

## ASSESSMENT AGAINST RYDE DCP 2014

The proposal has been assessed against the following relevant sections of the Ryde DCP 2014 as follows:

Ryde DCP 2014	Proposed	Compliance
<b>Part 3.5 – Boarding Houses</b>		
<b>1.6 Relationship of this Part to other Plans and Policies</b>		
<p>This Part supplements and gives guidance to the objectives and controls of Ryde LEP 2014 and SEPP (Affordable Rental Housing) 2009.</p> <p>This Part is also to be read in conjunction with:</p> <ul style="list-style-type: none"> <li>• Other Parts of the City of Ryde Development Control Plan 2014, including but not limited to: <ul style="list-style-type: none"> <li>- all parts in 4.0 Urban Centres, and</li> <li>- all parts in 5.0 Special Areas with respect to local area character; and</li> <li>- Part 7.1 Energy Smart, Water Wise; Part 7.2 Waste Minimisation and Management; and Part 9.3 Parking Controls.</li> </ul> </li> <li>• City of Ryde Enforcement Policy – Boarding Houses.</li> </ul> <p>Where boarding house development is associated with residential flat building design, the provisions of SEPP No. 65 Residential Flat Development are also relevant.</p>		
<b>2.1 Desired and Local Area Character</b>		
All boarding house developments are to be designed to be compatible with the character of the local area.	The proposed development is consistent with the existing and desired future character of this low density residential area.	Yes
Where external changes, including building and/or construction work, are proposed, a Local Area Character Statement is to be prepared and submitted with the DA. This must demonstrate compatibility of the design of the development with the character of the local area.	This is submitted and addressed in consideration of clause 30A of the AHSEPP and considers the Character of the Local Area.	Yes. Also see Council's consideration of the local Character in the Assessment report.
Boarding house development located in the vicinity of a Heritage Item or within a Heritage Conservation Area must be designed sympathetically to the significance of the Heritage Conservation Area/Item.	The site is not identified as a heritage item or within a heritage conservation area. Local Heritage Item 10 is located to the north of the site, being part of the Macquarie Park ruins, and Local Heritage Item 345 is located to the north of the site, being the "Macquarie Ice Rink" an Olympic-sized rink and its setting within retail premises, including	N/A

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	rink seating and associated rink facilities. The proposed development does not immediately adjoin these heritage items and is not considered to have any adverse impact on the heritage items.	
<b>Size and Scale</b> In the R1 and R2 zones, a maximum number of 12 bedrooms per boarding house will be permitted.	N/A. The site is zoned B4 mixed use.	N/A
Notwithstanding compliance with numerical standards under the AHSEPP and LEP, applicants must demonstrate that the bulk and relative mass of development is acceptable for the street and adjoining dwellings in terms of: i. Overshadowing and privacy ii. Streetscape (bulk and scale) iii. Building setbacks iv. Parking and traffic generation v. Landscape requirements vi. Visual impact and impact on existing views (this must address view sharing) vii. Any significant trees on site, and viii. Lot size, shape and topography.	The bulk and relative mass has been considered in light of these components, and is considered to satisfactorily address these requirements.	Yes
<b>Parking and Traffic</b> Parking spaces and access are not to be located within communal open space areas or landscaped areas.	Parking is clear of COS and landscaped areas.	Yes
Notwithstanding the requirements of Part 9.3 Parking Controls, a boarding house development for 30 or more bedrooms is to be supported by a Traffic and Parking Impact Assessment Report, prepared by a suitably qualified person, addressing as a minimum the following factors: i. the prevailing traffic conditions ii. the likely impact of the proposed development on existing traffic flows and the surrounding street system iii. pedestrian and traffic safety, and iv. justification of any variation to the parking requirements (if proposed).	The application is accompanied by a Traffic Impact Assessment which considers these factors.	Yes. Also see consideration by Council's Traffic and Development engineering sections in the Assessment report.
<b>3.0 Other Design Requirements</b> <b>3.2 Privacy (Acoustic and Visual) and Amenity</b>		
The main entrance of the boarding house is to be located and designed to address the front (street) elevation.	The main entrance addresses the western boundary to Lachlan Avenue and the public pathway.	Yes
b. Accessways to the front entrance of the boarding house are to be located away from	The windows to the boarding rooms are	Yes

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windows to boarding rooms to maximise privacy and amenity for lodgers.	orientated away from the main entrance.	
c. Boarding houses are to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings and on the amenity of future residents.	The visual and acoustic privacy of neighbours has been carefully considered, and managed by the implementation of acoustic attenuation measures and a Operational Management Plan.	Yes. Refer to further details in the Assessment report regarding suitability of setbacks and building separation and measures to mitigate potential visual privacy impacts.
An acoustic report prepared by a suitably qualified acoustic consultant may be required where there is the potential for noise impacts on occupants and neighbours.	An Acoustic Report has been submitted and addresses potential noise impacts to students and neighbours.	Yes
<b>3.3 Accessibility</b>		
All boarding house developments are to be accompanied by an Accessibility Report which addresses the accessibility requirements for people with disabilities, where required, under the BCA and Disability (Access to Premises – Buildings) Standards 2010.	The existing design and an Access Report has been submitted and addresses accessibility requirements.	Yes
<b>3.4 Waste Minimisation and Management</b>		
Waste storage and recycling facilities shall be provided on the premises in accordance with the requirements for boarding houses contained in Part 7.2 Waste Minimisation and Management of this DCP.	Appropriate waste storage and recycling facilities are provided.	Yes
<b>3.5 Sustainability and Energy Efficiency</b>		
A BASIX Certificate is to be submitted.	A BASIX Certificate is provided.	Yes
<b>3.6 Internal Building Design</b>		
As a minimum, in the R2 Low Density Residential zone (and where Class 1b under the BCA) boarding houses shall make provision for the following facilities within each building; i. storage for occupants; ii. laundry facilities; iii. sanitary facilities.	N/A. The site is zoned B4 Mixed Use.	N/A
As a minimum, in all other cases boarding houses shall make provision for the following facilities within each building; i. manager/operator accommodation where there are 20 or more lodgers; ii. laundry facilities;	Manager's accommodation is provided. Communal laundry facilities are provided.	Yes Yes Yes

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iii. communal food preparation facilities (in addition to private provision where required); iv. sanitary facilities; v. storage area for each occupant.	Communal food preparation facilities are provided at the ground level and alternate levels. Individual sanitary facilities provided. Each Boarding room is capable of providing sufficient storage space. Additional storage is available at the ground level.	Yes Yes
Boarding houses in larger scale developments (more than 20 boarding rooms) are to be designed so that: i. no more than 8 boarding rooms share a stairway and / or corridor.  ii. 1 communal living area is provided per every 8 boarding rooms or part thereof. Consideration may be given to varying this number where it can be demonstrated that the design incorporates opportunities for social interaction within reasonable distance of boarding rooms, whilst maximising privacy and minimising thoroughfares through corridors containing boarding rooms.	The proposal comprises central lift and stair access with corridors spreading out in 4 directions. In some cases, the corridors service 10 rooms.  Each level accommodates 36 or 37 students, with 1 communal living area on each level (excluding the 2 communal living areas in the multi-bed rooms). Despite this shortfall, the proposed design fosters opportunities for interaction.	<b>No.</b> Variation sought. Refer to further discussion in the Assessment report.  <b>No.</b> Variation sought. Refer to further discussion in the Assessment report.
All boarding house developments are to be designed to optimise safety and security, both internal to the development and for the public domain by employing design criteria including: i. maximising overlooking of public and communal spaces while maintaining internal privacy; ii. avoiding dark and non-visible areas; iii. locating communal and common areas in safe and accessible locations; iv. providing lighting appropriate to the location and desired activities; and v. providing clear definition between public and private spaces.	Achieved.  Achieved. Achieved.  Achieved.  Achieved.	Yes
<b>Specific Rooms, Areas and Facilities</b> The development is to be designed to meet the requirements identified in the following table. Details relating to compliance with this section are to be included on plans and in the SEE submitted with the DA:		
<b>Bedrooms/Boarding Rooms</b>		
a. Boarding rooms are to be designed as the principal place of residence for occupants.	Achieved.  Achieved.	Yes  Yes

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<p>b. No boarding rooms shall open directly onto communal living, dining and kitchen areas.</p> <p>c. Each boarding room (excluding any private kitchen or bathroom facilities) must comply with the minimum areas identified in the AHSEPP. Plans shall clearly show the size and maximum occupation of each room. Boarding rooms less than the minimum size will not be supported.</p> <p>d. Where additional facilities are proposed in boarding rooms, the following additional gross floor areas apply:</p> <p>i. Minimum 2.1m<sup>2</sup> for any ensuite, which must comprise a hand basin and toilet; plus</p> <p>ii. 0.8m<sup>2</sup> for any shower in the ensuite (in addition to above); plus</p> <p>iii. 1.1m<sup>2</sup> for any laundry, which must comprise a wash tub and washing machine; plus</p> <p>iv. 2m<sup>2</sup> for any kitchenette, which must comprise a small fridge, cupboards and shelves (in addition to required wardrobe space), a microwave, and a minimum of 0.5m<sup>2</sup> bench area.</p> <p>Note: For fire safety reasons no other cooking appliances are permitted.</p>	<p>Achieved.</p> <p>The proposal provides ensembles for each boarding room, a shared laundry at the Basement 1 Level, kitchens for each studio apartment / 2 bed apartment / multi-bed apartment.</p> <p>The areas provided satisfy the minimum requirements of the AHSEPP, which override these DCP controls.</p>	<p>Yes</p> <p>N/A. Minimum areas nominated in the AH SEPP are satisfied.</p>
<p><b>Communal Living Rooms</b></p> <p>a. Indoor communal living rooms/areas are to be located:</p> <p>i. near commonly used spaces, such as kitchen, laundry, lobby entry area, or manager's office;</p> <p>ii. adjacent to the communal open space; and</p> <p>iii. where they will have a minimal impact on bedrooms and adjoining properties in terms of noise generation.</p> <p>b. Class 1b boarding houses must have indoor communal living areas of a minimum 12.5m<sup>2</sup> or 1.25m<sup>2</sup>/resident, whichever is greater. Class 3 Boarding Houses must provide a common living area a minimum 15m<sup>2</sup> in area, with a further 15m<sup>2</sup> provided for each additional 12 persons thereafter.</p> <p>Note: The communal living area calculation can include any dining area, recreation room or games room, but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.</p> <p>c. Openings are to be oriented away from adjoining residential properties to minimise overlooking and maximise privacy and amenity.</p>	<p>Achieved.</p> <p>Achieved.</p> <p>Achieved.</p> <p>Calculation: 15m<sup>2</sup> Plus 15m<sup>2</sup> for each 12 persons = 610m<sup>2</sup> Area required: 625m<sup>2</sup></p> <p>Areas provided: 1,015.5m<sup>2</sup></p> <p>Achieved.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><b>Communal Kitchen &amp; Dining Areas</b></p>		

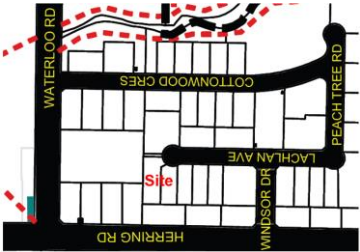
Ryde DCP 2014	Proposed	Compliance
<p>a. Where communal kitchens are provided, they are to be in a location accessible to all residents.</p> <p>b. A communal kitchen area is to be provided with a minimum area of 6.5m<sup>2</sup> in total or 1.2m<sup>2</sup> for each resident occupying a boarding room that does not contain a kitchenette, whichever is greater, and is to contain:</p> <p>i. One sink for every 6 people, or part thereof, with running hot and cold water; and</p> <p>ii. One stove top cooker for every 6 people, or part thereof, with adequate exhaust ventilation.</p> <p>c. A combined kitchen and dining area must have a minimum area of 15m<sup>2</sup> with an additional 1m<sup>2</sup> per room in a development that contains 12 or more bedrooms.</p> <p>d. No bathrooms, toilets or boarding rooms shall open directly on to communal kitchen facilities.</p> <p>e. Where food is proposed to be provided as part of Boarding House operations, or is for sale, kitchen and food areas shall comply with the National Code for the Construction and Fitout of Food Premises and be provided with sufficient ventilation in accordance with the BCA.</p> <p>f. Kitchen facilities shall be available for all lodgers 24 hours per day/7 days per week.</p>	<p>Achieved.</p> <p>Achieved.</p> <p>Not achieved in the communal areas.</p> <p>Not achieved in the communal areas.</p> <p>Required: 503m<sup>2</sup>. Provided: Approx. 507.6m<sup>2</sup>. Achieved.</p> <p>Achieved.</p> <p>N/A. Food is not to be provided. However, the applicant has confirmed that the kitchen and floor areas will be subject to compliance with relevant codes.</p> <p>Achieved.</p>	<p>Yes</p> <p>Yes</p> <p><b>No.</b> Variation sought. Refer to the Assessment report for further details.</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>
<p><b>Bathroom Facilities</b> In all boarding houses communal bathroom facilities must be in an accessible location for all occupants 24 hours per day. Bathrooms should be a minimum of 5m<sup>2</sup>. Where ensuite bathroom facilities are provided in boarding rooms, the overall facilities must comply with the minimum facility requirements for the total occupancy of the overall premises.</p>	<p>Each student has an ensuite. Bathrooms are also available on the ground floor for the use of staff and guests.</p>	<p>Yes</p>
<p><b>Laundry &amp; Drying Facilities</b> a. Laundry and drying facilities are to be provided for all lodgers. Where lodgers do not have their own laundry facilities, the following is to be provided:</p> <p>i. A minimum space of 4m<sup>2</sup> for every 12 lodgers; an additional 3m<sup>2</sup> for every additional 12 lodgers or part thereof;</p> <p>ii. 15m<sup>2</sup> external clothes drying area for every 12 residents in an outdoor area (can be retractable).</p> <p>b. Outside drying areas shall be located in a communal open space in a location which</p>	<p>Washers and dryers are provided at the Basement 1 Level.</p> <p>Requirement of 123m<sup>2</sup>.</p> <p>Requirement of 610m<sup>2</sup>.</p> <p>Location provided in the northern setback area. The</p>	<p><b>No.</b> Variation sought. Refer to the Assessment report for further details.</p> <p><b>No.</b> As above.</p> <p>Yes</p>

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<p>maximises solar access and ensures that the usability of the space is not compromised.</p> <p>c. Internal drying and laundry facilities shall be located in a safe and accessible location for all residents, and separate from communal kitchen facilities.</p>	<p>applicant states that the practical and security considerations limit outdoor drying, but a small area is set aside adjoining laundry facility.</p> <p>Laundry facilities are an extension of the games and social areas of basement mezzanine with direct access to external communal areas and separate from kitchen facilities.</p>	<p>Yes</p>
<p><b>Management Office Design</b> Where management offices are to be provided, they are to be located at a central, visible point which is convenient to occupants of and visitors to the boarding house.</p>	<p>This application does not seek to amend the Boarding rooms component as previously approved – which included an office within the Owner's (Manager's) residence.</p>	<p>N/A</p>
<p><b>4.0 Management</b></p>		
<p>All boarding houses are required to be managed by a manager who has overall responsibility including the operation, administration, cleanliness, maintenance and fire safety of the premises. Management arrangements are to be set out in a Plan of Management.</p>	<p>These responsibilities are setout in the Operational Management Plan.</p>	<p>Yes.</p>
<p>A Plan of Management is to be submitted with each DA for a boarding house. The Plan of Management, as a minimum, must address the ongoing management and operational aspects of the boarding house identified in the template attached to this Part (refer Schedule 2 Template for Plan of Management). Note: The approved Plan of Management will form part of any development</p>	<p>An Operational Management Plan is provided.</p>	<p>Yes.</p>
<p>The name and contact details of the manager or managing agent is to be displayed at all times externally at the front entrance on the boarding house.</p>	<p>Provided in Operational Management Plan.</p>	<p>Yes</p>
<p>Occupiers of adjacent properties are to be provided with a 24 hour telephone number for a principal contact (for example owner or manager) for use in the event of an emergency.</p>	<p>Provided in Operational Management Plan.</p>	<p>Yes</p>

#### Part 4.5 – Macquarie Park Corridor

Consideration of the relevant controls under Part 4.5 Macquarie Park Corridor is as follows:

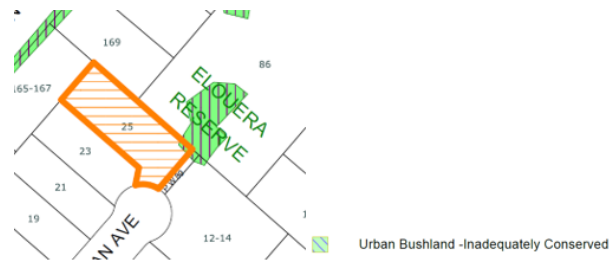


Relevant Control	Comments
<b>3.0 The Structure Plan</b>	
<b>3.2 Urban Structure Plan</b>	
<p>Macquarie Park Corridor will include new residential communities around the North Ryde and Macquarie University Stations. The Macquarie Shopping Centre - NSW second largest shopping mall – has a regional catchment and anchors the Retail Core. Macquarie University is magnet infrastructure attracting tens of thousands of students and staff. The university vision is to integrate private sector research and development with education and health functions with the first stages of this plan realised in the development of the Hearing Hub specialising in auditory technology and the Macquarie University Hospital providing services across a broad range of specialties, including oncology, radiology, neurology and cardiology. The university grounds also include facilities that are open to public such as a swimming pool. Planned residential communities centred on the North Ryde and Macquarie University Rail Stations provide for more than 10,000 new dwellings close to transport, employment and education facilities. Together the Herring Road and North Ryde Station UAPs and this DCP provide for new residential and working communities supported by new infrastructure including new parks, road connections and community facilities.</p> <p>This Development Control Plan seeks to enhance the public domain and implement new roads and parks to support future residents, workers, university students and visitors.</p>	<p>Complies. The site is located in the mixed use-residential part of the Urban Structure Plan.</p> <p>The proposed student accommodation is consistent with the Plan as it supports the operation of the educational facilities and retail in the immediate vicinity.</p>
<b>4.0 Access Network</b>	
<b>4.1 Streets</b>	
<p>a) Provide new public streets and pedestrian connections in accordance with Figure 4.1.1 Access Network.</p> <p>b)</p>  <p>Extract from Figure 4.1.1</p>	<p>N/A. The existing road network is already in place.</p>
<p>c) New streets are to be dedicated to Council. New streets are to be maintained by the landowner until dedicated to Council.</p>	<p>N/A</p>



<b>Relevant Control</b>	<b>Comments</b>
d) Buildings are not permitted to be located on any proposed street and are required to be setback from proposed streets identified in Figure 4.1.1 Access Network.	Complies. The building is set back from the street.
e) Each site is to provide for coordination of proposed streets with neighbouring sites, including level adjustments and detailed plans. This detail is to be provided together with the development application.	N/A. This clause is not applicable as the site is not required to provide a new road.
f) Lighting, paving and street furniture, landscaped setbacks and tree planting are to be provided as required in the <i>Macquarie Park Corridor Public Domain Technical Manual (PDTM)</i> .	N/A. This clause is not applicable as the site is not required to provide a new road.
g) Provide new streets as follows: i. 20m wide (typical) streets in accordance with Figure 4.1.2. or ii. 14.5m wide (typical) streets in accordance with Figure 4.1.3.	N/A
h) Where required by Council, an additional 0.5m footpath is to be provided to augment the 14.5m streets to achieve a minimum 2.5m footpath.	N/A. This clause is in regard to new streets. AS no new streets are proposed, the clause is not relevant.
<b>4.2 Pedestrian Connections</b>	
a) Provide pedestrian bridges in accordance with the Access Structure Plan. Figure 3.4.1	N/A
b) Provide pedestrian connections in accordance with Figure 4.1.1 Access Network	Complies. Pedestrian link from Lachlan Avenue to Elouera Reserve is to be maintained, widened and re-paved in accordance with the PDTM.
c) Pedestrian connections are to: i. Be a minimum of 6m wide comprising 4m wide paving ii. Be designed with a 2m setback to any building. iii. Be publicly accessible at all times. iv. Provide a clear sightline from one end to the other for surveillance and accessibility. v. Maximise active frontages pedestrian connections. vi. Be designed to consider pedestrian safety and the security of adjacent businesses, particularly at night (for example, where pedestrian through-site links are provided between buildings, windows are to be provided between the internal ground floor space of the building and the pedestrian link). vii. Extend and enhance the public domain and have a public domain character. viii. Be in accordance with Part 9.2 of the RDCP 2014 (Access for People with	Complies and considered appropriate by Council's City Works section.

<b>Relevant Control</b>	<b>Comments</b>
<p>Disabilities) and designed to provide barrier-free access in accordance with AS 1428 and the Disability Discrimination Act 1992.</p> <p>ix. Paving shall be in accordance with the Macquarie Park Public Domain Technical Manual.</p> <p>x. Remain in private ownership and be created as Rights-of-Way in favour of Council or a similar mechanism.</p>	
d) Each site is to provide for coordination of pedestrian connections with neighbouring sites, including level adjustments and detailed plans. Detailed plans, sections and other material as necessary are to be provided	Complies. Suitable engineering plans demonstrate appropriate levels.
<b>4.3 Bicycle Network</b>	
a) Provide dedicated cycle access in accordance with <i>Ryde Bicycle Strategy 2014</i> in accordance with <i>Figure 4.3.1 Indicative Cycleways</i> .	N/A
<b>4.4 Sustainable Transport</b>	
<b>Travel Plans</b>	
<p>a) Upgrade the bus interchange in Herring Road in accordance with the Access Structure Plan to:</p> <p>i. Accommodate additional bus stops to provide for increased patronage;</p> <p>ii. Reduce pedestrian and vehicle conflict;</p> <p>iii. Enable active frontage.</p>	N/A
b) Any DA that includes residential development on the Macquarie Shopping Centre site is to provide a master plan that demonstrates how the bus interchange upgrade may be achieved.	N/A
<p>c) A Framework Travel Plan (FTP) is required to be submitted to Council for approval together with a DA for all development that exceeds 10,000m<sup>2</sup> new floor space</p> <p>d) For all development the FTP must also:</p> <p>i. Identify measures in an Action Plan that will implement the 40% public transport/60% private transport target for the journey to work, including appointing a Travel Plan Coordinator, minimising drive alone trips to work, encouraging walking, cycling, car sharing, car pooling and public transport use.</p> <p>e) Provide a Final Travel Plan to Council for certification prior to the issue of any Occupation Certificate.</p>	<p>Complies. The proposed total floor space is 10,879m<sup>2</sup>.</p> <p>A Framework Travel Plan (FTP) is provided in the accompanying Traffic and Parking Report. Implementation is managed by <b>Condition 178</b>.</p>
<b>Parking Rates</b>	
f) Bicycle parking and end-of-trip facilities are to be provided in accordance with	Complies. End of trip facilities are provided as each resident has a private ensuite.

<b>Relevant Control</b>	<b>Comments</b>
the RDCP 2014 Part 9.3 Parking Controls.	
g) Parking is to be provided in accordance with the RDCP 2014 Part 9.3 Parking Controls.	N/A Parking is set out in the AH SEPP.
<b>Car Sharing Parking</b>	
h) All parking spaces for car share schemes are to be: <ul style="list-style-type: none"> <li>i. Publicly accessible 24 hours a day seven days per week.</li> <li>ii. Located together in the most convenient locations.</li> <li>iii. Located near and with access from a public road and integrated with the streetscape through appropriate landscaping where the space is external.</li> <li>iv. Designated for use only by car share vehicles by signage.</li> <li>v. Parking spaces for car share schemes located on private land are to be retained as common property by the Owners Corporation of the site.</li> </ul>	<p>Complies.</p> <p>Car share is privately available to residents.</p> <p>Achieved.</p> <p>N/A Located in the basement.</p> <p>Achieved.</p> <p>N/A The car share will be operated by the operator of the facility.</p>
<b>5.0 Public Domain</b>	
<b>5.2 New Open Space</b>	
a) Provide public open space as shown in Figure 5.1.1 Proposed Open Space Network and in accordance with sections 5.3 and 5.6 of this Part. To vary public open space requirements, refer to master plan controls under Clause 8.1 Site Planning and Staging.	N/A Figure 5.1.1 does not apply to the development site.
<b>5.8 Street Trees, Front Setback Tree Planting and Significant Trees</b>	
a) Street trees and front setbacks must be provided in accordance with the Street Tree Key Plan in the <i>Macquarie Park Public Domain Technical Manual (PDTM)</i> , and their health guaranteed for min. 5 years.	Complies. The proposal is considered satisfactory when reviewed against the requirements of the PDTM.
b) At grade parking is not permitted in the front setback.	Achieved. No parking in the front setback.
c) Where: <ul style="list-style-type: none"> <li>(i) New floor space or parking areas are proposed; and</li> <li>(ii) A site is shown part coloured on the Sydney Metropolitan Catchment Vegetation Mapping 2013;</li> <li>(iii) and removal of native vegetation species is proposed:</li> </ul> Submit a Flora and Fauna Assessment prepared by a suitably qualified ecological consultant with the DA that has regard to: <ul style="list-style-type: none"> <li>(i) Part 9.5 Tree Preservation of the RDCP 2014.</li> <li>(ii) NSW Threatened Species Conservation Act.</li> </ul>	<p>Complies. Council's Environmentally Sensitive Areas map identifies Urban Bushland – Endangered trees are located in Elouera Reserve.</p>  <p>Council's Consultant Arborist has reviewed the proposal, as amended, and confirms that</p>

<b>Relevant Control</b>	<b>Comments</b>
(iii) Sydney Metropolitan Vegetation Mapping 2013.	the proposal does not unduly impact upon any existing biodiversity or trees or vegetation on the site.
<b>5.10 Art in Publicly Accessible Spaces</b>	
a) Art must be included in all new development with more than 10,000m <sup>2</sup> new floor space in the amount of 0.1% of the construction cost of the works capped at \$1,500,00.00.	Complies. The proposal makes provision for public art which is supported by Council's Centres Coordinator ( <b>Conditions 77, 196 and 232</b> ).
b) Art must be located within the site so as to be publicly accessible (i.e. viewed or experienced from publicly accessible places).	Complies. Refer (a) above.
c) A site-specific Arts Plan is to be submitted together with the development application. <ul style="list-style-type: none"> <li>(i) Arts project description and statement of artistic intent.</li> <li>(ii) Thematic framework for the artwork.</li> <li>(iii) Concept drawing and descriptions of proposed art works;</li> <li>(iv) Implementation (detailing at what stage the artwork will be implemented etc)</li> <li>(iv) Preliminary construction details with particular emphasis on public safety considerations.</li> </ul>	Complies. Refer (a) above.
<b>6.0 Implementation – Infrastructure, facilities and Public Domain Improvements</b>	
a) Floor Space Ratios and Height of Buildings are to comply with the Ryde LEP 2014.	FSR – Complies, subject to bonus afforded by the AH SEPP.  Height – variation sought. Refer to consideration in the Assessment report.
b) The Access Network being roads and the Open Space Network being parks are to <ul style="list-style-type: none"> <li>(i) be dedicated to Council as part of a new development and are to</li> <li>(ii) conform with the Macquarie Park Corridor Access Structure Plan.</li> <li>(iii) be designed and constructed in accordance with the <i>Macquarie Park Corridor Public Domain Technical Manual</i> and Section 4 of this Part.</li> </ul>	N/A
c) The public land such as the road verge adjoining a development site is to be embellished and dedicated to Council as part of any new development. The design and construction of the works are to be undertaken in accordance with the <i>Macquarie Park Public Domain Technical Manual</i> and Section 4 of this Part.	N/A
<b>7.0 Built Form</b>	
<b>7.1 Site Planning and Staging</b>	
a) Sites are to be planned to allow for the future provision of new streets and open	N/A

<b>Relevant Control</b>	<b>Comments</b>
spaces in accordance the Figure 4.1.1 Access Network and Figure 5.1.1 Proposed Open Space Network.	
<b>7.3 Active Frontage</b>	
a) Continuous ground level active uses must be provided where primary active frontages are shown in Figure 7.3.2 Active Frontage and Setback Control Drawing. Buildings must address the street or public domain.	Complies. The ground level comprises the main lobby and communal areas which foster activation of the site.
b) Front door and street address is to be located on the primary frontage.	Complies. The front entry addresses Lachlan Avenue and the public pathway along the eastern boundary.
c) Loading docks, vehicular access is not to be located where primary active frontages are shown in Figure 7.3.2 Active Frontage and Setback Control Drawing unless it can be demonstrated that there is no alternative.	Complies. The loading dock is located in the basement. Vehicular access is appropriately screened from public view.
d) Active ground level uses are encouraged where secondary active frontages are shown in Figure 7.3.2 Active Frontage and Setback Control Drawing	N/A
e) 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	N/A
f) Entries to active frontage tenancies are to be accessible and at the same level as the adjacent footpath.	N/A
g) Active uses must occupy the street frontage for a depth of at least 10m. Refer Figure 7.3.1 Active Frontages Plan Diagram and Active Frontages Elevation Diagram.	N/A
h) On sloping sites, the maximum level change between ground floor tenancies and the adjacent footpath is 600 mm.	N/A
i) 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).	N/A

<b>Relevant Control</b>	<b>Comments</b>
j) 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.	N/A
<b>7.4 Setbacks and Build-to Lines</b>	
a) Minimum setbacks and build-to lines must be provided as shown Figure 7.3.2 Active Frontage and Setback Control Drawing – summarised as follows: (i) Zero setbacks / build-to lines to Primary Active Frontage; (ii) 5m setback to all existing and new streets unless otherwise specified; (iii) 10m setback to Waterloo Road and Talavera Road; (iv) 10m green setbacks to the M2 tollway and Epping Road; and (v) 5m built form setback to all parks (existing and proposed – subject to providing a Riparian Corridor in accordance with the NSW Office of Water’s Guidelines for Riparian Corridors on Waterfront Land).	Complies.  N/A Achieved. N/A N/A Achieved.
b) Subject to negotiation with Council single storey structures which include active uses may be located within the Secondary Active Frontage. These structures must address the public domain, be transparent as far as practicable and will be subject to the ECRL Guidelines.	N/A
c) Provide 2m setbacks to pedestrian pathways (unless within a building)	Complies.
d) Despite clause 7.2. a development may be set back further from the street or public domain where it can be demonstrated to Council that the impacts of development on underground rail infrastructure are not in accordance with the ECRL Underground Infrastructure Protection Guidelines Report No. 20007300/ PO-4532 obtainable from Transport for NSW.	N/A
e) Council encourages development that complies with Figure 7.3.2 Active Frontage and Setback Control Drawing and meets the requirements of the ECRL Second Reserve Support Zone. The following are permitted in the Second Reserve support zone.	N/A
f) Underground parking is not permitted to encroach into the front setback areas unless it can be demonstrated that the basement is designed to support significant mature trees and deep root planting. Refer to Figure 7.4.	Complies. Basement structures are suitably located to allow for mature trees to be planted in the front setback areas. Council’s Landscape Architect has identified that 1 proposed tree is sited over the basement. However, this has been addressed



<b>Relevant Control</b>	<b>Comments</b>
	by relocating the tree as discussed in detail in the Assessment report.
g) Awnings, canopies, balconies, sun shading and screening elements can project forward of the street setback line.	Complies.
h) 60% of the street setback area is to be soft landscaping. Existing mature trees are to be retained where possible. Paved areas are to relate to the materials and finishes of the adjacent streetscape. At grade car parking must not be located within this setback.	Complies. Substantial soft landscaping and trees are located in the front setback area.
<b>7.5 Awnings and Canopies</b>	
a) Awnings must be provided where Primary Active Frontages are shown in Figure 7.3.2 Active Frontage and Setback Control Drawing. Entry canopies and discontinuous awnings are encouraged elsewhere in the Corridor.	N/A
<b>7.6 Rear and Side Setbacks</b>	
a) 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.	Complies. 10m rear setback provided. 5m side setback provided.
b) Buildings are not to be constructed on the locations for proposed new roads. An allowance for a 5m setback from a proposed road should also be made.	N/A
c) Awnings, canopies, balconies, sun shading and screening elements may project into the rear setback zones	Complies. .
d) Basement car park structures should not encroach into the minimum required rear or side setback zone unless the structure can be designed to support mature trees and deep root planting.	Complies. The basement encroaches into the rear and side (northern) setback area. However, suitable deep soil and planting on structures is provided to enable mature trees to grow. Refer to the Landscape Plans.
e) Above ground portions of basement car-parking structures are discouraged and deep soil planting is promoted.	N/A. No portions of basement carparking are above ground.
f) Natural ground level is to be retained throughout side and rear setbacks, wherever possible. Refer to Section 8.4 Topography and Building Interface for controls.	Complies.
<b>7.7 Building Separation</b>	
Residential: c. Provide building separation as per SEPP 65 - Design Quality of Residential Apartment Development requirements.	<b>No.</b> Not achieved for all levels of the proposal. Refer to further detail in the Assessment report.
<b>7.8 Building Bulk and Design</b>	
a) The floor-plate of buildings above 8 storeys is not to exceed 2,000m <sup>2</sup> , unless it can be demonstrated that slender building forms are achieved through courtyards, atria, articulation or architectural devices.	Complies.



<b>Relevant Control</b>	<b>Comments</b>
b) Buildings are to address the street, and are to have a street address.	Complies.
c) Facade design is to <ul style="list-style-type: none"> <li>(i) Reflect and respond to the orientation of the site using elements such as sun shading and other passive environmental controls where appropriate.</li> <li>(ii) Provide building articulation such as well design roof forms, expressed vertical circulation, etc.</li> <li>(iii) Express corner street locations by giving visual prominence to parts of the façade (e.g. a change in building articulation, material or colour, or roof expression).</li> <li>(iv) Integrate and co-ordinate building services such as roof plant, parking and mechanical ventilation with the overall façade and building design, and be screened from view.</li> <li>(v) Roof forms, building services and screening elements are to occur within the overall height controls. Refer to Ryde LEP 2014 for height controls.</li> <li>(vi) Ventilation louvres and car park entry doors are to be coordinated with the overall façade design.</li> </ul>	<p>Complies. Building siting responds to the orientation of the site.</p> <p>Suitable building articulation is proposed which is representative of the educational and residential form of the building. The building has a strong presentation to Lachlan Avenue.</p> <p>Building services are coordinated.</p> <p>Included in height.</p> <p>Car park features are coordinated into the design of the building and is screened from view from the public domain.</p>
d) The distance of any point on a habited floor from a source of natural daylight should not exceed 12m (such as from the core to an external window). <ul style="list-style-type: none"> <li>(i) Atria and courtyards are to be used to promote access to natural light, pedestrian links and slender building forms.</li> <li>(ii) Arrange courtyards and atria to respond to street lot &amp; solar orientation.</li> <li>(iii) The preferred height to width ratio of atria is 3:1.</li> </ul>	Complies. Natural daylight is provided to all units.
e) Buildings are to be designed to be flexible – car parking above the ground level is to have a floor to ceiling height of not less than 2.7m.	N/A
<b>8.0 Site Planning And Staging</b>	
<b>8.1 Site Planning and Staging</b>	
a) Sites are to be planned to allow for the future provision of new streets, pedestrian connections and open spaces in accordance with Figure 4.1.1 Access Network and Figure 5.1.1 Proposed Open Space Network. Where it is proposed to vary the locations of open space, and roads; a master plan must be submitted with the development	N/A

Relevant Control	Comments
<p>application in accordance with clause 8.1.b (below) and the following:</p> <ul style="list-style-type: none"> <li>(i) Equal or greater quantum of open space or road area than shown in Figure 4.1.1 Access Network and Figure 5.1.1 Proposed Open Space Network;</li> <li>(ii) A highly visible and publicly accessible location for passive open space bounding Waterloo Road;</li> <li>(iii) The same functional outcomes for open space as specified in Section 5.2;</li> <li>(iv) The same connection points to existing roads as shown in the Figure 4.1.1 Access Network and the ability to enhance connectivity; and</li> </ul>	
<p>b) All sites 15,000m<sup>2</sup> or more in area should lodge a site-specific Master Plan and/or Stage 01 development application for approval.</p>	<p>N/A</p>
<p><b>8.2 Site Coverage, Deep Soil Areas and private open space</b></p>	
<ul style="list-style-type: none"> <li>a) A minimum 20% of a site must be provided as deep soil area.</li> <li>b) Deep soil areas must be at least 2 m deep.</li> <li>c) For the purpose of calculating deep soil areas, only areas with a minimum dimension of 20 m x 10 m may be included.</li> </ul>	<p><b>Partial compliance.</b></p> <p>Deep soil provided for 602.1m<sup>2</sup> or 26.6% of the site with minimum depth of 2m.</p> <p>However, none of the deep soil meets the dimensions of 20m x 10m.</p> <p>The objectives of this clause is:</p> <ol style="list-style-type: none"> <li>1. <i>To maintain the ‘campus style’ industrial parklands character that typifies much of the Corridor.</i></li> <li>2. <i>To provide developments with a high level of amenity and landscape character.</i></li> <li>3. <i>To retain existing mature trees and allow for future tree planting.</i></li> <li>4. <i>To provide occupants with passive recreational opportunities.</i></li> <li>5. <i>To provide an area on site for soft landscaping and deep soil planting.</i></li> <li>6. <i>To improve stormwater quality and minimise water consumption through implementation of water sensitive urban design guidelines.</i></li> </ol> <p>Despite the shortfall in deep soil areas, the proposal meets the objectives of this clause.</p> <p>Despite the shortfall in dimensions for the deep soil areas, the proposal meets the objectives of this clause.</p> <p>A campus style development is provided, with the design of the development being ‘educational’ to connect to the University</p>

<b>Relevant Control</b>	<b>Comments</b>
	<p>Precinct. The development is considered to provide a high level of amenity and landscape character. Existing mature trees will be retained within the site and the public domain, and active and passive recreational opportunities are provided within the site, which supplement the opportunity for recreation in Elouera Reserve.</p> <p>The proposal provides 40% of the site as soft landscaping, which exceeds the minimum requirement of 20%.</p> <p>Council's Senior Development Engineer has raised no concerns with regard to stormwater quality and management. Overall the proposal may have a deficiency with the numerical requirements of the control, but the development is capable of meeting the objectives of the control and is supported.</p>
d) A minimum 20% of the site area is to be provided as Landscaped Area. Landscaped Area is defined as: Area on the site not occupied by any buildings, except for swimming pools or open air recreation facilities, which is landscaped by way of gardens, lawns, shrubs or trees and is available for use and enjoyment by the occupants of the building, excluding areas used for driveways, parking areas or drying yards.	Complies. Required: 453.32m <sup>2</sup> . Provided: 913.7m <sup>2</sup> .
e) 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.	Complies.
f) Appropriate shading is to be provided so that communal spaces are useable during summer.	Complies.
g) Communal open spaces are to incorporate the primary deep soil area where possible.	Complies. COS areas are appropriately landscaped, including deep soil or planting on structures to ensure mature trees can be accommodated.
h) Landscaping is to contribute to water efficiency and effective stormwater management. Landowners are to consult with Council for requirements to address stormwater quality.	Complies and supported by Council's Development Engineer.
<b>8.3 Planting on Structures</b>	
a) Provide optimum conditions for plant growth by providing appropriate irrigation and drainage methods.	Complies. Appropriate irrigation and drainage provided.
b) Design planters to provide the largest possible volume of soil, in accordance with the recommended standards.	Complies. Appropriate planters provided.
<b>8.4 Topography and Building Interface</b>	
a) Level changes across sites are to be resolved within the building footprint.	Complies.

<b>Relevant Control</b>	<b>Comments</b>
<p>(i) Where buildings are built to the street boundary (i.e. zero setbacks, refer to Section 7.4 Setbacks and Build-to Lines), a level transition must be provided between the building and the adjacent footpath. This level must be maintained for a minimum depth of 10 m into the building.</p> <p>(ii) Where buildings are set back from the street boundary, entries are to be provided at street level wherever possible.</p> <p>c) Natural ground level is to be retained for a zone of 4m from the side and rear property boundaries. Retaining walls, cut and fill are not permitted within this zone.</p> <p>d) The maximum height of retaining walls within the front, side and rear setbacks is not to exceed 1.2 m.</p>	<p>N/A</p> <p>Achieved.</p> <p>Achieved.</p> <p>Achieved.</p>
<p>b) An accessible path of travel is to be provided from the street through the main entry door of all buildings.</p> <p>(i) Where necessary, stairs and ramps are to be integrated with the landscape design of front setbacks.</p>	<p>Complies. An accessible path of travel is provided from the street through the main entry door of the building.</p>
<p>e) Publicly accessible open spaces under private ownership (courtyards, forecourts) must be provided at footpath level. Where level changes cannot be avoided due to topography, the finished level of the open space must not exceed 1.2 m above footpath level.</p>	<p>Complies. The proposal includes the widening of the existing public pathway along the eastern boundary of the site. Appropriate levels are provided to enable access to this pathway.</p>
<b>8.5 Site Facilities</b>	
<p>a) Vehicular access to loading facilities is to be provided from secondary and tertiary streets where possible.</p>	<p>Complies.</p>
<p>b) Rubbish and recycling areas must be provided in accordance with Section 6.3 Waste Management. These areas must:</p> <p>(i) be integrated with the development;</p> <p>(ii) minimise the visibility of these facilities from the street; and</p> <p>(iii) be located away from openable windows to habitable rooms.</p>	<p>Complies.</p>
<p>c) Barrier free access is to be provided to all shared facilities.</p>	<p>N/A</p>
<b>8.6 Vehicular Access</b>	
<p>a) Vehicular access is not permitted along streets identified as 'Active Frontages' (refer to Section 7.3 Active Frontages).</p>	<p>N/A</p>
<p>b) Where practicable, vehicle access is to be from secondary streets.</p>	<p>N/A</p>
<p>c) Potential pedestrian/vehicle conflict is to be minimised by:</p> <p>(i) limiting the width and number of vehicle access points</p>	<p>Complies.</p> <p>A single vehicular access point is provided.</p>

<b>Relevant Control</b>	<b>Comments</b>
<ul style="list-style-type: none"> <li>(ii) ensuring clear sight lines at pedestrian and vehicle crossings</li> <li>(iii) utilising traffic calming devices</li> <li>(iv) separating and clearly distinguishing between pedestrian and vehicular accessways</li> </ul>	<p>Suitable sight lines are achieved.</p> <p>N/A</p> <p>Pedestrian and vehicular accessways are clearly distinguished.</p>
<p>d) The appearance of car parking and service vehicle entries is to be improved by:</p> <ul style="list-style-type: none"> <li>(i) locating or screening garbage collection, loading and servicing areas visually away from the street</li> <li>(ii) setting back or recessing car park entries from the main façade line</li> <li>(iii) avoiding black holes in the façade by providing security doors to car park entries</li> <li>(iv) where doors are not provided, it is to be ensured that the visible interior of the car park is incorporated into the façade design and material selection and that building services pipes and ducts are concealed, and</li> <li>(v) returning the façade material into the car park entry recess for the extent visible from the street as a minimum.</li> </ul> <p>e) The width of driveways is to be determined in accordance with the requirements of Ryde DCP 2014 and the relevant Australian Standards.</p>	<p>Complies.</p> <p>Loading is catered for in the basement.</p> <p>The entrance is set back from the street boundary.</p> <p>Black holes are avoided by a security door.</p> <p>N/A</p> <p>Not required as the driveway entry is substantial setback from the street.</p> <p>Achieved.</p>
<b>8.7 Onsite Parking</b>	
<p>a) Safe and secure 24-hour access to car parking areas is to be provided for building users.</p>	<p>Complies. Refer to the Operational Management Plan.</p>
<b>At-Grade Parking</b>	
<ul style="list-style-type: none"> <li>b) Parking areas must not be located within the front, side or rear setbacks.</li> <li>c) Parking areas are to be screened from view from the street, public domain and communal open space areas, using site planning and appropriate screen planting structures.</li> <li>d) Provide safe and direct access from parking areas to building entry points.</li> <li>e) Provide appropriate mature vegetation between parking bays to provide shade and enhance visual impact.</li> </ul>	<p>N/A</p>
<b>Basement Parking</b>	
<p>f) Basement parking areas should be located directly under building footprints to maximize opportunities for deep soil areas unless the structure can be designed to support mature plants and deep root plants.</p>	<p>Complies. The basement is generally located under the building footprint, and achieves deep soil planting along the perimeter of the site.</p>
<b>8.8 Fencing</b>	

<b>Relevant Control</b>	<b>Comments</b>
a) Fencing is not permitted on the perimeter boundary of sites. Security should be provided within buildings.	The side (northern and southern) and rear (western) boundaries of the site currently feature boundary fencing which is to be replaced at the applicant. These should be retained for privacy reasons. No fencing is provided along the side (eastern) boundary.
<b>9.0 Environmental Performance</b>	
<b>9.1 Wind Impact</b>	
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.	Complies. The proposal is accompanied by a Qualitative Wind Assessment report and the recommendations are included in the design of the development.
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.	Complies. The proposal is accompanied by a Qualitative Wind Assessment report and the recommendations are included in the design of the development.
<b>9.2 Noise and Vibration</b>	
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.	Complies. The application is accompanied by an Acoustical Report and the recommendations are incorporated into the proposal. No objection is raised by Council's Environmental Health Officer.
b) Development is to comply with all relevant statutory regulations.	Complies.
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.	N/A
d) Loading and unloading facilities must not be located immediately adjacent to residential development.	Complies. Loading is provided in the basement.
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.	N/A
f) Air conditioning ducts shall not be situated immediately adjacent to residential development.	Complies. Services are provided within the building and on the rooftop.
<b>9.4 Soil Management</b>	
a) Development is to comply with the City of Ryde DCP 2014.	Complies. The proposal is stepped to follow the natural slope of the land and meet the existing topography at the boundaries of the site.
b) Development is to be designed and constructed to integrate with the natural	



<b>Relevant Control</b>	<b>Comments</b>
topography of the site to minimise the need for excessive sediment disturbance and prevent soil loss.	

<b>Ryde DCP 2014 Control</b>	<b>Comment</b>	<b>Compliance</b>
<b>Part 7: Environment</b>		
<b>Part 7.1: Energy Smart, Water Wise</b>		
(a) Energy efficiency performance report (b) Details of hot water system, insulation, energy and water efficient appliances and water storage. (c) Site Analysis.	The application is accompanied by a BASIX Certificate and the required information is detailed on the plans.	Yes
<b>Part 7.2 Waste Minimisation and Management</b>		
<b>2.3 All Developments</b>		
(a) Developments must provide space for onsite waste containers. (b) Compliant size of storage areas and number of storage containers. (c) Space to be provided for bulk waste where appropriate. (d) Storage of green waste provided. (e) Stored within the boundaries of the site. (f) Site Waste Minimisation and Management Plan (SWMMP) required. (g) Located to provide easy, direct and convenient access. (h) Storage areas visible from the street are to complement the design of the development and streetscape. (i) No incineration devices. (j) Collection point identified on plan. (k) Path for wheeling bin collection not less than 14:1. (l) Complies with Australian Standard AS 2890.2-2002 Parking Facilities – Part 2: Off-street commercial vehicle facilities. (m) Complies with the Building Code of Australia and relevant Australian Standards.	Provided in the basement.  Size and number of storage containers is provided. Provided in the basement.  Provided in the basement. Provided within the site.  SWMMP submitted.  Suitably located.  N/A Provided in the basement.  No incineration devices. Shown on plans. Achieved.  Complies with AS.  Complies with BCA & AS.	Yes
<b>2.4 Demolition and Construction</b>		
(a) Demolition must comply with AS and WorkCover.  (b) Demolition work plan submitted. (c) Dedicated area on site for stockpile of materials taking into account environmental factors and amenity impacts.	Yes, conditions recommended. See <b>Conditions 28 and 29</b> . Submitted. The Sediment and Erosion Plan states that stockpiles will not be located within 2m of hazard areas, including paths of concentrated water and trees.	Yes



(d) Construction materials to be stored away from the waste materials on site.	<p>Yes, condition recommended. See <b>Condition 35</b>.</p> <p>The application is accompanied by the following reports prepared by Baracon Construction Management with regard to the demolition of the existing improvements on the site:</p> <ul style="list-style-type: none"> <li>- Safety and Environmental Work Method Statement for demolition.</li> <li>- Safety and Environmental Work Method Statement for demolition – interior strip out.</li> <li>- Demolition Traffic Management Plan prepared by Baracon Construction Management.</li> </ul>	
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**2.9 Mixed Use Developments (in addition to 2.3 above)**

<p>(a) Separate waste and recycling storage, handling and collection systems for the residential and commercial areas.</p> <p>(b) Waste management systems to efficiently operate without conflict between the systems within the development and surrounding land uses.</p> <p>(c) Easily accessible to users and waste collection staff.</p> <p>(d) The waste management systems are to comply with the relevant requirements for those developments under this part.</p> <p>(e) Noise from the operation of waste collection is not to impact on residents, with consideration given to siting of equipment and the collection area, and appropriate measures to mitigate potential daily noise impacts.</p> <p>(f) Commercial tenants to be discouraged from using residential waste facilities (e.g., via signage, separate keys and locking systems).</p> <p>(g) Details to be clearly identified in the site waste minimisation and management plan.</p>	<p>N/A The development is for a Student accommodation use only. Systems operate without conflict.</p> <p>Systems easily accessible.</p> <p>Yes, conditions recommended. See <b>Conditions 26, 206 and 207</b>. Waste collection is wholly contained in the basement area.</p> <p>N/A</p> <p>Yes</p>	<p>Yes</p>
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**Part 8: Engineering**

**Part 8.1 Construction Activities**

2.1.2 Erosion and sediment control plan to be submitted.	Erosion and sediment control plan provided.	Yes
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**Part 8.2 Stormwater and Floodplain Management**

2.0 Stormwater Drainage.	Reviewed by Council's Development Engineer and	Yes
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To ensure the collection and conveyance of stormwater runoff on property is undertaken in a manner to preserve the amenity of the land, prevent damage to property and without jeopardising public safety.	City Works section. Satisfactory, subject to conditions. See <b>Conditions 63 and 66-68.</b>	
3.0 Water Sensitive Urban Design	N/A. Does not apply to this land use zone.	N/A
4.0 Flooding and Overland Flow Applies to land identified as "Flood Planning Area" on the Flood Planning Map within Ryde LEP 2014, and other land at or below the flood planning level.	The site is not identified as a flood planning area on the Ryde LEP 2014 maps. Council's mapping identifies that a minor portion of the south-western corner of the site is subject to PMF levels. Council's Development Engineer and City Works section have reviewed the proposal and no objection is raised with regard to flooding.	Satisfactory.
<b>Part 8.3 Driveways</b>		
2.0 Design Standards. Layout and design of the driveway and parking facility shall take into account the design standards.	The proposal is consistent with the design standards.	Yes
3.2 Disused footway crossings that become redundant are to be removed and footway restored.	Disused crossings are sought to be removed.	Yes
<b>4.0 Designing internal access roads and parking spaces</b>		
4.1 (a) General: The design of all parking spaces, circulation roads and manoeuvring areas on the property must conform to the minimum requirements of AS2890.1-2004 and AS2890.2-2002.	The proposal is consistent with the design criteria.	Yes
<b>4.2 Design of Parking Spaces</b>		
(a) Parking spaces and driveway widths for all vehicles shall comply with A.S.2890. (b) Vehicles (85th percentile) to enter and leave designated parking space in a single 3 point turn manoeuvre. A 99th percentile vehicle for disabled vehicles. (c) Enter and leave in a forward direction.	Suitable widths are provided.  Suitable space for manoeuvring is provided.  All vehicles enter and exit in a forward direction.	Yes
<b>4.3 Gradient for Cars and Small Rigid Trucks</b>		
(a) The access driveway from the centreline of the public road to the parking space is to be designed to minimise entry hazards from the road, account for pedestrian safety and prevent scraping of vehicles using the access.	Driveway access is safe and includes specific traffic safety measures including a wide driveway in the front setback area to enable 2 vehicles to pass each other, and a traffic light system to manage vehicles entering and exiting basement parking levels.	Yes
<b>Part 9.1 Signage</b>		
The proposal includes 3 x illuminated business identification signs proposed to be installed on the exterior of the 2 upper levels of the building as follows: <ul style="list-style-type: none"> <li>• 5.52m<sup>2</sup> area, 1.2m width x 4.6m height on the southern façade to Lachlan Avenue</li> </ul>		

- 5.52m<sup>2</sup> area, 1.2m width x 4.6m height on the northern façade to Elouera Reserve
- 5.52m<sup>2</sup> area, 1.2m width x 4.6m height on the western façade to Herring Road.

The content of the signage will read the name of the operator (yet to be formally appointed).

The signage is consistent with the relevant definition under RLEP 2014 as follows:

- **Business identification sign** means a sign—
  - (a) that indicates—
    - (i) the name of the person or business, and
    - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
  - (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note— Business identification signs are a type of signage—see the definition of that term in this Dictionary.

The proposed signage is permissible with consent.

Note: As shown on the Elevation Plans, this consent approves the signage zone/area only as shown on the Elevation Plans. Separate Development Application approval is required for the approval of the content of all signage. (See **Condition 5**).

Clause 2.3 Number of signs:

The signage is appropriate with regard to the number, location and design of the signs having regard to the scale of the site and proposed building and does not result in visual clutter.

Clause 2.4 – Design, Safety and Maintenance

The signs are to be installed on the norther, western and southern façades of the building and will not obstruct pedestrian, vehicular or construction access. The signage is capable of being appropriately maintained.

The design of the signs compliments the proposed function of the property, as student accommodation, will not detract from the amenity of the public domain and is acceptable.

Clause 2.5 – Illumination of signs

The signs are proposed to be illuminated 24 hours a day. There are residential properties in the immediate vicinity that may be reasonably impacted upon by the signage. The applicant states that the signage illumination may be subject to requirements for adjustment or a late night curfew as appropriate. Many signs within Macquarie Park are required to cease illumination between the hours of 10pm and 7am.

As required by the DCP, Conditions of consent are recommended to be included to ensure that:

- The lighting intensity of a sign is capable of modification or control after installation.
- The sign must be internally illuminated.
- Electric wiring for the illumination of the sign is to be concealed.

Clause 2.6 – New Buildings and Multi-tenant Buildings:

The proposed signage has been designed as an integral part of the overall building.

Clause 2.7 – Corporate Branding:

The signage is intended to include the name/logo of the operator of the student accommodation. The logo supports the purpose of the signage for building identification and is satisfactory.

Clause 3.3 – Macquarie Park Corridor

In accordance with Clause 3.3.1, the maximum signage area permitted is calculated at a rate of 1m<sup>2</sup> for the first 10m of the building frontage and 0.3m<sup>2</sup> per 1m of the remainder of the building frontage.

Western façade:

Length of façade of the building: 31m.

Maximum permitted signage area: 6.3m<sup>2</sup>.

Area of the proposed signage: 5.52m<sup>2</sup>. Complies.

Northern façade:

Length of façade of the building: 42m.

Maximum permitted signage area: 9.6m<sup>2</sup>.  
 Area of the proposed signage: 5.52m<sup>2</sup>. Complies.  
Southern façade:  
 Length of façade of the building: 42m.  
 Maximum permitted signage area: 9.6m<sup>2</sup>.  
 Area of the proposed signage: 5.52m<sup>2</sup>. Complies.

**Part 9.2 Access for People with Disabilities**

<p>An accessible path of travel from the street to unit.</p>	<p>The proposal is accompanied by an Access Report and Disabled Access &amp; Egress Design Statement prepared by iAccess Consultants which demonstrates that the development is capable of complying with the relevant requirements.          Suitable paths of travel are provided from the street to the units.          13 double room units are specifically designed as DDA compliant rooms.</p>	<p>Yes</p>
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**Part 9.3 Parking Controls: 2.2 Residential Land Uses**

Parking controls are set out in the AH SEPP and discussed in detail in the Assessment report.

**Part 9.5 Tree Preservation**

The proposal has been designed to enable the retention of significant trees on the site and along the boundaries with the adjoining properties.

The proposal is for:

- 17 trees to be removed from within the site.
- 11 trees to be retained within the site.
- 2 trees to be retained within the Lachlan Avenue Street verge
- 7 trees to be retained on neighbouring properties.

Replacement planting is proposed throughout the perimeter of the site comprising deep soil for 602.1m<sup>2</sup> or 26.6% of the site, and landscaping for 913.7m<sup>2</sup> or 40.3% of the site.

Council's Consultant Landscape Architect and Arborist supports the proposal, subject to conditions to manage the protection of trees to be retained and suitable replacement planting. Refer to the Assessment report for further details.

As raised in a submission, concern was raised that Trees 10 and 34 are listed as 'vulnerable' and 'endangered' respectively under the *Biodiversity Conservation Act 2016*. Council's Consultant Landscape Architect and Arborist confirmed that these trees have been properly considered in the assessment of this DA, and there is no referral requirement to the Commonwealth. Refer to the Assessment report for further details.

Overall, the proposal provides a favourable balance between retention of trees, the built form and the planting of new trees and landscaping which is in keeping with the desired future character of the locality to foster a green environment.