parking spaces other than visitor parking at the rate of 1 space per 10 apartments.</i> <u>Comment:</u> No additional residents' parking spaces proposed however in accordance with Condition C5 of Mod 7 MP10_0112 6 visitor spaces are proposed in the basement.	Yes
Public Domain <u>Open Space Network</u> Provide public open space as shown in Figure 5.1.1 Open Space Network. <u>Street Trees, Front Setback Tree Planting and Significant Trees.</u> • Street trees and front setback must be provided in accordance with the Street Tree Key Plan in Macquarie Park Public Domain Technical Manual, and their health guaranteed for a minimum of 5 years. • At grade parking is not permitted in the front setback <u>Community Facilities.</u> Community facilities are to be provided in accordance with the relevant documentation prepared by Council, particularly the City of Ryde: Social and Cultural Infrastructure Framework. Based on population growth statistics (available 2011) within Macquarie Park Corridor the City of Ryde. <u>Art in Publicly Accessible Place.</u> • Art must be included in all	The site is not required to provide any public open space as shown in the DCP however the development has provided open space within the site. As part of the Stage 2 approval. Section 94 contributions will be required to be provided. Condition 20 has been imposed for the additional contribution. In addition, 2 extra affordable units to be dedicated to Council, in accordance with Condition C11(a) of MP10-0112 Mod. Condition 53 has been imposed requiring the dedication of 2 more apartments as affordable housing.	Yes N/A Yes N/A

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new development with more than 10,000m ² new floor space in the amount of 0.1% of the construction cost of the works capped at \$1,500,000.	As part of the Stage 2 approval.	
Infrastructure, facilities and public domain improvement. Floor space ratios and height are to comply with Ryde LEP 2014. Access Network and open space network being park are to be dedicated to Council, be design and constructed in accordance with the Macquarie Park Corridor Public Domain Technical Manual.	Concept Approval with regard to height and FSR. New road approved as part of the Concept Approval.	N/A
Built Form <u>Setbacks and Build to Lines</u> • Setback to Epping Road – 10m. • 5m to all new and existing streets. <u>Rear and Side Setbacks</u> Buildings are to be set back 10m from the rear boundary and 5m from a side boundary unless a proposed new road is shown on the site. <u>Building Separation</u> Provide building separation as recommended by the NSW Residential Flat Design Code “Rule of Thumb” requirements. <u>Building Bulk & Design</u> • The floor-plate of buildings above 8 storeys is not to exceed 2000 m², unless it can be demonstrated that slender building forms are achieved through courtyards,	The sitting and setback have been determined by the Concept Application, with the application consistent with the approval. A 10m and minimum 5m building setbacks have been provided from Epping and Herring Road, respectively. The corner intersection (Herring and Epping Road). Building separation distances consistent with Concept Approval - MP10_0112 as modified. Mod 7 MP10_0112 has been approved for the additional 10 storeys and has been reviewed by Urban Design Review Panel and considered satisfactory.	N/A N/A Yes - complies – Concept Approval.

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atria, articulation or architectural devices. • Buildings are to address the street, and are to have a street address • Facade design is to: - Reflect and respond to the orientation of the site using elements such as sun shading and other passive environmental controls where appropriate. - Provide building articulation such as well design roof forms, expressed vertical circulation etc. - Express corner street locations by giving visual prominence to parts of the façade (eg a change in building articulation, material or colour, or roof expression).	The Melbourne Building will have the main entrance from the new internal road and Village Green courtyard area – no changes as approved. When viewed from Herring Road, the building will provide a suitable streetscape presentation. The Urban Design Review Panel has reviewed the proposal, amendments made where required and is supportive of the proposal.	Yes Yes
Site Planning & Staging <u>Site coverage, DS areas & POS</u> • A minimum 20% of a site must be provided as deep soil area. • Deep soil areas must be at least 2 m deep. For the purpose of calculating deep soil areas, only areas with a minimum dimension of 20 m x 10 m may be included. • A minimum 20% of the site area is to be provided as Landscaped Area. • Solar access to communal open spaces is to be maximised. Communal courtyards must receive a minimum of 3 hours direct sunlight between 9 am and 3 pm on the 21st of June. • Appropriate shading is to be provided so that communal spaces are useable during summer.	As per Stage 2 approval.	Yes

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• Provide storage to dwellings as required by the Apartment Design Guide. <u>Vehicular Access</u> • Vehicular access is not permitted along streets identified as 'Active Frontages' (refer to Section 7.2 Active Frontages). • Where practicable, vehicle access is to be from secondary streets. • Potential pedestrian/vehicle conflict is to be minimised by: - limiting the width and number of vehicle access points - ensuring clear site lines at pedestrian and vehicle crossings - utilising traffic calming devices - separating and clearly distinguishing between pedestrian and vehicular access-ways.	Storage has been provided in accordance with the requirement. Condition 31 has also been imposed to ensure that this is complied with. As per Stage 2 approval. As per concept approval – vehicular access off new internal road (secondary street).	Yes Yes
Environmental Performance • Residential development is to comply with BASIX (Building Sustainability Index) requirements. • Development is required to comply with Section 6.1.7 Building Bulk. <u>Wind Impact</u> • 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. • 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	BASIX Certificate submitted. Bulk and scale of the development approved by Concept Approval MP10_0112 Mod 7. A Wind Assessment Report prepared by Windtech. Windtech's assessment is that the height increase for the Melbourne Building is expected to result in an increase in downwash for north easterly winds. The Wind Impact Assessment concludes, inter alia: <i>Recommended in-principle treatments. These treatments are summarised as follows:</i> - A full-height porous screen on the northern end of the through-site link connecting the façade on the west side with the column, or densely foliating vegetation. A 3.0m deep awning	Yes Yes Yes

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may be considered an exposed building shall be accompanied by a wind tunnel study report. Refer to Council for documentation and report requirements.	<i>extending from the Level 02 slab over Ground Level on the western aspect and wrapping around the north-western corner.</i> <i>– Retention of densely foliating tree planting on Ground Level to the east, south and west of the tower, as proposed.</i> <i>– Impermeable balustrades for the north-eastern corner balconies on Levels 02 to 25.</i> <i>– Impermeable balustrades for the south-eastern corner balconies on Levels 04 to 25.</i> <i>– Impermeable balustrades for the north-western corner balconies on Levels 11 to 25.</i> <i>– Impermeable balustrades for the south-western corner balconies on Levels 11 to 25.</i> <i>– Full-height, impermeable screens on the southern edge of the north-eastern corner balconies on Levels 15 to 25.</i> <i>With the inclusion of these treatments to the final design, the results of this study indicate that wind conditions for all outdoor trafficable areas within and around the proposed development are expected to be suitable for their intended uses</i> Condition 29 has been imposed requiring compliance with the recommendations of the report.	
<u>Noise & Vibration</u> • 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. • Development is to comply with all relevant statutory regulations. • Loading and unloading facilities must not be located immediately adjacent to	As per Stage 2 approval.	

Control	Comments	Comply
residential development. • 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.		