

6.3 DELHI ROAD (39-117) NORTH RYDE (RIVERSIDE CORPORATE PARK)

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1 Objectives of this Part

- To provide appropriate development control principles for the development of a research and development park on the site;
- To ensure that the natural characteristics which form the existing visual amenity of the site are conserved and are incorporated into the development of the site; and
- To promote and foster:
 - (a) the safe and efficient movement of traffic to, from and through the site;
 - (b) the creation of a technology-oriented employment area with associated retail and commercial facilities in a parkland setting;
 - (c) the conservation of the environmental heritage of the site;
 - (d) the proper management of the urban bushland on the site;
 - (e) the provision of adequate infrastructure and facilities to service the development of the site;
 - (f) the protection of the site and surrounding land from soil erosion and land degradation during and after the development of the site;
 - (g) the use and development of the site in an orderly, efficient and economic manner

2 Interpretation

In this Part, “the site” means all of the land to which this Part applies.

3 Application of this Part

This Part applies to that land in the vicinity of Delhi Road, Plassey Road and Epping Road known as 39-117 Delhi Road, North Ryde – Riverside Corporate Park, as shown in Plan 1.

4 Local Environmental Plan applying to the land

The Ryde Planning Scheme Ordinance, as amended by Ryde Local Environmental Plan No. 56 applies to the site.

Development standards applying to the development of the site under the Ryde Planning Scheme Ordinance include requirements that:

- 4.1 Buildings should:
- (a) be setback at least 15m from the existing or proposed alignment of any road;
 - (b) be setback at least 15m from the side boundaries of an allotment of land; and
 - (c) not cover more than 35% of the site area of an allotment of land;

- 4.2 The total floor space of any buildings on the site should not exceed 276,726m²; and
- 4.3 The total floor space of any buildings on the site to be used for purposes which, in Council's opinion, are primarily intended to service:
- the daily convenience needs of employees of and visitors to the site including shops, restaurants, professional or personal services, recreation facilities and the like; or
 - the needs of businesses and organisations within the site including business services, clubs, conference and meeting facilities and the like should not exceed 3,000m².

The related development referred to in Section 4.3 above should be located within a central precinct of the site to allow convenient pedestrian access to these facilities from all establishments within the site.

5 Limits on the Development of the Site

The development of the site should proceed at a rate, which can be accommodated by the capacity of the surrounding road network.

The initial stage of the development which would provide an additional floor space for up to 30,000m² will require the following road improvement works to be completed:

- (a) Construction of the proposed internal loop road and the link road to Epping Road, as shown on Plan 2.
- (b) Construction of a deceleration lane in Epping Road to provide access designed in accordance with plans to be approved by the Roads and Traffic Authority.
- (c) The proposed easternmost access to Delhi Road is to be reconstructed in accordance with plans to be approved by the Roads and Traffic Authority.
- (d) Reconstruction of Delhi Road and the installation of traffic signals at the intersection of Delhi Road and Plassey Road, in accordance with plans to be approved by the Roads and Traffic Authority.
- (e) Dedication of the strip of land required from the site for the Delhi Road widening, at no cost.

The development of the site beyond this stage may be approved providing that, in addition to those requirements identified above, Delhi Road is widened to provide 2 through lanes in the westbound direction between the M2 Motorway and the easternmost Delhi Road access to the site, which is to be signalled and

tie back to the existing pavement east of the easternmost intersection, in accordance with plans to be approved by the Roads and Traffic Authority.

Development of the site beyond the floor space ratio of 0.72:1 may be approved providing that, in addition to those requirements identified above, Delhi Road is widened to provide 2 through lanes in the eastern bound direction between the M2 Motorway and the easternmost intersection, and tie back to the existing pavement east of the easternmost intersection, in accordance with plans to be approved by the Roads and Traffic Authority. There is to be no acquisition requirements of the developer in providing these road improvement works.

The requirements of this section of the plan may only be varied with the concurrence of the Roads and Traffic Authority of NSW.

6 Land Use

The aims of the zoning of the site are:

- To permit the establishment of a research and development park and related development on the site; and
- To promote and foster the establishment of collaborative research and development programs and activities between users of land within the research and development park and Macquarie University or other enterprises in the North Ryde area.

In this regard, the purposes, which are permissible, with Council's consent, on the site, are:

- Any purpose which involves (as an integral aspect of the purpose) the carrying out of scientific research and development on land within the Business Special (Research and Development), Industrial Special (University) or Special Uses 'C' (University) zones and related development specified in Section 4.3 above;
- film and television school;
- hospitals;
- laboratories;
- open space;
- public buildings;
- research establishments;
- universities; and
- utility installations (other than gasholders or generating works).

7 Siting and Design of Buildings

7.1 General

The objectives of controlling the siting and design of buildings on the site are:

- to promote the establishment of a technology-oriented employment area within a parkland setting;
- to achieve a building character and quality or urban design within the proposed development commensurate with that of the established character of the North Ryde Industrial Area; and
- to provide sufficient space for landscaping to integrate buildings into the natural landscape features of the site and to promote the establishment and maintenance of the parkland setting of the site.

An integrated design philosophy should be pursued in respect of buildings to be constructed on the site.

7.2 Setbacks and Site Coverage

Setback and site coverage development standards are described in Section 4.1. Council may consider a variation to the minimum requirements under the terms of State Environmental Planning Policy No. 1 – Development Standards where the application of those standards is unreasonable or unnecessary in the circumstances of the case and where the variation would not prejudice the aims of those standards.

7.3 Building Heights

Building heights should generally correspond to the height of the existing tree canopy to ensure that buildings are satisfactorily integrated into the bushland setting which characterises the site.

Taller buildings should be designed to:

- (a) promote a building profile in keeping with the topography of the site and the tree canopy; and
- (b) afford greater opportunity for solar access to internal areas.

7.4 Visual Quality

The visual quality of the site created by the undulating landform and significant stands of remnant bushland should be maintained. In particular, views to the site from the surrounding area should be dominated by the existing tree canopy. Landscaping improvements should be used to enhance the design features of buildings and spaces within the site. The design elements of buildings should be coordinated in a manner to achieve a synergy between built form and landscaping.

Every attempt should be made to preserve trees on the site.

If reflective glass is to be used externally in the construction of the building, the reflectively index of the glass is to be limited to 20%.

8 Heritage Issues

8.1 Management of Archaeological Sites

There are a number of Aboriginal archaeological and potential archaeological sites on the site, which were identified in the initial environmental study of the site.

The identified Aboriginal archaeological site described as 'CSIRO 1' must be left in its present state and should be avoided.

If any future development is deemed unable to avoid damage to the site, the site should be excavated by a qualified archaeologist prior to development proceeding.

Development consent is required to be obtained from Council in respect of the site known as 'CSIRO 1' for any proposal to excavate, damage, disturb, erect a building, or subdivide land on or in the vicinity of the site.

The identified potential archaeological deposit described as 'PAD 1' should be test excavated by a qualified archaeologist prior to any development proceeding in its vicinity, in order to determine whether or not it is an archaeological site. If it is found to be a site, its significance and representativeness should be assessed in order to formulate future management plans.

Prior to any development in the vicinity, the exposed rock faces (sandstone exposures) identified, should be examined by a qualified archaeologist in order to determine whether Aboriginal engravings are present.

In the event that any archaeological material is found during the development of any part of the subject site, operations in the area should cease immediately and the National Parks and Wildlife Service should be consulted to expedite an assessment of the situation.

The requirements of the National Parks and Wildlife Service in respect of the development of land in the vicinity of any Aboriginal archaeological site or in respect of archaeological survey work should be observed.

8.2 Management of Buildings

The building, known as “Rus in Urbe”, situated on Lot 1, D.P. 777021, is a heritage item under the Ryde Planning Scheme Ordinance.

Details of the heritage significance of the building are attached as Schedule A.

Issues relating to the preservation of this building will be considered in respect of any development application, which is submitted to carry out work within the proximity of the building.

9 Management of Bushland

The site contains significant areas of remnant bushland, which contain a diversity of indigenous vegetation. These areas are generally located in the southeastern portion of the site and adjacent to the Lane Cove River State Recreation Area. These areas represent an important ecological resource primarily because they are an extension of the wildlife habitat found in the State Recreation Area. Every effort should be made to preserve and upgrade remnant bushland areas.

A bush regeneration program should be implemented in conjunction with the landscaping of the site so as to remove infestations of lantana, privet, blackberry and uncontrolled kikuyu, in accordance with a plan prepared by a suitably qualified landscape professional experienced in bushland regeneration to be submitted to and approved by Council prior to the commencement of any development.

10 Landscaping

The landscaping to be incorporated into the development of the site should be carried out in accordance with a Landscape Master Plan for the entire site prepared by a qualified Landscape Architect.

More detailed landscape plans will be required to be submitted to and approved by Council prior to the release of Construction Certificates for individual stages of the development.

Every attempt should be made to retain existing stands of vegetation. New planting's should compromise species which are indigenous to the area or other suitable native species.

Sandstone outcrops, apart from their potential archaeological value, are a valuable visual resource and should be retained and incorporated into the landscaping of the proposed development.

11 Bushfire Management

Risk of damage to buildings and facilities on the site as a result of bushfires should be minimised. Bushfire risk can be reduced by:

- (a) siting of buildings away from hazard areas and using design measures to reduce the possibility of structures igniting from fires;
- (b) providing for radiation zones in the initial design of buildings and maintaining adequate radiation zones around buildings;
- (c) maintenance of structures and their surrounds, including the removal leaf litter from roof and gutter areas and keeping radiation zones free of combustible/inflammable material;
- (d) use of fire retardant plant species in situations where buildings are proposed in close proximity to bushland areas.

The National Parks and Wildlife Service should be consulted concerning bushfire management issues relating to the development of the site.

12 Traffic and Parking

12.1 Local Road Standards

The internal road layout within the site should be designed to provide adequate and convenient access to the site from surrounding main roads and convenient access to individual allotments within the development.

In this regard, the road layout should substantially confirm with Plan 2.

The opportunity for the construction of a road to allow access between the adjoining properties 1-37 Delhi Road and Riverside Corporate Park via the existing loop road needs to be maintained. The road layout should facilitate satisfactory access to Plassey and Delhi Roads.

Such access is to comply with the Macquarie Park Corridor, North Ryde Master Plan. All public roads within the site are to be constructed in accordance with the requirements of the Director of Engineering Services as contained in Council's publication "*Engineering Requirements for Development Projects*".

12.2 Car Parking

Car parking is to be provided in accordance with Part 9.3 Car Parking of this Plan.

13 Soil and Water Management

The objectives for soil and water management on the site are:

- to provide efficient and effective stormwater drainage system for the site;
- to control flow rates and water quality to ensure that downstream watercourses and bushland areas are not adversely affected; and
- to minimise and control soil erosion and sediment transport during and after construction.

Effective soil and water management involves the following six principles:

- planning for erosion and sediment control concurrently with engineering design and in advance of earthworks;
- minimisation of the area of soil exposure;
- conservation of the topsoil;
- controlling water flow from the development area, through, for example,
 - diverting clean runoff above denuded areas
 - keeping runoff at non-erodible velocities
 - trapping soil and water pollutants;
- rehabilitation of disturbed lands quickly; and
- maintenance of soil and water management measures at a level to ensure the finally developed site releases water of a quantity and quality equal to, or better than, the pre development condition.

Stormwater runoff should be filtered through sediment traps or detention basins.

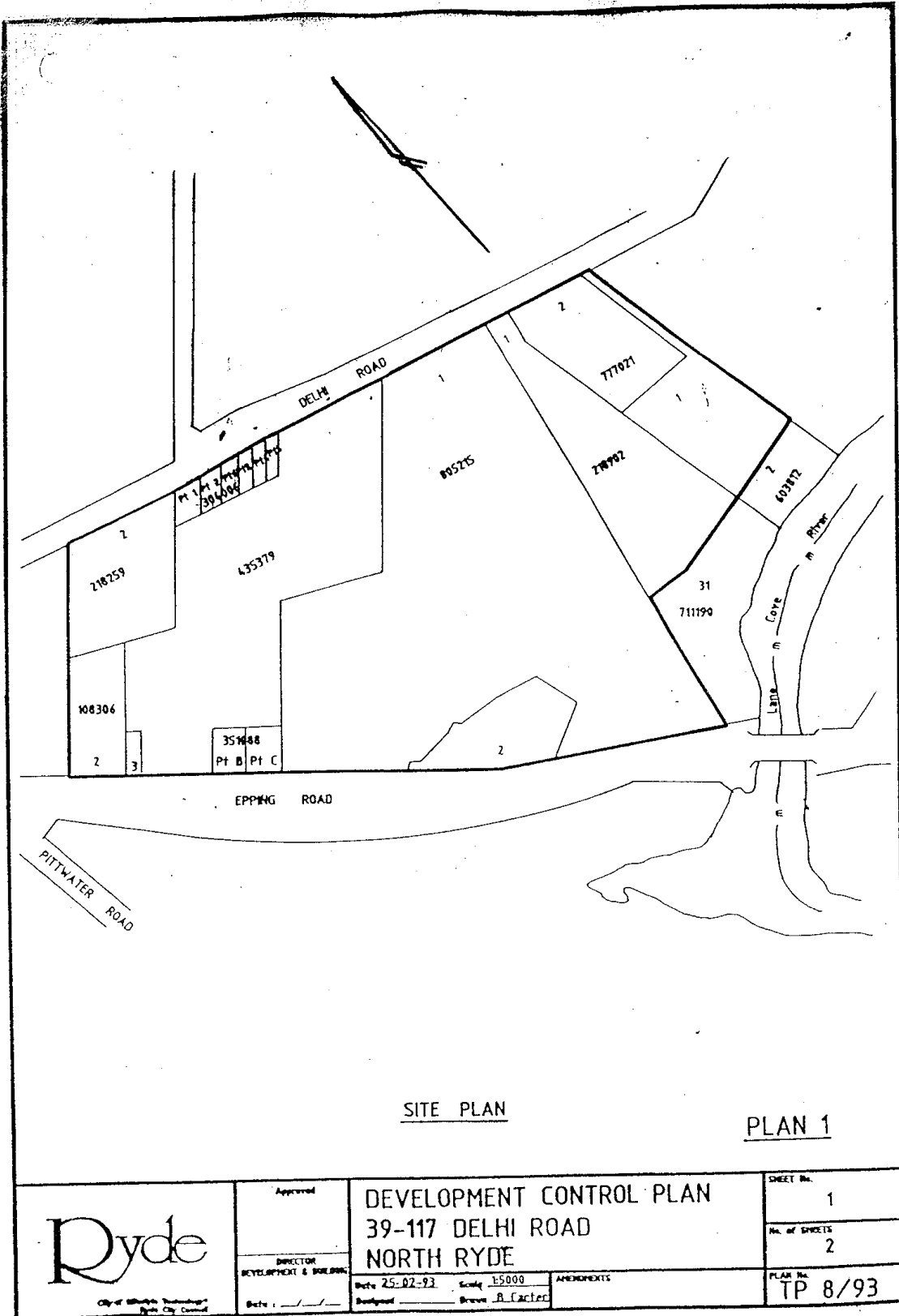
Specific erosion and sediment control works will be required to be carried out for all stages of the development in accordance with a plan to be submitted to and approved by Council's Director of Engineering Services prior to any work commencing.

The stormwater drainage system is to be designed in accordance with Part 8.2 and in accordance with the requirements of Council's Development Engineers. The requirements of Council's Development Engineers are to be determined prior to the submission of a development application.

14 Staging

The proposed development is to be staged in a manner, which allows the implementation of the necessary infrastructure to adequately service the land.

15 Plan 1

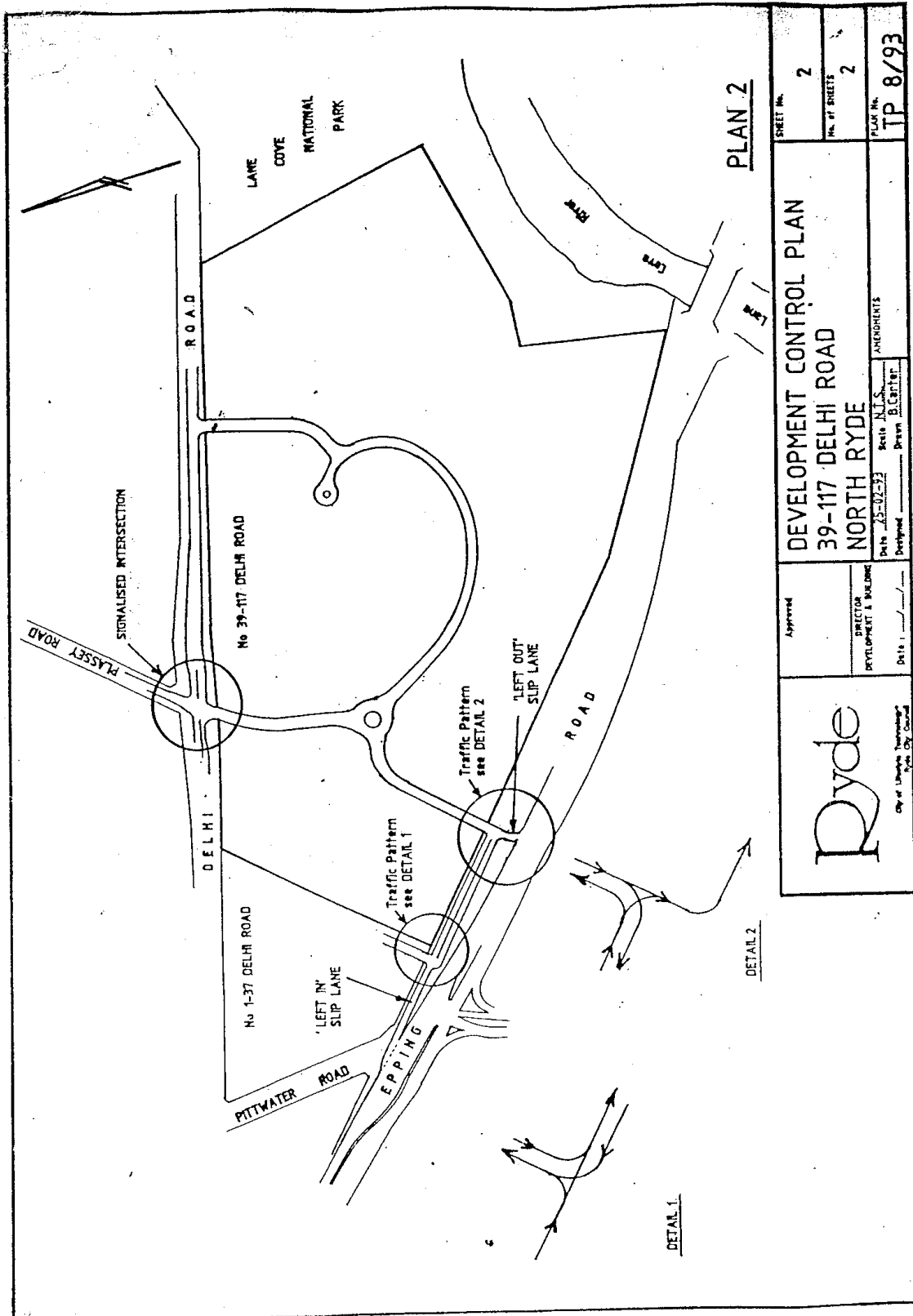


SITE PLAN

PLAN 1

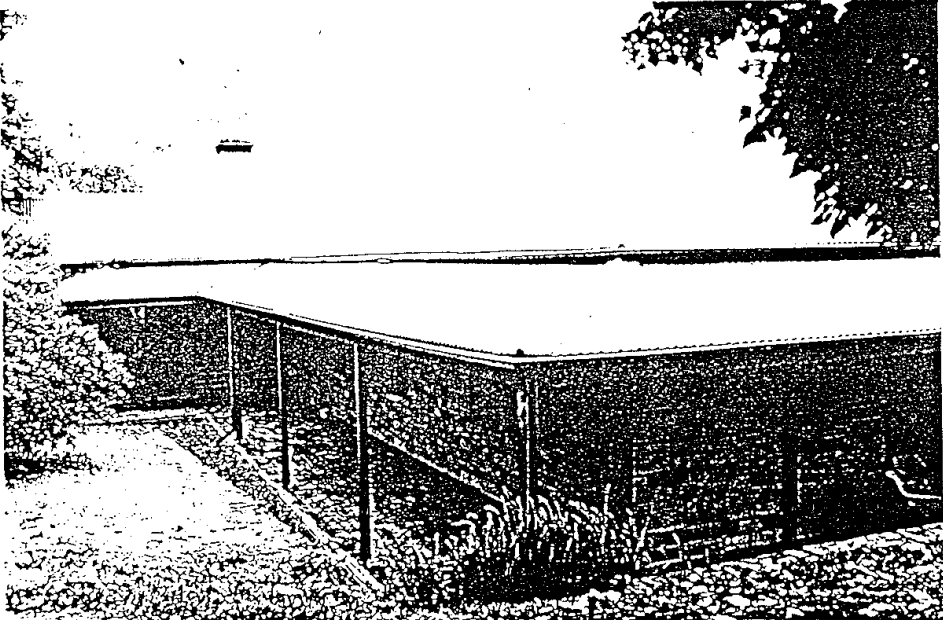
<p>Ryde City of Shire City Council</p>	<p>Approved</p>	<p>DEVELOPMENT CONTROL PLAN 39-117 DELHI ROAD NORTH RYDE</p>	<p>SHEET No. 1</p>
	<p>DIRECTOR DEVELOPMENT & BUILDING</p>		<p>NO. OF SHEETS 2</p>
	<p>Date: 25-02-93 Scale: 1:5000 Design: _____ Drawn: R. Carter</p>	<p>AMENDMENTS</p>	<p>PLAN No. TP 8/93</p>

16 Plan 2



DEVELOPMENT CONTROL PLAN 39-117 DELHI ROAD NORTH RYDE	SHEET No. 2
	No. of SHEETS 2
Date 23-02-93 Prepared By Brian D. Carter	PLAN No. TP 8/93
Approved: _____ DIRECTOR DEVELOPMENT & BUILDING Date: 1/ /	Amended: _____ Date: 1/ /
City of Ryde City of Ryde Development & Building	

17 Schedule A

Item "Rus in Urbe" library and complex – formerly a house	UBD Reference 194 J11	Item No 326
Location/Address 39–117 Delhi Road N Ryde	Council 1:5000 Sheet no. 2	Zoning Sp Uses "A" Research
Ownership CSIRO	Title DP 777021 Lot 1	
<p>Description of Item Standing near the Lane Cove River at the rear of the CSIRO complex in Delhi Road, this building is now the library of the Division of Biomolecular Engineering. The house, originally a schoolmaster's residence has been extensively modernised internally and added to with matching structures.</p>	<p>Historical Context/Thematic Association Built for James Joseph Glynn, third headmaster of North Ryde Public School. In 1896, he bought 20 acres of the Field of Mars Common next door to the Swan family. The house was built in 1906 from rock excavated nearby.</p>	<p>Item</p> <ul style="list-style-type: none"> 1 open space 2 urban area 3 bldg group 4 building 5 indust.site 6 aborig.site 7 monum. 8 other
<p>Statement of Significance The house has a well documented social history and represents an interesting example of its type in this location. The architectural addition is extremely well executed.</p>		<p>Themes</p> <ul style="list-style-type: none"> 1 discovery 2 XIX Cent. 3 trns/com. 4 suburb.dev 5 farm/ind 6 community
		<p>Significance</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> local <input type="checkbox"/> state <input checked="" type="checkbox"/> historic <input type="checkbox"/> scientif. <input type="checkbox"/> soc/cult. <input checked="" type="checkbox"/> architect. <input type="checkbox"/> archaeol. <input type="checkbox"/> natural <p>Registers</p> <ul style="list-style-type: none"> <input type="checkbox"/> AHC <input type="checkbox"/> Nat Trust <input type="checkbox"/> H. Counc <input type="checkbox"/> REP 22 <input type="checkbox"/> Ryde PS <input type="checkbox"/> RALA <p>Film No. II Negative No. 18</p>