

## Attachment 5 – DCP Assessment

City of Ryde Development Control Plan 2014 – Part 4.1 – Eastwood Town Centre		
Control (Summary)	Proposal	Compliance
<b>3.1 – Mixed use development</b>		
(a) Active uses at street level	The development provides active uses at Rowe Street Mall and maximises where possible activation of the Rutledge Street and West Parade frontages.	Yes
(b) Active uses above street level.	The development provides a second active use level to Rowe Street Mall.	Yes
(c) No residential uses at street level.	Not proposed.	Yes
(d) Promote passive surveillance.	Building design includes/promotes passive surveillance of communal and public spaces with overlooking.	Yes
(e) Define private versus communal spaces.	The development provides clear delineation between residential areas (Level 02 and above) and retail/public areas.	Yes
(f)-(g) Provision of lighting.	Lighting is required as per the public domain conditions.	Yes, subject to conditions.
(h) Separate residential and commercial entries.	The development delineates separate entrances through separate lobbies and building identification signage.	Yes
(i) Promote outdoor seating.	The development has ample opportunity for outdoor seating within the through site link and Rowe Street Mall subject to separate approval.	Yes
<b>3.2 – Flooding and Stormwater Management – Refer to Referrals Table in Report</b>		
<b>3.3 – Architectural Characteristics</b>		
<b>3.3.1 Setbacks</b>		
(a) Comply with LEP height control.	The LEP height variation is addressed in the report and considered satisfactory.	Yes
(b) Setbacks at upper levels to be provided and parapets reflect existing predominant parapet line.	The Eastwood Centre redevelopment includes inconsistent parapet lines but provides a setback at upper levels from Rowe Street Mall in accordance with the DCP.  The Rutledge Street parapet varies due to the proposed slip lane and is considered satisfactory on merit.	Yes
(c)-(d) Build to street alignment, side and rear boundaries up to 9.5m in height.	As above.	Yes
(e) Setback to all boundaries of 3m, 9.5m above street level.	Building A and C provide a 0m setback to the eastern and western ends of the development front Rowe Street Mall to Level 6.	No, see report.
(f) Exceptions to building to street alignment.	N/A	N/A
<b>3.3.2 – Urban Design/Exterior Finishes</b>		
(a) Building exteriors avoid blank glass or blank wall.	The development incorporates high quality articulation and avoids any extensive expansive of blank walls.	Yes

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	Blank walls are proposed to the zero setback ends of Building A and C however a condition is proposed to provide public art to these elevations.  It is anticipated when the adjoining/abutting sites develop these elevations will no longer be visible.	
(b) Provide balconies.	Balconies are provided in accordance with ADG.	Yes
(c) Maintain 2 hours sunlight to Rowe Street.	The development site is south of Rowe Street and accordingly will not overshadow Rowe Street.	Yes
(d) Integrate plant and equipment, and provide interesting skyline.	The proposal provides for an interesting skyline but could better conceal plant and equipment.	Yes, subject to conditions.
<b>3.3.3 – Corner Allotments</b>		
(a) Corner buildings address height of adjacent buildings, turn the corner, incorporate distinctive features and removal clutter (power poles, signage etc.).	The corner building (Building E) turns the corner, steps down to the adjoining development on West Parade, provides a varied façade presentation and will be accompanied by undergrounding of power.	Yes
<b>3.4 – Access &amp; Parking – Refer to Referrals Table in Report</b>		
<b>3.5 – Pedestrian Amenity</b>		
<b>3.5.1 – Street Frontage Activities</b>		
(a) Provide ground level active uses on Retail Pedestrian Priority Streets.	Rowe Street is identified as a priority street. West Parade and Rutledge Street are not identified as priority streets. The development provides active uses to Rowe Street Mall.	Yes
(b) Residential uses not more than 20% of active frontage.	Complies, nil to Rowe Street Mall (access off through site link).	Yes
(c) Active uses depth of 10m (where a priority street).	Provided.	Yes
(d) Vehicle access points may be permitted on priority streets if no alternate is available.	Trelawney Street Is a priority street and the development maintains use of this access point (albeit the land does not form part of the development proposal, it is secured via rights of carriageway).	Yes
(e) No roller shutters	None proposed.	Yes
(f) Accommodation use controls	N/A	N/A
<b>3.5.2 – Circulation</b>		
(a)-(b) Comply with circulation strategy.	The through site link and vehicular movement pattern comply with the circulation strategy.	Yes
<b>3.5.3 – Public Domain Finishes – Refer to Referrals Table in Report – Conditioned</b>		
<b>3.5.4 – Landscaping &amp; trees – Refer to Referrals Table in Report – Conditioned</b>		
<b>3.5.5 – Awnings and Weather Protection</b>		
(a) Awnings required.	Generally shown and condition imposed.	Yes, subject to conditions.
(b) Pavements in private property under an awning should match adjoining footpath levels.	Satisfactory	Yes

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(c) Height to underside of awning between 3.0m and 4.5m	Generally compliant. Condition recommended to ensure suitable height provided.	Yes, subject to conditions.
(d) Width of awning shall be 3.0m	Not provided however condition to recommended.	Yes, subject to conditions.
(e) New awnings should be continuous, include 1m x 1m cutouts for street streets.	Not provided however a condition is recommended to ensure continuous awning and integration of street tree planting.	Yes, subject to conditions.
<b>3.6 - Signage</b>		
(a) Signage is to relate to building on which it appears.	Proposed signage is building identification signage and is for the purpose of identifying the building on which it appears.	Yes
(b) Signage should consider architecture of the building.	The signage location is co-ordinated with the architectural design.	Yes
(c) Signage scale should be considered in relation to the building and signage scales in the locality.	The proposed signage is building identification signage and is of a scale commensurate with a large mixed use development.	Yes
(d) Signage Dimensions	<p>Flush wall signs are limited to five (5) square metres each.</p> <p>The signs proposed to be approved by this consent having the following dimensions:</p> <p>SI01 – 11600 (W) X 1680 (H)  SI03 – 3700 (W) X 600 (H)  SI05 – No dimensions but appears compliant.  SI07 – 6050 (W) x 450 (H)  SI08 – 2260 (W) x 1680 (H)  SI09 – 1960 (W) x 600 (H)  SI10 – 4500 (W) x 500 (H).</p>	Yes, with the exception of SI01, refer to report.