

URBAN DESIGN REVIEW PANEL & PRELODGE MENT ADVICE

PROPERTY:	307 Land Cove Road, Macquarie Park
MEETING DATE:	26 November 2020
PRELODGE MENT NO:	PRL NO 2020/43
DEVELOPMENT:	Alteration and addition to existing Garden Centre, new multi-level car park, expansion of function centre and construction of new 18 storey commercial building Multi-storey building with commercial, retail, function centre and child care centre.

URBAN DESIGN REVIEW PANEL MEMBERS (UDRP):

Matthew Pullinger - Architect/ Urban Designer
Gabrielle Morrish – Architect/ Urban Designer

COUNCIL OFFICERS:

Sanju Reddy Senior Coordinator - Development Advisory Services
Rebecca Lockart Senior Coordinator – Major Development

PROPOSERS:

Simon Ainsworth (Owners Representative)
Jon Shinkfield (realmstudios)
Alina Martin (Eden Gardens)
Polly Priday (PPC)
Stephen Kerr (City Plan)
Olivia Page (City Plan)
Nick Byrne (DKO)
Jesse Lindari (DKO)
Ken Hollyoak (TTPP)

NOTES FOR PROPOSERS

The purpose of the UDRP & Pre Lodgement Panels is to enable you to discuss your proposal with Council officers. Council officers will endeavour to provide information which will enable you to identify issues that must be addressed in any application.

However, the onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of the application. In addition, the quality of the officers' advice will depend on the information you are able to provide at the meeting.

The UDRP & Pre Lodgement Panel's advice does NOT constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.

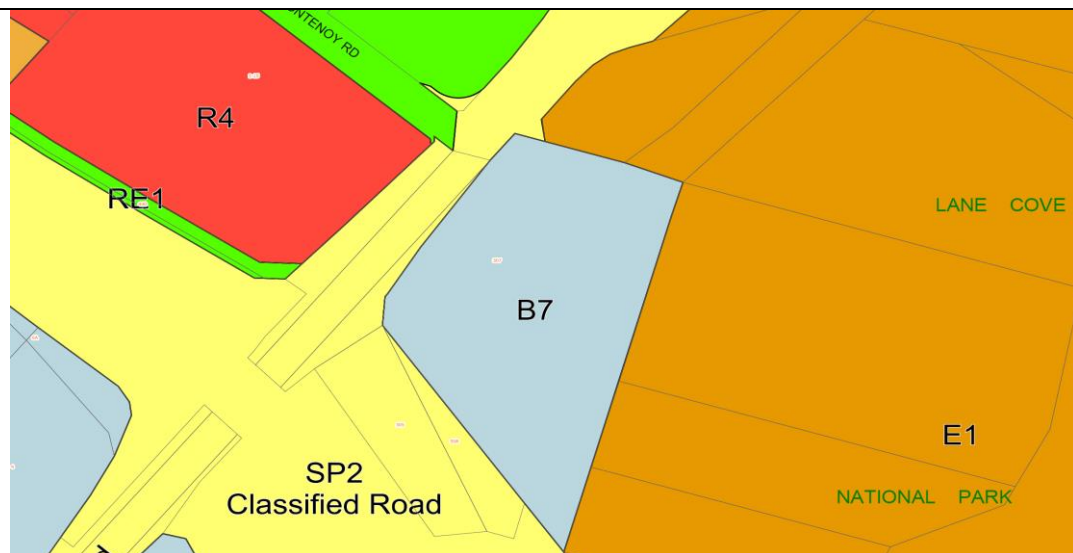
The site

307 Lane Cove Road, Macquarie Park



The site to the northern side of the M2 motorway, just outside the Macquarie Park Corridor. The site sits on the eastern side of Lane Cove Road and currently occupied by Eden Gardens. The land is located outside the Macquarie Park Corridor.

A survey plan has not been provided, however, it would seem that the site has approximately 12m cross fall to the southern corner. The site is not affected by any proposed future road identified under Ryde Development Control Plan 2014.



Site Area:	24,680m ²
Zone:	B7 – Business Park
Height restrictions:	No height restrictions (prop. 138.1m (18 Storeys))
Floor Space Restrictions:	1:1 (0.98:1)

The Proposal

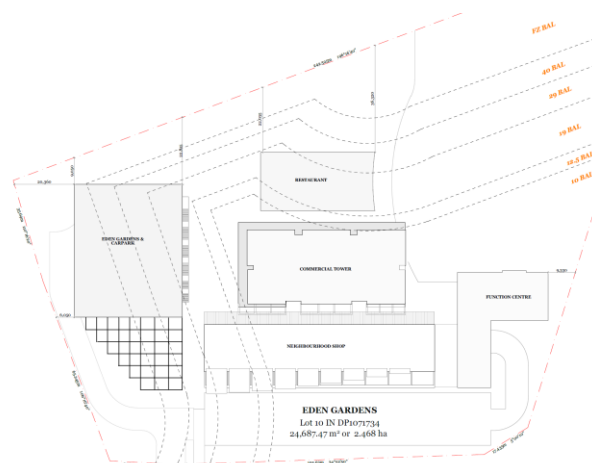
Alteration and addition to existing Garden Centre, new multi-level car park, expansion of function centre and construction of new 18 storey commercial building. Multi-storey building with commercial, retail, function centre and child care centre.

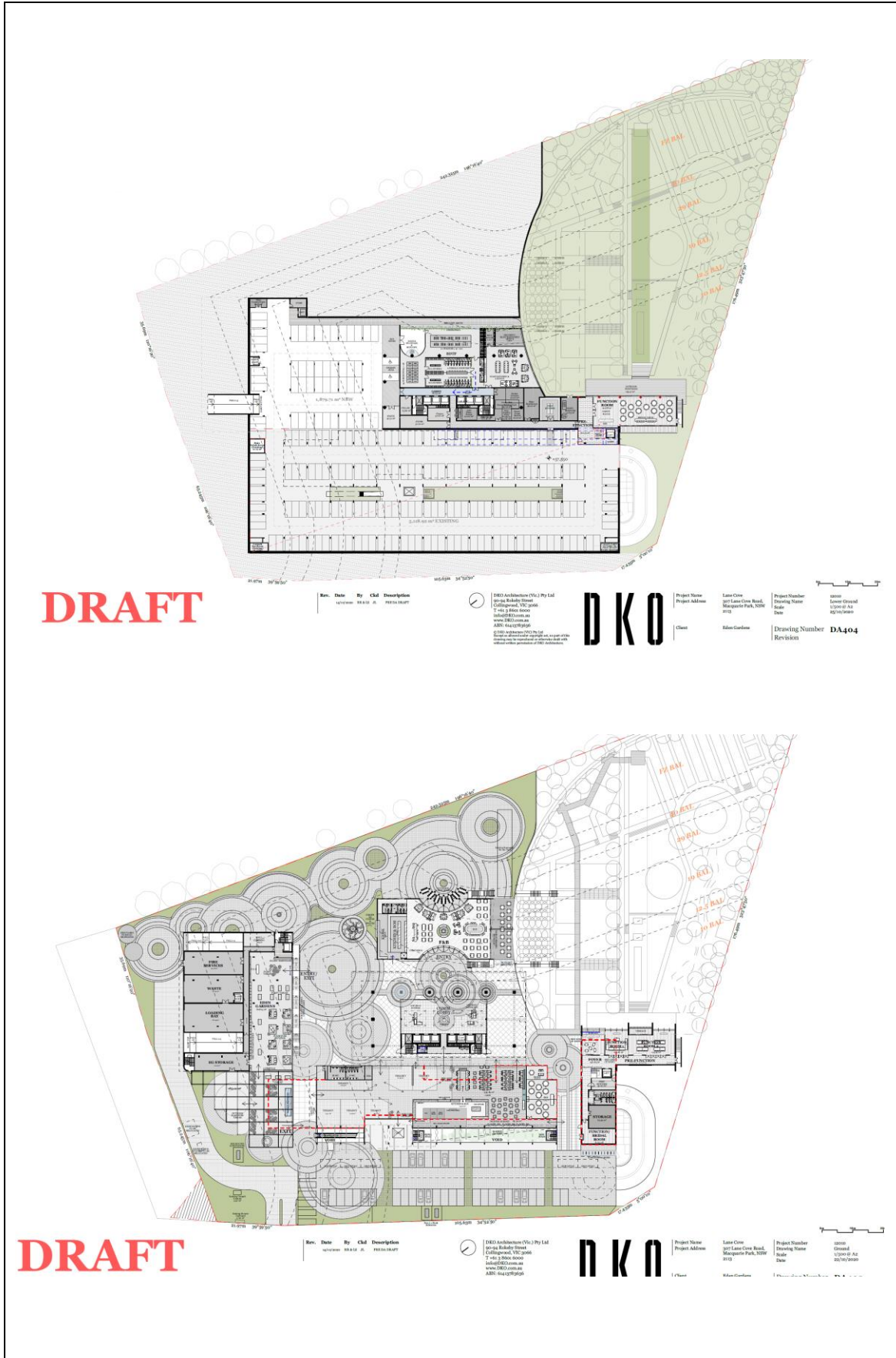
- ❖ Alterations and additions to the existing garden centre including:
 - Retain existing parking at grade and in basement;
 - Demolition and excavation to provide additional underground spaces on the north-east of the site.
 - Provision of end of journey facilities and service rooms in the basement level.
 - Alterations and additions of the main garden centre building located on the west of the site including amendments to the garden shop, café, amenities, food and beverage venue, neighbourhood shops and provision of a winter garden.
 - Expansion of the existing function spaces in the south-west of the site.
 - Provision of a new outdoor garden centre in the north-west of the site.
 - Provision of a storage room, loading bay, waste room, garden centre and rock-climbing wall at the ground level of the proposed multi-storey car park.
 - A multi-level car park in the mid-north of the site.

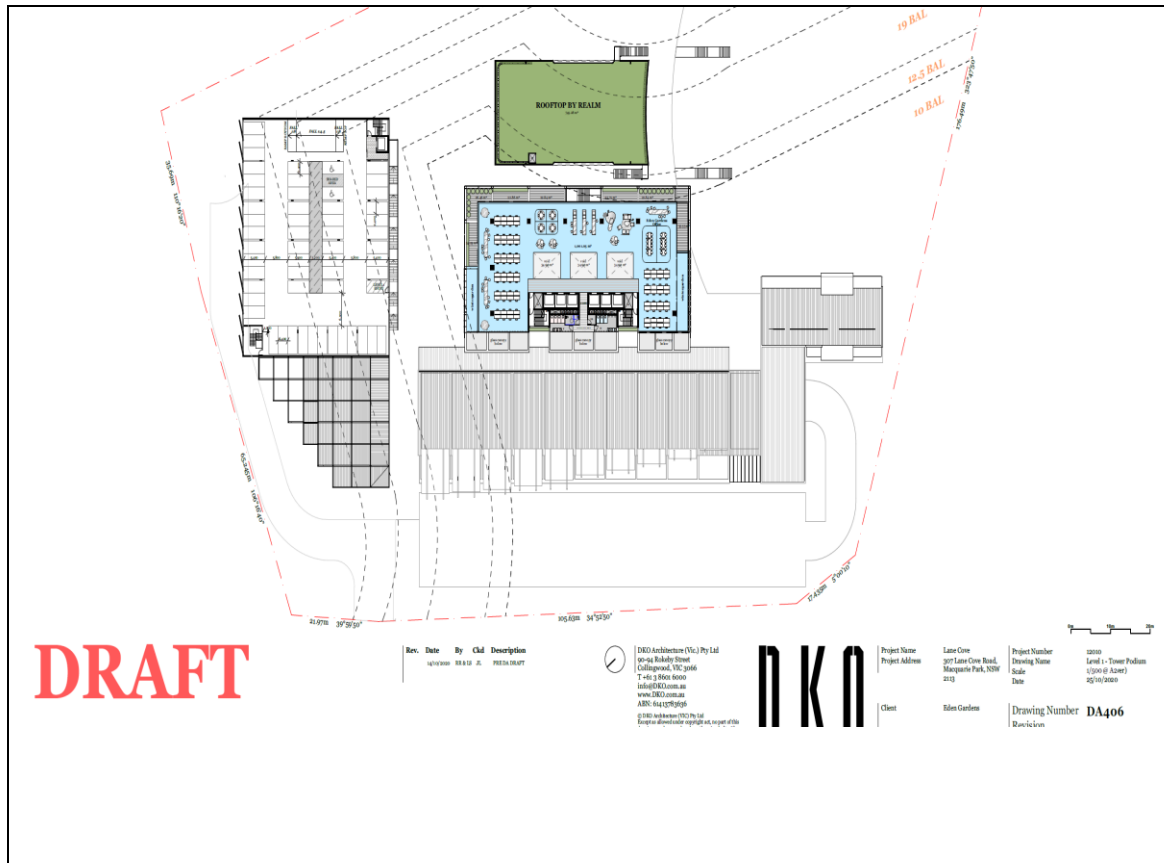
- ❖ Construction of a new 18-storey commercial office building in the centre of the site.

- ❖ A new food and beverage precinct including outdoor and indoor dining spaces in the mid-east of the site. (Noting the fit-out of the food and beverage premises does not form part of this development application (DA) and will be subject of separate approval).

- ❖ Landscape works in various places and retention of existing display gardens.







Review summary

Applicable Planning Controls and Policies :

The following planning & building controls are identified as applicable to the development:

- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy No. 64 Advertising & Signage*
- *State Environmental Planning Policy – (Infrastructure) 2007*
- *Ryde Local Environmental Plan 2014*
- *Development Control Plan 2014*
 - *Part 4.5 Macquarie Park Corridor*
 - *Part 7.1 Energy Smart, Water Wise*
 - *Part 7.2 Waste Minimisation and Management*
 - *Part 8.2 Stormwater Management*
 - *Part 9.1 Signage*
 - *Part 9.3 Car Parking*

1. Comments from Council's Urban Design Review Panel (UDRP)

Prior to the pre-lodgement meeting, the proposal was reviewed by Council's Urban Design Review Panel.

The written advice from the UDRP is reproduced below which need to be considered by the proponents in the design of the proposal prior to re-consideration by the Panel:

COMMENTS MADE BY THE URBAN DESIGN REVIEW PANEL (UDRP)

Although not a residential apartment building, the Panel's comments have been structured against the relatively universal design principles outlined in SEPP 65.

SEPP 65 – Design Quality of Residential Flat Buildings	UDRP Comments
<p>Context and Neighbourhood Character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>This is the second time the Panel has reviewed a pre-DA proposal for the Eden Gardens site. The site is located at the corner of Lane Cove Road and the on-ramp for the M2. The site is relatively isolated due to this adjacent road infrastructure. To the north east and east is Lane Cove National Park. To the south west, on the opposite side of Lane Cove Road, is an older residential apartment development. To the north, across Lane Cove Road is Tuckwell Park.</p> <p>The site forms the developed edge to part of the green spine of bushland that separates the Macquarie Park urban area from the neighbourhood of West Pymble.</p> <p>The existing site entry is a considerable walking distance, some 900m, from the main commercial centre around Macquarie Park Station.</p> <p>Although much of the site lies within an 800m catchment of the rail station, the actual walking distance is greater due to the barrier created by the width of the M2, the reduced level of activity of uses on the southern side of the M2 and the hostile pedestrian environment created by the busy freeway and junction conditions.</p> <p>The primary development standards for the site provide a B7 zoning, no height control and an FSR of 1:1. On this basis the proposed uses are permissible. The proposal appears to comply with the development standards.</p> <p>The proposal seeks to retain a portion of the existing garden centre and function uses and to introduce a new 18 storey commercial office building, additional basement parking and a range of supporting retail and entertainment uses. The proposed tower is located toward the centre of the site behind retained buildings associated with the garden centre and beyond the bushfire zone associated with the national park.</p> <p>The Panel appreciates that the existing garden centre use is becoming less viable and on this basis the applicant seeks to investigate other uses. However the Panel restates its concerns for the underpinning strategic logic of development intensification on this site.</p>

SEPP 65 – Design Quality of Residential Flat Buildings	UDRP Comments
	<p>The site is generally not contiguous with the Macquarie Park corridor and is instead situated at its periphery. A significant commercial development brings with it a series of access challenges.</p> <p>The Panel is concerned for relatively low pedestrian accessibility and amenity available to people arriving at the site by Metro. Visual and physical barriers between the site and the core area are likely to act as a disincentive to pedestrian access. Consequently, the site's location may encourage higher rates of private vehicle usage.</p> <p>In its current form the bushland corridor creates the 'gateway' to Macquarie Park. The Panel is concerned that a commercial tower form may sit as an incongruous element distinct and separated from the built form elsewhere in the Macquarie Park development corridor.</p> <p>The Panel notes that the existing tower form development on the opposite side of Lane Cove Road is residential and is therefore not an entirely relevant precedent when considering potential commercial uses.</p>
<p>Built Form and Scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The Panel notes the site is not governed by a maximum building height control.</p> <p>The applicant is encouraged to provide an urban design justification to support a 18 storey, approximately 53 x 25m, 1,000sqm floor plate tower on the site given its strong landscape setting.</p> <p>Little design material describing the tower expression and character was presented. The Panel is concerned that should a tower be located in a relatively prominent and isolated location that it needs a strong architectural identity, with depth and substance introduced into the facade elements. As presented, the proposal appeared simplistic and as yet unresolved in comparison to other elements of the proposal.</p> <p>No urban design information has been provided as part of the submission to demonstrate how the proposed building height responds to the desired future character for the corridor, or how it would integrate into the overall Macquarie Park corridor height strategy.</p> <p>Any architectural solution for the site should recognise the site is visible across the broader locality and experienced 'in the round' from many vantage points. The Panel encourages the applicant to prepare a more detailed assessment of visual impacts associated with the tower, from a range of vantage points across the local area.</p> <p>The Panel supports retention of elements of the garden centre and function centre and their integration into the anticipated 'sense of place' for any proposed new use.</p> <p>The Panel remains concerned the proposed commercial use - the primary use for the site and work place for perhaps 2,000 people - has the most tenuous sense of address and compromised access for pedestrians.</p> <p>The commercial tower is located behind the retained garden centre with a constrained site address and 'front door'. Visitors are required negotiate the relatively narrow</p>

SEPP 65 – Design Quality of Residential Flat Buildings	UDRP Comments
	<p>throat presenting to Lane Cove Road, and pass beyond the existing built form to a commercial lobby undercroft beyond.</p> <p>The Panel supports the general arrangement of complementary uses proposed at the lower levels of the podium form, and the general approach to architectural expression evident in the renders shared during the presentation.</p> <p>The Panel understand that car parking is necessary, but concerned that concessions available to reduce parking rates are being sought. The available parking concessions are predicated on better-located sites close to public transport within the Macquarie Park core.</p>
<p>Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The Panel notes the proposal appears to conform with the FSR control applicable to the site.</p> <p>The Panel restates its reservations about the proposed single point tower form and encourages the applicant to prepare a detailed urban design justification and associated assessment of the proposal's visual impacts, along with detailed architectural studies of form and detail to mitigate against visual impacts.</p>
<p>Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>Specific sustainability measures were not discussed.</p> <p>The Panel notes that a proposal of this scale should seek to be exemplary in sustainable practices and should set and meet appropriate targets and ratings.</p>
<p>Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good</p>	<p>The proposal retains elements of the existing garden centre and associated landscape. The Panel appreciates the aspiration to create a strong landscape-led sense of place for visitors and workers alike.</p> <p>The Panel is broadly supportive of the proposed site</p>

SEPP 65 – Design Quality of Residential Flat Buildings	UDRP Comments
<p>amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>planning, and the configuration of the key publicly accessible spaces, subject to comments made elsewhere in this report.</p> <p>The site should maintain its strong landscape character to Lane Cove Road as well as to each of the site boundaries, the extent of deep soil should be quantified and planting over structures detailed to demonstrate viability, particularly in the primary plaza space.</p>
<p>Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>The Panel remains concerned the proposed entry arrangement for the tower is indirect and does not present directly to the site entry.</p> <p>The resulting amenity within the core of the site appears to be capable of achieving a high quality. The Panel is concerned for the constrained access for visitors and workers in accessing it.</p> <p>The Panel supports the general approach to landscape design noting it may need some adaptation to address site planning and access issues raised in this report.</p>
<p>Safety</p> <p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and</p>	<p>The concerns raised by the Panel earlier in this report, regarding the constrained address and access for the commercial tower, create a corresponding issue for safety and security.</p> <p>It is not yet clear to the Panel if the site is secured out of operating hours, nor how the site is configured for public, visitor or tenant access.</p> <p>These concerns are likely to require some extent of</p>

SEPP 65 – Design Quality of Residential Flat Buildings	UDRP Comments
<p>communal areas promote safety.</p> <p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>modification to the proposed site planning in order to resolve the perceived safety and security concerns.</p>
<p>Housing Diversity and Social Interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>N/A</p>
<p>Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>As noted earlier in this report, the Panel is not yet convinced of the point form tower proposal.</p> <p>The applicant is encouraged to develop a strong urban design justification and detailed visual impact assessment.</p> <p>The indicative montages provided during the presentation offered greater resolution of expression and character in the key public spaces and at the lower levels of the podium than in the tower.</p> <p>Consequently, the tower form appeared under-developed and weaker in its architectural character and expression.</p> <p>If the tower form is to be retained and incorporated within the proposal, then the Panel's view is it needs a strong architectural identity, with depth and substance introduced into the facade elements. This is important to separate the proposal from the typical 'business park' architecture characteristic of Macquarie Park, and important given the particular prominence and isolation of this tower form.</p>

Further Comments & Outcome

The Panel recommends the proposal adopts the suggestions outlined in this report prior to formal lodgement. The Panel requests an opportunity to review the proposal again in the formal DA environment.

2. COMMENTS FROM COUNCIL OFFICERS

This is the second time the prelodgement and the Design Review Panel have reviewed a preDA proposal for this site.

2.1. Note to the UDRP Comments:

All issues raised by the UDRP should be addressed by way of a revised proposal.

2.2. Planning Issues:

It is noted that the plans are at a conceptual stage and lack sufficient details to enable a detailed review against all the applicable planning controls. Any DA submission must address all relevant planning controls.

a. Ryde Local Environmental Plan 2014 (Zone, Height & FSR)

- **Zone/ permissibility:** The site is zoned B7 (Business Park) and the proposed commercial building and the list of uses indicated in the LEP2014 are permitted subject to Consent. However, in consideration of this matter Council advises you that:
 - Clause 5.4 of the RLEP2014 restricts the maximum area of Neighbourhood Shop on the site to a maximum of 200m² GFA. The relevant clause states that *if development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 200 square metres*. On this basis the multiple tenancies as shown must not exceed 200m² GFA.
 - The neighbourhood shops (tenancies) add up to approximately 390.8m². The tenancies in excess of 200m² should be nominated to be used in conjunction with the Garden Centre (please refer to RLEP2014 for definitions).

You are advised that any expansion to the approved use will need to prove it still falls within the land uses permitted in the current zone.

Note:

Retail premises are proposed to be introduced into the B7 Business Park Zone of the LEP under the Administration and Update LEP Planning Proposal. This is proposed to assist with achieving employment targets, making the City of Ryde's employment and urban services more competitive and to provide for the needs of existing employees, businesses and organisations in the B7 zone.

- **Building Height:** The Ryde Local Environmental Plan 2014 (LEP2014) does not impose any height restrictions on the site subject to compliance with the FSR and other built form controls.

Building height details must be clearly demonstrated on the architectural plans.

- **Floor Space Ratio:** The Ryde Local Environmental Plan 2014 (LEP2014) permits a maximum floor space ratio (FSR) of 1:1.

The planning report advises that the proposal will be fully compliant with the FSR with proposed FSR of 0.98:1.

However, it seems that certain areas may have not been counted in the GFA. You are advised to also include corridors, change rooms & storerooms, wintergardens in floor space calculations as per definition contained in the RLEP2014.

In addition it seems considerable areas have been designated as plant room. Floor plans showing areas included in the FSR must be submitted. It is advised that this matter must be adequately addressed and that FSR must not exceed the maximum.

- **Heritage Conservation**

The site adjoins a local heritage item, Lane Cove National Park, to the north, east and south.

A heritage impact statement will be required with the future development application and will demonstrate that the proposal will have no adverse effect on the heritage significance of the National Park

- b. State Environmental Planning Policy No. 55 – Remediation of Land (SEPP55):** A preliminary site contamination report in accordance with SEPP55 must accompany any DA to Council. The report must demonstrate that the site will be suitable for the proposed uses.

- c. Ryde Development Control Plan 2014 (RDCP2014):** The proponents are also advised to demonstrate full compliance with the controls contained in the Ryde Development Control Plan 2014 (DCP2014). Compliance must be demonstrated particularly in relation to the following parts of the RDCP2014:

- *Part 7.2 Waste Minimisation and Management*
- *Part 8.2 Stormwater Management*
- *Part 9.2 Access for People with Disabilities*
- *Part 9.3 Car Parking*
- *Part 9.5 Tree Preservation*

- **Building setbacks generally:** The proposed design shows the building (restaurant) located very close to the eastern side boundary (close to the bushland). A greater setback is encouraged to comply with the Planning for Bushfire Protection. Additional setbacks may be required for tree protection once tree root zones are mapped. Please revise the plans to ensure no encroachments into the required setback area.
- **Accessibility:** Continuous accessible path of travel to and from the development, and accessible parking spaces, must be provided in the development. This could not be established based on the limited details provided with the draft proposal. An access report demonstrating compliance with the accessibility requirement for the proposed class or classes of building must be submitted with the any future DA.
- **Impact on Trees:** There are a number of trees located on subject and adjoining site. A detailed Arborists Report must be submitted. Trees are to be protected and retained.
- **Root zone mapping:** It is recommended root zone mapping be carried out to more accurately determine the presence of tree roots within associated Tree Protection Zones (TPZ) and the viability of retaining such trees on site. Council will seek that trees be retained.

2.2 Other assessment matters

2.2.1 **Overshadowing impact:** Please provide sufficient details to demonstrate overshadowing impact on the existing adjoining buildings and adjoining lands. The impact must not be unreasonable.

2.2.2 **Shadow Diagrams:** The shadow diagrams require sufficient clarity and must be drawn to a reasonable scale (same as the architectural plans) to be legible and enable proper assessment. Adjoining buildings and boundaries of the affected adjoining properties must also be shown on all shadow diagrams.

2.2.3 **Crime Prevention through Environmental Design (CPTED):** A CPTED assessment of the proposal must be carried out and safety and surveillance provisions must be indicated in the DA proposal. The application (with the CPTED Report) will be referred to the NSW Police for review.

2.2.4 **Depth of building:** Inadequate details were provided to review the building depth and amenity implications (plans were without any dimensions). Some dimensions were shown in the presentation at the meeting – however, any future DA must incorporate adequate dimensions on plan and elevations to demonstrate the building setbacks, separation and general dimensions.

- 2.2.5 **Details of various uses proposed on the site.** The details of the various proposed land uses on the site must be provided with matters relating to permissibility adequately dealt with in a planning report.
- 2.2.6 **GFA of each land use:** Application must also provide table showing different land uses proposed and the associated GFA for each use and car parking being provided for each use.
- 2.2.7 **Food Premises Standards.** Any new kitchens, café, restaurants or the likes must comply with the relevant Australian Food Premises Standards.
- 2.2.8 **Depth of Excavation.** Details of basement excavation must be provided. In the circumstances if the basement excavation penetrates the ground water, this would be deemed an integrated development with the Department of Industries - Water and accordingly additional details and integrated development fees may be required.
- 2.2.9 **Geo-technical Report & Groundwater impact assessment:** Information required for such application should include a thorough hydrogeological assessment of the predicted impacts of the proposed development and calculation of volumes likely to be extracted through the process of excavation/ dewatering. This requirement applies to activities interfering with aquifers, including low yielding and saline groundwater systems.
- 2.2.10 **A Bushfire Impact Report** must accompany any future Development Application. The proposal will require a review by the Rural Fire Services. Land use such a place of gathering, function centre etc may require further input from Rural Fire Services.
- 2.2.11 **Plan of Management:** A plan of management must be provided for the operation of function centre to allow proper management of parking, patrons, security and occupancy etc.
- 2.2.12 **Demolition works:** If demolition is part of any future development application, it must be clearly indicated in the application. The following information (but not limited to) must be provided:
- i. **Tree:** Details of trees located on the site and those proposed for retention and protection in accordance with the Arborists report must be should on a plan accompanying the demolition documentation. Trees must be labelled and numbered on plan;
 - ii. **Demolition deposit at DA lodgment: I relation to demolition,** a demolition security deposit will be required at the time of the lodgment of the DA;
 - iii. **Waste Management Plan - demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those

wastes. Details must be provided in terms of where the demolition materials will be disposed and their estimated quantities in accordance with Part 7.2 of Council's Development Control Plan 2014;

- iv. **Demolition Work Method plan.** A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with the Work Cover Authority, in accordance with AS 2601-2001: *The Demolition of Structures*, or its latest version. The applicant must provide a copy of the Statement to Council at the time of lodgement of the DA (see checklist on the DA Information form) and not prior to the Construction Certificate;
- v. **Photographs.** Photographs of the buildings and structures to be demolished are to be submitted with the DA. This information is required in addition to the demolition plan to be provided and can be included within the submission for demolition works;
- vi. **Demolition Traffic Management Plan:** Demolition Traffic Management Plan must be prepared and submitted with the DA if demolition is included as part of the single application;

2.3 Environmental Health

- A noise impact assessment report is required for the proposed development. This should examine the impact of traffic noise on the noise sensitive receivers on the site and the potential for noise generated on the site to impact on surrounding receivers.
- The proposed food premises must be constructed and fitted-out in accordance with Food Safety Standard 3.2.3 and AS4674-2004 Design, construction and fit-out of food premises.
- The waste storage and handling facilities must comply with Part 7.2 of Development Control Plan 2014. Schedule 3 may be used to estimate the volume of waste that will be generated. Depending on the collection frequency and type of container equipment proposed, the number of waste containers and area required to store them may then be determined.
- Any proposal to harvest and reuse stormwater must comply with the Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) – Stormwater Harvesting and Reuse (NHMRC, 2009).

2.4 Car Parking

Inadequate information has been provided in relation to parking. Parking must be allocation for commercial/ retail use if proposed on the site based on the parking rate for areas outside Macquarie Park Corridor. A breakdown of each uses and time of use etc must be provided and car paring calculated accordingly.

A review of the parking capacity required by the DCP part 9.3 (parking requirements) reveals that the development is significantly short of required car parking on the site based on the development type and gross floor space. The reduction in car parking numbers as proposed may not be supported by Council (see discussion under Traffic Comments below). Further detail will be warranted regarding designated uses and associated floor space.

The development does not appear to comply with parking requirements in regards to the following:

- inadequate parking for commercial, retail and other uses.
- Inadequate drop off zones;
- Unsatisfactory loading/ unloading areas;
- spaces are not dimensioned;
- parking spaces are not numbered for ease of reference.

Other issues with parking and vehicle access are listed below:

- (a) The reconfiguration to the internal entrance intersection in proximity to the signalised intersection (as well as any other reconfiguration of slip / turning lanes) will require the approval of Transport for New South Wales. It is strongly advised that the applicant liaise with that authority prior to submission of the development application.
- (b) Further to above, the internal access arrangement must take into account potential internal queueing issues, with the commercial parking component having a concentrated inflow / outflow and therefore the accommodation of traffic queues must not impair on vehicle entry to the site, particularly at the "T" intersection on entry.
- (c) The driveway ramp configuration has not been designed mindful of vehicle swept path clearances. The ramps intersect the access road/ internal access aisles at right angles which is not conducive to vehicle swept paths and does not facilitate traffic flow.
- (d) The proposed waste and loading bay access will require a swept path analysis . Council does not particular requirements regarding the minimum level of service vehicles required however it is suggested that at least two spaces be provided for vehicles up to a MRV dimension (vehicle as defined by AS2890.2).
- (e) With respect to the parking capacity, the development is seeking to comply with the DCP controls for the Macquarie Park Corridor however the site is located just outside the area. The applicability of this control should be confirmed with Council's Strategic section. In the event it is not applicable, the parking standard requirements of DCP Part 9.3 (Parking Controls) will apply. When held in regard to the typical parking controls

(commercial parking required at 1 space per 40m²) the development appears to be well short of the required parking allocation. The application may seek to rely on a parking study / survey of similar development.

- (f) The development is noted to accommodate a mix of uses which would allow the parking allocation to be shared. It would be warranted that any coinciding uses (eg function centre & retail) may need traffic control devices implemented to ensure the appropriate allocation of parking. Any such measures must be located mindful of potential queuing issues.

2.5 Traffic comments

Council's Traffic Team has provided the following general comments in relation to the submitted development scheme:

- Provide details on the likely operational characteristics of the café, restaurant and function centre components of the subject development, which include (but not limited) to the following:
 - Days and hours of operation;
 - Seating capacity;
 - Maximum staff employment level; and
 - Maximum number of visitors/customers expected to be on-site during peak operations of the café, restaurant and function centre.
- The traffic and parking demand potentially generated by the function centre during peak operations should be estimated based on surveys of similar facilities. The off-street parking allocated to the function centre is to be adequate in supporting the peak parking demand that is likely to be generated by this land use.
- Traffic volume surveys (pre-covid) of the intersection of Lane Cove Road and Fontenoy Road are to be provided for the weekday AM & PM and weekend peak periods coinciding with the peak operations of the proposed land uses.
- A SIDRA intersection assessment is to be undertaken of the intersection of Lane Cove Road and Fontenoy Road for the following scenarios:
 - Current traffic conditions based on existing weekday and weekend peak hour traffic demands;
 - Post-development traffic conditions based on existing + development traffic during peak hour periods; and
 - 10 year projected traffic conditions (with and without development traffic).

Please provide electronic copies of the SIDRA modelling files for review by Council and TfNSW.

- Assess the traffic impact associated with the development on the surrounding road network and provide recommendations for any road improvements/infrastructure upgrades (as necessary) to mitigate these impacts.
- Assess the impact of the development on the surrounding active transport infrastructure (e.g. cycle routes, public transport facilities, pedestrian infrastructure, etc.) and identify any opportunities for potential improvements to encourage greater active transport travel as a means to

reduce private vehicle trips to/from the site (e.g. Extending the existing SUP along the western side of Lane Cove Road to provide a pedestrian/cycling link between the site and Macquarie Park railway station, etc.).

- Provide an operational management plan detailing appropriate measures/strategies to assist with managing the safety and efficiency of traffic circulation and the use of parking on-site.
- A swept path assessment shall be undertaken to demonstrate that the largest/longest vehicle to be serviced on site is capable of accessing, turning around and exiting the site in a forward direction without any encroachment on adjoining public and private infrastructure.
- The proposed vehicular access, off-street parking and heavy vehicle servicing arrangements shall be designed to comply with the following:
 - The Australian Standard for *Parking Facilities Part 1: Off-Street Parking* (AS 2890.1);
 - The Australian Standard for *Parking Facilities Part 2: Off-Street Commercial Vehicle Facilities* (AS2890.2);
 - The Australian Standard for *Parking Facilities Part 3: Bicycle Parking Facilities* (AS2890.3);
 - The Australian Standard for *Parking Facilities Part 6: Off-Street Parking for People with Disabilities* (AS2890.6); and
 - Ryde City Council's *Development Control Plan*
- It is noted that a pre-DA Traffic Impact Assessment report (dated 17 September 2020) has been prepared by TTPP on behalf of the applicant, which has addressed some of the points raised above. An updated Traffic Impact Assessment report is now required to accompany the DA submission to address the other outstanding comments indicated above.

2.6 Stormwater management

It is foreseeable that the development will discharge to the existing draining system which is anticipated to discharge through RMS land and thereon to the adjoining Lane Cove National Park (Porters Creek) to Lane Cove River . In accordance with National Park guidelines stormwater runoff to natural waterways will need to attenuate to ensure there is no adverse impacts to the downstream waterways. There is also some flood affectation in this area however the land is utilised. The configuration will require onsite detention to be implemented. In the event that the applicant wishes to seek exemption from this requirement then it will be warranted that their stormwater engineering consultant investigate the receiving system and demonstrate that it is capable of accommodating the additional runoff arising from the 100yr ARI event without detriment to the downstream environment. Such a report should be accompanied by site investigation photos and additional analysis demonstrating the level of discharge does not detrimentally effect the downstream area.

In accordance with Council's Stormwater controls, the development will warrant WSUD treatment measures be implemented into the system. Ideally

these should be implemented into the landscaping component of the development to avoid the reliance upon a proprietary devices.

You may contact Council's Senior Development Engineer – Daniel Pearse on 99528410 if you wish to seek further clarification in relation to this matter.

2.7 Public Domain improvements required: A Public Domain Improvement Plan must accompany any Development Application lodged with Council.

OUTCOMES

- Comments made by Council's Urban Design Review Panel (UDRP) should be addressed by the proponents in conjunction with the formal pre-lodgement advice contained in this document. It is suggested that the proponents consider a revision of the design of the proposal as indicated in this document.
- It is Council's advice that any proposal on the site must achieve full compliance with these statutory controls.
- When you are ready to lodge a development application, ensure that your development application meets the submission requirements and that it addresses all the relevant criteria and standards specified in the SEPPs, RLEP2014 and RDCP2014 and all other the issues raised in this advice. The outcome of any development application submitted for the same will depend on the documentation provided and how effectively the issues raised as part of this pre-lodgement advice and any other issues raised as result of the DA assessment have been addressed.
- DA Submission Requirements: For details of the submission requirements for this proposal, please refer Council's Development Application Checklist. Please refer to Council's website for more information on submission requirements for a Development Application.
- In addition to meeting the submission requirements as mentioned above, any development application lodged with Council must accompany the following information but not limited to:
 - A series of sectional drawings at suitable intervals showing the height of the building, podium and basement measured from the existing ground level.
 - A site survey plans is required - in order to calculate the maximum building height, the existing ground level must accurately be established by a survey plan,
 - Solar access diagrams/Shadow diagrams drawn to scale for 9am, 12noon and 3pm midwinter. The plan must also show the adjoining lot boundaries and must be drawn to scale,
 - Car parking layout with full dimensions showing vehicle swept paths,
 - A preliminary Land Contamination Report in accordance with SEPP 55 to demonstrate that the land is suitable for proposed use,

- A Parking demand analysis,
- A Heritage Impact Statement as the site is located adjacent to a heritage item,
- Stormwater Management Plan,
- A detailed Waste Minimization & Management Plan,
- Demolition Plan, Report, Demolition Work Method Plan and demolition details with photographs of the existing buildings on the site (if demolition is to be included under the same DA),
- BASIX Certificate (if applicable), and any commitments clearly noted on the plans,
- Plan of Management
- Reflectivity Report
- Ventilation & Solar Report,
- Architectural Design Statement,
- Acoustic Report,
- Wind Impact Report,
- Traffic Report with turning paths;
- Access Report,
- CPTED report,
- Bushfire Report,
- A BCA compliance report,
- Energy Efficiency Report,
- Construction Traffic Management Plan.
- Arborists Report,
- Quantity Survey Report (CIV Costing),
- Landscaping Plan – from Landscape Architect
- A Geotechnical Report, Please note that if the development affects the ground water table, it may constitute an integrated development,
- Statement of Environmental Effects – planning compliance tables,
- Architectural Drawings,
- Stormwater Management Plans
- All other relevant documents.

END OF ADVICE