

Meeting Date: Tuesday 13 September 2016
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.00pm

NOTICE OF BUSINESS

Item		Page
1	CONFIRMATION OF MINUTES - Meeting held on 9 August 2016	1
2	27-37 DELHI ROAD, NORTH RYDE. LOT 160 DP1136651. Application for the modification of development consent No. LDA2014/0077 under Section 96(1A) of the EP&A Act, 1979 to allow extended construction hours for approved mixed use development - MOD2016/0094	6
3	210-216 VICTORIA ROAD, GLADESVILLE. LOT 1 DP 785339. Local Development Application for demolition and construction of a 6 storey mixed use development containing 7 commercial tenancies, 31 residential apartments and car parking for 61 vehicles. LDA2015/0653	27
4	DRAFT BIODIVERSITY PLAN FOR RYDE LOCAL GOVERNMENT AREA	145

1 CONFIRMATION OF MINUTES - Meeting held on 9 August 2016

Report prepared by: Senior Coordinator - Governance

File No.: CLM/16/1/3/2 - BP16/1039

REPORT SUMMARY

In accordance with Council's Code of Meeting Practice, a motion or discussion with respect to such minutes shall not be in order except with regard to their accuracy as a true record of the proceedings.

RECOMMENDATION:

That the Minutes of the Planning and Environment Committee 6/16, held on 9 August 2016, be confirmed.

ATTACHMENTS

1 MINUTES - Planning and Environment Committee Meeting - 9 August 2016

ITEM 1 (continued)

ATTACHMENT 1

**Planning and Environment Committee
MINUTES OF MEETING NO. 6/16**

Meeting Date: Tuesday 9 August 2016

Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde

Time: 5.09pm

Councillors Present: Councillors Pendleton (Chairperson), Chung, Etmekdjian and Pickering.

Apologies: Councillors Simon and Yedelian OAM.

Note: In the absence of Councillor Simon, the Deputy Chairperson – Councillor Pendleton chaired the meeting.

Note: Councillor Chung arrived at the meeting at 5.13pm during discussion on Item 2.

Staff Present: Acting General Manager, Acting Director – City Strategy and Planning, Acting Chief Operating Officer, Manager – Environment, Health and Building, Acting Manager – Assessment, Senior Coordinator – Strategic Planning, Senior Coordinator – Development Assessment, Senior Development Engineer, Planning Consultant (Creative Planning Solutions), Business Support Coordinator – City Strategy and Planning Senior Coordinator – Governance, Governance, Risk and Audit Coordinator and Administration Officer – Councillor Support.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 14 June 2016

Note: This Item was dealt with later in the meeting as detailed in these Minutes.

2 181A RYDE ROAD, GLADESVILLE - LOT 1 DP220007, LOT 21 DP236389, and LOTS 91-93 DP24052. Development Application for alterations, additions and refurbishment work to the Gladesville Bowling & Sports Club to create a new terrace area and use part of the existing club floor space for a dance studio. LDA2015/0642

Note: Brett Gibson (representing Gladesville Bowling and Sports Club Ltd) addressed the meeting in relation to this Item.

ITEM 1 (continued)

ATTACHMENT 1

Note: A letter from Elizabeth Cohen and Anthony Joseph dated 8 August 2016 was tabled in relation to this Item and a copy is ON FILE.

Note: Councillor Chung arrived at the meeting at 5.13pm during discussion on this Item.

RESOLUTION: (Moved by Councillors Pickering and Etmekdjian)

- (a) That Local Development Application No. LDA2015/0642 at 181A Ryde Road, Gladesville being LOT 1 in DP220007, LOT 21 in DP236389, and LOTS 91-93 in DP24052 be approved subject to the **ATTACHED** conditions (**Attachment 1**).
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

3 16 TERRY ROAD, EASTWOOD - LOT 1 DP 324937 – Local Development Application for alterations and additions to dwelling house and change of use to a child care centre for 43 children. LDA2015/219.

Note: Shu Peng (objector representing 26 neighbours), Eileen Fu (objector), Robin Goh (objector) and Silvia Li (on behalf of the applicant) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Pickering and Chung)

- (a) That Local Development Application No. LDA2015/01219 at 16 Terry Road, Eastwood being LOT 33 DP12913 be **APPROVED** via deferred commencement, and subject to the **ATTACHED** conditions (**Attachment 1**)
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

ITEM 1 (continued)

ATTACHMENT 1

1 CONFIRMATION OF MINUTES - Meeting held on 14 June 2016

RESOLUTION: (Moved by Councillors Pickering and Etmekdjian)

That the Minutes of the Planning and Environment Committee 5/16, held on 14 June 2016, be confirmed.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

4 1139 VICTORIA ROAD, WEST RYDE. LOT 1 DP 34953. Local Development Application for new two storey boarding house development comprising twelve (12) boarding rooms under State Environmental Planning Policy (Affordable Rental Housing) 2009. LDA2015/0274.

RECOMMENDATION: (Moved by Councillors Chung and Pickering)

That this matter be deferred to full Council for consideration.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **23 AUGUST 2016** as substantive changes were made to the published recommendation.

5 PLANNING PROPOSAL - 61 LANE COVE ROAD AND 5 MYRA AVENUE, RYDE - RYDE BAPTIST CHURCH AND NORTHCROSS CHRISTIAN SCHOOL

Note: Peter Bosker (representing Northcross Christian School) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Chung and Etmekdjian)

- (a) That Council forward the Planning Proposal relating to 61 Lane Cove Road (LOT 21 DP 1112210) and 5 Myra Avenue, Ryde (LOT 3 DP 650869) for a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

ITEM 1 (continued)

ATTACHMENT 1

- (b) That in the event of a gateway determination being issued pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979*, Council will proceed with the public exhibition of the proposal and a further report be presented to Council following the completion of the exhibition period advising of the outcomes and next steps.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

6 TOP RYDE / NORTH RYDE CENTRES PEDESTRIAN ACCESS AND MOBILITY PLAN 2016

RESOLUTION: (Moved by Councillors Pickering and Etmekdjian)

- (a) That Council adopts the Top Ryde and North Ryde Centres Pedestrian Access and Mobility Plan 2016 as a guide to future prioritisation of capital works relating to Access and Mobility in Top Ryde, Cox's Road and Blenheim Road Small Centres.
- (b) That resourcing of high and medium priority actions listed in the Top Ryde /North Ryde Centres PAMP 2016 be considered through future Delivery Plans of Council.
- (c) That resourcing of remaining actions listed in the Top Ryde/ North Ryde Centres PAMP 2016 be subject to the other external funding sources becoming available and a separate report to Council.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

The meeting closed at 6.14pm.

CONFIRMED THIS 13TH DAY OF SEPTEMBER 2016.

Chairperson

2 27-37 DELHI ROAD, NORTH RYDE. LOT 160 DP1136651. Application for the modification of development consent No. LDA2014/0077 under Section 96(1A) of the EP&A Act, 1979 to allow extended construction hours for approved mixed use development - MOD2016/0094

Report prepared by: Town Planner

Report approved by: Acting Manager - Assessment; Acting Director - City Strategy and Planning

File Number: GRP/09/5/6/2 - BP16/1113

1. Report Summary

Applicant: BGY North Ryde Pty Ltd

Owner: BGY North Ryde Pty Ltd

Date lodged: 9 May 2016

This report considers an application to modify development consent No. LDA2014/0077 for demolition and the erection of a mixed use development comprising 3 buildings ranging in size from 25, 27 and 13 storeys over basement car parking. The buildings will contain retail uses, a child care centre and residential uses. The approved development also includes an ancillary road along the eastern boundary.

The application seeks to modify condition 7 of the consent with regards to the approved hours of construction. In this regard, condition 7 of the consent currently states the following:

Hours of work. *Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.*

The application seeks to vary the above standard construction hours to allow the following construction hours:

Monday to Friday: 5am – 9pm

Saturday: 7am – 5pm

The reason the applicant has given for justification for an extension of hours is to allow workers and materials to arrive on site outside peak traffic hours.

While construction workers will be on site for extended hours, only a limited range of construction activities will be carried out before 7am (e.g. installation of pre-cast concrete panels during the construction of the facade and internal works.)

ITEM 2 (continued)

The proposed modification was notified to adjoining properties in accordance with Ryde DCP 2014 (DCP2014) and a total of nineteen (19) submissions were received objecting to the development. The submissions raised the following key issues:

- Unreasonable increased noise, dust and disturbance to nearby residential properties;
- Non-compliance with the provisions of Part 8.4 of DCP2014;
- Will create precedent for other developments in the area to seek similar extensions of construction hours;
- Workers and trucks will still arrive earlier than the extended start time;
- Previous similar proposal for adjacent site was withdrawn after community objections;
- Existing approved construction hours are generous and already exceed those of neighbouring Council's and State infrastructure works;
- Increased impact on residents to allow increased developer profits is unacceptable;
- Proposal does not comply with Interim Government Construction Noise Guidelines.

Council's Environmental Health Officer has reviewed the proposal and does not support the extended construction hours as the allowable noise levels are likely to be exceeded and reasons of convenience are not sufficient to justify the proposal (see Section 13 for specific comments).

The proposal is not supported and is recommended for refusal.

Reason for Referral to Planning and Environment Committee: Called up by Councillor Chung and the number of submissions received.

Public Submissions: A total of 19 submissions were received objecting to the proposed modification.

Clause 4.6 RLEP 2014 variation required? No

Value of works? Zero in relation to the proposed modification. The value of the approved development is \$168.2 million.

ITEM 2 (continued)

RECOMMENDATION:

- (a) That Section 96 Modification Application No. 2016/0094 at 27-37 Delhi Road, North Ryde, being Lot 160 DP1136651 be refused for the following reasons:
- 1) The proposed modification of condition 7 to allow extended hours of construction work is likely to exceed the noise management level for noise outside standard hours and is likely to have an adversely impact the amenity of nearby residential properties.
 - 2) The reasons provided to justify the proposed extended hours of construction work are not considered sufficient given the potential adverse impact on the amenity of nearby residential properties in terms of increased noise, dust and disturbance. Also the reasons given do not satisfy the circumstances for work outside standard hours specified in the Interim Construction Noise Guidelines (DECC, 2009).
 - 3) The proposal is considered not to be in the public interest.
 - 4) The development does not satisfy the provisions of Section 96(1A)(a) in that the development is not of minimal environmental impact due to the increased noise that will adversely affect the amenity of the adjoining properties.
 - 5) The proposed development is inconsistent with Section 4.6 of Part 8.1 of DCP 2014 in that the extension of construction hours will result in adverse impacts to the residents in the vicinity of the construction site.
 - 6) The proposed modification of condition 7 will allow all construction work to be carried out during the extended hours and not just deliveries and a limited range of construction activities.
 - 7) Extending the hours of work in this instance would allow other developers to seek similar modifications in the future and make it difficult for Council to justify limiting building work to standard hours.
- (b) That the persons who made submissions be advised of Council's decision.

ATTACHMENTS

- 1 Map

ITEM 2 (continued)

Report Prepared By:

Michael Buckley
Town Planner

Report Approved By:

Sandra Bailey
Acting Manager - Assessment

Liz Coad
Acting Director - City Strategy and Planning

ITEM 2 (continued)

2. Site (*Refer to attached map*)

- Address** : 27-37 Delhi Road, North Ryde
(Lot 160 DP1136651)
- Site Area** : 17,858m²
- Topography and Vegetation** : Site has been cleared and approved development is currently under construction.
- Existing Buildings** : All buildings have been demolished.
- Planning Controls** : Ryde Local Environmental Plan 2014
- Zoning** : B4 Mixed Use
- Other** : Ryde Development Control Plan 2014
North Ryde Station Precinct Development Control Plan



Photograph of the site

ITEM 2 (continued)



Aerial photo of subject site and surrounds (site highlighted in red).

3. Councillor Representations

Name of Councillor: Councillor Chung

Nature of the representation: Called up to the Planning and Environment Committee

Date: 7 June 2016

Form of the representation (eg via email, meeting, phone call): Email to Councillor Help Desk

Any other person (eg consultants) involved in or part of the representation: None.

4. Political Donations or Gifts

None disclosed in applicant's DA/S96 submission or in any submission received.

ITEM 2 (continued)

5. Proposal

The proposed modification seeks approval to modify condition 7 to allow extended construction hours as follows:

Existing hours

Monday to Friday: 7am – 7pm
Saturday: 8am – 4pm

Proposed hours

Monday to Friday: 5am – 9pm
Saturday: 7am – 5pm

As such, compared to the current restrictions imposed by condition 7, the application seeks to allow construction to commence 2 hours earlier (5am to 7am) and finish 2 hours later (7pm to 9pm) on weekdays, and to start 1 hour earlier (7am to 8am) and finish 1 hour later (4pm to 5pm) on Saturdays. This amounts to a total of 22 additional construction hours per week increasing the total number of construction hours from 68 hours to 90 hours per week.

The submitted Statement of Environmental Effects provides the following information in relation to the proposal:

The Proposal seeks to amend Condition 7 to enable the site to be serviced outside of peak traffic periods. This would involve the following activities within the extended hours:

1. *Opening site gates / traffic control;*
2. *Vertical movement of workers and materials via electric hoist;*
3. *Trucks entering site for deliveries (primarily precast concrete trucks);*
4. *Crane lifting (electric cranes with silencers) to unload trucks;*
5. *Low-noise generating activities i.e. rigging, minor trade works, site clean-up etc. There will be no use of demo saws, jack hammers, explosive power tools, excavators etc;*
6. *Trucks exiting the site.*

The purpose of this amendment is to spread the construction activities, in particular truck movements, thereby reducing the impacts of construction on the existing road network.

ITEM 2 (continued)

6. Background

The original LDA was submitted to Council on 6 March 2014. During the assessment, significant issues were raised by Council's Officers in respect of the impact that the development would have on the efficiency and operation of the surrounding road network. Council was also concerned that although the development complied with the car parking requirements under the North Ryde Station Precinct Development Control Plan, the amount of car parking proposed contributed negatively to the surrounding road network and was not consistent with a transport orientated development.

On 12 April 2015, a Class 1 Appeal against the deemed refusal of the application was filed by the applicant in the Land and Environment Court.

Prior to the hearing dates, the applicant submitted amended plans which reduced the car parking to rates consistent with Council's then draft DCP for Macquarie Park. Council also received commitment from the State Government that the applicable regional infrastructure upgrades to the surrounding roads would be completed.

Council and the applicant subsequently agreed to enter into consent orders and the Land and Environment Court granted consent to the development application on 27 July 2015 with the final Orders of the Court issued on 24 August 2015.

A previous Section 96 application to modify the northern tower facades of Buildings A, B and C and the southern facade of Building C from metal panel to painted precast concrete panels was approved by Council on 17 February 2016.

7. Submissions

The subject Section 96 application was notified in accordance with Development Control Plan 2014 - Part 2.1 with a notification period from 20 May 2016 to 15 June 2016. The application was advertised in the *Northern District Times* on 25 May 2016.

In response, a total of 19 submissions were received. The key issues raised in the submissions objecting to the development are summarised and discussed below:

- **Unreasonable increased noise, dust and disturbance to nearby residential properties.**

Assessment Officer's Comment

As per Section 13 of this report, Council's Environmental Health Officer concurs that the proposal would likely result in unacceptable impacts, due to noise, dust and disturbances to nearby residential properties. Accordingly, the application is recommended for refusal.

ITEM 2 (continued)

- **Non-compliance with the provisions of Part 8.1 of DCP2014.**

Assessment Officer's Comment

This section of the DCP deals with construction activities. One of the objectives of the DCP is to ensure adequate controls are in place on or near the site to minimise the impact of construction activities on adjoining properties. Section 4.6 of this Part of the DCP deals with construction hours. The permitted construction hours are as per condition 7 of the consent. The DCP does allow Council to vary these hours if the applicant provides a formal submission demonstrating that due to the nature of the work being undertaken, or the location of the site, residents in the vicinity of the construction site will not be adversely affected. In this instance the applicant has not been able to demonstrate that the residents in the vicinity of the site would not be adversely affected. For this reason, the extension of the construction hours is not supported by Council's Officers.

- **Will create precedent for other developments in the area to seek similar extensions of construction hours.**

Assessment Officer's Comment

It is agreed that approval of the current Section 96 modification would likely result in similar proposed modified hours in the area and potentially the wider LGA. Any such applications however would be assessed on their own merits.

- **Workers and trucks will still arrive earlier than the extended start time.**

Assessment Officer's Comment

It is possible that such an outcome could occur. This however is not a determinative matter and any issues associated with such occurrences would be investigated by Council's Compliance Team.

- **Previous similar proposal for adjacent site was withdrawn after community objections.**

Assessment Officer's Comment

It is correct that a similar Section 96 proposal to modify the hours of work at 1-17 Delhi Road (MOD2015/0238) was withdrawn prior to determination. This application proposed construction hours from 6am to 8pm Monday to Fridays and 6am to 5pm Saturdays and Sundays. The application was withdrawn following concerns raised by Council's officers in respect to noise. The current application however must be determined on its own merits.

ITEM 2 (continued)

- **Existing approved construction hours are generous and already exceed those of neighbouring Council's and State infrastructure works.**

Assessment Officer's Comment

The existing hours of work contained in condition 7 are consistent with Council's DCP2014. Whether these exceed those hours approved by other Council's or State Government Infrastructure works is not relevant to the proposal which must be determined on its own merits.

- **Why is the proposal even being considered?**

Assessment Officer's Comment

The subject Section 96(1A) application has been properly made and Council is required under the provisions of the Environmental Planning & Assessment Act, 1979 and the Environmental Planning & Assessment Regulations, 2000 to assess the application.

- **Increased impact on residents to allow increased developer profits is unacceptable.**

Assessment Officer's Comment

The likely increased impact on the amenity of residents from the proposed modified hours is considered unacceptable in its own right. Whether the proposed modification would allow any increased developer profits is not a planning issue and of no relevance to the assessment of the proposal.

- **Proposal does not comply with Interim Government Construction Noise Guidelines.**

Assessment Officer's Comment

As per Section 13 of this report, Council's Environmental Health Officer concurs that the proposal is not consistent with the DECC Interim Construction Noise Guidelines and the application is not supported.

8. Clause 4.6 RLEP 2014 variation required?

No.

ITEM 2 (continued)

9. Policy Implications

Relevant Provisions of Environmental Planning Instruments etc:

(a) Environmental Planning & Assessment Act, 1979

Section 96 – Modification of Consents

In accordance with Section 96(1A), Council may consider a modification of development consent provided:

- *The proposed modification is of minimal environmental impact.*

The proposed amendments for increased hours of operation are considered excessive and would result in significant environmental impact.

- *The proposed development is substantially the same as the approved.*

It is considered that the development will remain substantially the same as that approved on the site notwithstanding the proposed modification.

- *The application for modification has been notified in accordance with the regulations; and*

The modification is considered major in nature and therefore as per Council's DCP, notification was necessary.

- *Council has considered any submissions regarding the proposed modification.*

Notification was required. Nineteen (19) submissions were received

In this regard, it is considered that whilst the modified development will still result in substantially the same development as that approved, the proposed modification to condition 7 is not of minimal environmental impact due to increased noise and the impact of the noise on the amenity of the adjoining properties.

Notification of the application resulted in 19 objections to the proposal being received. The majority of the concerns raised in the submission are considered valid and refusal of the application is warranted.

The development does not satisfy the provisions of Section 96(1A) in that the application is not of minimal environmental impact. For this reason, the application is recommended for refusal.

ITEM 2 (continued)

Section 96(3) requires Council to consider relevant matters referred to in Section 79C(1) in assessing and application for modification of development consent. This report contains the required consideration.

(b) Ryde LEP 2014

Under the RLEP 2014, the zoning of the subject site is 'B4 Mixed Use'. There are no provisions within the LEP relevant to the proposed modification.

(c) Relevant SEPPs

None.

(d) Any draft LEPs

There are no draft LEPs applicable to the proposed development.

(e) Any DCP

Ryde Development Control Plan (DCP) 2014

Part 8.1 of DCP2014 pertains to 'Construction Activities'. Section 4.6 states the following controls in relation to construction hours:

- a. All demolition and/or construction and associated work is to be restricted to between the hours of 7 am and 7 pm Mondays to Fridays and between 8 am and 4 pm on Saturday. No work is to be carried out on Sunday or public holidays.*
- b. Council may vary these conditions if the applicant provides a formal submission demonstrating that due to the nature of the work being undertaken, or the location of the site, residents in the vicinity of the construction site will not be adversely affected.*

Condition 7 of the DA consent is consistent with the provisions of part a) above. With regard to part b), the current S96 application seeks to demonstrate that due to the specific nature of the work to be undertaken and the location of the site, residents in the vicinity of the site will not be adversely affected by the proposed modified hours.

As detailed in this report, it is considered that the proposed extended hours will adversely impact the amenity of residents in the vicinity of the site. As such, the proposed modification does not comply with the provisions of the DCP and should be refused.

ITEM 2 (continued)

North Ryde Station Precinct Development Control Plan

The North Ryde Station Precinct DCP provides a framework to guide future development in the North Ryde Station Precinct. The document specifies built form and other controls for all development within the Precinct to achieve the vision for the Precinct as a vibrant community and as a place to live, work and visit. This DCP does not provide any applicable criteria to the current Section 96 application.

10. Likely impacts of the Development

All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report (see submissions and referral sections). The environmental impacts of the proposed essentially relate to adverse noise impacts to nearby residential properties from the proposed modified construction hours.

11. Suitability of the site for the development

Given the proximity of the site to residential properties and the likelihood for noise parameters to be exceeded, the proposed extended construction hours are not considered suitable for the subject site.

12. The Public Interest

As detailed in Section 7 of this report, 19 submissions have been received objecting to the proposed modified hours. Several valid issues of concern have been raised in the submissions including an unacceptable increase in noise, dust and disturbance, non-compliance with DCP2014 & Interim NSW Government Construction Noise Guidelines, and creation of precedent for other development sites in the locality.

Overall and having regard to the assessment contained in this report, it is considered that refusal of the proposed modification is in the public interest.

13. Consultation – Internal and External

Internal Referrals

Environmental Health Officer: Council's Environmental Health Officer has provided the following comments:

Relevant Guidelines:

The relevant guideline for managing construction noise is the Interim Construction Noise Guideline (DECC, 2009).

ITEM 2 (continued)

According to the Guideline construction work should only be allowed outside standard hours in the following circumstances:

- *the delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads;*
- *emergency work to avoid the loss of life or damage to property, or to prevent environmental harm;*
- *maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours;*
- *public infrastructure works that shorten the length of the project and are supported by the affected community;*
- *works where a proponent demonstrates and justifies a need to operate outside the recommended standard hours.*

The Guideline further states that in the last two categories, the proponent should provide the relevant authority with clear justification for reasons other than convenience, such as to sustain operational integrity of road, rail and utility networks.

The Guideline also requires the proponent to apply all feasible and reasonable work practices to minimise noise and sets a management level (LAeq) for noise outside standard hours of background level (LA90) + 5dB(A) at the property boundary of the most noise affected residence.

Standard hours are defined in the Guideline as:

- *7.00am - 6.00pm Monday to Friday*
- *8.00am - 1.00pm Saturdays*
- *No work on Sundays or public holidays*

The LAeq is the level of noise equivalent to the energy-average of noise levels occurring over a measurement period (usually 15 minutes) and is considered representative of the noise experienced.

The LA90 is the noise level exceeded 90% of the time and is considered representative of the background noise level when measured in the absence of extraneous noise.

ITEM 2 (continued)

Surrounding Land Uses:

The site is triangular in shape and is bounded by the North Ryde Railway Station to the north, commercial development to the south-east, and the M2 Motorway to the south-west.

The nearest residences are located at 21 Epping Road, approximately 70 metres west of the site and 86 Blenheim Road, approximately 70 metres south-west of the site.

Noise Impact Assessment:

The application is accompanied by a Construction Noise Impact Statement prepared by Resonate Acoustics.

The Statement states that the principal objective of seeking extended construction hours is to enable construction material deliveries and construction workers to arrive and depart outside peak traffic hours.

The Statement also states that whilst construction workers are present on site for the extended hours, a limited range of construction activities is proposed before 7.00am including installation of pre-cast concrete panels during construction of the building facades and internal works.

According to the Statement the nearest affected residential receiver is located at 21 Epping Road and the measured background noise levels (LA90) at this location during the extended construction hours are as follows:

Time Period	Background Noise Level (LA90)
<i>5.00am - 7.00am Monday to Friday</i>	<i>56dB(A)</i>
<i>7.00pm - 9.00pm Monday to Friday</i>	<i>53dB(A)</i>
<i>7.00am - 8.00am Saturday</i>	<i>58dB(A)</i>
<i>4.00pm - 5.00pm Saturday</i>	<i>58dB(A)</i>

Therefore the limiting noise management level (LAeq) is 58dB(A) (ie. 53dB(A) + 5dB(A)).

The Statement also examines the potential for sleep disturbance between 5.00am - 7.00am Monday to Friday and states that to prevent sleep disturbance the Environmental Noise Control Manual (EPA, 1994) recommends that the LA1 noise level measured over a 1 minute period should not exceed the background noise level (LA90) by more than 15dB(A) when measured outside the bedroom window. The Statement also states that the maximum noise level (LAm_{ax}) is commonly used instead of the LA1 noise level.

ITEM 2 (continued)

Therefore the sleep disturbance criteria (LAmax) is 71dB(A) (ie. 56dB(A) + 15dB(A)).

The Statement identifies a number of potential noise sources from delivery, unloading and construction activity during the proposed extended hours and predicts the noise levels at the nearest residence.

According to the Statement the nearest delivery and unloading area is located 150 metres from the nearest residence and the predicted noise levels (LAeq) from delivery and unloading activities are as follows:

Activity	Sound Level at 150 metres (LAeq)
<i>Low speed truck arrival</i>	<i>38dB(A)</i>
<i>Forklift activity</i>	<i>46dB(A)</i>
<i>People talking</i>	<i><20dB(A)</i>
<i>Raised voices</i>	<i><30dB(A)</i>
<i>Low speed truck departure</i>	<i>38dB(A)</i>
<i>Total</i>	<i>47dB(A)</i>

According to the Statement the most acoustically significant construction equipment will be electric cranes, hoists and impact wrenches (rattle guns) and the predicted noise level (LAeq) from construction activity is 57dB(A).

This prediction is based on a number of assumptions including:

- electric cranes being positioned 150 - 220 metres from the nearest residence*
- hoists being positioned 130 - 190 metres from the nearest residence*
- impact wrenches being positioned 120 - 190 metres from the nearest residence*
- a 15dB reduction in noise where construction shields the noise from the residences*

The Statement further states that the predicted cumulative noise level (LAeq) from delivery, unloading and construction activity is 58dB(A).

The Statement also predicts the maximum noise levels (LAmax) from delivery, unloading and construction activity at the nearest residence.

The predicted maximum noise level (LAmax) from delivery and unloading activity, in the absence of reversing alarms, is 67dB(A) and the predicted noise level (LAmax) from reversing alarms is 72dB(A).

ITEM 2 (continued)

The predicted maximum noise levels (L_{Amax}) from construction activity are as follows:

Construction Equipment	Noise Level at Residence (L_{Amax})
<i>Electric crane</i>	<i>54dB(A)</i>
<i>Hoist</i>	<i>46dB(A)</i>
<i>Impact wrench</i>	<i>68dB(A)</i>
<i>Total</i>	<i>68dB(A)</i>

In summary, the predicted cumulative noise level (L_{Aeq}) from deliveries, unloading and construction activity is equal to the noise management level of 58dB(A) and the predicted maximum noise level (L_{Amax}) from reversing alarms exceeds the sleep disturbance criteria of 71dB(A) by 1dB(A).

The Statement concludes that:

- *Noise emissions from delivery and unloading activities will comply with the noise management levels and criteria.*
- *Noise from delivery and unloading activities presents a very low risk of sleep disturbance.*
- *Noise from construction work will comply with the noise management levels and criteria.*

Discussion:

(1) Reasons for requesting modification:

The reasons for requesting the modification have been stated as follows:

- (a) to spread the construction activities, in particular truck movements, and reduce the impact on the surrounding road network; and*
- (b) to enable construction material deliveries and construction workers to arrive and depart outside peak traffic hours.*

As stated previously, the Interim Construction Noise Guideline only allows construction work to be carried out outside standard hours in certain circumstances, where there is clear justification to do so.

Allowing trucks and workers to arrive and depart outside peak traffic hours is not essential and is not a valid reason for allowing work outside standard hours.

ITEM 2 (continued)

(2) Proposed amendment to Condition No. 7:

The proposed amendment to Condition No. 7 will allow all construction work to be carried out during the extended hours and not just deliveries and a limited range of construction activities.

(3) Noise impact assessment:

The noise impact assessment assumes that the source of the noise will be at least 120 - 150 metres from the nearest residence, but Figure 5 in the Construction Noise Impact Statement indicates that impact wrenches will be used immediately adjacent to the south-western boundary, approximately 70 metres from the nearest residence.

Based on calculations using AS2436-2010 "Guide to noise and vibration on construction, demolition and maintenance sites" the noise level (LAeq) emitted by an impact wrench with a sound power level of 102dB(A) will be 57dB(A) at 70 metres. However, if multiple impact wrenches are used at the same time the cumulative noise level will be higher.

If 2 impact wrenches are used at the same time the noise level will increase to 60dB(A), if 3 impact wrenches are used the noise level will increase to 62dB(A), and if 4 or more impact wrenches are used the noise level will increase by 1 dB(A) for each additional impact wrench up to a potential total of 67dB(A).

Therefore, the cumulative noise level (LAeq) from the use of impact wrenches could exceed the noise management level of 58dB(A) by up to 9dB(A) and have an adverse impact on nearby residents.

Also, if other construction activities are carried out there is the potential for further exceedances and impacts on nearby residents.

(4) Implications for future development:

Extending the hours of work in this instance could open the door for other developers to seek similar modifications in the future and make it difficult for Council to justify limiting building work to standard hours.

Recommendation:

That the application be refused.

ITEM 2 (continued)

Traffic Engineer: Council's Traffic Engineer has provided the following comments:

Traffic Section has no objection to the proposed extension of construction periods with the following reasons:

- *The proposed extended hours are outside of road network peak periods. Hence, traffic impact during the proposed extended hours is unlikely to have notable adverse impact on the operation of existing road network.*
- *Construction vehicle routes to/from the site utilises State Roads such as Delhi Road, Epping Road and M2 Motorway. No local roads in neighbourhood areas are relied upon for construction traffic routes except for Station Street, which is currently only utilised by construction vehicles.*

Despite the above, it is acknowledged that it is general practice to restrict hours of construction activities within the standard approved period. There are other aspects such as impact on noise level, which should be considered. Attachments 2 and 3 of the S96(1A) Modification Application should be assessed by the Building Compliance section in regards to noise implications of extended construction periods.

Planning comment: Whilst the comments of Council's Traffic Engineer in support of the proposed modified hours due to a potential reduction in the impact of construction traffic on the existing road network are noted, it is not considered that these benefits outweigh the negative amenity impacts to nearby residential properties from increased noise at these times.

External Referrals

None.

14. Critical Dates

There are no critical dates or deadlines to be met.

15. Financial Impact

Not relevant.

16. Other Options

The only other option is to approve this Section 96 application. This however is not supported due to the impacts it would create on the amenity of the nearby residential properties and the precedent it would create in respect to other developments.

ITEM 2 (continued)

17. Conclusion

The proposal has been assessed using the heads of consideration listed in Section 79C of the Environmental Planning and Assessment Act 1979.

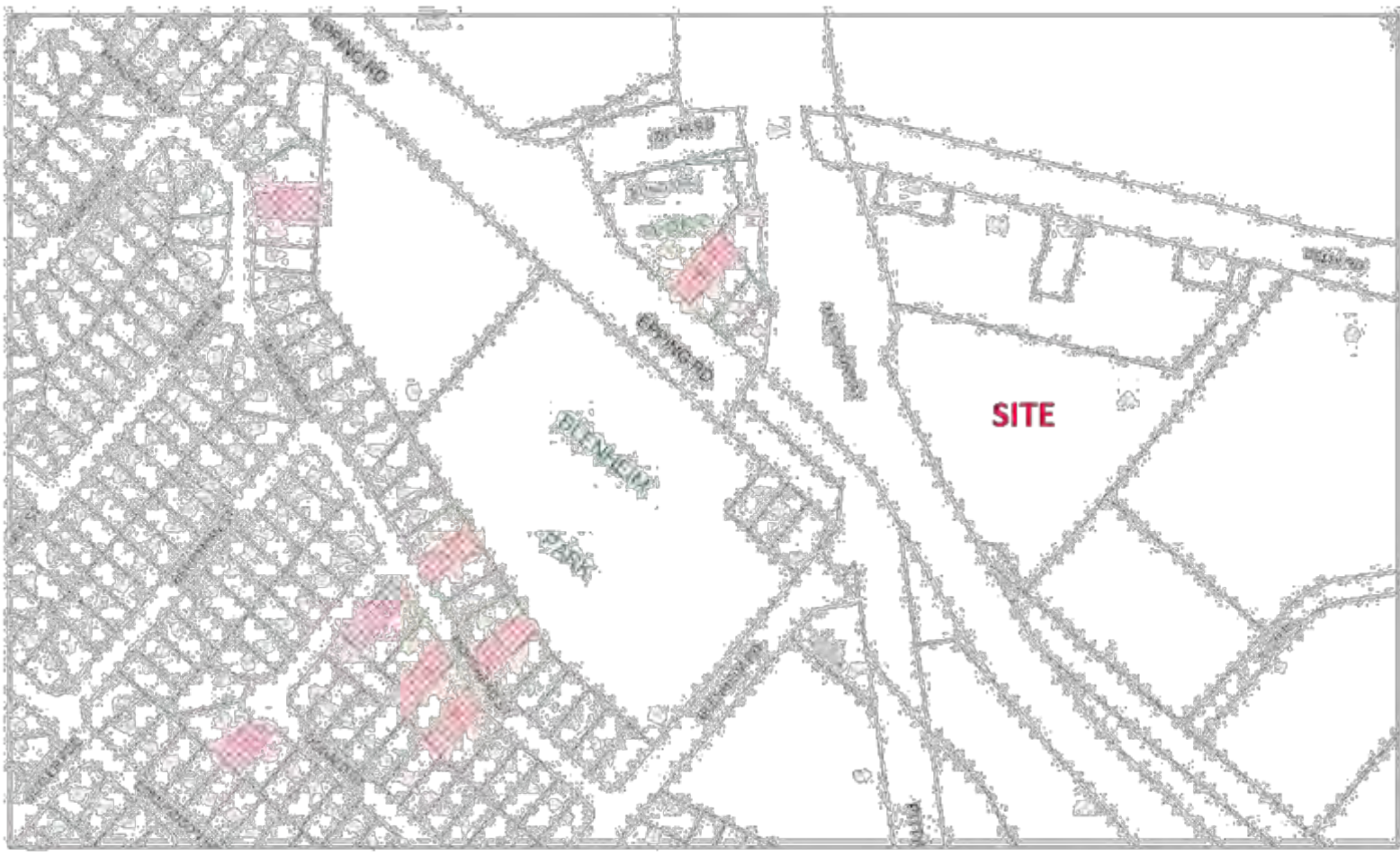
Council's Environmental Health Officer objects to the proposal on the grounds that if work is carried out on-site outside of the approved standard construction hours, it is likely the allowable noise levels to nearby residential properties will be exceeded. In addition, the proposed primary reason for the modified hours is for convenience. This is not considered adequate to justify the proposed extended construction hours particularly given the likely resultant noise impacts to residential properties.

The proposal has been notified and advertised in accordance with RDCP 2014. A total of 19 submissions were received objecting to the proposed modification. Several valid issues of concern have been raised in the submissions including unacceptable increase in noise, dust and disturbance, non-compliance with DCP2014 & DECC Interim Construction Noise Guidelines, and creation of precedent for other development sites in the locality. Approval of the application is not considered to be in the public interest.

Accordingly, the proposal is not considered to be acceptable and it is recommended that the application be refused for the reasons listed in section 1 of this report.

ITEM 2 (continued)

ATTACHMENT 1



 Indicates submission made

****Please note that several submissions were received that were not within the above aerial snapshot and/or did not specify the sender's address**

3 210-216 VICTORIA ROAD, GLADESVILLE. LOT 1 DP 785339. Local Development Application for demolition and construction of a 6 storey mixed use development containing 7 commercial tenancies, 31 residential apartments and car parking for 61 vehicles. LDA2015/0653

Report prepared by: Senior Town Planner

Report approved by: Acting Manager - Assessment; Acting Director - City Strategy and Planning

File Number: GRP/09/5/6/2 - BP16/1114

1. Report Summary

Applicant: Ansa Investments Pty Ltd

Owner: Ansa Investments Pty Ltd

Date lodged: 18 December 2015

This report considers a proposal for demolition of the existing two storey commercial building, (Gladesville Shopping Plaza) and construction of a new six (6) storey mixed use building comprising of 439.8m² of ground floor commercial space and 5 levels of residential apartments. The proposal will contain 31 residential apartments with three level of basement parking for sixty one (61) vehicles.

The Development Application (DA) was publicly exhibited between 27 January 2016 and 17 February 2016. During this time, 6 submissions were received raising concerns relating to traffic management during construction, parking, privacy and overdevelopment within the area. All of these issues have been addressed in the report.

The proposal generally complies with the applicable planning controls except for minor variations to height, building separation, side setback and deep soil zone. However, these non-compliances are considered to be minor in the context of the development as discussed in the body of the report. Council's Urban Design Review Panel are supportive of the proposed development.

It is recommended that the proposed development be approved, subject to conditions of consent.

Reason for Referral to Planning and Environment Committee: More than 5 submissions (6 submissions received).

Public Submissions: 6 submissions received.

Clause 4.6 RLEP 2014 objection required? Yes - variation to the height requirement as stipulated under Clause 4.3.

Value of works: \$11,852,721.00.

ITEM 3 (continued)

RECOMMENDATION:

- (a) That Local Development Application No. 2015/653 at 210 Victoria Road, Gladesville be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.
- (c) That a copy of the Consent be forwarded to the Roads and Maritime Services for their records.

ATTACHMENTS

- 1 Draft Conditions of Consent
- 2 Heritage Referral Response
- 3 Map
- 4 A4 Plans
- 5 A3 Plans - subject to copyright provisions - CIRCULATED UNDER SEPARATE COVER

Report Prepared By:

Sandra McCarry
Senior Town Planner

Report Approved By:

Sandra Bailey
Acting Manager - Assessment

Liz Coad
Acting Director - City Strategy and Planning

ITEM 3 (continued)

2. Site



Figure 1: Aerial photo of subject site.

Address	: 210-216 Victoria Road, Gladesville.
Site Area	: 1227m ² Frontage 24.4m to Victoria Road. 24.7m to Western Crescent. Depth: 57.3m along the northern boundary. 40.06m along the southern boundary. Average depth of 48.6m.
Topography and Vegetation	: The site has a change in level of approximately 3.6m from Victoria Road to Western Crescent with no significant vegetation on site.
Existing Buildings	: The existing building on site is known as the Gladesville Shopping Plaza and is a two storey mixed use building containing retail on the ground floor and commercial premises on the 1 st floor. Off street car parking is provided at the rear with vehicular access from Western Crescent. A through site link from Victoria Road to Western Crescent is provided within the existing building.

ITEM 3 (continued)

Planning Controls

Zoning : B4 Mixed Use.

Other

- : - Ryde Local Environmental Plan 2014;
- State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Buildings (SEPP 65);
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP);
- Deemed SEPP – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP);
- Ryde Development Control Plan 2014 (Ryde DCP 2014);
- Section 94 Development Contributions Plan.

3. Councillor Representations

Nil.

4. Political Donations or Gifts

Any political donations or gifts disclosed? No.

5. Proposal

The development proposes the demolition of the existing commercial building (Gladesville Shopping Plaza) and construction of a 6 storey mixed use development containing ground floor commercial uses and residential apartments above. The development comprises of two residential flat buildings, Building A facing Victoria Road and Building B located at the rear of the site facing Western Crescent. An open courtyard is provided between the two buildings located at the middle of the site and a through site link is provided from Victoria Road through to Western Crescent.

The development will contain 31 residential apartments and three levels of basement car parking for 61 vehicles. The proposal will comprise of the following unit mix: 12 x 1 bedroom, 17 x 2 bedroom and 2 x 3 bedroom apartment with 439.8m² of commercial space (7 separate tenancies) on the ground floor. Vehicular access will be from Western Crescent.

ITEM 3 (continued)



Figure 2 : Proposed development as viewed from Victoria Road.



Figure 3: Proposed development as viewed from Western Crescent.

ITEM 3 (continued)

6. Background

- Prior to the lodgement of the application the proposal was reviewed by Council's Urban Design Review Panel (UDRP) on 10 June 2015.
- The development application was submitted to Council on 18 December 2015.
- The application was notified and advertised in the Northern District Times on 27 January 2016 and given until 17 February 2016 to make a submission. During this time, 6 submissions were received. Residents in Hunters Hill Council area were also notified of the development from 10 March 2016 until 31 March 2016. No further submissions were received.
- On 7 March 2016 a letter was sent to the applicant outlining various issues with the proposal.
- A meeting was held on 23 March 2016 between the applicant and Council Officers to discuss the issues raised in Council's letter of dated 7th March 2016.
- A revised proposal was received on 27 May 2016 with various changes to the design including the following:
 - Removal of the north western balconies of Building B and reorientate the balconies to face Western Crescent and the internal courtyard;
 - Amend internal layout of Unit 5 as suggested by the UDRP;
 - Ground floor balconies within the 3m setback pulled back;
 - Revised arrangement for waste storage and disposal;
 - Articulation to the southern wall of Building A (material used on the top two levels of Building A wrapped around the corner);
 - Basement levels setback 1.5m from Western Crescent boundary and
 - Right of Way for footpath widening shown on the plan.

The amended proposal was not required to be renotified as the changes involved an improvement to the proposal and results in a lesser impact to adjoining properties.

ITEM 3 (continued)

7. Submissions

The proposal was advertised and notified in accordance with Development Control Plan 2014 - Part 2.1, Notification of Development Applications. The application was advertised on 27 January 2016. Notification of the proposal was from 21 January 2016 until 17 February 2016. During this period a total of 6 submissions were received. Residents in Hunters Hill Council area were notified of the development from 10 March 2016 until 31 March 2016. No further submissions were received. The issues raised in the submissions were as follows:

- a) *Concerned about the structural integrity of 208 Victoria Road. A dilapidation report will be required. Damage previously occurred in 1985 when work previously occurred on 210 Victoria Road.*

Comment: A condition of consent has been recommended to ensure that a dilapidation report is provided in respect of all of the buildings that adjoin the site. See **Condition 87**.

- b) *Access is currently available from the rear of the surgery to Western Crescent. This needs to remain in place.*

Comment: Conditions 48 & 88 requires a Demolition Traffic Management Plan (DTMP) and Construction Traffic Management Plan (CTMP) to be submitted and approved by Council. One of the requirements of the DTMP & CTMP is that access to adjoining properties is not to be blocked/impeded during construction works.

- c) *Concerned about construction noise and the impact to patients who have anxieties and phobias and who are apprehensive about receiving dental treatment.*

Comment: Similar to any major development works, some level of inconvenience may result once the construction commences. However, to address the above concerns, **Condition 18** has been imposed requiring a Noise Management Plan to be prepared where demolition or construction activities are likely to cause significant noise or vibration. This plan is to be prepared by a suitably qualified acoustical consultant and is to be in accordance with the Interim Construction Noise Guideline (DECC, 2009). See **Condition 18**.

- d) *Concerned that the roof of 208 Victoria Road will be damaged which will result in the risk of asbestos contamination.*

ITEM 3 (continued)

Comment: 208 Victoria Road is a single storey building that has a zero setback to the subject site. The development should be able to occur with no damage to 208 Victoria Road. Concerns raised in respect to asbestos if any damage does occur to 208 Victoria Road can be addressed by contacting WorkCover NSW. Additional conditions have been recommended in relation to demolition, dealing with asbestos and support for adjoining buildings. See **Conditions 35 & 36**.

- e) *By not including the land up to Lindsey Street, this will result in an underutilisation and not achieve a cohesive built form in the Gladesville Town Centre.*

Comment: The land in question is shown in the aerial photograph below. The development of the subject site will not result in this parcel of land being isolated. It will however be necessary for 204, 206 & 208 Victoria Road to be redeveloped together rather than in isolation. This matter was reviewed by Council's Urban Design Review Panel (UDRP). The Panel is confident that 204, 206 & 208 Victoria Road can be redevelopment as a separate development sometime in the future.

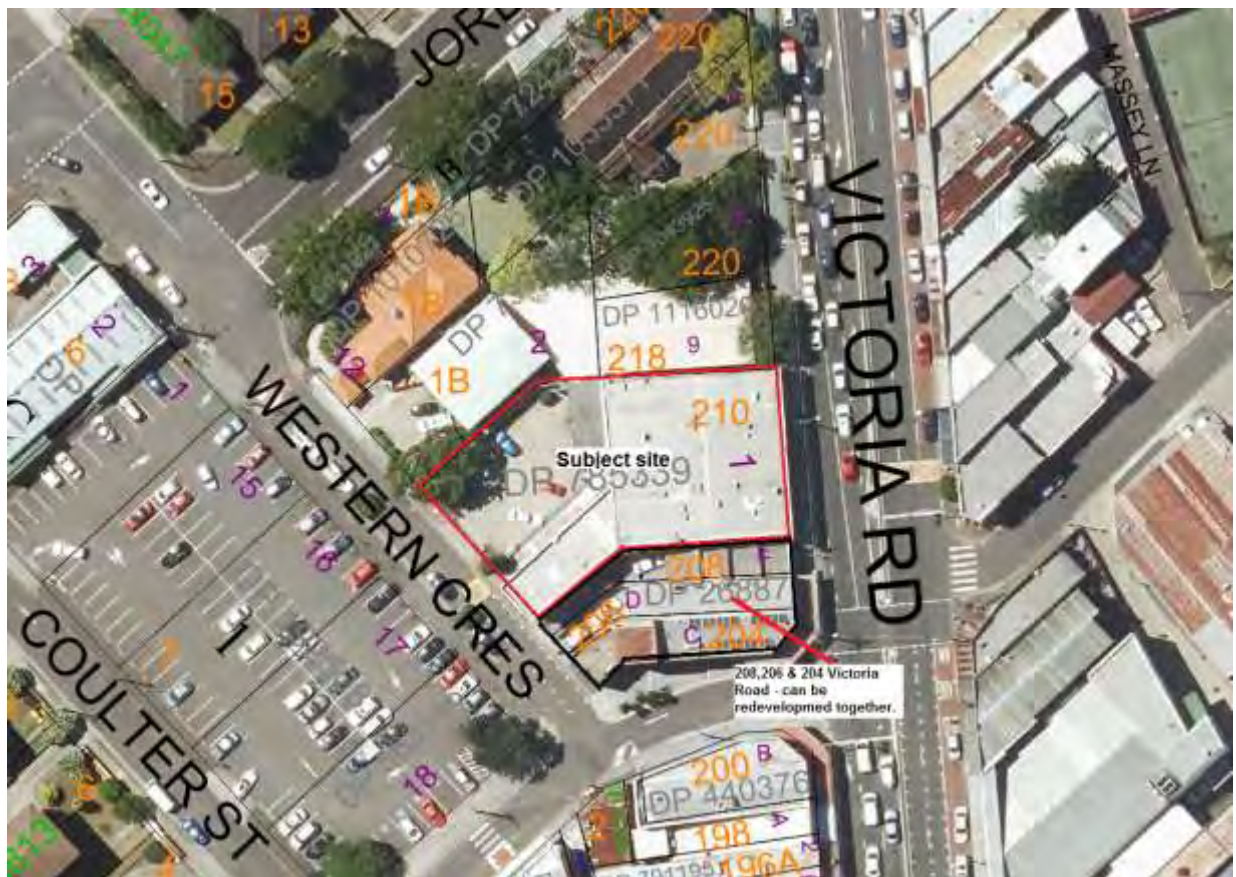


Figure 4 : Adjoining site – 208 Victoria Road – capable of being redeveloped with 204 & 206 Victoria Road.

ITEM 3 (continued)

- f) *The design looks good and nicely incorporates open spaces. Requests that the exhaust outlet points from the basement which are on the opposite side to the Church and preschool not change.*

Comment: The amended plans have not resulted in any changes to the location of the exhaust points. In addition **Condition 79** has been imposed to ensure that the exhaust points is located away from the adjoining church site.

- g) *Request that there is no reduction in the number of parking spaces in the Council car park during construction.*

Comment: No changes are proposed to Council's car park during the construction period. The number of car spaces and parking restrictions within the surrounding streets will be unaltered.

- h) *Request the estimated start and completion dates for the project. Also request contact details in case there are issues during the construction process.*

Comment: Council is not in a position to confirm as to when demolition or construction will commence. This is up to the developer and how soon after an approval they are ready to start works. Work must however commence within 5 years of the date of approval otherwise the consent will lapse. The immediate residents will be informed prior to commencement of any demolition (See **Condition 32**). The contact details of the Principal Certifying Authority (PCA) will also be displayed on the site as required by condition of consent (See **Condition 91**).

- i) *Request that no construction vehicles driving through Western Crescent and Linsley Street during the week between 8.15am and 9.30am and 2.45pm and 4pm as this is the main drop off and pick up times for the Church's preschool.*

Comment: A Demolition Traffic Management Plan (DTMP) and Construction Traffic Management Plan (CTMP) are required to be submitted to Council for approval. The DTMP & CTMP will help ensure safe and efficient movement of vehicles and pedestrians onto, off and around the site, minimising disruptions/impacts and maintain a safe environment for vehicular and pedestrian traffic external to the site. The DTMP & CTMP will specify construction truck routes and truck rates and will also restrict truck movements to the following routes:

- Ingress – Victoria Road, Jordan Street, Western Crescent.
- Egress – Western Crescent, Linsley Street, Coulter Street, Ross Street, Western Crescent, Victoria Road.
- No movements to occur through School zones during school drop-off/pick-up times.
- No 'Workzone' will be approved on Western Crescent or Victoria Road.

ITEM 3 (continued)

- j) No work should occur on Sundays or after 6pm on Fridays as these are the busiest times for the Church. There is too much construction noise in the area. Construction should be limited to Monday to Friday 7am to 4pm.*

Comment: Council's standard hour of works is 7.00am to 7.00pm Monday to Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday. However the applicant has agreed to reduce the hours on Friday to 7.00am to 6.00pm. Accordingly **Condition 16** has been amended to reflect the reduced hours on Friday.

In addition, the construction period is temporary and site management conditions have been imposed to minimise disruption to adjoining sites and the surrounding. See **Conditions 16 to 20, 72, 86, 91 to 93, 101 to 103.**

- k) Concerned about noise, dust and waste generated by the site will impact on the preschool.*

Comment: As mentioned above site management conditions have been imposed to minimise disruption to adjoining sites, see above conditions. As with any major development, some level of disruption will occur however with the imposition of the above conditions the level of inconvenience is minimised.

- l) Adequate fencing/hoarding and other safety measures should be provided as the site is adjacent to a child care.*

Comment: Prior to any works commencing on the site, the site is required to be fenced in accordance with WorkCover NSW requirements and be a minimum height of 1.8m. This fencing must remain in place throughout the demolition, excavation and construction. A standard condition of consent will be imposed to reflect these requirements. See **Condition 93.**

- m) The building is too high and is not in proportion and in keeping with the surrounding properties. There are too many residential apartments in the area.*

Comment: The proposed development is consistent with the future desired character of Gladesville as identified in the applicable planning policies. These planning policies aim to facilitate the revitalisation of the Gladesville Town Centre as a vibrant, attractive and safe urban environment with a diverse mix of retail, commercial, residential and leisure opportunities. The proposed development generally complies with the height control, albeit minor variation due to the lift overrun and small section of the roof edge. The minor variation to the building height is supported on merit.

ITEM 3 (continued)

n) *Overshadowing to adjoining properties.*

Comment: The proposed development will have minimal overshadowing to any residential property. Due to the orientation of the site (east-west) the proposal will overshadow Council's public car park in the morning. By mid-day onwards the adjoining southern properties, which are commercial premises will be in shade.

Figures 5, 6 & 7 below illustrates the extent of overshadowing to adjoining properties.

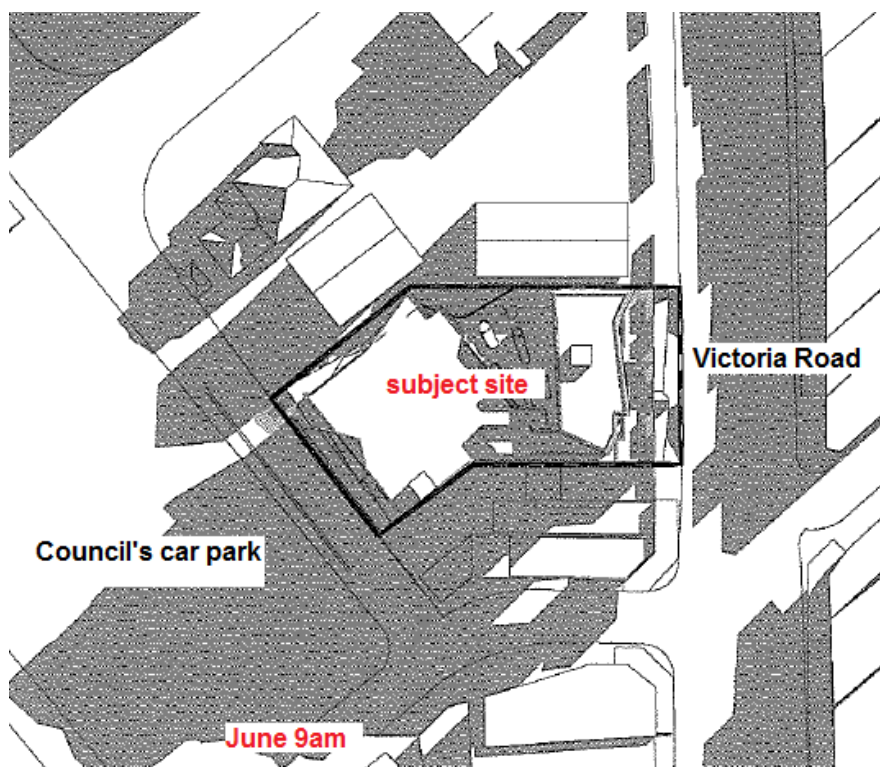


Figure 5: Overshadowing at 9am, predominantly over Council's car park.

ITEM 3 (continued)

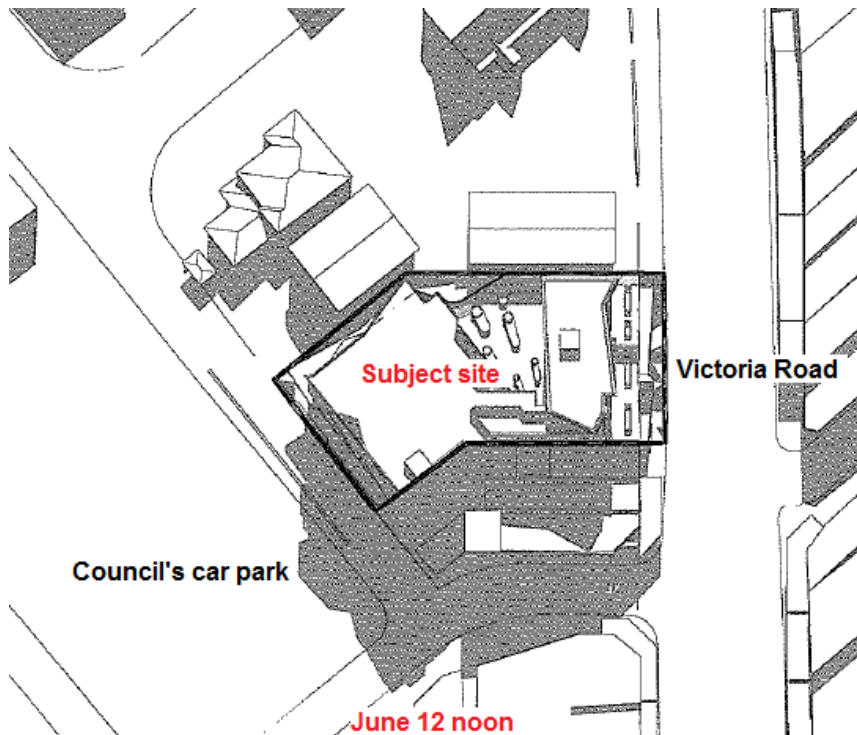


Figure 6: Overshadowing at 12 noon.

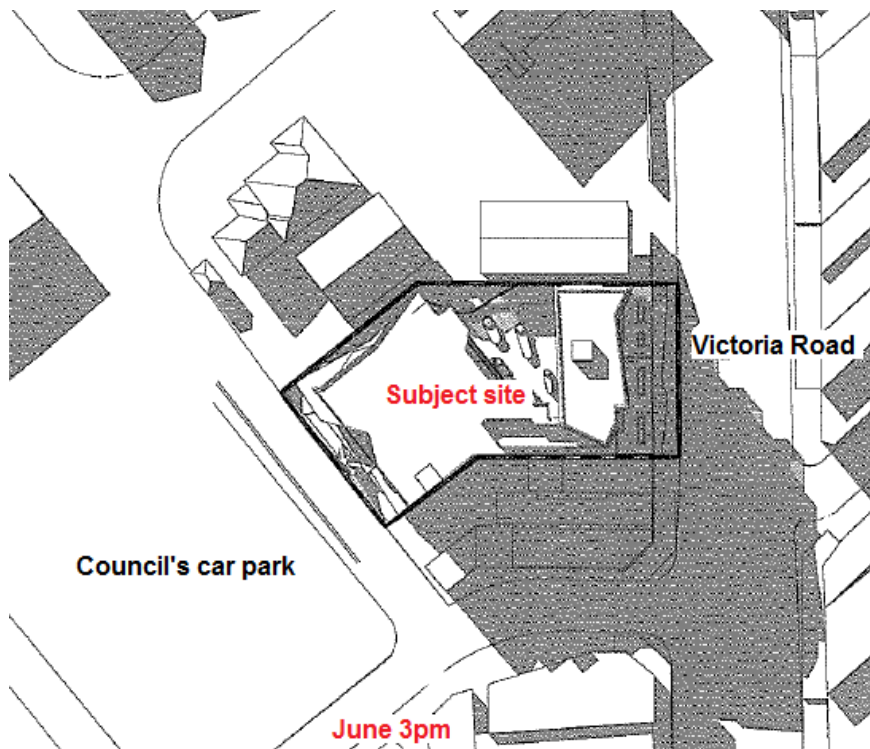


Figure 7: Overshadowing at 3pm. Extent of overshadowing – predominantly over Council's car park in the morning, midday and afternoon to the adjoining southern commercial premises.

ITEM 3 (continued)

- o) *All traffic will be using Western Crescent, Linsley Street and Coulter Street. There will be a significant impact on these streets which are too narrow to carry the increased traffic. These streets are used by parents who use the pick up and drop off zone in Linsley Street outside the school. Parents not using the Linsley Street pick up/drop off use Coulter Street carpark. Will the car park remain open? Are there any plans to direct pedestrian movement in the area? Will the trucks accessing the site continue down Linsley Street past the school or be directed to turn right at Coulter Street thus avoiding the school?*

Comment: Council's Traffic and Development Engineer has advised: "*Traffic generation of the proposed 31 residential units with 439.8m² commercial area is estimated to be about 29 (AM) and 31 (PM) vehicles per hour during the peak periods. The existing commercial use of some 1,021m² would generate about 22 vehicles per hour. Hence, it is expected that the net increase in traffic is around 7 to 9 additional vehicles during the peak hour. This equates to 1 additional vehicle every 6-8 minutes, which is considered negligible on operation of the surrounding road network.*

The existing traffic, as well as proposed traffic generated by the site is likely to utilise Western Crescent, Linsley Street, Coulter Street, Ross Street and Jordan Street to gain access to/from Victoria Road. Intersection analysis presented in the traffic report for existing and post development conditions at Western Crescent/Linsley Street intersection indicated that the traffic impact of proposed development would be negligible."

Based on the above, the development once constructed and occupied will have minimal impact on the existing road network.

The proposed development does not include the use of Council's car park. The car park will remain open to the public with 2 hour free parking limit per day as currently existing. Furthermore, the surrounding streets also have 1 hour or 2 hours parking restriction so it is unlikely construction workers will park within these streets.

Prior to construction commencing, the proponent is required to submit Demolition and Construction Traffic Management Plans

As part of the conditions of consent for this application, the following conditions have been included to minimise impact during school pick-up and drop-off periods:

- Under Demolition Traffic Management Plan - due to the proximity of the site adjacent to Gladesville Public School, no heavy vehicle movements or construction activities effecting vehicle and pedestrian traffic are permitted in school zone hours (8:00am-9:30am and 2:30pm-4:00pm weekdays)

ITEM 3 (continued)

- Under Construction Traffic Management Plan - due to the proximity of the site adjacent to Gladesville Public School, no heavy vehicle movements or construction activities effecting vehicle and pedestrian traffic are permitted in school zone hours (8:00am-9:30am and 2:30pm-4:00pm weekdays).

In addition these plans will specify the truck routes and truck rates.

With the imposition of the above conditions the surrounding streets will have minimal impact during the school pick up and drop off period. These measures have been discussed with Gladesville Public School and the school has been given Council's contact details should the above requirement not be complied with.

8. Clause 4.6 RLEP 2014 objection required?

Yes – A variation to Clause 4.3 Height of Buildings is proposed. Maximum height permitted is 19m. The proposal complies with the height except for the lift overrun and the rear western edge for the top storey. Maximum variation is 7.9% for the lift overrun with a maximum height of 20.6m. See full discussion under Clause 4.3 below.

9. Policy Implications

Relevant Provisions of Environmental Planning Instruments etc:

(a) Ryde Local Environmental Plan 2014

Clause 2.3 Zone Objectives and Land Use Table

The site is zoned B4 Mixed Use under the provisions of the above LEP. The development is permitted in this zoning.

The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within that zone. The objectives for the B4 Mixed Use zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximize public transport patronage and encourage walking and cycling.*
- *To ensure employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.*
- *To permit strong links between Macquarie University and research institutions and businesses within the Macquarie Park Corridor.*

ITEM 3 (continued)

The development proposes to provide 31 residential apartments as well as seven commercial tenancies. These uses are considered compatible land uses and the development satisfies the first objective. The site is an accessible location given that it is located adjacent to Victoria Road. The mix of commercial and residential uses as well as the development providing car parking in accordance with Council's requirements should encourage the use of public transport and walking. The development has also proposed bicycle parking areas in the basement of the building. The development satisfies the second objective.

The third and fourth objectives are not considered applicable to the proposed development as the site is not located with the Macquarie Park Corridor and the development is unlikely to have any impact on the employment and educational activities within Macquarie University campus.

As demonstrated in the assessment, the proposed development satisfies the relevant zone objectives.

Clause 4.3 Heights of Buildings

The height of a building on any land is not to exceed the maximum height as specified on the Building Heights Map. The map identifies the site as having a maximum height of 19m.

The development predominantly complies with the height control however there are minor breaches. The minor breaches occur in respect to the two lift motor rooms and a small portion of the roof of the upper floor adjacent to Victoria Road and Western Crescent. These breaches range from 300mm to 1.6m at its highest point. The breaches to the height control are demonstrated in **Figure 8** below.

ITEM 3 (continued)

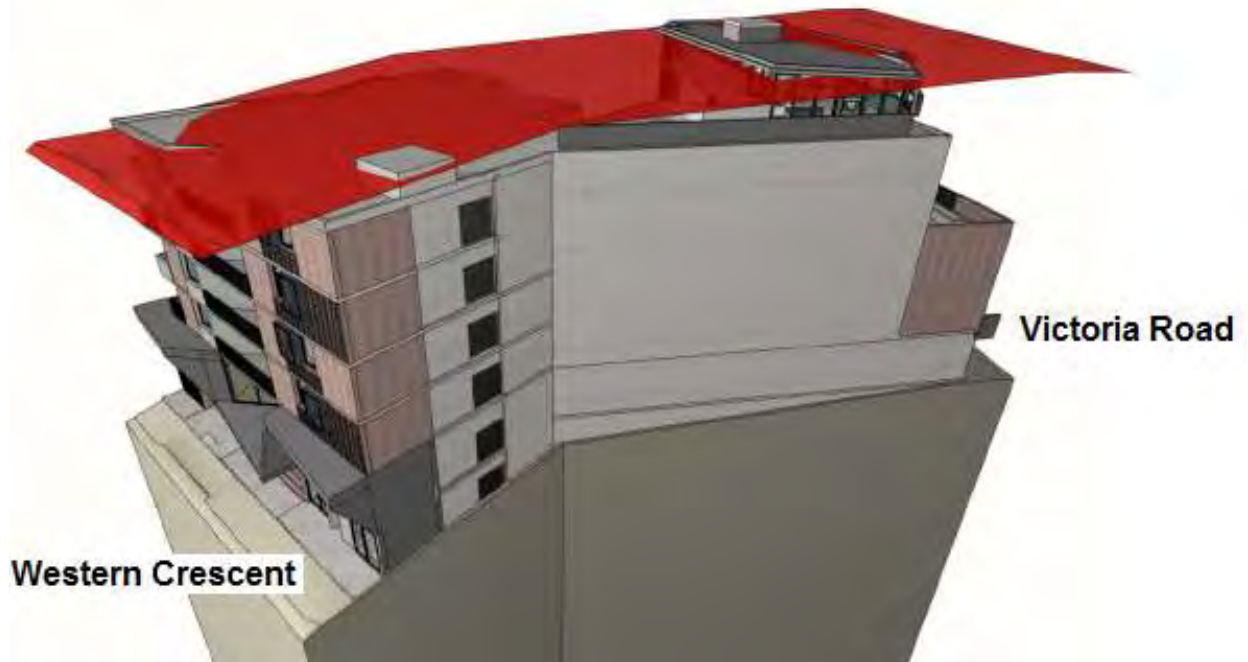


Figure 8. The above 3D view demonstrates that part of the building that breaches the building height control of 19m.

Clause 4.6 of RLEP 2014 allows exceptions to development standards. Consent must not be granted for a development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard. The consent authority must be satisfied that the applicant's written request has satisfied the above criteria and that the proposed development will be in the public interest as it is consistent with the zone objectives as well as the objectives of the particular development standard. In addition, consent cannot be granted unless the concurrence of the Director-General has been obtained. These matters are discussed below.

1. Written request provided by the applicant.

The applicant has provided a written request seeking to justify the variation to the development standard.

ITEM 3 (continued)

2. Whether compliance with the development standard would be unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant's written request has demonstrated that compliance with the development standard would be unreasonable and unnecessary as the development complies with the objectives of the standard. The written request has also considered the environmental planning grounds that are particular to the circumstances of the proposed development. In part the applicant's submission is as follows:

The minor height increase is a result of essential building services that include the need for the lift motor room to service the building and roof structure required for roof drainage.

Strict compliance is unreasonable and unnecessary in this particular case due to the following:

- This exceedance is negligible within the streetscape and urban context generally and the lift overrun cannot be seen from Victoria Road.*
- The lift overrun is setback approximately 9m from the front boundary and 8.2m from the northern boundary. The lift overrun results in an exceedance of 7.9% but generally is 1.5%. The 7.9% is for the highest point only, as the roof slopes to the west.*
- The edge of the roof exceeds the height for 9m² of the roof area.*
- The proposed form and density is appropriate for the site and town centre location. This is in keeping with the RDCP objectives and controls for the site. The marginal increase allows the sixth level to meet the ADG floor to floor requirement to ensure appropriately amenity within the proposed sixth level apartment.*
- The exceedance has negligible impact to adjoining neighbours in terms of overshadowing, overlooking or visual impact.*
- The objectives of the standard are achieved notwithstanding non-compliance with the standard, and*
- The underlying object of the standard and the clause 4.6 purpose would be defeated or thwarted if compliance wasn't given, as the proposal meets the objectives of the standard. Therefore compliance is unreasonable.*

ITEM 3 (continued)

The proposal meets the objectives of the B4 zone by providing a mixture of compatible landuses in an accessible location so as to maximise public transport opportunity and encourage walking and cycling. The change in use to a residential and commercial proposal provides new opportunity to encourage and access public transport.

The exceedance is negligible and the impacts marginal within the urban context. Strict compliance with the development standard is unreasonable and unnecessary in this instance.

3. The proposed development is in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Despite the breach in the height control the Victoria Road and Western Crescent elevations of the development will be in proportion with and in keeping with the intended future character of the area, as well as being consistent with the recently constructed and approved developments in the Gladesville area. The breach will not result in loss of amenity to adjoining properties and it will not contribute to overshadowing to adjoining properties.

The objectives of the height standard and the zone objectives have been addressed in the applicant's submission detailed above.

4. Concurrence of the Director General has been obtained.

Circular PS 08-003 issued on 9 May 2008 informed Council that it may assume the Director-General's concurrence for exceptions to development standards.

Conclusion

The applicant has demonstrated satisfactorily that the development complies with the objectives of the height standard and the objectives of the B4 zoning. In this instance the proposed development is considered to be in the public interest and that strict compliance with the height standard would be unreasonable and unnecessary.

There are sufficient environmental planning grounds to justify contravening the development standard. These grounds are particular to the circumstance of the proposed development on this site. To accept a departure from the development standard in this context would promote the proper and orderly development of land as contemplated by the controls applicable to the B4 zoned land and the objectives of the EP&A Act.

The variation to the height standard is supported.

ITEM 3 (continued)

Clause 4.4 Floor Space Ratio

This clause prescribes a maximum floor space ratio (FSR) of 2.7:1.

The subject site has a site area of 1227m². The proposed development has a gross floor area of 3302.8m², which results in a FSR of 2.69:1.

The proposed development complies with the LEP FSR control.

Clause 5.10 Heritage conservation

The site is not listed as a heritage item in Schedule 5 of the LEP however it is located within the Gladesville Shopping Centre Heritage Conservation Area. The site is also located within the vicinity of two heritage items, being a church (i.e. the Christ Church Anglican Church) located at 220 Victoria Road (Heritage Item No. 140) and the Great North Road being Victoria Road (Heritage Item No. 54).

The provisions of clause 5.10(5) are applicable. The objectives of clause 5.10 are as follows:

- (a) *To conserve the environmental heritage of Ryde,*
- (b) *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views,*
- (c) *To conserve archaeological sites,*
- (d) *To conserve Aboriginal objects and Aboriginal places of heritage significance.*

Council's Heritage Officer supports the demolition of the existing building on the site and has advised: *The existing building is attributed to the late 20th Century and it does not contribute to the Inter-War period building stock within the Gladesville Shopping Centre Heritage Conservation Area. This building also is not identified as a contributory element.*

The proposed building will provide a satisfactory visual and physical relationship to the adjoining Church. The deep recessed open courtyard that occurs for the entirety of the building height assists in "pulling apart" the building and significantly reducing the visual bulk and scale of the building. It also reduces large expanses of planar walls adjacent to the Church. The proposed development will not visually dominate the Church and will have a positive and harmonious relationship to the heritage item. The development will have little heritage impact on the Great North Road as the cultural significance of this roadway is embodied in its alignment and not the physical fabric.

A copy of the Heritage Officers comments has been attached to this report for Council's information.

ITEM 3 (continued)

In terms of Clause 5.10, the development is considered to be satisfactory.

Clause 6.1 Acid sulfate soils

The site is not impacted by acid sulfate soils.

Clause 6.2 Earthworks

Development consent is required for the earthworks associated with the development. Before granting consent for earthworks the consent authority must consider the following matters:

- The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality.
- The effect of the proposed development on the likely future use or redevelopment of the land.
- The quality of the fill or the soil to be excavated, or both.
- The effect of the proposed development on the existing and likely amenity of adjoining properties.
- The source of any fill material and the destination of any excavated material.
- The likelihood of disturbing relics.
- Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.
- Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed development includes excavation for a part two and part three level basement car park. Council's Senior Development Engineer requires that a number of conditions be included in the consent to address engineering issues such as a sediment and erosion control plan to be submitted prior to any works commencing on the site. See **Conditions 84 & 86**.

The site is not known to contain any relics or any other item of heritage significance.

ITEM 3 (continued)

Subject to the imposition of the recommended conditions of consent, the development is considered satisfactory in respect of the provisions of clause 6.2.

(b) Relevant SEPPs

State Environmental Planning Policy No 55 – Remediation of Land

The requirements of State Planning Policy No. 55 – Remediation of Land apply to the subject site. In accordance with Clause 7 of SEPP 55, Council must consider if the land is contaminated. If it is contaminated, is it suitable for the proposed use and if it is not suitable, it can be remediated to a standard such that it will be made suitable for the proposed use.

The applicant has provided a Contamination Report in respect of the site. This report has identified that there is the potential for possible contamination sources such as oil drum, undocumented fill over the site and the potential for Asbestos Containing Material (ACM) from previously demolished structures. The report also concluded that there is no available evidence to suggest that the site cannot be made suitable for the proposed development. A detailed site investigation is recommended to quantitatively assess soil and groundwater at the site. This report and its findings have been supported by Council's Environmental Health Officer. Appropriate conditions of consent have been imposed to ensure compliance with the recommendations of the report. See **Conditions 39 to 46**.

State Environmental Planning Policy (Building Sustainability Index: BASIX)

The development is identified under the *Environmental Planning and Assessment Regulation 2000* as a BASIX Affected Building. As such, an amended BASIX Certificate has been prepared for the development (No 678190M_02 dated 19 July 2016) which provides the development with a satisfactory target rating.

Appropriate conditions will be imposed requiring compliance with the BASIX commitments detailed within the Certificate. See **Conditions 3 & 112**.

State Environmental Planning Policy (Infrastructure) 2007

Clause 101 – Development with frontage to a Classified Road

Clause 101 applies to the development as the site has a frontage to Victoria Road. The consent authority must not grant consent to development unless it is satisfied of certain criteria.

The first criteria require that where practicable, vehicular access to the land is to be provided by a road other than a classified road. Access to the site is proposed via Western Crescent.

ITEM 3 (continued)

The second criteria requires that the safety, efficiency and ongoing operation of the classified road is not adversely affected by the development as a result of the design of the vehicular access to the land, the emission of smoke or dust from the development, or the nature, volume or frequency of vehicles using the classified road to gain access to the land. As access is proposed via Western Crescent, there will be no adverse impacts to the classified road as a result of the design of the vehicular access. The development will not result in the emission of smoke or dust.

Clause 102 Impact of Road Noise or Vibration on Non-road Development

Clause 102 applies to any residential building that is located on land that is adjacent to the road corridor for any road that has an annual average daily traffic volume of more than 40,000 vehicles. The consent authority is required to take into consideration the interim guideline “Development near Rail Corridors and Busy Roads”. In addition, the development must achieve appropriate noise levels within the building.

As the development adjoins Victoria Road, the applicant has submitted an Acoustic Report which addresses these requirements. This acoustic report has identified that the development will achieve the required noise levels through the use of appropriate building materials. This may be through solid masonry external walls or acoustically design lightweight walls, concrete roof slabs and glazing of suitable type, thickness and mounting sealing. Any approval would be conditioned to ensure compliance with the recommendations in the Acoustic Report. See **Conditions 56 & 57**.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

This policy aims to improve the design quality of residential flat development in NSW. It recognises that the design quality of residential flat developments is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

The proposal has been assessed against the following matters relevant to SEPP 65 for consideration:

- Urban Design Review Panel (prior to lodgement);
- The 9 SEPP 65 Design Quality Principles; and
- The Apartment Design Guide.

ITEM 3 (continued)

Urban Design Review Panel (UDRP)

Council's Urban Design Review Panel considered the proposed development on 10 June 2015. The issues raised at this meeting are detailed below.

Note: On 17 May 2016 the UDRP reviewed the proposal and has raised no objections.

Context analysis and height

The applicant has provided a context analysis as part of the information to the panel. The panel applauds its inclusion and the planning summary also provided.

The new proposal is 6 storeys to Victoria Road and this is supported however the streetwall is 4 storeys with upper levels setback behind this alignment. The panel previously advised that a 3 storey streetwall should be provided. The proposal does not comply with this outcome. The design does include a strong articulated awning form that defines a 2 storey proportion over the entry and through site link reducing to a single storey towards the church land. The panel considers that the streetwall be reduced to 3 storeys as advised on the previous proposal to ensure compliance with the DCP and a consistent streetwall along Victoria Road and lower scale transition towards the church. A 5m upper level setback is to be provided. There is no dimension on the plans so it is not known if the proposal already complies with this setback.

The proposal is 7 storeys to Western Crescent. As with the previous proposal the panel does not support 7 storeys to this frontage and the 7th level on the rear building is to be deleted.

Comment: The panel requested that along Victoria Road only a three storey streetwall should be provided rather than a four storey streetwall. The plans submitted with the development application have reduced this to a three storey streetwall which is consistent with the Panel's requirements. The upper floors have been setback 5 metres from Victoria Road. The development application plans have also deleted the upper floor from the Western Crescent frontage resulting in the Western Crescent frontage being 6 storeys.

Block configuration

The proposed configuration for the site is a U shaped building form with two main building components joined by a bridge link. The panel is not supportive of the bridge link due to amenity impacts discussed below but is supportive of a 2 building model if appropriate separation, setbacks and architectural treatments are provided.

ITEM 3 (continued)

The panel notes that the proposal seeks to locate both buildings on the side boundaries to the north and the south. The panel notes that the adjoining land is part of the heritage church setting and no advice has been provided on the likely development outcome of this site in the future.

Without such information it is not possible for the panel to support nil setbacks to Western Crescent when it is possible that the adjacent land may not be able to develop to a similar extent. The nil setbacks also result in exposed blank side walls which are poor and are discussed below.

This site is very close to the corner to the south but has not amalgamated with the corner sites. As with the previous proposal the applicant needs to demonstrate how the adjoining site can develop up to the corner and how the configuration proposed for this site works to ensure a positive outcome with high amenity for both sites.

The panel considers that this proposal requires two separate cores. One core should provide access to the Victoria Rd building and the other to the Western Crescent building. Such an arrangement will eradicate the need for the bridge and remove its privacy and bulk issues (discussed later in this advice). It will also allow an entry point to the Victoria Rd building to be provided direct to the street.

Comment: The development originally proposed one lift core and provided a pedestrian bridge connection between both buildings which was not supported by the UDRP. The development application plans have deleted this walkway and two lift cores have been provided. This change has resulted in the development having a zero setback to the entire southern boundary. This is consistent with any future redevelopment of the adjoining site at 208 Victoria Road.

The amended plans have also resulted in changes to the northern setback. Rather than the development having a zero setback adjacent to the heritage church at 220 Victoria Road, the DA plans have proposed a 3m setback. This combined with the deep recessed open courtyard results in the visual bulk and scale of the building being reduced as viewed from the adjoining heritage item. Council's Heritage Officer and the UDRP have raised no objection to this setback.

Heritage advice

The heritage advice provided with the pre-DA application is not considered to adequately address the heritage significance of the church and the likely development opportunities of that site. It also does not appear to consider view lines and backdrop elements to the church adequately.

This level of consideration and advice is fundamental to formulating the correct building formation and setbacks for the site. The panel considers this level of advice should be sought prior to developing the scheme further.

ITEM 3 (continued)

Comment: A Heritage Impact Statement was submitted with the application and Council's Heritage Officer has been involved in the pre DA process and has raised no objection in respect to the DA. The comments from the Heritage Officer have been attached to this report.

Side setbacks and separation distances

As discussed above the applicant proposes no side setbacks to either Victoria Rd or Western Crescent. This approach is supported for the southern boundary and for the northern boundary on Victoria Road but is questioned for the northern boundary to Western Crescent.

No evidence has been provided in terms of heritage to justify a nil setback to the entire 7 storeys adjacent to a heritage item and within a conservation area. A small side setback is proposed to the eastern extent of that building but at such a small dimension that it does not deliver a positive amenity for the units should the adjacent site redevelop. Equally if the adjacent site is not able to further develop the result is essentially a blank side wall on visual axis with the church from Victoria Road.

Therefore the panel does not support the arrangement shown and a minimum 3m setback should be provided to the whole western building to enable windows to be provided in the side façade and a strong architectural character to be delivered.

The nil setbacks to the western building to the north and both buildings to the south will expose blank side walls to the streets over the top of the existing lower development. These facades are to be treated to provide a high quality short term outcome and are to be designed as proper facades that enhance the visual catchment.

The separation between the buildings is minimal across the central courtyard. At its narrowest it appears to be in the order of some 7.2m although definitive dimensions are not provided. This width is not sufficient and is resulting in privacy screens and shielding for all units looking into this space as well as screening to the bridge access.

The separation should be increased to a minimum of 12m by reducing the extent to which the western building intrudes into the courtyard space. This increase in width will improve the amenity of the courtyard and allow more outlook, light and ventilation to the apartments as well as assisting with visual and acoustic privacy. Such a separation will enable bedrooms to have a direct view into the courtyard without angled screens reducing the angle of outward view.

Comment: As advised above, the amended plans have provided the 3m setback to the northern boundary for the Western Crescent component of the building. To provide architectural interests to this elevation, windows and external privacy louvres are provided as suggested by the UDRP.

ITEM 3 (continued)

The Panel was concerned in terms of the finishes of the southern wall on the boundary. This wall will be highly visible until the adjoining property is redeveloped. Since the prelodgement meeting the applicant has enhanced the finishes to the southern elevation by providing “*expressed joints to natural cement finish*”, see **Figure 9** below illustrating the proposed finish. In addition, other part of the building will consist of a mixture of brickwork, natural cement finish over masonry and fibre cement panel. These finishes will add visual interest to the walls and are considered satisfactory. Furthermore along the northern elevation, architectural interests have been added to the top levels of Building A by wrapping the design feature around the corner to the northern elevation, as recommended by the UDRP.

The separation distances in respect of the courtyard are demonstrated in **Figure 10** below which reflects the typical floor layout. As demonstrated the minimum distance is 9.529m. This distance meets the requirements of the Apartment Design Guide for separation between habitable and non habitable rooms.



Figure 9: Image of expressed joints

ITEM 3 (continued)

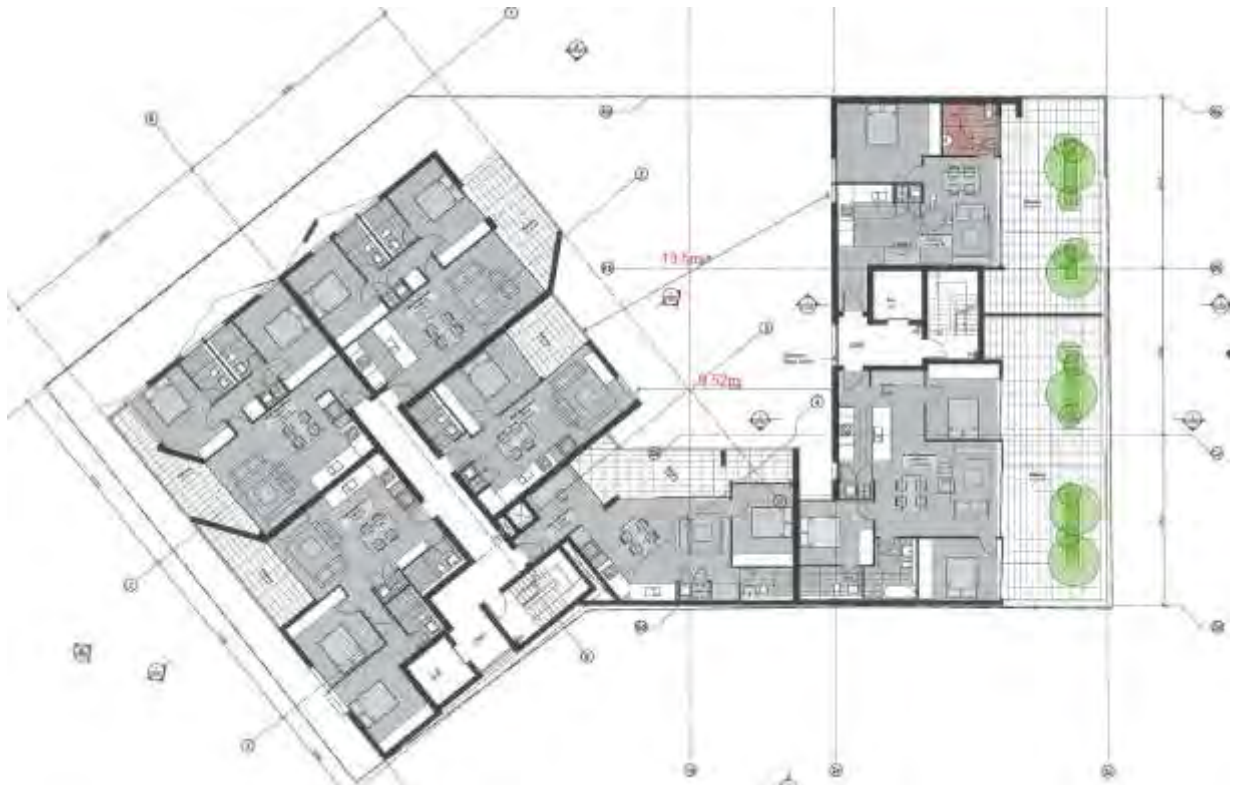


Figure 10: Typical floor layout of the development. The separation distances between the buildings achieve the requirements of the Residential Apartment Guide.

Through site link

A through site link is proposed as part of the proposal at the ground level of Victoria Road. Access to Western Crescent is via a long stair case on the Western Crescent frontage. There is a line of sight view available between the streets. The width of the link is not provided on the plans. A central courtyard area is provided to the rear of the retail tenancies which is supported by the panel and improves the amenity of the link.

The retail tenancies have address to the link or Victoria Road as well as the courtyard which is positive and likely to encourage greater use of the arcade. The widening of the view line to Western Crescent is also supported although the significant level difference is likely to discourage pedestrians to access these tenancies.

The proposal does not provide any active frontage to Western Crescent at the level of this street. This is an issue and as previously advised the panel considers that a small tenancy should be provided at ground level next to the stairs. This will require a reconfiguration of the driveway access and garbage areas.

The panel considers that the link should be provided with appropriate security measures outside business hours. A security screen should be provided to the courtyard and swipe to the two residential entry points.

ITEM 3 (continued)

Comment: The applicant has not been able to provide a small retail tenancy on the ground floor adjacent to Western Crescent. The development has however provided the pedestrian access to the residential foyer of the development and a separate foyer for pedestrian access to a commercial lift. In addition, the development has incorporated the stairway which has a width of 3.5m. See **Figure 11** below illustrating the ground floor to Western Crescent. The RDCP 2014 requires a pedestrian footbridge across Western Crescent to the car park site. The intent of this footbridge was to link the first floor open space on the Coulter Street carpark site to the town centre. However as Council does not have a DA for the Coulter Street car park this footbridge cannot be achieved at this stage, however it would be possible to provide it at a later stage when the Coulter Street is redeveloped. The provision of a footbridge however reduces the requirement to provide an active frontage along Western Crescent. As proposed, the development will still achieve an acceptable level of activation.

The ground floor through site link is secured to the public after hours with card access only to allow residents or occupiers of the ground floor commercial space. **Condition 12** has been imposed requiring public access for the through site link between the hours of 6am to 10pm daily.

ITEM 3 (continued)



Figure 11: Ground floor to Western Crescent. An active frontage is provided by the provision of the stairs and pedestrian entries to the commercial and residential components of the development.

Amenity

The proposal has significant amenity issues. The bridge which provides access to the Victoria Rd building across the courtyard isolates the south eastern units behind the bridge. In the likely event that the site to the south redevelops with a nil boundary wall, then unit 7 would be located with its living areas and balcony in a light well arrangement. This is then further compromised by the bridge position and with consequent privacy impacts from that bridge.

Further up the building this arrangement is less acute as the units have dual aspect but it still results in bedroom windows off a light well arrangement with privacy impacts due to the proximity of the bridge.

ITEM 3 (continued)

As discussed above the use of two cores and deletion of the bridge will remove these privacy and light well issues and allow the south eastern units to benefit from outlook to the courtyard space whether or not the adjoining site develops to the side boundary.

Unit 2 and above have a 'snorkel' bedroom window as the only source of light, air and outlook for the main bedroom. This is a poor arrangement that is not supported by the panel. The main bedroom should be pushed out to the building edge in front of bed 2 to avoid this issue (this will be counted as FSR).

Unit 1 and above has a bedroom window located very close to the common corridor and fire stairs with an outlook to the blank stair wall. Given the core has access to light to the north already it is suggested that the bedroom be extended to directly abut the fire stair and therefore benefit from an outlook down the slot to the street. As the stairs and lift are liable to swap positions this will reduce the canyon effect that might result otherwise.

Unit 6 has insufficient separation to the bridge and would suffer both restrictions on outlook, privacy and acoustic amenity impacts. This is not supported by the panel.

The narrow nature of the courtyard compromises the outlook and amenity of the balcony for Unit 3 and above. The separation between the two buildings is not sufficient to ameliorate privacy impacts. It is suggested that the living area be relocated to the northern edge of the building to enable a balcony only to occur near the northern extent of the unit and to increase the separation to other units. This will also assist in activating that corner of the building as seen from the church.

Comment: The plans submitted with the development application have removed all of these amenity matters. This is demonstrated in the table in respect to the Apartment Design Guide later in the report.

Residential Entries

Currently there are two residential entry points in the scheme, within the arcade and to Western Crescent. The present arrangement to Western Crescent results in a very narrow lobby with a poor sense of address and no direct line of sight to the lift.

The panel suggests swapping the lift and stair and providing a 2 way lift to allow a more generous and less contorted lobby with direct line of sight to the street to be provided. The panel also considers that the lobby area at the level of the link should be enclosed from the link to provide an improved amenity and address.

Comment: The development application plans have incorporated these changes. The UDRP has reviewed these changes and are satisfied with the proposal.

ITEM 3 (continued)

Landscaping, communal open space and deep soil

A small area of deep soil is provided along the northern boundary. Whilst this is supported the level difference to the courtyard area is excessive and will make this area inaccessible and difficult to maintain.

It is suggested that the level difference is terraced and softer so that this area is either useable or contributes more usefully to the landscape character of the central courtyard space.

Roof terraces for the communal open space are supported but the access must be contained within the maximum height for the site.

Comment: The landscape area is demonstrated on **Figure 12**. The Panel's concern that this space will be difficult to access is supported. However the space is intended to provide a strip of landscaping that will assist in breaking up the massing of the building as viewed from the heritage item rather than being a continuation of the courtyard. Once the trees are established, access to the space will be minimal.

Condition 1(a) has been imposed requiring refinement of the communal open space for additional soft landscaping and better resolution of public and private interface.



Figure 12: The above figure demonstrates the landscaping adjacent to the northern boundary and the position of the courtyard.

Architectural Expression

The side walls are poorly resolved and given their potentially prolonged exposure to the public domain, they should be fully designed to read as main facades with high quality materials and visual interest.

The architecture for the Victoria Road elevation is very contemporary. Given the heritage conservation status of this street a more conservative approach may be more appropriate so that the building does not dominate the streetscape.

ITEM 3 (continued)

The panel consider that the treatment now proposed on Victoria Road would be suitable and a positive outcome for the Western Crescent elevation as it would benefit from an imaginative outcome rather than a conservative outcome.

The panel notes that further design resolution is needed for all elevations.

Comment: The issues of the walls have been discussed earlier in the report and since the original review by the UDRP the applicant has provided further design resolution and are satisfied with the proposal. Council's Heritage Officer has raised no objections to the streetscape of the development as viewed from either Victoria Road or Western Crescent.

SEPP 65 Design Quality Principles

There are nine design quality principles identified within SEPP 65. The following table provides an assessment of the proposed residential flat building (RFB) against the nine design principles of the SEPP.

Planning Principle	Comment
<p>Context & Neighbourhood Character 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. 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. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>Gladesville Town Centre is currently undergoing change in the context of the desired future character envisaged under the LEP 2014 and RDCP 2014. The proposed development is of a scale, built form and density that is consistent with the desired future character of the site as identified in the LEP and DCP for Gladesville.</p> <p>The development is also consistent with the local context with respect to the mix of commercial and residential uses.</p> <p>The site has two street frontages (Victoria Road and Western Crescent). The development has addressed each of these frontages as well as providing a pedestrian link between the streets and a public available courtyard.</p>
<p>Built Form & Scale Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. 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</p>	<p>The proposed development is consistent with the building type (mixed use residential/commercial) envisaged for the site. The building incorporates horizontal and vertical elements to break up the massing. The façade elements have been designed to respond to the orientation of the site as well as the pedestrian access requirements and courtyard.</p>

ITEM 3 (continued)

Planning Principle	Comment
<p>building elements. 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 proposal complies with the FSR and although the proposal exceeds the maximum permissible building height limits under the RLEP 2014 of 19m, the extent of these non-compliances are generally considered acceptable in considering the context of the site and the overall bulk, scale and massing.</p> <p>The extent of non-compliances are not considered to result in a poor built form outcome for surrounding sites, streetscape or heritage item. The height of the development is not likely to adversely impact on the streetscape.</p> <p>The UDRP has reviewed the proposal and is supportive of the development.</p>
<p>Density Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. 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 density of the development is consistent with the floor space ratio permitted by the LEP and site specific DCP.</p>
<p>Sustainability Good design combines positive environmental, social and economic outcomes. 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>The applicant has provided an amended BASIX Certificate which indicates that the buildings will meet the energy and water use targets set by the BASIX SEPP.</p> <p>A Waste Management Plan has been submitted and is considered acceptable by Council's City Works and Infrastructure Directorate.</p>
<p>Landscape Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good</p>	<p>The landscape design provides an open space area for the use of the occupants of the building as well as for the benefit of the general public.</p>

ITEM 3 (continued)

Planning Principle	Comment
<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. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. 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>Council's Landscape Architect Consultant has reviewed the proposal and subject to a condition to provide an improved landscaped solution to the communal open space by additional soft landscaping and amenity embellishments, has no objections to the proposal. See Condition 1(a).</p>
<p>Amenity Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing. 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 design and orientation of the apartments allows for a sufficient level of amenity for future occupants. Apartments are practically laid out to provide appropriate levels of amenity. The design mitigates potential impacts from overlooking and noise impacts. Each apartment features a functional private open space area that takes advantages of views from the site or views of the landscaped areas.</p> <p>The development complies with the controls contained in the Apartment Design Guide in respect to apartment sizes, visual and acoustic apartment sizes, ventilation, outlook and access requirements.</p>
<p>Safety 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 communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>The proposal makes a positive contribution with respect to safety and security. The development provides surveillance to both streets and the internal courtyard.</p> <p>Entrance points are clearly identified and public and private space is clearly delineated through secure entrances and the use of plantings. The through site link is intended to be secured to the public after hours with card access only to be allowed to residents or occupiers of the ground floor commercial space.</p>

ITEM 3 (continued)

Planning Principle	Comment
<p>Housing Diversity and Social Interaction Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. 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>The development will include the following housing mix:</p> <ul style="list-style-type: none"> • 12 x 1 bedroom apartments (39%); • 17 x 2 bedroom apartments (55%); and • 2 x 3 bedroom apartments (6%). <p>There is a range of apartments which will provide a suitable mix of housing in response to current housing demand and responds to the need for economic housing choice within an area with good public transport access, social and commercial facilities. Adaptable units are also proposed.</p>
<p>Aesthetics 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. 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>The building facades are strongly articulated with the use of balconies and terraces. The development presents as a contemporary design which is compatible with the adjoining heritage item and the other buildings within the locality.</p>

Apartment Design Guide (ADG)

The SEPP requires consideration of the "Apartment Design Guide" (ADG) which supports the nine Design Quality Principles by giving greater detail as to how those principles might be achieved. The following table provides an assessment of the proposal against the matters in the ADG:

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
<p>Building Depth Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line.</p>	<p>The depth of the building adjacent to Victoria Road will not exceed 13.38m and complies with the control. The building adjacent to Western Crescent has a depth ranging from 20m to 22m. Greater depths are permitted where it can be demonstrated that layouts will receive acceptable amenity with room and apartment depths. The development has incorporated significant building articulation by</p>	<p>Building A complies – Building B variation considered acceptable.</p>

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
	<p>the use of balconies and indents in each elevation. The development will achieve acceptable daylight and ventilation which will ensure acceptable amenity for the residents. This variation is consistent with the requirement.</p>	
<p>Building Separation Minimum separation distances for buildings are: <i>Up to four storeys (approx. 12m):</i> - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms <i>Five to eight storeys (approx. 25m):</i> - 18m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms</p>	<p><u>Internal separation:</u> The building separation distances between Building A & B comply with the required setbacks for levels 3 and below. Level 4 of the development requires greater separation distances however this level of the building has maintained the same setbacks as proposed for the lower part of the building rather than increasing the separation distances. The separation distances for these two buildings range from a minimum of 9.52m to 13.5m. The separation distances as proposed are adequate to provide appropriate amenity and privacy for building occupants as well as a desirable urban form. In addition, no objection was raised by the Council's UDRP. In this instance, the variation is considered adequate.</p> <p><u>North and South boundaries:</u> The development provides zero side setbacks to both side boundaries for Building A. This is envisaged by the DCP controls and considered appropriate in this location.</p> <p>Zero setback is provided along the southern boundary for Building B, to allow future redevelopment of the adjoining site.</p> <p>Along the northern boundary for Building B a 3m setback is proposed. This is in accordance</p>	<p>No. Minor variation which is acceptable.</p> <p>Yes</p>

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
	<p>with UDRP's recommendation. The adjoining site to the north is part of the Church site at 220 Victoria Road and adjacent to the common boundary with Building B is the church and kindergarten's car parking area. It is unlikely that the adjoining site will be redeveloped as the Church is a heritage item and its surround is within a Conservation Area. Accordingly the 3m setback, together with external privacy louvres is sufficient to maintain privacy to the adjoining site.</p>	
<p>Street Setbacks Determine street setback controls relative to the desired streetscape and building forms.</p>	<p>Council's DCP require zero setback along Victoria Road and 1.5m for footpath widening along Western Crescent. Both the setbacks have been provided as per the DCP.</p>	Yes
<p>Side and Rear Setbacks Related to the height of the building and are important tools for achieving amenity for new developments and buildings on adjacent sites.</p>	<p>Side setback is not required for the 1st 20m of the building (fronting Victoria Road) as per the DCP which allows built to boundary. This relates to other building setbacks within the street block. A 3m setback is provided along the north- western elevation at the Western Crescent as recommended by the UDRP. This will enable windows to be provided in the side façade and a strong architectural character to be delivered. The 3m setback, combined with the deep recessed open courtyard results in the visual bulk and scale of the building being reduced as viewed from the adjoining heritage item. Council's Heritage Officer and the UDRP have raised no objection to this setback.</p>	Yes

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
Part 3 Siting the development Design criteria/guidance		
<p>3B Orientation Building types and layouts respond to the streetscape and site while optimising solar access and minimising overshadowing of neighbouring properties in winter.</p>	<p>The building is sited to define street frontages to Victoria Road and Western Crescent. The built form of the building is considered to achieve the vision set in Council's DCP and it is noted that the components of the building causing overshadowing largely remain within height controls. The proposal achieves a good level of solar access.</p>	Yes
<p>3C Public domain interface Transition between private & public domain is achieved without compromising safety and security and amenity of the public domain is retained and enhanced.</p>	<p>The proposal provides pedestrian connection at level grade via the through site link. Safety of the public domain has been maintained, in particular with regards to the proposed vehicular access point through clear separation of the vehicular entry to the basement, and pedestrian access to commercial suites and the residential component. Living areas and balconies have been orientated towards the public domain to improve safety and amenity.</p>	Yes
<p>3D Communal & public open space Provide communal open space to enhance amenity and opportunities for landscaping & communal activities. Design Criteria 1. Provide communal open space with an area equal to 25% of site; 2. Minimum 50% of usable area of communal open space to receive direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June.</p>	<p>The proposal provides a 368m² courtyard (29% of the site), which is located in the centre of the site away from Victoria Road for residents' and visitors. The communal courtyard will receive greater than 2 hours direct sunlight.</p>	Yes
<p>3E Deep Soil Zone Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</p>	<p>The only deep soil zone on the site is the area adjacent to the northern boundary. This area represents 5.4% of the site area. While the site does not meet the minimum requirement, this is considered</p>	No. Minor variation which is acceptable.

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies												
Part 2 Development Controls														
Design criteria 1. Deep soil zones are to be provided equal to 7% of the site area and with min dimension of 3m – 6m.	acceptable given that the site is within a town centre and the development will provide appropriate residential amenity and acceptable management of water.													
3F Visual Privacy Building separation distances to be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. Design Criteria Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table border="1" data-bbox="242 1077 778 1451" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Building Height</th> <th style="width: 25%;">Habitable rooms & balconies</th> <th style="width: 25%;">Non habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m(4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms & balconies	Non habitable rooms	Up to 12m(4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	The development provides adequate visual privacy in respect to the proposed development and adjoining buildings. The proposal has nil setbacks to both the northern and southern side boundaries with the exception of the western portion of the northern boundary. Previous to the UDRP, a nil setback was provided to the western portion of the northern boundary. The UDRP did not support this and a 3m side setback was recommended. The proposal has responded to this advice and initially balconies were proposed along this elevation. The balconies have since been deleted and replace with window with external louvres. Currently the adjoining northern property has their car parking area adjacent to this elevation.	Yes
Building Height	Habitable rooms & balconies	Non habitable rooms												
Up to 12m(4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												
3G Pedestrian Access & entries Pedestrian Access, entries and pathways are accessible and easy to identify.	The building has incorporated a pedestrian entry to the residential apartments as well as the commercial tenancies from Western Crescent. The development also incorporates a 3m wide site through link from Victoria Road. The pedestrian access to the residential apartments is via the site through link. All entries are clearly identifiable and accessible.	Yes												

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
<p>3H Vehicle Access. Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p>	<p>The vehicular access is located from Western Crescent. The vehicular entry will provide adequate separation distances and clear sight lines.</p>	Yes
<p>3J Parking Provisions. Car parking: For development on sites that are within 800m of a railway station, the minimum parking for residents and visitors to be as per RMS Guide to Traffic Generating Developments, or Council's car parking requirement, whichever is less. Bicycle Parking Provide adequate motorbike, scooter and bicycle parking space (undercover).</p>	<p>The site is not within 800m to a railway station. The car parking rate is determined by Council's DCP. Based on the apartment mix, the development is required to provide between 51 and 61 spaces (26 to 36 resident spaces, 7 visitor spaces and 18 commercial spaces). The development has proposed 61 spaces which satisfies this requirement. The parking layout will provide safe and secure parking.</p> <p>Council's DCP requires that bicycle parking should be provided equivalent to 10% of the required car spaces. This would require 6 bicycle parking spaces. The applicant has proposed 6 bicycle parking spaces within the basement level.</p> <p>No parking has been provided for motorbikes or scooters. Council's DCP does not have any requirements for this type of vehicle. These vehicles would be able to park in the car parking spaces.</p>	Yes

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
Part 4 Designing the building		
<p>4A Solar & daylight access Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter. No more than 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid- winter. Design should incorporate shading and glare control, particularly for warmer months</p>	<p>71% of the apartments will receive 2 hours of solar access between 9am and 3pm.</p>	<p>Yes</p>
<p>4B Natural Ventilation All habitable rooms are naturally ventilated and the design layout of single aspect apartments is to maximise natural ventilation. Design criteria At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</p>	<p>83% of the apartments will be cross ventilated.</p>	<p>Yes</p>
<p>4C Ceiling Heights Ceiling height achieves sufficient natural ventilation and daylight access. The development is required to provide 2.7m minimum ceiling heights.</p>	<p>The development has proposed 3m between floor to floor. This will allow for an adequate ceiling height of 2.7m for the development.</p>	<p>Yes</p>
<p>4D Apartment size and layout Apartments are required to have the following minimum internal areas with one bathroom:</p> <ul style="list-style-type: none"> • Studio = 35m²; • 1 bedroom = 50m²; • 2 bedroom = 70m²; • 3 bedroom = 90m²; • 4 bedroom = 102m². <p><u>Note:</u> Additional bathrooms increase the minimum internal area by 5m².</p>	<p>The apartments either comply or exceed the minimum requirement.</p> <p>Additional bathrooms are provided in the 2 & 3 bedroom apartments. All of the apartments have internal area exceeding 75m² and 95m², respectively.</p>	<p>Yes</p>

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies																		
Part 2 Development Controls																				
<p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.</p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height. In open plan where the living, dining and kitchen are combined, there is to be a maximum depth of 8m from a window.</p> <p>Master bedrooms – minimum area 10m² Excluding wardrobe spaces.</p> <p>Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 	<p>All habitable room depths comply with the requirement.</p> <p>All master bedrooms are 10m².</p> <p>All combined living/dining rooms will comply with the minimum width requirement.</p>																			
<p>4E Private Open Space and balconies Apartments must provide appropriately sized private open space and balconies to enhance residential amenity. Design criteria All apartments are required to have primary balconies as follows:</p> <table border="1" data-bbox="264 1348 785 1659"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Min.depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m²</td> <td>N/A</td> </tr> <tr> <td>1 bedroom</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> <tr> <td>Ground or podium</td> <td>15m²</td> <td>3m</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Min.depth	Studio apartments	4m ²	N/A	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3+ bedroom	12m ²	2.4m	Ground or podium	15m ²	3m	<p>All of the balconies exceed the minimum requirements.</p>	Yes
Dwelling type	Minimum area	Min.depth																		
Studio apartments	4m ²	N/A																		
1 bedroom	8m ²	2m																		
2 bedroom	10m ²	2m																		
3+ bedroom	12m ²	2.4m																		
Ground or podium	15m ²	3m																		
<p>4F Common circulation and spaces. Design criteria The maximum number of apartments off a circulation core on a single level is 8. Daylight and natural ventilation should be provided to all common circulation space above ground. Windows should be provided at the end wall of the corridor.</p>	<p>Two lifts service a maximum of 8 apartments.</p>	Yes																		

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies										
Part 2 Development Controls												
<p>4G Storage Adequate, well designed storage is to be provided for each apartment. Design criteria In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided:</p> <table border="1" data-bbox="240 636 778 846"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apt</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apt</td> <td>8m³</td> </tr> <tr> <td>3 + bedroom apt</td> <td>10m³</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio	4m ³	1 bedroom apt	6m ³	2 bedroom apt	8m ³	3 + bedroom apt	10m ³	<p>The SEE states that all apartments have the required storage with 50% located in the apartment and 50% in the basement. The architectural plans do not show the storage space and Condition 66 has been imposed requiring storage being provided in accordance with the requirements under the ADG.</p>	Yes
Dwelling type	Storage size volume											
Studio	4m ³											
1 bedroom apt	6m ³											
2 bedroom apt	8m ³											
3 + bedroom apt	10m ³											
<p>4H Acoustic privacy Noise transfer is minimised through the siting of buildings, building layout, and acoustic treatments. Plant rooms, services and communal open space and the like to be located at least 3m away from the bedrooms. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p>	<p>An Acoustic Assessment Report has been prepared by Koikas Acoustics P/Ltd. This report provides that the proposed site is capable of complying with all relevant acoustic criteria through means of standard acoustic treatment and management. The acoustic treatment and management methods suggested in this report include:</p> <ul style="list-style-type: none"> - Glazing, (windows and doors) - Mechanical Ventilation, and - Construction management. <p>Condition 57 has been imposed to ensure that the development complies with this requirement.</p>	Yes										
<p>4K Apartment mix A range of apartment types with different number of bedrooms (1bed, 2 bed, 3 bed etc) should be provided.</p>	<p>The development has incorporated a range of apartment types and sizes. The development has proposed 12 x 1 bedroom apartments (39%), 17 x 2 bedroom apartments (55%) and 2 x 3 bedroom apartments (6%).</p>	Yes										
<p>4M Facades Building facades to provide visual interest respect the character of the local area and deliver amenity and safety for</p>	<p>The design of the facades incorporates brickwork, cement rendered finishes, aluminium screen and balustrades. The</p>	Yes										

ITEM 3 (continued)

Apartment Design Guide Requirement	Proposal	Complies
Part 2 Development Controls		
<p>residents. Building facades are expressed by the façade.</p>	<p>majority of the paint finishes have a neutral earthy colour palette. The northern and southern elevation have been further refined with return architectural features and extra design joints to the exposed southern boundary wall.</p>	
<p>4N Roof design Roof treatments are integrated into the building design and positively respond to the street. Opportunities to use the roof space for residential accommodation and open space are maximised. Roof design incorporates sustainability features.</p>	<p>The roof design is well integrated with the overall building design. Materials, colours and finishes of the roof and top floor complement the overall aesthetics. The development does not incorporate open spaces on the roof.</p>	Yes
<p>4O Landscape design Landscape design contributes to the streetscape and amenity. Landscape design is viable and sustainable</p>	<p>The landscape design aims to provide recreational opportunities as well as being attractive for the residents and visitors and contributing to the amenity of the occupants. Condition 1(a) has been imposed requiring amended Landscape Plan to incorporate additional soft landscaping and facilities in the communal open space area.</p>	Yes
<p>4P Planting on structures Appropriate soil profiles are provided.</p>	<p>Condition 68 has been imposed requiring compliance with the relevant soil depth.</p>	Yes – to be conditioned.
<p>4Q Universal design Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptable designs are to be provided.</p>	<p>A minimum of 3 adaptable apartments are required to be provided. The development complies with these requirements.</p>	Yes
<p>4U Energy efficiency Development incorporates passive environmental design measures – solar design, natural ventilation etc.</p>	<p>Energy efficient measures have passed BASIX assessment as demonstrated by the support documentations.</p>	Yes

ITEM 3 (continued)

6.8 Deemed State Environmental Planning Policy Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This Plan applies to the whole of the Ryde local government area. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal.

(c) Relevant REPs

N/A

(d) Any draft LEPs

None

(e) Any DCP

Ryde Development Control Plan 2014

The following sections of DCP 2014 are of relevance, being:

Part 4.6 – Gladesville Town Centre and Victoria Road Corridor

Under the DCP, the site is located within the Town Centre Precinct which is to be transformed from a poorly functioning strip shopping centre to a mixed use town centre. The vision for this precinct is for the area to be transformed into a cohesive built form corridor of mixed retail, commercial and residential uses.

ITEM 3 (continued)

The following table provides an assessment of the proposal against the provisions of Part 4.6 of the Ryde DCP 2014.

Control	Comment	Compliance
2.0 Vision		
2.2.3 Vision Statement – Town Centre Precinct The precinct will:		
– Be transformed from a poorly functioning strip shopping centre into a genuine mixed use town centre;	The proposed development supports the desired mixed use character of the Gladesville Town Centre. 439.8m ² of commercial use is proposed on the ground floor with residential apartments above. The proposed retail/commercial tenancies will assist in accommodating future availability of goods and services within the Gladesville Town Centre.	Yes
– Pedestrian networks and public spaces will be enhanced; and	The site currently has a pedestrian link from Victoria Road to Western Crescent and the proposed development has retained the pedestrian link in accordance with the DCP. This link will enhance permeability and local pedestrian networks via a through-site link along the front of the development at Victoria Road to Western Crescent. The primary pedestrian access to the residential lobby and commercial suites, and future public domain space are provided via at grade access via this link.	Yes
– Better pedestrian amenity on and around Victoria Road and a greater range of services will revitalise the town centre as the focus of urban life for the communities on both sides of the town centre.	The proposal integrates a commercial edge to Victoria Road with ground floor commercial tenancies. The design provides an improved frontage to Victoria Road and Western Crescent with opportunities for active uses at ground level.	Yes

ITEM 3 (continued)

3.1 – Built Form		
3.1.1 Built Form Heights		
Buildings must comply with the maximum heights described in LEP 2014.	<p>RLEP 2014 height map identifies the site as having a maximum height of 19m.</p> <p>The development predominantly complies with the height control however there are minor breaches in respect to the two lift motor rooms and a small portion of the roof of the upper floor adjacent to Victoria Road and Western Crescent. These breaches range from 300mm to 1.6m at its highest point. Thus, the maximum height of building is 20.6m. However an assessment of this area of non-compliance has been provided against Clause 4.3 and Clause 4.6 and has been deemed acceptable.</p>	No – clause 4.6 submitted and is supported.
Floor to ceiling heights must be a minimum of 2.7m for residential uses	Proposal provides 3m floor to floor height, complying with this control.	Yes
Ground floor levels are to have a floor to floor height of a minimum of 3.6m.	The floor to floor height of the ground floor level fronting Victoria Road is 3.6m.	Yes
3.1.2 Active Street frontages		
<p>Provide ground level active uses where indicated on the map.</p> <p>Active uses are required along the length of the Victoria Road and Western Crescent frontages.</p>	<p>The proposal provides for active uses along Victoria Road with three separate commercial tenancies fronting Victoria Road. A through-site link is also provided from Victoria Road to Western Crescent which helps to activate these frontages.</p> <p>Western crescent is activated by separate commercial and residential entries from the street and the through site link. It is not possible to provide active commercial use at this level as the frontage is unavoidably occupied by vehicular entrance, substation kiosk, fire stairs, a through-site link and other necessary uses.</p>	Yes

ITEM 3 (continued)

<p>Active uses contribute to personal safety in the public domain and comprise:</p> <ul style="list-style-type: none"> i. Community and civic facilities; ii. Recreation and leisure facilities; iii. Shops; iv. Commercial premises; v. Residential uses, particularly entries and foyers, however, these must not occupy more than 20% of the total length of each street frontage 	<p>The residential entry to apartments is located behind the commercial suites off the proposed through-site link and therefore do not occupy more than 20% of the street frontage.</p> <p>Victoria Road frontage is largely dominated by the ground floor commercial tenancies.</p>	<p>Yes</p>
<p>Where required, active uses must comprise the street frontage for a depth of at least 10m.</p>	<p>The commercial suite fronting Victoria Road is proposed with a varying depth of 5m – 13m. The majority of the retail unit located on the street achieves a depth of 10m, with the exception of one small tenancy. This tenancy has a depth of 5m, width of between 5 to 6m, with total internal floor area of 27m². The size and area of this tenancy will not prevent it from being leased for retail or commercial functions in the future.</p>	<p>No – variation acceptable.</p>
<p>Vehicle access points may be permitted where active street frontage is required if there are no practicable alternatives.</p>	<p>Vehicular access to the site is provided from Western Crescent which is not the main frontage.</p>	<p>Yes</p>
<p>Security grills can be incorporated to ground floor shops. Blank roller shutter doors are not permitted.</p>	<p>It is recommended that this provision be imposed as a condition. See Condition 15.</p>	<p>Yes, subject to condition.</p>
<p>Serviced apartments, hotels and motels shall not have apartments at the ground level. Locate retail, restaurants and / or other active uses at the ground level.</p>	<p>No apartments or residential uses are proposed at ground level. Instead, the proposal generally integrates active uses at ground level along with a residential foyer, landscaped public domain space and services facilities (plant/electrical services room)</p>	<p>Yes</p>

ITEM 3 (continued)

3.1.3 Buildings Abutting the Street Alignment		
<p>Provide continuous street frontages with buildings built to the street boundary in the Gladesville Town Centre except as shown in the key site diagrams.</p> <p><u>Setback Diagram E: (Victoria Road)</u></p> <ul style="list-style-type: none"> • 0m - Grd level from street boundary. • 5m Level 4 and above. <p><u>Setback Diagram H (Western Crescent).</u></p> <ul style="list-style-type: none"> • 0m – Grd level from street boundary . 	<p>The key site diagram suggests for buildings to be built to the street boundary on Victoria Road. This has been achieved with Levels 4 and above indented in 5m.</p> <p>0m setback along Western Crescent after the 1.5m wide footpath widening which is required under Clause 3.3.8 of the DCP.</p>	<p>Yes</p> <p>Yes</p>
<p>Ground level architectural features such as recessed doors and windows are permitted to a maximum of 400mm from the street boundary.</p>	<p>The current proposal does not result in recessed areas greater than 400mm along the street boundary.</p>	<p>Yes</p>
3.1.5 Rear Setbacks and Residential Amenity		
<p>Provide 12 metre separation above ground floor between residential buildings.</p>		<p>N/A</p>
<p>Buildings fronting Victoria Road may build to the side boundary for a depth of 20m measured from the street frontage. A side setback is then required to achieve 12m separation between proposed and potential residential land uses.</p>	<p>The proposal exceeds the building depth requirement of 20m and does not provide the required setback of 12m along the southern elevation. A zero setback is proposed to the entire southern boundary. However this is the result of the surrounding site constraints with the property having two street frontages and the UDRP's recommendations. The development originally proposed one lift core and provided a pedestrian bridge connection between both buildings which was not supported by the UDRP. This proposal has deleted the walkway and two lift cores have been provided. This change has resulted in the development having a zero setback to the entire southern boundary. This however is consistent with any future redevelopment of the adjoining site at 208 Victoria Road. The</p>	<p>No – variation acceptable – merit based.</p>

ITEM 3 (continued)

	<p>amended plans have also resulted in changes to the northern setback. Rather than the development having a zero setback adjacent to the church's child care/kindergarten's car parking area at 1B Western Crescent, the DA plans have proposed a 3metre setback. Consideration of the requirements of the ADGs has been undertaken within this report and the proposed setbacks are considered to be acceptable on merit grounds.</p>	
<p>Predominantly residential activities should be located adjoining low density residential areas including at the rear. If this is not practicable, activities that do not produce negative impacts in terms of noise, light, sound and odour are encouraged.</p>	<p>There are no surrounding low density residential areas.</p>	<p>N/A</p>
<p>3.1.6 Conservation Area Built form Design Guidelines</p>		
<p>All development proposals within the Conservation Area shall be assessed for their impact on the heritage significance of the Conservation Area and have regard to the Statement of Significance.</p>	<p>The subject site is located within the Gladesville Shopping Centre Heritage Conservation Area and is located within the vicinity of the following items of heritage significance listed under Schedule 5 of Ryde LEP 2014:</p> <ul style="list-style-type: none"> - 'Church' 220 Victoria Road - Great North Road' Victoria Road, <p>A Heritage Impact Statement (HIS) has been submitted and the HIS supports the proposal, concluding that the existing building is of little architectural value and importance and the proposed development will fit within the streetscape and broader Heritage Conservation Area.</p> <p>5. Council's Heritage Officer supports this finding and concludes that the proposal will provide a quality built form with the material and colour finishes providing visual interest.</p>	<p>Yes</p>

ITEM 3 (continued)

Awning		
Provide awnings over footpaths for ground level building frontages where shown on the Awnings Control Drawing (Figure 4.6.11).	The building provides an awning across its entire ground level fronting Victoria Road and Western Crescent, compliant with the Awnings Control Drawing. This offers additional weather protection within the public domain to the commercial suite and residential entries.	Yes
Awning height is to be generally a minimum of 3 m from the pavement and setback 600 mm from the kerb edge. The heights of adjoining awnings should be considered (refer to Figure 4.6.17 and Figure 4.6.18).	The awning height provided along Victoria Road and Western Crescent generally complies with the 3m awning height requirement. A condition has been proposed ensuring that future awnings comply with this requirement. See Condition 60 .	Yes, subject to conditions
3.2 Access		
3.2.2 Vehicular Access		
Provide vehicular access from the local roads network in preference to Victoria Road.	The vehicle ingress/egress point for the building is located from Western Crescent.	Yes
3.2.3 Parking		
Provide publicly accessible parking to support retail, entertainment and commercial land uses, church and educational institutions as shown on the Parking Control Drawing (Figure 4.6.12), to Council's satisfaction. The quantity of publicly accessible parking within the Town Centre Precinct shall equal or exceed existing public parking.	This control pertains to the need to provide at least the number of any existing public parking spaces on a site as part of any redevelopment. Given no public car parking currently exists on the site, this control is not applicable to the proposal.	N/A
3.3 Public Domain		
3.3.1 Pedestrian Connections		
Provide street furniture, lighting and generous paved areas along the main pedestrian routes within	A number of pedestrian connections are shown in the Pedestrian Connection Control Drawing in the DCP	Yes - site through connection

ITEM 3 (continued)

<p>the retail and commercial core with clear direct sightlines and direct linkages.</p> <p>Provide pedestrian through-site connections and public domain parks, squares and plazas in accordance with the Pedestrian Connections Control Drawing (Figure 4.6.13) and the Public Domain Control Drawing (Figure 4.6.14).</p>	<ol style="list-style-type: none"> 1. An elevated connection across Victoria Road 2. Through site connection (pedestrian lanes/arcades) 3. Pedestrian footbridge from Block 18 (Western Crescent and Coulter Street) to subject site. <p>Item 2 – A through site connection from Victoria Road to Western Crescent has been provided.</p> <p>Items 1 & 3, as advised by Council’s Senior Co-Ordinator Strategic Planning, are not required to be provided. The elevated connection across Victoria Road (Item 1) requires consultation with Roads and Maritime Service and is not a matter of consideration at this stage.</p> <p>The intention of the footbridge over Western Crescent (Item 3, as shown in the DCP Key site diagram) was to link to first floor open space on the Coulter St carpark site in order to enhance the town centre amenity and access to open space whilst retaining the public car parking on the site.</p> <p>In the absence of a development on the Coulter Street carpark site a footbridge will not achieve the objective of taking people to an open space/plaza area and therefore should not be required of the current DA before Council.</p> <p>Conditions of consent have been imposed requiring compliance with the public domain requirements. See Conditions 74 & 75.</p>	<p>from Victoria Road to Western Crescent.</p>
<p>3.3.2 Public Domain Framework</p>		
<p>Create vehicular and/pedestrian connections through major development sites (See Public Domain Controls in Section 4 for specific sites).</p>	<p>The subject site is not identified as a Key Site however a pedestrian link has been provided in accordance with Section 3.3 of the DCP. Condition 120 has been imposed requiring a Right of Way (ROW) to be created for the pedestrian link.</p>	<p>Yes</p>

ITEM 3 (continued)

3.3.3 Landscape Character		
<p>Create a consistent planting theme with a number of species to ensure that the planting provides a visual coherence, Provide street trees as shown on the Landscape Character Control Drawing (Figure 4.6.15) and in accordance with the Ryde Public Domain Technical Manual and Relevant Street Tree Master Plans.</p> <p>Select Trees based on the scale of buildings, width of the street, aspect and environmental parameters such as soil type.</p>	<p>Council's Landscape Architect has reviewed the submitted Landscape Plan and has advised that the communal opens space need further enhancement to ensure a space of high functionality and usability. The general layout and arrangement of the communal open space areas need to be refined to include additional soft landscaping and additional amenity embellishments. See Condition 1(a).</p>	<p>Yes</p>
3.3.4 Urban elements		
<p>Provide paving, seats, benches and bins in accordance with the Ryde Public Domain Technical Manual.</p> <p>Provide seating and shelter (awnings or bus shelter) at all bus stops. Seating shall be in accordance with the Ryde Public Domain Technical Manual.</p> <p>Provide new street lighting to primary and secondary streets as selected by Council and underground power cables.</p> <p>Provide pole lighting, lighting from building awnings and structures, in new public spaces, to ensure night time pedestrian safety.</p>	<p>Public domain specifications will be achieved subject to conditions. See Conditions 74 & 75.</p>	<p>Yes, subject to conditions</p>
3.3.7 Victoria Road - Town Centre Precinct Section		
<p>Provide a 3.5 m wide footpath and buildings typically built to the boundary defining both sides of Victoria Road</p>	<p>A 3.5m wide footpath is provided along Victoria Road.</p>	<p>Yes</p>

ITEM 3 (continued)

3.3.8 Western Crescent Section		
Provide a 14.5 m wide street defined by built edge on both sides and a 3.5m continuous paved footpath both side.	The proposal is setback 1.5m to allow a footpath of 3.5m, consistent with the DCP requirements. Any additional space to meet the requirement for a 14.5m wide laneway including footpath will come from the Coulter Street carpark (if ever developed). The additional 1.5m for footway widening is not for dedication to Council but a Right of Way for access. See Conditions 11 & 120 for Right of Way to be created for the footpath.	Yes
Provide continuous granite paving for full footpath in accordance with Ryde Public Domain Technical Manual. Public Domain requirements (street trees, street lights, seats and bin etc) in accordance with the Ryde Public Domain Technical Manual.	To be conditioned. See Conditions 74 & 75 .	Yes, subject to condition.

Part 9.2 – Access for People with Disabilities

The proposal was submitted with an Access Report from Accessible Building Solutions which stated that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard and the essential requirements of AS4299 – Adaptable Housing. 3 adaptable units are proposed to be provided, which is in accordance with Council's requirements. **Conditions 58 & 70** have been recommended requiring compliance with the recommendations of the Access Compliance Report and for the required adaptable units, each with an allocated disable parking space to be provided.

Part 9.3 - Car Parking

Part 9.3 specifies that car parking is to be provided at the following rates:

Residential Development - High Density (Residential Flat Buildings)

- 0.6 to 1 space / one bedroom dwelling
- 0.9 to 1.2 spaces / two bedroom dwelling
- 1.4 to 1.6 spaces / three bedroom dwelling
- 1 visitor space / 5 dwellings

ITEM 3 (continued)

Commercial /retail

1 spaces/25m² GFA * The commercial component is taken at the retail rate as the tenancies have public interface and is more likely to be used for retail purposes than offices.

The development will contain a total of 31 apartments comprising of:

12 x One Bedroom

17 x Two Bedroom

2 x Three Bedroom and

439.8m² of commercial/retail space.

	Lower Limit	Upper Limit
One bedroom/studio x 12	7.2	12
Two bedroom x17	15.3	20.4
Three Bedroom x 2	2.8	3.2
	25.3 (26)	35.6 (36)
Visitors/31	6.2 (7)	6.2 (7)
Residential total	33	43
Commercial 439.8m ² / 25m ²	17.5 (18)	17.5 (18)
Total	51	61

The proposal provides for 61 parking spaces however is short of 1 commercial space. However the residential component exceeds the maximum permitted by 1 car space, accordingly **Condition 139** has been imposed requiring the allocation of these spaces in accordance with Council's DCP.

3 of the units are to be adaptable in accordance with the minimum 10% requirement. Council requires that a disabled parking space be allocated to each of these units. 3 disabled parking spaces have been provided however the plans do not indicate specific unit allocations. **Condition 70** has been imposed requiring the residential disabled car spaces to be allocated to the adaptable units.

The DCP states that: *in every new building, where the floor space exceeds 600m² GFA (except for dwelling houses and multi-unit housing) provide bicycle parking equivalent to 10% of the required car spaces or part thereof.*"

Based on the above, 6 bicycle spaces are required to be provided. 6 bicycle spaces have been provided. This is considered satisfactory. **Condition 139** also includes a requirement for a minimum of 6 bicycle spaces to be provided.

The proposal complies with Council's car parking and bicycle requirements.

ITEM 3 (continued)

Section 94 Development Contributions Plan 2007

Development Contributions Plan – 2007 (2010 Amendment) allows Council to impose a monetary contribution on developments that will contribute to increased demand for services as a result of increased development density / floor area.

The development will require Section 94 contributions in accordance with Council's current Section 94 Contributions Plan on the basis of construction of a development comprising:

- * 439.8m² commercial floor space;
- * 12 x 1 bedroom units;
- * 17x 2 bedroom units; and
- * 2x 3 bedroom units.

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$97,571.51
Open Space & Recreation Facilities	\$197,293.67
Civic & Urban Improvements	\$94,810.84
Roads & Traffic Management Facilities	\$13,058.74
Cycleways	\$8,079.28
Stormwater Management Facilities	\$23,569.78
Administration	\$2,179.06
The total contribution is	\$436,562.88

Condition 49 requiring the payment of the above Section 94 contribution prior to the issue of any Construction Certificate has been included in the recommendation of this report and which will further be indexed at the time of payment if not paid in the same quarter.

10. Likely impacts of the Development

(a) Built Environment

The proposal was amended significantly throughout the pre-lodgement and DA assessment process to ensure compliance with Council's planning controls and minimise any potential impact on the locality and the adjoining Church. The proposal is generally consistent in height and scale with the desired future character of the area as identified in the applicable planning controls.

The proposed development will enhance the Gladesville Town Centre Precinct and improve the public domain area including footpath paving, tree planting, street lighting, provision of awning and provision of a widened footpath.

ITEM 3 (continued)

The concerns of the residents particularly in relation to construction activities, parking by workers and overshadowing has been reasonably addressed either via amended plans or by recommended conditions of consent.

The proposed development is considered generally consistent with Council's planning controls and the desired future character and is unlikely to result in any unacceptable impact within the area.

(b) Natural Environment

An existing 'Camphor Laurel' tree is located on 218 Victoria Road, Gladesville directly adjacent to the boundary with the subject site. The original proposal had the basement car parking area coming right up to the common boundary and would be adversely impacted on the proposal. See **Figure 13** illustrating the location of the neighbour's tree.

Council's Consultant Landscape Architect, given the level of excavation required to construct the basement, raised concerns that the tree will be negatively impacted and unable to sustain the impact of the proposal. The applicant was advised of this and the application was amended to provide a 3m setback for the basement car parking from the north-eastern side boundary.

Council's Consultant Landscape Architect has reviewed the amended proposal and has advised that: *The increased setback will serve to reduce the level of encroachment to this tree as the excavations required for construction will be at an increased distance. Whilst the proposal will still result in encroachment of the Tree Protection Zone, provided adequate tree protection measures are carried out and Arborist Supervision is undertaken, the level of impact should be capable of being reduced to a sustainable level.* See **Conditions 107 to 109**.

ITEM 3 (continued)



Figure 13: Site plan of the proposed development which illustrates the location of the tree at 218 Victoria Road.

(c) Economic Impact

The proposed mixed use development supports the zoning objectives and will attract additional activity and population to the area, making the local area more economically viable and vibrant. The development will also result in improved access to shops, housing and employment in the local area, with consequent positive flow on effects for the locality.

Overall, the proposed development will have a positive economic and social impact on the locality.

(d) Overshadowing

The development is unlikely to result in any significant increase in overshadowing on any surrounding residential building or open spaces. The subject site has an east west orientation, thus majority of the overshadowing will occur on the southern side on wall of the existing commercial building and on Council's car park at Coulter Street. An analysis of the shadow diagrams (see **Figures 5, 6 & 7** above) indicates that the proposal will not cast any shadows on any residential properties.

ITEM 3 (continued)

(e) Noise Impact

The proposed development is adjacent to Victoria Road, a major road which is subject to high volumes of traffic. Accordingly, the proposal will be subjected to potentially high levels of noise as a result of the traffic on Victoria Road.

The application was accompanied by an Acoustic Report recommending measures to be incorporated in the proposal to address the noise issue and comply with the relevant Australian Standards.

The proposal has been reviewed by Council's Environmental Health Officer who has assessed the proposal with respect to its exposure to traffic noise. No issues have been raised subject to conditions that the development must comply with Australian Standards and specific recommendations in relation to noise attenuation measures. **Conditions 56 & 57** has been imposed requiring compliance with noise mitigation measures.

(f) Demolition and Construction Impact

The proposed demolition and construction works will have some degree of noise & traffic impacts within the locality. It is necessary that these impacts be mitigated to ensure minimal nuisance and disturbance to the surrounding area, particularly the school zone.

To maintain an appropriate level of amenity to the locality during the undertaking of works, a number of Conditions of Consent have been imposed, to manage dust control, noise mitigation measures, restricted hours of undertaking of works, traffic and waste management. DTMP and CTMP will also be required to be submitted and as part of these conditions the following restriction, inter alia, has been imposed:

- No heavy vehicle movements or construction activities effecting vehicle and pedestrian traffic are permitted in school zone hours (8:00am-9:30am and 2:30pm-4:00pm weekdays). See **Conditions 48 & 88**.

11. Suitability of the site for the development

RLEP 2014 provides the opportunity for the mixed use development on the site and to revitalise the area. The site is not affected by any natural constraints such as flooding or subsidence. In this regard, the proposal is considered to be suitable for the site in terms of the impact on both the existing natural and built environments.

ITEM 3 (continued)

12. The Public Interest

The proposed development is considered to be in the public interest as it provides an opportunity for redevelopment of an older building stock. The development will also contribute to significant public domain improvements and benefits for the public including the widening of the footway along Western Crescent. The proposed widening of the footpath will provide the precedent for all future development to follow. The proposal will also contribute to the provision of additional housing within an existing and established urban locality with close proximity to the CBD and public transport.

The redevelopment of the subject site will contribute to the growth and change within the City of Ryde by providing an increase in the local population and associated economic activity as envisaged by the local planning controls.

The proposal has taken into account the applicable planning controls and any potential impact on the locality. Issues in relation to increased traffic and increase in demand for infrastructure services have been adequately addressed or will be mitigated as prescribed by the conditions of consent. Accordingly, the proposed development is considered to be in the public interest.

13. Consultation – Internal and External

Internal Referrals

Heritage Officer: 3 March 2016: The development proposal has been referred for heritage consideration as the subject site is located within the Gladesville Shopping Centre Heritage Conservation Area and is located within the vicinity of the following items of heritage significance listed under Schedule 5 of *Ryde LEP 2014*:

- i) 'Church' 220 Victoria Road, Gladesville (Item No.140)
- ii) 'Great North Road' Victoria Road, Gladesville (Item No.54)

Council's Heritage Advisor has advised that the following: *the existing building is of little architectural value and importance and the proposed development will fit within the streetscape and broader Heritage Conservation Area. Demolition of the existing building is supported. A Photographic Archival Recording is not warranted, nor the salvaging of any building elements or fabric.*

The proposed building adopts a built form and language that is considered an expression of its own style and has little evidence of any design influences from the prevalent Inter-War period built form within the Heritage Conservation Area. This is considered a satisfactory response, as the building has been designed to provide a high-quality treatment to the Victoria Road frontage as well as the visual and physical relationship to the adjoining heritage item to the west.

ITEM 3 (continued)

Specifically, the western side elevation facing the heritage item adopts a deep recessed open courtyard for the entirety of the building height, effectively 'pulling apart' the building and significantly reducing visual bulk and scale and most substantially, reducing large expanses of planar walls with little design interest, articulation or meaningful relationship to the adjoining heritage item.

As a result, the photomontages submitted with the application, demonstrate that the proposed built form (although significantly higher than the existing and substantially altering the skyline and backdrop to the heritage item), will not visually dominate the heritage item and will have a positive and harmonious relationship to the heritage item.

The proposal will have little heritage impact on the Great North Road (Victoria Road), as the cultural significance of this roadway is embodied in its alignment and not the physical fabric. Similarly, there will be no adverse visual or physical impacts on heritage items within the vicinity of the site and the proposed built form is considered compatible with the emerging desired future character for the precinct, as envisaged under the present planning controls regime.

The building adopts a palette of materials and colour finishes which are considered to provide visual interest and overall, will provide a quality built form outcome in terms of the heritage significance of the conservation area.

Development Engineer, 5 July 2016: *The proposed stormwater management system for the development appears to discharge to a proposed new kerb inlet pit in Western Crescent and incorporates an onsite detention system complying with Councils requirements.*

The revised plans have provided a total of 61 spaces comprised of;

- *17 commercial spaces (including 1 disabled) and 1 delivery bay,*
- *37 residential spaces (including 3 accessible) and,*
- *6 visitor spaces (including 1 disabled).*

The parking allocation for both the commercial component is short by 1 space however the residential component exceeds the Councils maximum rate by 1 car space. Accordingly it is therefore appropriate that a resident space on Basement Level 2 be reallocated to a commercial space.

A review of the parking configuration with respect to AS 2890.1 notes the following;

- *The entry level proposes 3 small carspaces which exceeds the maximum permitted under the DCP Part 9.3 (only 10% permitted). Given that 2 of the small carspaces located opposite the crest of the driveway ramp are capable of accommodating a standard vehicle and do not impose on through traffic access, the reversion of these spaces to standard parking spaces is warranted and addressed by condition of consent.*

ITEM 3 (continued)

- *The basement access level has a floor to floor clearance of 3.1m which, taking into account structural elements and services (500mm), will leave some 2.6m clearance for vehicles. This is sufficient for standard passenger vehicles and even a large delivery van (eg Mercedes Sprinter), the size of the tenancies, would be sufficient for the servicing of the commercial element of the development. It will not accommodate a larger vehicle, such as a waste truck and the limitation should be noted by CW&I.*
- *The basement ramp is some 4.6m wide and suitable for one way traffic only. The potential for conflicting vehicle flows is considered. Based on the updated traffic generation surveys produced by RMS, the maximum level of traffic generation (a conservative approach) is estimated to be 12 vehicle trips per hour (vtph) in the AM peak and 13 vtph in the PM peak. Considering residential traffic movements are mostly tidal (say, 75% movements in 1 direction only) and more concentrated in the AM peak, it is appropriate to consider exiting traffic will be in the order of 9 vtph (vehicle movement every 6.67min) and entering traffic 3 vtph (vehicle movement every 20min), the chance of a conflicting vehicle flow is low and, in the event it were to occur, the waiting period would be short and accommodated wholly on the site. To prevent the chance of vehicles having to reverse on the driveway, a traffic signal system must be installed, designed and overseen by a suitably qualified traffic engineer. This can be addressed as a condition of approval.*
- *Several of the resident spaces accommodate storage units above the end of the space. Given the nominated volume and footprint of the storage units, it is estimated that the units will reduce the overhead clearance by a metre, which for the lower basement level, may result in the end of the carspace having only a metre clearance, far short of the 2.2m required. The reconfiguration of the storage units could be addressed by locating them elsewhere in the basement garage levels (eg against the far southern wall of both basement levels 2 & 3) and is addressed by a condition of approval (refer to the condition "Vehicle Access and Accommodation").*

No objections subject to Conditions See **Conditions 80, 81, 82 & 139.**

Environmental Health Officer, 28 January 2016:

A Stage 1 – Preliminary Environmental Site Investigation prepared by Environmental Investigations Australia Pty/Ltd (dated 9 November 2015) and included in the SEE, identified some areas of environmental concern, including an oil drum and separator, undocumented fill over the site and the potential for Asbestos Containing Material (ACM) from previous demolished structures.

*Due to site constraints limiting assessment, the consultant recommends a detailed site investigation be carried out following demolition. See **Conditions 41 to 46.***

ITEM 3 (continued)

An acoustic report by has been prepared by KOIKAS ACOUSTICS Pty/Ltd dated 25 October 2015 and included in the Statement of Environmental Effects. The proposed development is unlikely to cause undue noise impacts to the surrounding area due to the use of the building. Appropriate acoustic treatments will be utilised for the construction of the building to ensure it complies with relevant noise guidelines and regulations.

*Implementation of the consultant's recommendations will be included in the conditions of consent. See **Conditions 57**.*

Public Works: 15 July 2016:

Traffic & Development Engineer: Council's Traffic & Development Engineer has advised: *The traffic impact study report prepared by Henson Consulting dated November 2015 and revised addendum dated June 2016 have been reviewed by the Council's Traffic Section.*

Traffic generation of the proposed 31 residential units with 439.8m² commercial area is estimated to be about 29 (AM) and 31 (PM) vehicles per hour during the peak periods. The existing commercial use of some 1,021m² would generate about 22 vehicles per hour. Hence, it is expected that the net increase in traffic is around 7 to 9 additional vehicles during the peak hour. This equates to 1 additional vehicle every 6-8 minutes which is considered negligible on the road network.

Development	Parking	AM Generation	PM Generation
Pre	22	22	22
Post	61	29	31
Net Difference	+39	+7	+9

Intersection analysis of existing and post development conditions at Western Crescent/Linsley Street intersection indicated that the impact of the proposed development would be negligible.

The proposed development is permitted to provide 50 to 61 car parking spaces. The proposal consists of 61 parking spaces, which complies with Council's DCP Part 9.3 in regards to parking provision.

From a Traffic perspective there are no objections for the approval of this application.

ITEM 3 (continued)

Public Domain Section: *The development is subject to the standards and requirements of the City of Ryde DCP 2014 Part 4.6 Gladesville Town Centre and Victoria Road Corridor, Town Centre Precinct, and the City of Ryde Public Domain Technical Manual PDTM Section 2 – Gladesville. Clause 3.3.8 in the City of Ryde Council DCP 2014 Part 4.6 Gladesville Town Centre and Victoria Road Corridor, Town Centre Precinct, deals with the future upgrade of the Western Crescent Section. Western Crescent Section at the development frontage is supposed to be widened to 14.5m street with a 3.5m continuous paved footpath on both sides. At the moment the footpath along the Western Crescent frontage of the development site is only about 2.0-2.5m wide in concrete over the full width. The architectural drawing DA-110-003 shows a setback of the buildings of 1.5m at ground level, which will provide the required minimum of 3.5m width. The public footpath along the Victoria Road frontage of the development site has already been upgraded to full width grey granite. See **Conditions 74 & 75.***

Waste Management Coordinator: No objections to the proposal subject to conditions. See **Conditions 78,137, 142 to 145 & 150.**

6. **Consultant Landscape Architect: 8 July 2016:** Council's Landscape Architect has reviewed the amended plans and has advised: *The revised plans submitted indicate the basement car parking has been relocated to be setback from the north-eastern side boundary 3 metres. This will serve to reduce the level of encroachment to this tree as the excavations required for construction will be at an increased distance. Whilst the proposal will still result in encroachment of the Tree Protection Zone, provided adequate tree protection measures are carried out and Arborist Supervision is undertaken, the level of impact should be capable of being reduced to a sustainable level. See **Conditions 105 to110.***

7. *A review of the amended plans submitted has revealed that no changes are proposed to the central ground floor communal open space from the original submitted plans. As such, the original concerns are still valid. It is noted that an improved landscape solution to the provision of communal open space would be to locate the space at the rooftop or what is currently proposed as Level 5. This would enable a dedicated communal open space for the use of residents that would be capable of providing a high level of amenity and meeting the objectives of the Apartment Design Guide.*

It is noted that Council's Urban Design Review Panel have reviewed the proposal and are satisfied the current design and layout of the plaza space / communal open space area.

ITEM 3 (continued)

8. *As such, should Council be in a position to approve the development in its current form, it is recommended that a condition for an automatic watering system and revised landscape plan which provide for a modified design to the ground floor communal open space area. The space is to include additional soft landscaping and additional amenity embellishments to ensure a space of high functionality and usability that meets the design criteria and guidance of Section 3D of the Apartment Design Guide. See **Conditions 1(a) & 61.***

External Referrals

Roads & Maritime Services, 4 February 2016: RMS has reviewed the submitted application and has raised no objections to the proposal subject to conditions. See **Conditions 5 to 10.**

NSW Police: 27 February 2016: NSW Police have raised no objections to the development however they have provided comments and recommendations with regard to:

1. Surveillance
2. Landscaping
3. Lighting
4. Environmental Maintenance
5. Space/activity management
6. Access Control
7. Other matters

Generally, the proposed development is capable of addressing each of the above criteria in an acceptable manner and conditions have been imposed as recommended. See **Conditions 63 & 122 to 129.**

14. Critical Dates

There are no critical dates or deadlines to be met.

15. Financial Impact

N/A

16. Other Options

N/A

ITEM 3 (continued)

17. Conclusion

After consideration of the development against section 79C of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is considered suitable for the site and is in the public interest. The proposal provides an opportunity to redevelop the site with a mixed use building that is considered responsive to the strategic intentions of the Gladesville RLEP2014 and associated planning controls that have been adopted for the locality by the Council. The proposed development was amended as per the recommendations of the UDRP and comprises two buildings which provide a high degree of amenity for future occupants in terms of access to public transport, commercial uses and the shopping centre.

The application generally complies with the planning provisions. The issues raised in the submissions have been considered and have been adequately addressed through the assessment process. Refusal of the application is not warranted based on the reasons contained in the submissions.

In light of the above, it is recommended that the application LDA 2015/653 at 210 – 216 Victoria Road, Gladesville be approved subject to conditions.

ITEM 3 (continued)

ATTACHMENT 1

Conditions

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

1. Approved Plans/Documents. Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Title Sheet	04/07/2016	DA-001-001 Rev 09
Site Plan	04/07/2017	DA100-002 Rev 09
Demolition Plan	04/07/2016	DA-101-001 Rev 09
Basement 1	04/07/2016	DA110-002 Rev 09
Basement 2	04/07/2016	DA110-001 Rev 09
Basement 3	04/07/2016	DA110-000 Rev 09
Ground Level	04/07/2016	DA110-003 Rev 09
Level 1	04/07/2016	DA110-004 Rev 009
Level 2	04/07/2016	DA110-005 Rev 09
Level 3	04/07/2016	DA110-006 Rev 09
Level 4	04/07/2016	DA 110-007 Rev 09
Level 5	04/07/2016	DA 110-008 Rev 09
Roof	04/07/2016	DA 110-009 Rev 09
North Elevation	04/07/2016	DA210-001 Rev 09
South Elevation	04/07/2016	DA210-002 Rev 09
East Elevation	04/07/2016	DA210-003 Rev 09
West Elevation	04/07/2016	DA210-004 Rev 09
Cross Sections	04/07/2016	DA 310-002 Rev 09
Material Schedule	04/07/2016	DA 850-003 Rev 09

Prior to the issue of a **Construction Certificate**, the following amendments shall be made and submitted to Council for approval:

1(a) Revised Landscape Plan. A revised landscape plan is to be submitted as part of the Construction Certificate which provides a modified design to the ground floor communal open space area. The space is to include additional soft landscaping, break up of materials and additional amenity embellishments to ensure a space of high functionality and usability such as water feature, seating and table areas. †

ITEM 3 (continued)

ATTACHMENT 1

The Landscaping Plan is also to show 3m² of indigenous/ low water planting area for each of the units - Units 29 & 30 each, as specified in the BASIX Certificate.

The Development must be carried out in accordance with the amended plans approved under this condition.

2. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.
3. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered No 678190M_02 dated 19 July 2016.
4. **Energy Efficiency.** The fittings, fixtures and materials installed in association with the commercial component (including but not limited to hot water systems, ceiling insulation, shower heads, toilet cisterns and the like) shall comply with the requirements of Council's DCP. Details are to be noted on the plans submitted with the **Construction Certificate**.
5. **Roads & Maritime (RMS).** All building and structures (other than pedestrian footpath awnings) together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Victoria Road boundary.
6. **RMS** The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:
Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.
Telephone 8849 2114
Fax 8849 2766

ITEM 3 (continued)

ATTACHMENT 1

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

7. **RMS.** A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Victoria Road during construction activities.
8. **RMS.** All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A "Works Zone" will not be permitted on Victoria Road.
9. **RMS.** The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, A52890.6-2009 and AS 2890.2 —2002 for heavy vehicle usage.
10. **RMS.** The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
11. **Right of Way – Western Crescent** - A Right of Way for public access shall be created over the 1.5m wide pedestrian footway along the Western Crescent frontage as shown on the Site Plan DA-100-002 Rev 09.
12. **Right of Way – Pedestrian Link.** A Right of Way for public access shall be created over the pedestrian through site link between Victoria Road and Western Crescent. This pedestrian link is to be accessible to members of the public between 6am to 10pm daily.
13. **Support for neighbouring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (a) Protect and support the adjoining premises from possible damage from the excavation, and
 - (b) Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.

ITEM 3 (continued)

ATTACHMENT 1

14. **Signage – not approved unless shown on plans.** This consent does not authorise the erection of any signs or advertising structures. Separate approval must be obtained from Council for any additional signs, unless such signage is “exempt development”.
15. **Security Grilles.** The commercial/shop fronts may incorporate only see-through security grilles or translucent barriers to ensure maximum light is transmitted to footpath areas. Metal or roller shutter doors are not permitted. Development consent is required for any security grilles or translucent barriers.
16. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 7.00pm Monday to Thursday and 7.00am to 6.00pm Friday (other than public holidays) and between 8.00am and 4.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.
17. **Noise from construction and demolition work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from demolition and construction work.
18. **Noise Management Plan.** Where demolition or construction activities are likely to cause significant noise or vibration (eg. jackhammering ,rock breaking or impact piling) a noise management plan must be prepared by a suitably qualified acoustical consultant and be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate. The plan must be prepared in accordance with the Interim Construction Noise Guideline (DECC, 2009) and include:
 - a) Identification of nearby affected residences or other sensitive receivers.
 - b) An assessment of the expected noise impacts.
 - c) Details of the work practices required to minimise noise impacts.
 - d) Noise monitoring procedures.
 - e) Procedures for notifying nearby affected residents.
 - f) Complaints management procedures.
19. **Hoardings.**
 - (a) A hoarding or fence must be erected between the work site and any adjoining public place.
 - (b) An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - (c) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

ITEM 3 (continued)

ATTACHMENT 1

20. **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
21. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.
22. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.
23. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.
24. **Roads Act.** Any works performed in, on or over a public road pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under section 139 of the Roads Act 1993.
25. **Design and Construction Standards.** All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council's 2014 DCP Part 8.5 (Public Domain Works), except otherwise as amended by conditions of this consent.
26. **Service Alterations.** All mains, services, poles, etc., which require alteration shall be altered at the applicant's expense.
27. **Restoration.** Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities will be carried out by Council following submission of a permit application and payment of appropriate fees. Repairs of damage to any public stormwater drainage facility will be carried out by Council following receipt of payment. Restoration of any disused gutter crossings will be carried out by Council following receipt of the relevant payment.
28. **Provision for installation of kitchen exhaust systems.** Adequate provision may be required for the installation of kitchen exhaust systems for any future food premises.

ITEM 3 (continued)

ATTACHMENT 1

29. **Ground Anchors.** The installation of permanent ground anchors into public roadway is not permitted. The installation of temporary ground anchors may be considered subject to application for approval from Council's City Works & Infrastructure Directorate, as per the provisions of Section 138 of the Roads Act, 1993. The application for consent must include detailed structural plans prepared by a Chartered Structural Engineer (registered on the NER of Engineers Australia), clearly nominating the number of proposed anchors, depth below existing ground level at the boundary alignment and the angle of installation. The approval will be subject to the applicant paying all applicable fees in accordance with Council's Schedule of Fees & Charges at the time of the application.
30. **Engineering plans assessment and works inspection fees.** The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the assessment, prior to any approval being granted by Council.
31. **Certification.** A Tree Protection Schedule, as indicated below, which provides a logical sequence of hold points for the various development stages including pre construction, construction and post construction and a checklist of various hold points that are to be signed and dated by the Project Arborist. This is to be completed progressively and included as part of the final certification. A copy of the final certification is to be made available to the City of Ryde Council prior to the issue of any Occupation Certificate.

1.	Indicate clearly (with spray paint on trunks) trees approved for removal only	Principal Contractor	Project Arborist	Prior to demolition and site establishment
2.	Establishment of tree protection fencing	Principal Contractor	Project Arborist	Prior to demolition and site establishment
3.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Project Arborist	As required prior to the works proceeding adjacent to the tree
4.	Inspection of trees by Project Arborist	Principal Contractor	Project Arborist	Bi-monthly during construction period
5.	Final inspection of trees by project Arborist	Principal Contractor	Project Arborist	Prior to issue of Occupation Certificate

ITEM 3 (continued)

ATTACHMENT 1

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

32. **Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:
- (a) Council must be notified of the following particulars:
 - (i) The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - (ii) The date the work is due to commence and the expected completion date
 - (b) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.
33. **Compliance with Australian Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).
34. **Excavation**
- (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.
 - (b) 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 prior to commencement of demolition work.
35. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.

ITEM 3 (continued)

ATTACHMENT 1

36. **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.
37. **Waste management plan.** Demolition material must be managed in accordance with the approved waste management plan.
38. **Disposal of 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.
39. **Discovery of Additional Information.** Council and the Principal Certifying Authority (if Council is not the PCA) must be notified as soon as practicable if any information is discovered during demolition or construction work that has the potential to alter previous conclusions about site contamination.
40. **Contaminated soil.** All potentially contaminated soil excavated during demolition or construction work must be stockpiled in a secure area and be assessed and classified in accordance with the *Waste Classification Guidelines* (DECCW, 2009) before being transported from the site.
41. **A detailed site investigation to be completed.** As required by the preliminary site investigation report, a Detailed Site Investigation (DSI) is to be carried out following demolition and removal of the structures on site, and submission of the DSI report to Council, including a statement regarding the suitability of the site for the proposed mixed use residential development.
42. **Remediation action plan.** A Remediation Action Plan (RAP) for the removal of contamination that may be identified during the additional investigation to be submitted be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA).
43. **Remediation of land** - The land must be remediated to the extent necessary for the proposed use and a copy of the site validation report must be submitted to Council for consideration. The site validation report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and demonstrate that the site is suitable for the proposed use.

ITEM 3 (continued)

ATTACHMENT 1

No Construction Certificate is to be issued for any building work on the land until Council has confirmed in writing that it is satisfied that the land is suitable for the proposed use, without the need for further remediation.

44. **Notice of remediation work** - Before commencing remediation work written notice must be submitted to Council in accordance with clause 16 of *State Environmental Planning Policy No. 55 - Remediation of Land*.
45. **Remediation work** - All remediation work must be carried out in accordance with the requirements of:
 - (a) *State Environmental Planning Policy No. 55 - Remediation of Land*;
 - (b) any relevant guidelines published by the NSW Environment Protection Authority; and
 - (c) any council policy or development control plan relating to the remediation of land.
46. **Council may require site audit of validation report** - If requested by Council, a site audit statement and a site audit summary report from an accredited site auditor under the *Contaminated Land Management Act 1997* must be submitted to Council verifying the information contained in the site validation report.
47. **Storage and removal of wastes** - All demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals to prevent any nuisance or danger to health, safety or the environment.
48. **Demolition Traffic Management Plan**. As a result of the site constraints, limited vehicle access and parking, a Demolition Traffic Management Plan (DTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council prior to commencing any demolition work. The DTMP must:-
 - i. Make provision for all construction materials to be stored on site, at all times.
 - ii. Specify construction truck routes and truck rates. Access will be restricted to the following routes:
 - a. Ingress – Victoria Road, Jordan Street, Western Crescent.
 - b. Egress – Western Crescent, Linsley Street, Coulter Street, Ross Street, Western Crescent, Victoria Road.

ITEM 3 (continued)

ATTACHMENT 1

- c. No movements to occur through School zones during school drop-off/pick-up times.
- d. No 'Workzone' will be approved on Western Crescent or Victoria Road.
- iii. Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless approved by City Works & Infrastructure Directorate
- iv. Specify that, due to the proximity of the site adjacent to Gladesville Public School, no heavy vehicle movements or construction activities effecting vehicle and pedestrian traffic are permitted in school zone hours (8:00am-9:30am and 2:30pm-4:00pm weekdays).
- v. Include a Traffic Control Plan prepared by an RMS accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.
- vi. Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- vii. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of tree protection zones around Council street trees.
- viii. Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the DTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- ix. The DTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – "Manual of Uniform Traffic Control Devices", RMS's Manual – "Traffic Control at Work Sites" and Councils DCP 2014 Part 8.1 (Construction Activities).
- x. All fees and charges associated with the review of this plan is to be in accordance with Council's Schedule of Fees and Charges and are to be paid at the time that the Demolition Traffic Management Plan is submitted.
- xi. No access to adjoining properties is to be impeded/blocked during the construction works.

ITEM 3 (continued)

ATTACHMENT 1

NOTE: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The DTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent the site.

PRIOR TO CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Council Officers can provide these services and further information can be obtained from Council's Customer Service Centre on 9952 8222.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

49. **Section 94.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council as follows:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$97,571.51
Open Space & Recreation Facilities	\$197,293.67
Civic & Urban Improvements	\$94,810.84
Roads & Traffic Management Facilities	\$13,058.74
Cycleways	\$8,079.28
Stormwater Management Facilities	\$23,569.78
Administration	\$2,179.06
The total contribution is	\$436,562.88

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 Interim Update (2014), effective from 10 December 2014.

ITEM 3 (continued)

ATTACHMENT 1

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

The contribution must be paid **prior to the issue of any Construction Certificate**. Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the **City of Ryde**. Personal or company cheques will not be accepted.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

50. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate**.
51. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate**.
52. **Security deposit.** The Council must be provided with security for the purposes of section 80A(6) of the *Environmental Planning and Assessment Act 1979* in a sum determined by reference to Council's Management Plan prior to the release of the **Construction Certificate**. (category: other buildings with delivery of bricks or concrete or machine excavation)
53. **Fees.** The following fees must be paid to Council in accordance with Council's Management Plan prior to the release of the **Construction Certificate**:
 - (a) Infrastructure Restoration and Administration Fee
 - (b) Enforcement Levy
54. **Long Service Levy.** Documentary evidence of payment of the Long Service Levy under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 is to be submitted to the Principal Certifying Authority prior to the issuing of the **Construction Certificate**.

ITEM 3 (continued)

ATTACHMENT 1

55. **Sydney Water Tap in™**. The approved plans must be submitted to the Sydney Water Tap in™ on-line service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water Sydney Water Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, eg relocating or moving an asset.

Sydney Water's [Tap in™](https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm) online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

56. **Road and rail noise and vibration criteria for sensitive developments.** The buildings must be designed and constructed so that the road traffic noise levels and the rail noise and vibration levels inside the building(s) comply with the criteria specified in *Development Near Rail Corridors and Busy Roads – Interim Guideline* (Department of Planning, 2008).

If the airborne noise level with windows and doors open exceeds the above noise criteria by more than 10dBA, an approved system of mechanical ventilation must be provided so that the building occupants can leave the windows and doors closed. Road traffic noise from Victoria Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102(3) of State Environmental Planning Policy (Infrastructure) 2007.

Certification is to be submitted with the Construction Certificate by an appropriately qualified person that the Construction Certificate plans will meet this requirement.

57. **Compliance with Acoustic Report.** The development is to comply with the recommendations contained in the Acoustic Report prepared by Koikas Acoustics P/L dated 20 October 2015 and all other relevant BCA acoustic requirements. Details demonstrating compliance are to be submitted on the Construction Certificate plans.

ITEM 3 (continued)

ATTACHMENT 1

58. **Compliance with Access Report.** The amended development is to comply with the requirements contained in the Statement of Compliance Access for People with a Disability prepared by Accessible Building Solutions dated 9 November 2015 and all other relevant BCA access requirements. Details demonstrating compliance are to be submitted on the Construction Certificate plans.
59. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate**.
60. **Awning over Council verge.** The awning proposed to extend over Council's verge and footway area must provide no less than 3m clearance above the footpath and setback 600mm from the vertical alignment of the kerb fronting the site. The structure is to be designed and certified by an appropriately qualified Structural Engineer. This engineer is to provide certification with the application for a Construction Certificate that the structure has been designed in accordance with the relevant Australian Standards to ensure public safety. In addition:
- The awning is to protect pedestrians from sun and rain. Glazed awnings will not be permitted unless it can be demonstrated that:
 - Cleaning and maintenance regime will be established; and
 - Solar protection (shade) can be achieved;
 - Lighting will be installed to the underside of the awning that will light the footpath. The light is to be recessed and sufficient to ensure a high level of safety for pedestrians at night.
61. **Irrigation.** An automatic watering system is to be supplied to all landscape areas including common areas, private open spaces as well as to the rooftop gardens to ensure adequate water is available to lawns and vegetation. Irrigation systems shall be fully automated and capable of seasonal adjustments. Details are to be submitted prior to the issue of **Construction Certificate**.
62. **Fencing.** Fencing is to be in accordance with Council's DCP 2014: Part 3.3 – Dwelling Houses and Dual Occupancy (attached) – Section 2.16 - Fences. Details of compliance are to be provided in the plans for the **Construction Certificate**.
63. **Lighting of common areas (driveways etc).** Details of lighting for internal driveways, visitor parking areas and the street frontage shall be submitted for approval prior to issue of the **Construction Certificate**. All lighting is to comply with the following requirements:

ITEM 3 (continued)

ATTACHMENT 1

- Lighting is to be designed and installed in accordance with the relevant Australian and New Zealand Lighting Standards.
 - A Lighting Maintenance Policy is required to outline the maintenance, monitoring and operation of lighting.
 - Lighting is to be provided to all common areas including all car parking levels, stairs and access corridors and communal gardens.
 - Lighting is to be automatically controlled by time clocks and where appropriate, sensors for energy efficiency and a controlled environment for residents.
64. **Service infrastructure/utilities.** Unless specifically shown on the approved architectural plans, all service infrastructure/utilities including electrical substations, fire hydrants, gas meters and the like shall be located within the building envelope. Where this is not possible and subject to Council approval, such infrastructure shall be located on the subject site and appropriately screened from view. Electrical substations specifically shown on the approved architectural plans should also include appropriate screening where possible. Details of all service infrastructure/utilities are to be approved prior to the issue of the **Construction Certificate**.
65. **Vehicular entry.** The vehicular entries are to have high quality finishes and detailing to the walls and ceiling. No service ducts or pipes are to be provided within the vehicular entry. Details demonstrating compliance is to be submitted on the Construction Certificate plans.
66. **Storage.** Each residential unit is to be provided with the minimum internal storage area as required by the Apartment Design Guide. Details of the location of the storage and dimensions of the storage areas are to be provided on the Construction Certificate plans. The architect is to verify in writing that the development complies prior to the issue of the **Construction Certificate**.
67. **BASIX Details to be included on the Construction Certificate.** The Construction Certificate plans and specifications are to detail all of the 'CC plan' commitments of the BASIX Certificate.
68. **Soil Depth over Structures.** Where planting is proposed over a structure, the development is to achieve the minimum standards for soil provision suitable to the proposed planting, as contained within the Apartment Design Guide. Information verifying that the development complies with these requirements to be provided on the Construction Certificate plans.

ITEM 3 (continued)

ATTACHMENT 1

69. **Retaining Walls.** Retaining walls should be a maximum of 900mm high. Where necessary retaining walls should be tiered to suit level changes to reduce potential fall risks and ensure that additional barrier fencing is not required. All fencing or balustrades on top of retaining walls which are higher than 1m is to be a minimum of 1m high in accordance with the Building Code of Australia. Details of the retaining walls are to be provided prior to issue of the Construction Certificate.
70. **Adaptable Units.** Three adaptable apartments, each with an allocated disabled parking space, are to be provided within the development. These apartments are to comply with all of the requirements as outlined in AS4299. Details demonstrating compliance is to be provided on the Construction Certificate plans. Prior to the issue of the **Construction Certificate**, a suitably qualified access consultant is to certify that the development achieves the requirements of AS4299.
71. **Design verification.** Prior to a Construction Certificate being issued with respect to this development, the Principle Certifying Authority is to be provided with a written Design Verification from a qualified designer. This statement must include verification from the designer that the plans and specification achieve or improve the design quality of the development to which this consent relates, having regard to the design quality principles set out in Part 2 of *State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*. This condition is imposed in accordance with Clause 143 of the *Environmental Planning and Assessment Regulation 2000*.
72. **Work Zones and Permits.** All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A “Work Zone” will not be permitted on Victoria Road and Western Crescent and applicant is to pay to Council for the assessment of all applications of road use permits, work zone permits, crane permits and/or concrete pump permits, in accordance with Council’s Schedule of Fees & Charges, prior to any approval being granted by Council.
73. **Road Activity Permits.** To carry out work in, on or over a public road, the Consent of Council is required as per the Roads Act 1993. Prior to issue of a Construction Certificate and commencement of any work, permits for the following activities, as required and as specified in the form “*Road Activity Permits Checklist*” (available from Councils website) are to be obtained and copies submitted to Council with the *Notice of Intention to Commence Work*.

ITEM 3 (continued)

ATTACHMENT 1

- a) Road Use Permit - The applicant shall obtain a Road Use Permit where any area of the public road or footpath is to be occupied as construction workspace, other than activities covered by a Road Opening Permit or if a Work Zone Permit is not obtained. The permit does not grant exemption from parking regulations.
- b) Work Zone Permit - The applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane. A Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.
- c) Road Opening Permit - The applicant shall apply for a road-opening permit and pay the required fee where a new pipeline is to be constructed within or across the road pavement or footpath. Additional road opening permits and fees are required where there are connections to public utility services (e.g. telephone, telecommunications, electricity, sewer, water or gas) within the road reserve. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site.
- d) Elevated Tower, Crane or Concrete Pump Permit - The applicant shall obtain an Elevated Tower, Crane or Concrete Pump Permit where any of these items of plant are placed on Council's roads or footpaths. This permit is in addition to either a Road Use Permit or a Work Zone Permit.
- e) Crane Airspace Permit - The applicant shall obtain a Crane Over Airspace Permit where a crane on private land is operating in the air space of a Council road or footpath. Approval from the Roads and Maritime Services for works on or near State Roads is required prior to lodgement of an application with Council. A separate application for a Work Zone Permit is required for any construction vehicles or plant on the adjoining road or footpath associated with use of the crane.
- f) Hoarding Permit - The applicant shall obtain a Hoarding Permit and pay the required fee where erection of protective hoarding along the street frontage of the property is required. The fee payable is for a minimum period of 6 months and should the period is extended an adjustment of the fee will be made on completion of the works. The site must be fenced to a minimum height of 1.8 metres prior to the commencement of construction and throughout demolition and/or excavation and must comply with WorkCover (New South Wales) requirements.

ITEM 3 (continued)

ATTACHMENT 1

- g) Skip Bin on Nature Strip - The applicant shall obtain approval and pay the required fee to place a Skip Bin on the nature strip where it is not practical to locate the bin on private property. No permit will be issued to place skips within the carriageway of any public road.

74. **Public domain improvements** - The public domain is to be upgraded in both Victoria Road and Western Crescent frontages of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 2 - Gladesville.

A public domain plan for the following works shall be submitted to Council's City Works & Infrastructure for approval, prior to the issue of the Construction Certificate.

- (a) Footpath paving as specified in the condition of consent for public infrastructure works.
- (b) Street trees are to be provided in accordance with the Gladesville Street Tree Master Plan. Please contact Council's Open Planning and Design team for the appropriate species, pit size and location.

Note: In designing the street tree layout, the consultant shall check and ensure that all new street trees are positioned such that there are no conflicts with the proposed street lights, utilities and driveway accesses. All costs associated with the removal of existing street trees, where required, will be borne by the Developer.

- (c) All telecommunication and utility services are to be placed underground along the Victoria Road and Western Crescent frontages. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for decommissioning the existing network and constructing the new network; and are to be submitted to Council and relevant utility authorities for approval prior to commencement of work.
- (d) New street lighting using LED luminaires is to be designed and installed to Australian Standard AS1158:2010 *Lighting for Roads and Public Spaces*, with vehicular luminance category V5 and pedestrian luminance category P2 along the Western Cres frontage of the development site. The street lighting along this frontage will remain on the Ausgrid street lighting network.

ITEM 3 (continued)

ATTACHMENT 1

- (e) New street lighting serviced by metered underground power and on multifunction poles (MFPs) shall be designed and installed to Australian Standard AS1158:2010 *Lighting for Roads and Public Spaces*, with vehicular luminance category V3 and pedestrian luminance category P2 along Victoria Road.

At least one new street light on multi-function pole (MFP) is expected to be installed along Victoria Road frontage of the site. The consultant shall liaise with Council's City Works and Infrastructure Directorate in obtaining Council's requirements and specifications for the MFP and components, including the appropriate LED luminaire and location of the meter boxes.

Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to Council's City Works & Infrastructure for approval prior to lodgement of the scheme with Ausgrid for their approval.

Note: Council has prepared a design guide and schema for the provision of the street lighting on MFPs. A copy of the design guide and schema can be made available to the Electrical Design Consultant upon request to Council's City Works and Infrastructure Directorate.

75. **Public Infrastructure Works** – Public infrastructure works shall be constructed as outlined in this condition of consent. All works must be completed to Council's satisfaction at no cost to Council, prior to the issue of any Occupation Certificate.

Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to Council's City Works and Infrastructure for approval prior to the issue of a Construction Certificate. The works shall be in accordance with City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, and DCP 2014 Part 8.2 - *Stormwater Management*, where applicable.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, kerb returns and other relevant details for the new works and also demonstrate the smooth connection between the new works and the remaining street scape.

- (a) The removal of all redundant vehicular crossings and replacement with new kerb and gutter. Where new kerb and gutter is being constructed, a minimum 500mm width of road pavement shall be constructed adjoining the lip of the kerb and gutter.
- (b) Proposed kerb profiles to be provided so as to ensure proper connections to existing kerb and gutter along Western Crescent.

ITEM 3 (continued)

ATTACHMENT 1

- (c) Construction of granite footway (Paving Type 2) along the Western Crescent frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Section 2 – Gladesville.
- (d) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council and their requirements being fully complied with.

Notes:

- The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
- Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Section 5 “Standards Enforcement”.

76. **Vehicle Footpath Crossings** – The footpath crossings shall be designed and constructed to protect the footpath from damage resulting from the vehicular traffic. The crossing shall match the paving style along the frontages of the development site. The location, design and construction shall comply with the City of Ryde Development Control Plan 2014 Part 8.3 Driveways and Part 8.5 - Public Civil Works, and all relevant Australian Codes and Standards.

In order to avoid the access driveway looking like a public road, kerbs shall not be returned to the boundary alignment line.

The applicant shall provide Council with certification from a Chartered Civil Engineer (registered on the NER of Engineers Australia) confirming that the vehicle footpath crossing and driveway design meet Council requirements and the relevant standards, prior to the issue of the Construction Certificate.

77. **Public Domain Works – Maintenance Bond.** To ensure the the public domain works are completed in an appropriate manner, a maintenance period of six (6) months shall apply to all engineering works in which Council is to take ownership of on completion of the development. The performance period shall commence from Council’s Compliance Certificate issue date. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council’s standard specification. A bond in the form of a cash deposit or Bank Guarantee of \$16,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate to guarantee this requirement will be met. The bond may be utilised to rectify the works if they are not completed to Council’s satisfaction or incur faults during the maintenance period. The bond will only be refunded when the works are

ITEM 3 (continued)

ATTACHMENT 1

determined to be satisfactory to Council after the expiry of the six (6) months maintenance period.

78. **Garbage/recycling/Waste storage.** Details of the proposed waste storage and handling facilities must be submitted to and approved by Council before the issue of a Construction Certificate.

All garbage and recycling rooms must be constructed in accordance with the following requirements:

- (a) The room must be of adequate dimensions to accommodate all waste containers, and any compaction equipment installed, and allow easy access to the containers and equipment for users and servicing purposes;
- (b) The floor must be constructed of concrete finished to a smooth even surface, coved to a 25mm radius at the intersections with the walls and any exposed plinths, and graded to a floor waste connected to the sewerage system;
- (c) The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation;
- (d) The walls must be constructed of brick, concrete blocks or similar solid material cement rendered to a smooth even surface and painted with a light coloured washable paint;
- (e) The ceiling must be constructed of a rigid, smooth-faced, non-absorbent material and painted with a light coloured washable paint;
- (f) The doors must be of adequate dimensions to allow easy access for servicing purposes and must be finished on the internal face with a smooth-faced impervious material;
- (g) Any fixed equipment must be located clear of the walls and supported on a concrete plinth at least 75mm high or non-corrosive metal legs at least 150mm high;
- (h) The room must be provided with adequate natural ventilation direct to the outside air or an approved system of mechanical ventilation;
- (i) The room must be provided with adequate artificial lighting; and
- (j) A hose cock must be provided in or adjacent to the room to facilitate cleaning.

All waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through opening including the door. 240L Bins – width 0.6m, depth 0.8m, height 1.1m.

ITEM 3 (continued)

ATTACHMENT 1

Details of the proposed garbage/waste and recycling must be submitted for approval with the application for the **Construction Certificate**.

79. **Mechanical ventilation of carparks.** The basement carpark shall be adequately ventilated in compliance with the Building Code of Australia and Australian Standard *AS 1668.2-2012: The use of mechanical ventilation and air conditioning in buildings — Mechanical ventilation in buildings*.

The carpark exhaust vent must be located at least 3m above ground level or any pedestrian thoroughfare and:

- (a) at least 6m from any fresh air intake vent or natural ventilation opening; and
- (b) at least 6m or, where the dimensions of the allotment make this impossible, the greatest possible distance from any neighbouring property boundary.
- (c) The exhaust vent must not be located adjacent to the northern side of the building.

Details of all proposed mechanical ventilation systems must be submitted for approval with the application for the Construction Certificate. Such details must include:

- a. Plans and specifications of the mechanical ventilation systems; and
- b. A design certificate from a professional mechanical services engineer certifying that the mechanical ventilation systems will comply with the *Building Code of Australia* and the conditions of this Consent.

80. **Vehicle Access & Parking.** All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).

With respect to this, the following revision(s) must be undertaken;

- a) The number of “small” carspaces exceeds the maximum permitted under the DCP (10% of the parking allocation). This is to be addressed by reverting the 2 small carspaces located at the far eastern end of the access parking level, opposite the crest of the internal driveway ramp, to standard spaces. Both have sufficient area in which to accommodate a standard vehicle space and would not impose on vehicle access through the garage.

ITEM 3 (continued)

ATTACHMENT 1

- b) The proposed location of storage units over the head of parking spaces does not comply with the height clearance requirements specified in AS 2890. To address this the storage units are to be located elsewhere in the basement parking level (eg against the southern wall of the garage on basement levels 2 & 3).

These amendment(s) must be clearly marked on the plans submitted to the Accredited Certifier prior to the issue of a Construction Certificate.

81. **Basement Garage Traffic Signal System.** To prevent conflicting vehicle flows on the internal basement garage ramp and avoid vehicles having to reverse up/ down the ramp, a traffic signal system must be installed at each ramp entry, designed to warn drivers about to enter the road of any conflicting vehicle approaching. Details of the system, including the system operation, components and placement within the development, must be specified by a practising Traffic Engineer and submitted to Council's Traffic Engineer for approval prior to Construction Certificate.

The signal system must;

- a) be clearly visible from ramp entrances,
- b) is to clearly indicate to an approaching driver, by way of red light or wording, that an opposing vehicle has entered the ramp,
- c) Incorporate linemarking to delineate traffic flow and nominate waiting bay locations to allow vehicles to overtake another.

The certifying engineer is to submit a compliance certificate to the Accredited Certifier that the system has been installed and operating as designed, in accordance with the requirements of this condition, prior to the issue of any Occupation Certificate issued for the development.

82. **Stormwater Management.** Stormwater runoff from the development shall be collected and piped by gravity flow to the kerb in Western Crescent, generally in accordance with the plans by United Consulting Engineers (Refer to Project No. 15MB16487 Sheets D01-D05 Iss. A dated 22 October 2015).

The detailed plans, documentation and certification of the drainage system must be submitted with the application for a Construction Certificate and prepared by a chartered civil engineer and comply with the following;

ITEM 3 (continued)

ATTACHMENT 1

- The certification must state that the submitted design (including any associated components such as WSUD measures, pump/ sump, absorption, onsite dispersal, charged system) are in accordance with the requirements of AS 3500.3 (2003) and any further detail or variations to the design are in accordance with the requirements of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- The submitted design is consistent with the approved architectural and landscape plan and any revisions to these plans required by conditions of this consent.

83. **Public Domain Works – Council Approval.** To ensure the adequate drainage of stormwater from the approved development, the inground public drainage infrastructure in the roadway adjacent the property must be extended to the site.

The following works are required to be undertaken, at the applicants cost;

- A standard kerb inlet pit as per Council's standard detail – "SWD01".
- Installation of a 375mm diameter reinforced concrete pipe under the kerb and gutter, extending from the new kerb inlet pit referred to above to the existing kerb inlet pit on the intersection of Junction Street and Western Crescent. Drainage pipelines shall be a minimum Pipe Class 3, rubber ring jointed, reinforced concrete with Type HS2 bedding Support and conforming to AS 4058. Drainage lines must have a minimum grade fall of 1%.
- Full restoration of the road shoulder, concrete driveway crossovers, kerb and gutter effected by the works.
- A separate plan is required for the proposed parking and traffic control sign layout. This component is subject to Councils consideration and Local Traffic Committee (if required).

Detailed engineering plans prepared by a Civil engineer in accordance with the Council's DCP and Technical Manuals shall be submitted to Council's City Works and Infrastructure (Stormwater section) for approval. At a minimum, the plans must show works in plan view, longitudinal sections and details at a scale relevant for the level of detail and include all existing services/ infrastructure to be retained in the area of works, pipe size, class and type, pipeline chainages, levels, hydraulic grade line and any information necessary to assure the works will be completed to Council's satisfaction.

The applicant shall undertake and bear all costs associated with these works and the liaison, approval and relocation of any utility services and all correspondence and approvals between the applicant and utility authorities must be provided with the engineering documentation.

ITEM 3 (continued)

ATTACHMENT 1

The approval of the Public Domain engineering plans and payment of any Council inspection fees (in accordance with Council's Management Plan) must be finalised prior to the issue of any Construction Certificate.

84. **Geotechnical Design, Certification and Monitoring Program.** The proposed development involves the construction of subsurface structures and excavation that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and oversee the construction of all subsurface structures associated with the development.

This engineer is to prepare the following documentation;

- a) Certification that the civil and structural details of all subsurface structures are designed to;
 - provide appropriate support and retention to neighbouring property,
 - ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure, and,
 - ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.

- b) A Geotechnical Monitoring Program (GMP) to be implemented during construction that;
 - is based on a geotechnical investigation of the site and subsurface conditions, including groundwater,
 - details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard;
 - details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;
 - details action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.

ITEM 3 (continued)

ATTACHMENT 1

The certification and the GMP is to be submitted for the approval of the Accredited Certifier prior to the issue of the Construction Certificate.

85. **Site Dewatering Plan.** To ensure that stormwater runoff and the disposal of groundwater from the excavation is drained in an appropriate manner and without detrimental impacts to neighbouring properties and downstream water systems, a Site Dewatering Plan (SDP) must be prepared and submitted with the application for a Construction Certificate.

The SDP is to comprise of detailed plans, documentation and certification of the system, must be prepared by a chartered civil engineer and must, as a minimum, comply with the following;

- All pumps used for onsite dewatering operations are to be installed on the site in a location that will minimise any noise disturbance to neighbouring or adjacent premises and be acoustically shielded so as to prevent the emission of offensive noise as a result of their operation.
- Pumps used for dewatering operations are not to be fuel based so as to minimise noise disturbance and are to be electrically operated.
- Discharge lines are to be recessed across footways so as to not present a trip hazard and are to directly connect to the public inground drainage infrastructure where ever possible.
- The maximum rate of discharge is to be limited to the sites determined PSD rate or 30L/s if discharging to the kerb.
- Certification must state that the submitted design is in accordance with the requirements of this condition and any relevant sections of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.
- Be in accordance with the recommendations of approved documents which concern the treatment and monitoring of groundwater.
- Any details, approval or conditions concerning dewatering (eg Dewatering License) as required by the Water Act 1912 and any other relevant NSW legislation.
- Approval and conditions as required for connection of the dewatering system to the public drainage infrastructure as per Section 138 of the Roads Act.

86. **Erosion and Sediment Control Plan.** An Erosion and Sediment Control Plan (ESCP) must be prepared by a suitably qualified consultant, detailing soil erosion control measures to be implemented during construction. The ESCP is to be submitted with the application for a Construction Certificate. The ESCP must be in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by NSW Department – Office of Environment and Heritage and must contain the following information;

ITEM 3 (continued)

ATTACHMENT 1

- Existing and final contours
- The location of all earthworks, including roads, areas of cut and fill
- Location of all impervious areas
- Location and design criteria of erosion and sediment control structures,
- Location and description of existing vegetation
- Site access point/s and means of limiting material leaving the site
- Location of proposed vegetated buffer strips
- Location of critical areas (drainage lines, water bodies and unstable slopes)
- Location of stockpiles
- Means of diversion of uncontaminated upper catchment around disturbed areas
- Procedures for maintenance of erosion and sediment controls
- Details for any staging of works
- Details and procedures for dust control.

The ESCP must be submitted with the application for a Construction Certificate. This condition is imposed to protect downstream properties, Council's drainage system and natural watercourses from sediment build-up transferred by stormwater runoff from the site.

87. **Dilapidation Survey.** A dilapidation survey is to be undertaken that addresses all properties that may be affected by the construction work, namely 218 & 208 Victoria Road and 1B Western Crescent. A copy of the dilapidation survey is to be submitted to the Accredited Certifier *and Council* prior to the release of the Construction Certificate.
88. **Construction Traffic Management Plan.** As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by Council prior to issue of **Construction Certificate**. This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent the site.

The CTMP must:-

- i. Make provision for all construction materials to be stored on site, at all times.
- ii. Specify construction truck routes and truck rates. Access will be restricted to the following routes:

ITEM 3 (continued)

ATTACHMENT 1

- Ingress – Victoria Road, Jordan Street, Western Crescent.
 - Egress – Western Crescent, Linsley Street, Coulter Street, Ross Street, Western Crescent, Victoria Road.
 - No movements to occur through School zones during school drop-off/pick-up times.
 - No 'Workzone' will be approved on Western Crescent or Victoria Road.
- iii. Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council's Public Works.
- iv. Specify that, due to the proximity of the site adjacent to Gladesville Public School, no heavy vehicle movements or construction activities effecting vehicle and pedestrian traffic are permitted in school zone hours (8:00am-9:30am and 2:30pm-4:00pm weekdays).
- v. Include a Traffic Control Plan prepared by an RMS accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure
- vi. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.
- vii. Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site.
- viii. The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – "Manual of Uniform Traffic Control Devices", RMS's Manual – "Traffic Control at Work Sites" and Councils DCP 2014 Part 8.1 (Construction Activities).

ITEM 3 (continued)

ATTACHMENT 1

- ix. All fees and charges associated with the review of this plan is to be in accordance with Council's Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.
- x. No access to adjoining properties is to be impeded/blocked during the construction works.

NOTE: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent the site.

- 89. **Roads & Maritime Service.** The Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control is to be approved by RMS. The CTMP is to be submitted to the Roads and Maritime through Council for approval prior to the issue of a Construction Certificate.
- 90. **Implementation of Construction Traffic Management Plan.** All works and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

- 91. **Site Sign**
 - (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and

ITEM 3 (continued)

ATTACHMENT 1

- (iii) stating that unauthorised entry to the work site is prohibited.
 - (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
92. **Excavation adjacent to adjoining land**
- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
 - (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
 - (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
93. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with WorkCover New South Wales requirements and be a minimum of 1.8m in height.
94. **Pre-Construction Dilapidation Report.** To ensure Council's infrastructures are adequately protected a dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles is to be submitted to Council. The report shall detail, but not be limited to the location, description and photographic record of any observable defects but to the following infrastructure where applicable.
- a) Road pavement,
 - b) Kerb and gutter,
 - c) Footpath,
 - d) Drainage pits,
 - e) Traffic signs, and
 - f) Any other relevant infrastructure.

ITEM 3 (continued)

ATTACHMENT 1

The report is to be submitted to Council's Traffic Engineer, prior to works commencing with another similar report submitted at completion and prior to issue of Occupation Certificate. The reports shall be used by council to assess whether restoration works will be required prior to the issue of the Occupation Certificate.

All fees and charges associated with the review of this report is to be in accordance with Council's Schedule of Fees and Charges and is to be paid at the time that the Dilapidation Report is submitted.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

95. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.
96. **Survey of footings/walls.** All footings and walls within 1 metre of a boundary must be set out by a registered surveyor. On commencement of brickwork or wall construction a survey and report must be prepared indicating the position of external walls in relation to the boundaries of the allotment.
97. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.
98. **Use of fill/excavated material.** Excavated material must not be reused on the property except as follows:
 - (c) Fill is allowed under this consent;
 - (d) The material constitutes Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*;
 - (e) the material is reused only to the extent that fill is allowed by the consent.
99. **Construction materials.** All materials associated with construction must be retained within the site.

ITEM 3 (continued)

ATTACHMENT 1

100. Site Facilities

The following facilities must be provided on the site:

- (a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
- (b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

101. Site maintenance

The applicant must ensure that:

- (f) approved sediment and erosion control measures are installed and maintained during the construction period;
- (g) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
- (h) the site is clear of waste and debris at the completion of the works.

102. Work within public road. At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".

103. Traffic Management. Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 1985 and City of Ryde, Development Control Plan 2006: - Part 8.1; Construction Activities.

Note: A plan of traffic management is to be submitted to and approved by the Consent Authority.

104. Hold Points during construction - Public Domain - Inspections are required to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain, at the following hold points: -

- a) Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
- c) Upon compaction of the applicable sub-base course.

ITEM 3 (continued)

ATTACHMENT 1

- d) Upon compaction of any base layers of pavement, prior to the construction of the final pavement surface (e.g. prior to laying any pavers or asphalt wearing course).
- e) Upon installation of any formwork and reinforcement for footpath concrete works.
- f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

The Applicant shall submit to Council's City Works and Infrastructure, certification from the Engineer, at each stage of the inspections listed above. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.

The Engineer's certificate for the final inspection shall confirm that the works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

- 105. **Tree protection – no unauthorised removal.** This consent does not authorise the removal of trees unless specifically permitted by a condition of this consent or identified as approved for removal on the stamped plans.
- 106. **Tree protection – during construction.** Trees that are shown on the approved plans as being retained must be protected against damage during construction.
- 107. **Project Arborist. – arborist supervision.** A Project Arborist must be appointed to oversee all works, including demolition and construction, in relation to the trees identified for retention on the site. The Project Arborist (with minimum AQF level 5 qualifications) is to ensure adequate tree protection measures are put in place for the existing neighbouring tree located within the car park of Christ Church Gladesville to the north-east of the site in accordance with AS4970-2009 Protection of trees on development sites. All work within the Tree Protection Zone is to be supervised by the Project Arborist throughout construction. Details of the Project Arborist are to be submitted to Council prior to the commencement of construction.

Council is to be notified, in writing, of the name, contact details and qualifications of the Consultant Arborist appointed to the site. Should these details change during the course of works, or the appointed Consultant Arborist alter, Council is to be notified, in writing, within seven working days.

ITEM 3 (continued)

ATTACHMENT 1

108. **Excavation in TPZ.** Any excavations required within the Tree Protection Zone (TPZ) that are likely to encounter existing tree roots are to be undertaken utilising excavation techniques that prevent or minimise damage to structural roots (roots greater than >20 mm diameter). Further, in order to prevent soil compaction and root damage these works should be conducted with non-motorised hand tools, air knife or directional drilling under the supervision of the Project Arborist.
109. **Pruning Works.** Pruning is to be minimised and where possible branches are to be tied and strapped away from proposed building for the duration of construction works. Where pruning works are necessary, they are to be undertaken in accordance AS 4373-2007 Pruning of amenity trees.
110. **Public Domain Works – Construction Inspections.** Any works on public infrastructure that will come under the care and control of Council upon completion of the development, will require inspection by Council's City Works & Infrastructure section (the relevant officer) at the following hold points: -
- a) Prior to the commencement of construction and following the set-out on site of the position of the drainage works to the levels shown on the approved drainage drawings.
 - b) Upon excavation of trenches and for other drainage structures to the line, grade, widths and depths shown on the approved drainage drawings.
 - c) Upon installation of any pipe and other drainage structures.
 - d) Upon backfilling of excavated areas and prior to the construction of the final pavement surface.
 - e) Upon the completion of all drainage works and prior to practical completion.
111. **Public Domain Works – Dilapidation Report.** Prior to the issue of an Occupation Certificate, Works-As-Executed Drawings for the Council stormwater drainage works shall be submitted to and approved by Council. The Works-as-Executed Drawings shall be accompanied by a certificate from a suitably qualified engineer, certifying the drawings are a true and accurate representation of the constructed works.

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

ITEM 3 (continued)

ATTACHMENT 1

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

112. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered No 678190M_02 dated 19 July 2016.
113. **Landscaping.** All landscaping works approved by condition 1 are to be completed prior to the issue of any **Occupation Certificate**.
114. **Sydney Water – Section 73.** A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.

Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

115. **Stormwater Management - Work-as-Executed Plan.** A Work-as-Executed plan (WAE) of the as constructed Stormwater Management System must be submitted with the application for an Occupation Certificate. The WAE must be prepared and certified (signed and dated) by a Registered Surveyor and is to clearly show the constructed stormwater drainage system (including any onsite detention, pump/ sump, charged/ siphonic and onsite disposal/ absorption system) and finished surface levels which convey stormwater runoff.
116. **Stormwater Management – Positive Covenant(s).** A Positive Covenant must be created on the property title(s) pursuant to the relevant section of the Conveyancing Act (1919), providing for the ongoing maintenance of the onsite detention and pump/ sump components incorporated in the approved Stormwater Management system. This is to ensure that the drainage system will be maintained and operate as approved throughout the life of the development, by the owner of the site(s). The terms of the instrument are to

ITEM 3 (continued)

ATTACHMENT 1

be in accordance with the Council's terms for these systems as specified in City of Ryde DCP 2014 - Part 8.4 (Title Encumbrances) - Section 7, and to the satisfaction of Council, and are to be registered on the title prior to the release of the Occupation Certificate for that title.

117. **Engineering Compliance Certificates.** To ensure that all engineering facets of the development have been designed and constructed to the appropriate standards, Compliance Certificates must be obtained for the following items and are to be submitted to the Accredited Certifier prior to the release of any Occupation Certificate. All certification must be issued by a qualified and practising civil engineer having experience in the area respective of the certification unless stated otherwise.
- a) Confirming that all components of the parking areas contained inside the site comply with the relevant components of AS 2890 and Council's DCP 2014 Part 9.3 (Parking Controls).
 - b) Confirming that the Stormwater Management system (including any constructed ancillary components such as onsite detention) servicing the development complies with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures, and has been constructed to function in accordance with all conditions of this consent relating to the discharge of stormwater from the site.
 - c) Confirming that erosion and sediment control measures were implemented during the course of construction and were in accordance with the manual "*Managing Urban Stormwater: Soils and Construction*" by the NSW Department – Office of Environment and Heritage and Council's DCP 2014 Part 8.1 (Construction Activities).
 - d) Certification from a suitably qualified structural or geotechnical engineer confirming that any temporary soil/ rock anchors installed into public roadway, have been de-stressed and are no longer providing any structural support.
 - e) Certification from a suitably qualified geotechnical engineer confirming that the Geotechnical Monitoring Program (GMP) was implemented throughout the course of construction and that all structures supporting neighbouring property have been designed and constructed to provide appropriate support of the neighbouring property and with consideration to any temporary loading conditions that may occur on that site, in accordance with the relevant Australian Standard and building codes.
 - f) Compliance certificate from Council confirming that all external works in the public road reserve have been completed to Council's satisfaction.

ITEM 3 (continued)

ATTACHMENT 1

118. **On-Site Stormwater Detention System - Marker Plate.** To ensure the constructed On-site detention will not be modified, a marker plate is to be fixed to each on-site detention system constructed on the site. The plate construction, wordings and installation shall be in accordance with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures. The plate may be purchased from Council's Customer Service Centre at Ryde Civic Centre (Devlin Street, Ryde).

119. **Post-Construction Dilapidation Report.** To ensure Council's infrastructures are adequately protected a post construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles is to be submitted to Council. The report shall detail, but not be limited to the location, description and photographic record of any observable defects but to the following infrastructure where applicable.

- a) Road pavement,
- b) Kerb and gutter,
- c) Footpath,
- d) Drainage pits,
- e) Traffic signs, and
- f) Any other relevant infrastructure.

The report is to be submitted to Council's Traffic Engineer, prior to issue of the Occupation Certificate.

All fees and charges associated with the review of this report is to be in accordance with Council's Schedule of Fees and Charges and is to be paid at the time that the Dilapidation Report is submitted.

120. **Public Positive Covenant Right of Way.** Prior to the issue of any Occupation Certificate for the development a public positive covenant, pursuant to Section 88E of the Conveyancing Act 1919, is to be created over the Right of Ways for

- i. the footpath and
- ii. the pedestrian through site link
in order to ensure that the registered owner of the land, at his / her / its own cost and risk:
 - (i) Maintains and repairs at all times that area of the subject land that has been designated as the privately owned, publicly accessible pedestrian footpath and through site link to a standard commensurate with Council's standards for maintenance of such facility.

ITEM 3 (continued)

ATTACHMENT 1

- (ii) Maintains at all times, public liability insurance for at least \$20 million, with Council identified as an interested party in that insurance policy.

Prior to the issue of any Occupation Certificate the applicant is to submit to Council a certificate of currency for the above mentioned public liability insurance.

- (iii) The ROW (footway on Western Crescent) should be accessible at all times to members of the public and is to be limited in stratum at a distance 4m above and 5.6m below the finished footpath level.
- (iv) The ROW (pedestrian through site link) should be accessible to members of the public between 6am to 10pm daily.

The Instrument that is to create the public positive covenant referred to in this condition is to be submitted to and approved by Council prior to lodgement for registration at the Land and Property Information Office and prior to issue of any Occupation Certificate.

121. **Compliance report** - A report from a qualified acoustical consultant demonstrating compliance with the relevant noise criteria must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.

122. **CCTV Cameras.** CCTV cameras will be required to be installed in the following locations:

- The courtyard/plaza area;
- The ground floor lobby, lifts,
- the commercial/retail premises
- The residents carpark;
- The car park entry/exit points.

The cameras should include the foyer area to the buildings including the area around the mail boxes. The cameras should also monitor the 50 metre vicinity outside the building including, but not limited to, the footpath area in front of the premises. CCTV cameras should also cover any communal areas, lifts, public spaces and the basement car parks. Recordings should be made twenty four (24) hours a day seven (7) days a week.

ITEM 3 (continued)

ATTACHMENT 1

As a minimum, CCTV cameras at entry and exit points to the premises **MUST** record footage of a nature and quality in which it can be used to **identify** a person recorded by the camera. All other cameras **MUST** record footage of a nature and quality in which it can be used to **recognise** a person recorded by the camera. The time and date must automatically be recorded on all recordings made whilst it is recording. All recordings are to be kept for a minimum period of thirty (30) days before they can be reused or destroyed.

If requested by police, the applicant is to archive any recording until such time as they are no longer required. Recordings are to be made in a common media format such as Windows Media Player or similar, or should be accompanied by applicable viewing software to enable viewing on any windows computer.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

123. **Car parking security.** Vehicular entry to residential parking and visitor's parking areas is to be through a secured roller shutter with an intercom system for visitor's access. The doors are to be controlled by locksets such as remote or card operating electronic lock sets. The phasing of the roller door needs to minimise the opportunity for unauthorised pedestrian access after a vehicle enters/exits the car park. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

124. **Graffiti.** All surfaces on the street level that are not glass should use graffiti resistant paints and/or other surfaces that discourage graffiti. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

125. **Security.** To enhance the physical security of doors, all glass doors are to be laminated and the main entry/exit doors to individual units on the ground floor, including balcony doors and fire exit doors to the development are to be fitted with a single cylinder lockset (Australian and New Zealand Standard - Lock Sets), which comply with the Building Code of Australia. Windows to individual units on the ground floor should also be fitted with key operated locksets (Australia and New Zealand Standard - Lock Sets) to restrict unauthorized access to the unit.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

ITEM 3 (continued)

ATTACHMENT 1

126. **Intercom System.** Intercom facilities should be incorporated into these entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable emergency services to access the development particularly in emergency situations.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

127. **Balcony doors to units.** Balcony doors to units are to be fitted with single cylinder locksets (Australian and New Zealand Standard – Lock Sets) to restrict unauthorised access to units. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

128. **Unit windows.** The windows to individual units are to be fitted with key operated locksets (Australian and New Zealand Standard – Lock Sets) to restrict unauthorised access to units. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

129. **Lift access and security.** Electronic access controls are to be installed on the lift. The equipment should include card readers to restrict access to the level a resident residents on, to the car parking levels and to the Ground Floor. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

130. **Certification of mechanical ventilation work** - Where any mechanical ventilation systems have been installed or altered, an installation certificate from a professional mechanical services engineer certifying that the systems comply with the approved plans and specifications must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.

131. **Compliance report** . A report from a qualified acoustical consultant demonstrating compliance with the relevant noise and vibration criteria must be submitted to the Principal Certifying Authority (and Council, if Council is not the PCA) before the issue of an Occupation Certificate.

132. **Compliance Certificate – Street Lighting** – Prior to the issue of the Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Electrical Engineering consultant confirming that the street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.

ITEM 3 (continued)

ATTACHMENT 1

133. **Compliance Certificate – External Landscaping Works** – Prior to the issue of the Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.
134. **Public Domain Works-as-Executed Plans** – To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, and that the assets to be handed over to Council are accounted for inclusion in Council’s Assets Register, Works-as-Executed Plans (in both hard and soft copies – AutoCAD, Civil CAD, Civil 3D, 12D or any other commercially used program), certified by a Registered Surveyor shall be submitted to, and approved by Council, with any rectifications required by Council to be completed by the Developer prior to the issue of **any Occupation Certificate**.

The Works-as-Executed Plans are to note all departures clearly in red, on a copy of the approved Construction Certificate drawings, and certification from a suitably qualified Civil Engineer shall be submitted to support all variations from the approved plans.

135. **Compliance Certificate – External Works** – Prior to the issue of the Occupation Certificate, a compliance certificate shall be obtained from Council’s City Works and Infrastructure confirming that all works in the road reserve including all public domain improvement works have been completed to Council’s satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this certificate.
136. **Final Inspection – Assets Handover** - For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council’s Engineer following the completion of the external works. Additional inspections, if required, shall be subject to fees payable in accordance with Council’s Schedule of Fees & Charges at the time.

ITEM 3 (continued)

ATTACHMENT 1

137. **Garbage Services.** Arrangements must be made with Council for the provision of garbage services to the premises before occupation commences. Private waste contractors are not permitted for collection of domestic waste
138. **Letterboxes and street/house numbering.** All letterboxes and house numbering are to be designed and constructed to be accessible from the public way. Council must be contacted in relation to any specific requirements for street numbering.

OPERATIONAL CONDITIONS

The conditions in this Part of the consent relate to the on-going operation of the development and shall be complied with at all times.

139. **Parking Allocation.** Both the owner and occupier of the development must provide and maintain the minimum parking allocation as follows;
- 18 commercial spaces
 - 1 Loading Bay
 - 36 residential spaces
 - 7 visitor spaces
 - A minimum of 6 bicycle spaces

To comply with this, 1 residential space must be allocated as a commercial space on Basement 2. This is to ensure the allocation of parking on the site is in accordance with Council's parking requirements.

140. **Signage and Linemarking – External.** A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Ryde Traffic Committee prior to the issue of an Occupation Certificate.
141. **Note: The applicant is advised that the plan will require approval by the Ryde Traffic Committee and adequate time should be allowed for this process.** **Signage and Linemarking – Implementation.** The applicant is to install all signage and linemarking, as per the plan approved by the Ryde Traffic Committee. These works are to be undertaken prior to the issue of an Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the Ryde Traffic Committee and adequate time should be allowed for this process.

ITEM 3 (continued)

ATTACHMENT 1

- 142. Signs.** Signs will be required to be placed within the bin area to encourage *correct recycling and reduce contamination*. *City of Ryde will provide the required signage.*
141. **Access.** Access to the bulky waste storage room must be provided for collection contractors. Where there is a lockable door to access a bin room or hardwaste storage room, the universal Council key should be installed so the contractor can access the room for servicing bins or collect the household clean up items
142. **Waste Collection Days.** Safe easy access must be provided for waste collection vehicles to service the waste containers. “No Standing on Garbage Day (Tuesday) between 5.00am to 11.00am” signs will be placed on Western Cres, Gladesville to enable the trucks to access the bins for servicing.
143. **Refuge Zone.** A refuge zone must be provided for safe egress from the bin storage & bulky waste storage room to the kerbside alongside the driveway which is located within 4 metres of the property boundary.
144. **Commercial Waste Collection.** The commercial occupier must enter into an agreement with a licensed waste transporter for the collection and disposal of wastes generated on the premises, and a copy of the service contract must be provided to Council on request.
145. **Commercial tenancies** – If the use of the commercial tenancies do not fall with the Exempt and Complying SEPP a separate development application is required to be submitted to Council to fitout and use the proposed commercial tenancies.
146. **Proposed commercial (food) premises.** A development application must be submitted and approved by Council for fitout and use any commercial food premises.
147. **Noise and vibration from plant or equipment** - Unless otherwise provided in this Consent, the operation of any plant or equipment installed on the premises must not cause:
- (a) The emission of noise that exceeds the background noise level by more than 5dBA when measured at, or computed for, the most affected point, on or within the boundary of the most affected receiver. Modifying factor corrections must be applied for tonal, impulsive, low frequency or intermittent noise in accordance with the *New South Wales Industrial Noise Policy* (EPA, 2000).

ITEM 3 (continued)

ATTACHMENT 1

- (b) An internal noise level in any adjoining occupancy that exceeds the recommended design sound levels specified in Australian/New Zealand Standard AS/NZS 2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*.
 - (c) The transmission of vibration to any place of different occupancy.
148. **Plumbing and drainage work** - All plumbing and drainage work must be carried out in accordance with the requirements of Sydney Water Corporation and the NSW Department of Fair Trading.
149. **Offensive noise.** The use of the premises must not cause the emission of 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997*.
150. **Waste storage/disposal** . All wastes generated on the premises:
- must be stored and disposed of in an environmentally acceptable manner.
 - must not be collected between the hours of 9pm and 8am on any day.
 - An adequate number of suitable waste containers must be kept on the premises for the storage of garbage and trade waste. On-site storage at a rate of 5m² per 30 units must be provided for the storage of bulky waste items.
 - Wastes for recycling should be the stored in separate bins or containers and transported to a facility where the wastes will be recycled or re-used.
151. **Delivery and loading/unloading – hours.** No deliveries, loading or unloading associated with the premises are to take place between the hours of 10pm and 7am on any day.
152. **Loading areas.** Loading areas are to be used for the loading and unloading of goods, materials etc. only and no other purpose.
153. **Signage – English language.** All advertising signs are to be displayed in the English language but may include a translation into another language using letters or characters that are no larger than the English language letters or characters.

Any translated message must be accurate and complete.

No amendment to the size of a sign will be permitted to allow for both the English and translated language to be displayed.

ITEM 3 (continued)

ATTACHMENT 2

Heritage Referral Response

To: Sandra McCarry
From: Michael Edwards
Application No.: LDA2015/0653
Date: 3rd March 2016
Address: 210-216 Victoria Road, Gladesville

Consideration of the proposal:

The development proposal seeks Council's approval for the demolition of the existing building on the site and construction of a multi-storey residential flat building with retail shops at the ground floor level fronting Victoria Road.

Reason for the Heritage Referral:

The development proposal has been referred for heritage consideration as the subject site is located within the Gladesville Shopping Centre Heritage Conservation Area and is located within the vicinity of the following items of heritage significance listed under Schedule 5 of *Ryde LEP 2014*:

- i) 'Church' 220 Victoria Road, Gladesville (Item No.140)
- ii) 'Great North Road' Victoria Road, Gladesville (Item No.54)

Consideration of the heritage impacts:

The application has been accompanied by a Heritage Impact Statement (HIS) (Kate Higgins, November 2015), which provides a robust and well informed heritage impact assessment of the proposed development.

In summary, the HIS supports the proposal, concluding that the existing building is of little architectural value and importance and the proposed development will fit within the streetscape and broader Heritage Conservation Area.

In reviewing the proposal, the subject site contains an existing multi-storey commercial building (Gladesville Plaza) and displays characteristics which are attributed to the late 20th Century. The existing building does not contribute to the Inter-War period building stock within the Gladesville Shopping Centre Heritage Conservation Area and is not identified as a contributory element. In this regard, the building itself has insufficient heritage value to justify its retention and demolition will not result in the material loss of an understanding of the history of development within the Heritage Conservation Area.

Subsequently, demolition of the existing building is supported. A Photographic Archival Recording is not warranted, nor the salvaging of any building elements or fabric.

ITEM 3 (continued)

ATTACHMENT 2

The proposed building adopts a built form and language that is considered an expression of its own style and has little evidence of any design influences from the prevalent Inter-War period built form within the Heritage Conservation Area.

However, this is considered a satisfactory response, as the building has been designed to provide a high-quality treatment to the Victoria Road frontage as well as the visual and physical relationship to the adjoining heritage item to the west.

Specifically, the western side elevation facing the heritage item adopts a deep recessed open courtyard for the entirety of the building height, effectively 'pulling apart' the building and significantly reducing visual bulk and scale and most substantially, reducing large expanses of planar walls with little design interest, articulation or meaningful relationship to the adjoining heritage item.

As a result, the photomontages submitted with the application, demonstrate that the proposed built form (although significantly higher than the existing and substantially altering the skyline and backdrop to the heritage item), will not visually dominate the heritage item and will have a positive and harmonious relationship to the heritage item.

The proposal will have little heritage impact on the Great North Road (Victoria Road), as the cultural significance of this roadway is embodied in its alignment and not the physical fabric. Similarly, there will be no adverse visual or physical impacts on heritage items within the vicinity of the site and the proposed built form is considered compatible with the emerging desired future character for the precinct, as envisaged under the present planning controls regime.

The building adopts a palette of materials and colour finishes which are considered to provide visual interest and overall, will provide a quality built form outcome in terms of the heritage significance of the conservation area.

Recommended conditions

There are no conditions recommended.

Regards,

Michael Edwards
Heritage Advisor

ITEM 3 (continued)

ATTACHMENT 3



 Indicates submission made

ITEM 3 (continued)

ATTACHMENT 4



ITEM 3 (continued)

ATTACHMENT 4



GLYDE ARCHITECTS	
10/11-13/15 The Arcade, Ryde NSW 1513	
Tel: (02) 9372 2222	
Fax: (02) 9372 2223	
Email: info@glyde.com.au	
Web: www.glyde.com.au	
Ryde Branch	
Project Name	10/11-13/15 The Arcade
Client	City of Ryde
Project No	10/11-13/15 The Arcade
Project Manager	Glenn Glyde
Architect	Glenn Glyde
Designer	Glenn Glyde
Project Start	2015
Project End	2016
Project Status	Completed
Project Type	Commercial
Project Size	10/11-13/15 The Arcade
Project Location	10/11-13/15 The Arcade
Project Description	10/11-13/15 The Arcade
Project Contact	10/11-13/15 The Arcade
Project Reference	10/11-13/15 The Arcade
Project Notes	10/11-13/15 The Arcade
Project Images	10/11-13/15 The Arcade
Project Documents	10/11-13/15 The Arcade
Project Links	10/11-13/15 The Arcade
Project Tags	10/11-13/15 The Arcade
Project Categories	10/11-13/15 The Arcade
Project Keywords	10/11-13/15 The Arcade
Project Meta	10/11-13/15 The Arcade
Project SEO	10/11-13/15 The Arcade
Project Analytics	10/11-13/15 The Arcade
Project Performance	10/11-13/15 The Arcade
Project Feedback	10/11-13/15 The Arcade
Project Reviews	10/11-13/15 The Arcade
Project Testimonials	10/11-13/15 The Arcade
Project Case Studies	10/11-13/15 The Arcade
Project Portfolio	10/11-13/15 The Arcade
Project Gallery	10/11-13/15 The Arcade
Project Blog	10/11-13/15 The Arcade
Project News	10/11-13/15 The Arcade
Project Events	10/11-13/15 The Arcade
Project Partners	10/11-13/15 The Arcade
Project Sponsors	10/11-13/15 The Arcade
Project Advisors	10/11-13/15 The Arcade
Project Consultants	10/11-13/15 The Arcade
Project Suppliers	10/11-13/15 The Arcade
Project Contractors	10/11-13/15 The Arcade
Project Vendors	10/11-13/15 The Arcade
Project Stakeholders	10/11-13/15 The Arcade
Project Interests	10/11-13/15 The Arcade
Project Relationships	10/11-13/15 The Arcade
Project Networks	10/11-13/15 The Arcade
Project Communities	10/11-13/15 The Arcade
Project Groups	10/11-13/15 The Arcade
Project Organizations	10/11-13/15 The Arcade
Project Institutions	10/11-13/15 The Arcade
Project Associations	10/11-13/15 The Arcade
Project Unions	10/11-13/15 The Arcade
Project Coalitions	10/11-13/15 The Arcade
Project Alliances	10/11-13/15 The Arcade
Project Partnerships	10/11-13/15 The Arcade
Project Collaborations	10/11-13/15 The Arcade
Project Joint Ventures	10/11-13/15 The Arcade
Project Strategic Alliances	10/11-13/15 The Arcade
Project Non-Profit Organizations	10/11-13/15 The Arcade
Project Government Organizations	10/11-13/15 The Arcade
Project Academic Organizations	10/11-13/15 The Arcade
Project Research Organizations	10/11-13/15 The Arcade
Project Industry Organizations	10/11-13/15 The Arcade
Project Trade Organizations	10/11-13/15 The Arcade
Project Professional Organizations	10/11-13/15 The Arcade
Project Industry Associations	10/11-13/15 The Arcade
Project Trade Associations	10/11-13/15 The Arcade
Project Professional Associations	10/11-13/15 The Arcade
Project Industry Unions	10/11-13/15 The Arcade
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Project Professional Unions	10/11-13/15 The Arcade
Project Industry Coalitions	10/11-13/15 The Arcade
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Project Professional Coalitions	10/11-13/15 The Arcade
Project Industry Alliances	10/11-13/15 The Arcade
Project Trade Alliances	10/11-13/15 The Arcade
Project Professional Alliances	10/11-13/15 The Arcade
Project Industry Partnerships	10/11-13/15 The Arcade
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Project Industry Collaborations	10/11-13/15 The Arcade
Project Trade Collaborations	10/11-13/15 The Arcade
Project Professional Collaborations	10/11-13/15 The Arcade
Project Industry Joint Ventures	10/11-13/15 The Arcade
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Project Professional Joint Ventures	10/11-13/15 The Arcade
Project Industry Strategic Alliances	10/11-13/15 The Arcade
Project Trade Strategic Alliances	10/11-13/15 The Arcade
Project Professional Strategic Alliances	10/11-13/15 The Arcade
Project Industry Non-Profit Organizations	10/11-13/15 The Arcade
Project Trade Non-Profit Organizations	10/11-13/15 The Arcade
Project Professional Non-Profit Organizations	10/11-13/15 The Arcade
Project Industry Government Organizations	10/11-13/15 The Arcade
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Project Industry Professional Organizations	10/11-13/15 The Arcade
Project Trade Professional Organizations	10/11-13/15 The Arcade
Project Professional Professional Organizations	10/11-13/15 The Arcade

ITEM 3 (continued)

ATTACHMENT 4



ITEM 3 (continued)

ATTACHMENT 4



 GLYDE ARCHITECTS ARCHITECTS		Project Name: _____ Client: _____ Date: _____ Scale: _____ Drawing No: _____
Project Name: _____ Client: _____ Date: _____ Scale: _____ Drawing No: _____	Project Name: _____ Client: _____ Date: _____ Scale: _____ Drawing No: _____	Project Name: _____ Client: _____ Date: _____ Scale: _____ Drawing No: _____

ITEM 3 (continued)

ATTACHMENT 4



Project Name	GLYDE ARCHITECTS
Client	GLYDE ARCHITECTS
Project No.	GLYDE ARCHITECTS
Project Address	GLYDE ARCHITECTS
Project Description	GLYDE ARCHITECTS
Project Status	GLYDE ARCHITECTS
Project Start Date	GLYDE ARCHITECTS
Project End Date	GLYDE ARCHITECTS
Project Manager	GLYDE ARCHITECTS
Project Designer	GLYDE ARCHITECTS
Project Engineer	GLYDE ARCHITECTS
Project Architect	GLYDE ARCHITECTS
Project Consultant	GLYDE ARCHITECTS
Project Specialist	GLYDE ARCHITECTS
Project Coordinator	GLYDE ARCHITECTS
Project Assistant	GLYDE ARCHITECTS
Project Secretary	GLYDE ARCHITECTS
Project Receptionist	GLYDE ARCHITECTS
Project Cleaner	GLYDE ARCHITECTS
Project Security	GLYDE ARCHITECTS
Project Maintenance	GLYDE ARCHITECTS
Project Repairs	GLYDE ARCHITECTS
Project Supplies	GLYDE ARCHITECTS
Project Services	GLYDE ARCHITECTS
Project Insurance	GLYDE ARCHITECTS
Project Legal	GLYDE ARCHITECTS
Project Financial	GLYDE ARCHITECTS
Project HR	GLYDE ARCHITECTS
Project IT	GLYDE ARCHITECTS
Project Marketing	GLYDE ARCHITECTS
Project Sales	GLYDE ARCHITECTS
Project Customer Service	GLYDE ARCHITECTS
Project Training	GLYDE ARCHITECTS
Project Development	GLYDE ARCHITECTS
Project Research	GLYDE ARCHITECTS
Project Analysis	GLYDE ARCHITECTS
Project Strategy	GLYDE ARCHITECTS
Project Planning	GLYDE ARCHITECTS
Project Implementation	GLYDE ARCHITECTS
Project Evaluation	GLYDE ARCHITECTS
Project Review	GLYDE ARCHITECTS
Project Reporting	GLYDE ARCHITECTS
Project Communication	GLYDE ARCHITECTS
Project Collaboration	GLYDE ARCHITECTS
Project Innovation	GLYDE ARCHITECTS
Project Creativity	GLYDE ARCHITECTS
Project Problem Solving	GLYDE ARCHITECTS
Project Decision Making	GLYDE ARCHITECTS
Project Risk Management	GLYDE ARCHITECTS
Project Quality Management	GLYDE ARCHITECTS
Project Change Management	GLYDE ARCHITECTS
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Project Responsibility Management Management	GLYDE ARCHITECTS
Project Accountability Management Management	GLYDE ARCHITECTS
Project Transparency Management Management	GLYDE ARCHITECTS
Project Openness Management Management	GLYDE ARCHITECTS

4 DRAFT BIODIVERSITY PLAN FOR RYDE LOCAL GOVERNMENT AREA

Report prepared by: Natural Areas Coordinator; Senior Coordinator - Environment
File No.: GRP/09/6/5 - BP16/1005

REPORT SUMMARY

The Draft Biodiversity Plan (the Draft Plan) is submitted to Council for its endorsement to place the document on public exhibition. The Draft Plan (**ATTACHMENT 1**), prepared by Eco Logical Australia, provides a comprehensive framework to assist in the management, enhancement and protection of natural areas and biodiversity across Ryde.

Council's adopted Integrated Open Space Plan has a strategic focus on enhancing the connectivity of natural systems across Ryde's LGA. The Biodiversity Plan will provide the next level of detail to achieve this desired collaborative outcome, and may be used in conjunction with existing Plans of Management for various natural areas.

The Draft Plan includes guiding principles and proposed strategies to protect and maintain Ryde's natural areas identifying ways to manage and enhance them sustainably in the future. The Draft Plan assesses and ranks the conservation value of its natural areas and makes recommendations on ways to enhance biodiversity, improve natural areas and encourage their access and usage.

Specific measures include actions to protect and manage native vegetation, restore waterways and surrounds, link landscaping, promoting biodiversity and community interaction and protecting biodiversity in the urban landscape.

The Draft Plan has prioritised actions in the following categories:

- High priority: scheduled to commence within the first year
- Medium priority: scheduled to commence within three years
- Low priority: scheduled to commence within five years

Internal stakeholder and consultation with the Bushland and Environment Advisory Committee (BEAC) has taken place and it is now proposed to exhibit the Draft Plan more widely for community consultation for a period of 28 days.

A further report will be submitted to Council for consideration and determination after the exhibition period has finished and all submissions have been considered.

The BEAC did raise questions concerning linking landscapes and the ranking system adopted in the Draft Plan which were duly noted and will be considered during the exhibition period, before the matter is returned to Council.

ITEM 4 (continued)

RECOMMENDATION:

- (a) That Council endorses the exhibition of the Draft Biodiversity Plan being placed on public exhibition for a period of 28 days in accordance with the details provided in the report.
- (b) That subject to (a), a further report be submitted for Council to determine the Draft Biodiversity Plan after the public exhibition period has finished and all submissions have been considered.

ATTACHMENTS

- 1 Draft Biodiversity Plan
- 2 Draft Biodiversity Plan - Executive Summary
- 3 DRAFT - Bushland and Environment Advisory Committee - Minutes of Meeting - 18 July 2016

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ITEM 4 (continued)

Discussion

The City of Ryde 2025 Community Strategic Plan outlines seven key outcomes for the city as a response to the clear and consistent priorities from the community. One of these outcomes is “*A City of Environmental Sensitivity*”. This outcome directly relates to and underpins all our natural area and biodiversity works and management for, within our city protecting it for the future generations.

Eco Logical Australia was engaged to prepare City of Ryde’s Biodiversity Plan and have recently submitted a draft of the document. The Draft Plan is attached (**ATTACHMENT 1**) along with the Executive Summary (**ATTACHMENT 2**).

The Draft Plan provides the overarching framework to assist management, enhancement and protection of natural areas and biodiversity in Ryde LGA for the next 10 years. It is consistent with the communities’ vision and outcomes for the city. The rigorous assessment of our natural areas applied consistently across all reserves in the Local Government Area will allow for a more objective and scientific approach, whilst engaging with the community, providing opportunities for recreation and education and encouraging usage of our parks and reserves.

The Draft Biodiversity Plan outlines a range of strategic Biodiversity targets and actions based on the 5 key themes:

1. Native Vegetation: Protecting and managing Ryde’s native vegetation
2. Urban Waterways: Restoring waterways and surrounding environments
3. Corridors and Connectivity: Linking the landscape
4. Public Spaces: Managing our reserves to promote biodiversity and community interaction
5. Urban Habitat: Protecting and managing biodiversity in the urban landscape

Targets allow for the performance of the Biodiversity Plan to be assessed and a number of Biodiversity actions are listed under each of the above themes.

The Draft Plan has considered a wide variety of threats to biodiversity and the conservation significance of our parks and reserves. The conservation significance assessment ranked the bushland areas to determine which have the most important biodiversity features and values.

Utilising the conservation significance values and the potential threat value for each bushland area, a prioritisation matrix was developed, ranking our parks and reserves in terms of conservation priority.

ITEM 4 (continued)

One of the benefits of the plan is enabling Council to complete actions and achieve targets consistent with the outcomes of Council's Community Strategic Plan goals:

- clean and reduce pollution in waterways
- establish bushland in areas with a long-term benefit
- enhance natural corridors and waterways
- raise public and business environmental awareness

The Draft Plan will enable better management of Endangered Ecological Communities, Threatened Species, treatment of noxious weeds and assist fulfilling legislative requirements under *Environmental Planning and Assessment Act 1979 (NSW)*, *Fisheries Management Act 1994 (NSW)* and *Water Management Act 2000 (NSW)*.

Currently, Lane Cove Council addresses biodiversity issues through a comprehensive Plan of Management for Bushland in Lane Cove. Hunters Hill Council do not have a Biodiversity Plan or Bushland Plan of Management.

There is flexibility in the Draft Plan for expansion across a merged entity and the framework of the Draft Plan will allow for a coordinated strategic approach on how biodiversity is managed across Ryde in the first instance and can be readily extended across Lane Cove and Hunters Hill should the merger proceed.

Consultation

Key internal stakeholders were consulted in the early stages of the project and the Bushland and Environment Advisory Committee (BEAC) has also been actively involved in the process since the inception of the project, in particular informing the project reference group.

Following receipt of the draft document further internal consultation took place and after minor amendments were made the draft Plan was presented to the Bushland and Environment Advisory Committee, on Monday 30 May and Monday 18 July. Bushcare Volunteers were invited to attend both meetings to view the presentation and participate in the discussion.

BEAC substantially endorsed the Draft Plan for exhibition however at the 18 July 2016 meeting, BEAC did raise questions around better linking of landscapes and the need for more clarity around the ranking criteria used to rank the natural areas. The draft minutes of that meeting are (**ATTACHMENT 3**) and it was agreed that the matters raised would be considered during the exhibition period and before the matter is returned to Council. Councillors specific attention is referred to the draft minutes for the questions asked.

ITEM 4 (continued)

It is intended to run any substantive changes through the BEAC before it is reported to Council.

The proposed 28 day exhibition process will involve advertising on the City of Ryde website, on Twitter and Facebook and in the Mayor's Column in the Northern District Times.

Other stakeholders will be emailed directly with the notice of the public exhibition period and links to the information and the Draft Plan on the website. These stakeholders will include:

- City of Ryde Bushland and Environment Advisory Committee
- City of Ryde Bushcare Volunteers
- Ryde Hunters Hill Flora and Fauna Preservation Society
- Ryde Environment Group
- Ryde Gladesville Climate Action Group
- The Habitat Network
- Field of Mars Environmental Education Centre
- Lane Cove Council, Hunters Hill Council and Parramatta Council bushland staff
- Parramatta River Catchment Group
- National Parks and Wildlife Service

Financial Implications

The development of this strategic Biodiversity Plan is included under the current operating budget as a carry-over from last year.

The estimated costs to undertake the planned level of exhibition of the Draft Plan will not exceed \$2,500 and this can be funded from this year's Operating Budget

The final Biodiversity Plan will include a recommended schedule of works with estimated costings with future implementation to be funded from the natural areas bush care and bush regeneration budget.

Indicative costings for the actions have been split into three levels: high, greater than \$50,000; medium, between \$10,000 and \$50,000; and low, less than \$10,000.

It is estimated that to deliver the High priority actions detailed in the Draft Plan made up of a combination of capital, non-capital and base budget works, it will cost in the order of \$700,000 over 5 years, mainly base budget works. This is in addition to the current annual natural areas expenditure which is in the order of \$1million per annum mainly capital and non-capital works operational expenditure and works up to approx. \$300,000 funded from Grants, Section 94 and the Asset Replacement Reserve.

ITEM 4 (continued)

The focus will be on high priority actions, investigated to commence within first year of the plan for completion within 5 years. Medium and low priority items (to commence within first three years and first 5 years respectively) would be considered if synergies arise with other projects and other stakeholders.

Recommendations are non-binding on Council and it will be up to Council to decide the priority of works and the allocation of funding for identified works under its normal 4 year delivery program and budgetary processes.

Options

1. Council may resolve not to proceed with the exhibition of the Draft Biodiversity Plan. This is not recommended as it will be a missed opportunity for Ryde to show leadership in this area and will cause further delays in much needed actions that are supported by the local community. There would also be the risk that if the community is not properly consulted, that there may be opposition to the action plan or criticism that particular issues have not been adequately investigated.
2. Council may resolve not to proceed with the the Draft Biodiversity Plan. This is not recommended as this document will underpin the management of Biodiversity across the Local Government Area, is based on rigorous methodology and has not been looked at in this level of detail previously. Feedback from local residents, Bushcare Volunteers and Bushland and Environment Advisory Committee members indicate that the Draft Plan and the actions contained within it are needed and will complement current and future works in natural areas and across the broader Local Government Area.

ITEM 4 (continued)

ATTACHMENT 1



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ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

DOCUMENT TRACKING

Item	Detail
Project Name	Ryde Biodiversity Plan
Project Number	629
Project Manager	Rob Mezzatesta
Prepared by	Karen Spicer and Robert Mezzatesta
Reviewed by	Robert Mezzatesta
Approved by	Robert Mezzatesta
Status	REVISED DRAFT
Version Number	2
Last saved on	27 May 2016

This report should be cited as 'Eco Logical Australia 2016. *Ryde Biodiversity Plan*. Prepared for City of Ryde.'

ACKNOWLEDGEMENTS

The preparation of this plan by Eco Logical Australia Pty Ltd has involved close consultation with City of Ryde (Nicola Booth & Sandra Payne) and the Bushland and Environment Advisory Committee (BEAC). This committee is comprised of representatives from City of Ryde, Councillors, Bushcare Volunteers, staff from Office of Environment and Heritage and community groups.

Disclaimer

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ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Contents

Executive summary	vii
1 Purpose of the Biodiversity Plan	1
2 The Vision	1
3 The Value of Biodiversity	2
4 Plan Framework	2
4.1 International conventions and treaties.....	2
4.2 National Framework	3
4.3 NSW Framework	3
4.4 Legislative Obligations.....	3
4.1 Local framework	6
5 Biodiversity of Ryde LGA	8
5.1 Ryde's Biodiversity in Context.....	8
5.2 Vegetation Communities	9
5.3 Flora.....	14
5.3.1 Rare and Threatened Flora	14
5.4 Fauna.....	14
5.4.1 Rare and Threatened Fauna	15
5.5 Wildlife Corridors	16
5.5.1 Previous wildlife corridor studies	16
5.5.2 Regional Corridors.....	17
5.5.3 Local Corridors	17
5.5.4 Opportunities for Connectivity	18
6 Threats	20
6.1 Edge effects.....	20
6.2 Increased runoff and nutrients.....	20
6.3 Lack of fire	20
6.4 Weed invasion	21
6.5 Dumping and recreational impacts.....	21
6.6 Domestic pets and introduced fauna.....	22
6.7 Development and infrastructure	22
7 Conservation Significance Assessment	23
7.1 Purpose of the Conservation Significance Assessment.....	23
7.2 Assessment Criteria	23

ITEM 4 (continued)

ATTACHMENT 1

		Ryde Biodiversity Plan
7.3	Conservation significance.....	24
7.4	Threats to Biodiversity.....	26
7.5	Management Priority.....	29
8	Biodiversity Targets.....	31
8.1	Priority Areas.....	32
9	Biodiversity Actions.....	34
9.1	Biodiversity Theme 1: Native Vegetation: protecting and managing Ryde's Native Vegetation	35
9.2	Biodiversity Theme 2: Urban Waterways: restoring waterways and surrounding environments	37
9.3	Biodiversity Theme 3: Corridors and Connectivity: linking the landscape.....	39
9.4	Biodiversity Theme 4: Public Spaces: Managing our reserves to promote biodiversity and community interaction.....	41
9.5	Biodiversity Theme 5: Urban Habitat: Protecting and managing biodiversity in the urban landscape.....	43
10	Monitoring and Reporting.....	46
	References.....	47
	Appendix A Bushfire Management of Ryde's Native Vegetation.....	50
	Appendix B Rare and Threatened Flora within Ryde LGA.....	52
	Appendix C Conservation Priority of Reserves.....	55
	Appendix D Threatened Fauna within Ryde LGA.....	59
	Appendix E Reserves within Identified Corridors.....	61
	Appendix F Reserves containing Threatened Ecological Communities.....	67

List of figures

Figure 1: Vegetation communities within Ryde LGA as mapped by OEH 2013.....	13
Figure 2: Connectivity within City of Ryde.....	19
Figure 3: The distribution of conservation significance (high, moderate and low) in hectares for all areas of mapped bushland within CoR.....	24
Figure 4: Biodiversity conservation significance.....	25
Figure 5: The distribution of threat scores (high, moderate and low) for all areas of mapped bushland within CoR.....	27
Figure 6: Threats to Biodiversity.....	28

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Figure 7: Distribution of bushland (in hectares) across the five management priorities	29
Figure 8: Biodiversity conservation priority	30

List of tables

Table 1: Key Legislation	4
Table 2: Summary of natural areas within Ryde LGA.....	8
Table 3: Vegetation Communities within Ryde LGA	9
Table 4: The assessment criteria used to determine biodiversity conservation significance of bushland within CoR	24
Table 5: Threats to biodiversity – assessment criteria and score.	28
Table 6: Prioritisation matrix.....	29
Table 7: Biodiversity plan targets by theme	31
Table 8: Bush Fire Environmental Assessment Code for NSW Recommendations.....	50

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Abbreviations

Abbreviation	Description
CEEC	Critically Endangered Ecological Community
CoR	City of Ryde
BEAC	Bushland and Environment Advisory Committee
DCP	Development Control Plan
DPI - Water	NSW Department of Primary Industries – Water
EEC	Endangered Ecological Community
ELA	Eco Logical Australia Pty Ltd
EP&A Act	NSW <i>Environment Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
ESD	Ecologically Sustainable Development
FM Act	<i>Fisheries Management Act 1995</i>
GSLLS	Greater Sydney Local Land Services
LEP	Local Environmental Plan
LGA	Local Government Area
NPW Act	NSW <i>National Parks and Wildlife Act 1974</i>
NV Act	<i>Native Vegetation Act 2003</i>
OEH	NSW Office of Environment and Heritage
PASS	Potential Acid Sulfate Soils
PRCG	Parramatta River Catchment Group
SMCMA	Sydney Metropolitan Catchment Management Authority
TEC	Threatened Ecological Community
TSC Act	NSW <i>Threatened Species Conservation Act 1995</i>
VMP	Vegetation Management Plan
WM Act	<i>Water Management Act 2000</i>
WoNS	Weeds of National Significance

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Executive summary

Biodiversity is the variety of life, from vegetation communities to individual species and the genes they contain. Our quality of life depends on maintaining biodiversity so that ecosystem services such as the availability of fresh water, food, and fuel sources remain. The key is to make our use of biodiversity sustainable, so that the social, economic, environmental and health services provided by healthy ecosystems can continue to provide their benefits for current and future generations.

At the local level, City of Ryde has developed this Biodiversity Plan to help to ensure that local ecosystem health including species and their genetic diversity survive in their natural habitat. The plan's vision is *to assist in the management, enhancement and protection of natural areas and biodiversity in Ryde LGA*. The plan is based upon five interconnected themes: native vegetation, urban waterways, corridors and connectivity, public spaces and urban habitat. This plan is supported by international, national, state and local policy that drive the development of a biodiversity plan at the local level.

City of Ryde (CoR) is located within the Cumberland sub-region of the Sydney basin bioregion and occupies most of the land area between the Parramatta and Lane Cove Rivers. The land between the rivers is known as the Hornsby plateau and is dominated by ridges of high ground running east/west. Watercourses have cut through the Wianamatta Shales of the plateau to the underlying Hawkesbury Sandstone (CoR 2013b).

City of Ryde manages 205 hectares of "natural areas" distributed between seventy-one (71) parks and reserves. This plan has identified the values and threats to biodiversity values within Ryde and has identified wildlife corridors on a local and regional scale. These corridors currently provide a degree of connectivity between bushland reserves but also identify potential infill areas that require revegetation to link reserves and improve the degree of connectivity.

A conservation significance assessment of Ryde's bushland reserves was undertaken to prioritise the conservation significance of each. The threats facing these reserves reserve was also determined and ranked. When considered together, the conservation significance and threats at each reserve has determined the management priority for each reserve. Basically, the management priority lists which reserves contain the highest values and threats and are thus a priority for management funding and on ground works.

Biodiversity targets have been listed, so that the actions in this plan can be measured and monitored for successful completion. Each action has been developed based on the literature review, vision and themes of this plan. The actions provide City of Ryde with a well-informed basis for undertaking works to improve, maintain and ultimately enhance the biodiversity values of Ryde.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

1 Purpose of the Biodiversity Plan

The Ryde Biodiversity Plan will provide the overarching framework to assist management, enhancement and protection of natural areas and biodiversity in Ryde LGA for the next 5 years. The plan addresses the need for consideration of biodiversity within the context of Council's management and operations by identifying values and issues and presenting strategies and actions that can be undertaken.

2 The Vision

The City of Ryde 2025 Community Strategic Plan outlines seven key outcomes for the city as a response to the clear and consistent priorities from the community. One of these outcomes is "A City of Environmental Sensitivity". This Biodiversity Plan is consistent with the communities' vision and outcomes for the city. The vision for this Biodiversity Plan is:

"to assist management, enhancement and protection of natural areas and biodiversity in the Ryde LGA"

This vision for the Ryde Biodiversity Plan is supported by the following five themes, which are all interconnected:

1. Native Vegetation: protecting and managing Ryde's native vegetation

Native vegetation provides habitat for plants and animals and is the cornerstone of biodiversity and ecosystem processes across the City of Ryde.

2. Urban Waterways: restoring waterways and surrounding environments

Ryde's waterways provide a unique environment and support a range of species, as well as serving as the backbone for connectivity across the LGA.

3. Corridors and Connectivity: linking the landscape

Corridors connect larger habitat patches allowing movement of species and/or genetic interchange among native flora and fauna – thereby maintaining biodiversity.

4. Public Spaces: managing our reserves to promote biodiversity and community interaction

Public reserves are a focal point for biodiversity management, places of rest and recreation for Council residents, and support the large areas of vegetation in the LGA.

5. Urban Habitat: protecting and managing biodiversity in the urban landscape

Biodiversity in an urban environment connects people with nature. As city dwellers, Council and its residents have a responsibility for stewardship of biodiversity, its management and protection.

ITEM 4 (continued)

ATTACHMENT 1

3 The Value of Biodiversity

Biodiversity is the variety of living things at a number of scales - from vegetation communities, to the species they contain, down to the genetic information contained within each individual.

In recent times, the value of biodiversity has shifted from one perceived to be purely based on an intrinsic value, which cannot be valued in conventional economic terms, to a more defined and quantifiable value. These biodiversity values can be assigned an economic value based on their contribution towards social, economic, and health measures that equate to a greater quality of life.

The World Health Organization has acknowledged that human health ultimately depends upon ecosystem products and services (such as availability of fresh water, food, and fuel sources). It is recognised that biodiversity loss can have significant direct human health impacts if ecosystem services are no longer adequate to meet social needs (WHO, 2012).

A Biodiversity Plan produced at the local LGA level aims to help to ensure that local ecosystem health including species and their genetic diversity survive in their natural habitat. This will ensure that the social, economic, environmental and health services provided by healthy ecosystems can continue to provide their benefits for current and future generations.

4 Plan Framework

4.1 International conventions and treaties

The need for biodiversity planning has its origins in a number of international conventions and treaties that Australia signed in the 1990s. These include:

- *1992 Rio Summit* (United Nations Conference on Environment and Development) which resulted in the following documents:
 - Rio Declaration on Environment and Development
 - highlighted the importance of Ecologically Sustainable Development (ESD)
 - Agenda 21
 - the global blueprint for sustainability
 - Chapter 28 of Agenda 21 identifies local authorities as the sphere of governance closest to the people, and calls upon all local authorities to consult with their communities to develop and implement a local plan for sustainability - a 'Local Agenda 21'
 - Convention on Biological Diversity
 - a legally binding agreement ratified by Australia in 1993. As a signatory nation, Australia is bound to develop and implement strategies that will ensure the conservation and sustainable use of its biological resources.
 - Forest Principles
 - Framework Convention on Climate Change (a legally binding agreement)
- *Japan-Australia Migratory Bird Agreement (JAMBA), China-Australia Migratory Bird Agreement (CAMBA) and Bonn Convention.*

ITEM 4 (continued)

ATTACHMENT 1

- provide for co-operation between the Governments of Australia, China and Japan to protect waterbirds that migrate between these countries.

4.2 National Framework

As a result of being a signatory to these treaties and conventions, Australia has taken some significant steps to meet its obligations under these treaties, including the following agreements and strategies:

- *Intergovernmental Agreement on the Environment*
- *Draft National Biodiversity Conservation Strategy 2010-2020*
- *Australia's Biodiversity Conservation Strategy 2010-2030*
- *Australian Weeds Strategy*
- *Australian Pest Animal Strategy*
- *Commonwealth Wetlands Policy*
- *National Water Quality Management Strategy*
- *National Forest Policy Statement*

4.3 NSW Framework

At the state level, the most significant initiative relating to biodiversity protection has been the preparation of the *NSW Biodiversity Strategy 1999-2003*. This strategy recognises the collaborative responsibility of the community, Local and State Governments, and the importance of local planning in biodiversity conservation. It provides guidance to Councils to prepare and implement biodiversity plans.

The *NSW Biodiversity Strategy* has been supported by *Biodiversity Planning Guidelines for Local Government*. This publication was commissioned by NSW National Parks and Wildlife Service and was prepared to assist Councils in implementing the Strategy. It includes guidelines on planning and facilitating biodiversity conservation.

The Draft NSW Biodiversity Strategy 2010-2015 has been prepared by the Department of Environment, Climate Change and Water (DECCW) and Industry and Investment NSW (I&I NSW), and aims to coordinate and guide investment and effort in biodiversity conservation in New South Wales. The strategy identifies Local Government as a key contributor and partner for biodiversity conservation in NSW. It also proposes a 100-year vision of minimising the effects of climate change on biodiversity so that ecological change does not equate to loss of diversity.

Other important documents and frameworks at the state-level include:

- *NSW Biodiversity and Climate Change Adaptation Framework*
- *Metropolitan Strategy - Draft Inner North Subregional Strategy*
- *Cumberland Plain Recovery Plan*
- *Greater Sydney Local Land Services 2013-2023 transition Catchment Action Plan (CAP)*
- *The Sydney Metropolitan Plan*
- *NSW State Plan*

4.4 Legislative Obligations

The following table summarises the key National and State biodiversity legislation and their implications for City of Ryde.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Table 1: Key Legislation

Act	Summary	Implications for Ryde
<i>The Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) (EPBC Act)	<p>Provides a national scheme for environmental protection and biodiversity conservation.</p> <p>Incorporates referral mechanisms and environmental impact assessment processes for projects of national significance.</p> <p>Triggers for referral to the Commonwealth include significant impacts to listed communities and species.</p>	<p>Endangered Ecological Communities (EECs) and Critically Endangered Ecological Communities (CEECs) such as Sydney Turpentine Ironbark Forest, endangered species and JAMBA/CAMBA/ROKAMBA species.</p>
<i>Environmental Planning and Assessment Act 1979</i> (NSW) (EP&A Act).	<p>The principal planning legislation for the State providing a framework for the overall environmental planning and assessment of development proposals.</p>	<p>Drives the planning and development processes in Ryde.</p> <p>The Act provides for the preparation of a number of environmental planning instruments (including SEPPs and LEPs).</p>
<i>Threatened Species Conservation Act 1995</i> (NSW) (TSC Act):	<p>This requires that Councils consider the impact on threatened species in fulfilling their statutory responsibilities under the EP&A Act. It also provides for the preparation of Species Recovery Plans that may bind Council to certain actions or activities on Council owned land.</p>	<p>Management of threatened species and communities on Council owned lands.</p> <p>Development approvals.</p> <p>Fulfill the actions required under priority action statements and recovery plans.</p>
<i>Local Government Act 1993</i> (NSW)	<p>Now incorporates Ecologically Sustainable Development (ESD) considerations (including biodiversity conservation) as a key aspect of Council operations.</p> <p>Require the preparation of Plans of Management (POMs) for all Council owned land, and provides for the classification of land into, amongst other things, natural areas and various sub-categories.</p> <p>Additionally, this Act has a range of other provisions that allow for appropriate management of operational land and infrastructure, provide educational services, set rates and charges, issue orders and have a range of enforcement powers.</p>	<p>The Local Government Act is currently subject to review by the State Government under the Fit for the Future reforms.</p>

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Act	Summary	Implications for Ryde
<i>Catchment Management Act 2003 (NSW)</i>	Total Catchment Management (TCM) is aimed at achieving co-ordinated and sustainable management of natural resources on a water catchment basis.	CoR is part of the Greater Sydney Local Land Services (GSLLS), which has replaced the Sydney Metropolitan Catchment Management Area. Catchment based targets of relevance to CoR were taken from the 2013-2023 transition Catchment Action Plan (CAP).
<i>National Parks and Wildlife Act 1974 (NSW):</i>	Provides for establishment/management of National Parks and other conservation reserves (for example, through Voluntary Conservation Agreements) and the protection of flora and fauna species	Parts of Lane Cove National Park exist within CoR along the northern and eastern boundaries.
<i>Crown Lands Act 1989 (NSW)</i>	The Crown Lands Act 1989 governs the planning, management and use of Crown land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing.	The Department of Primary Industries, together with reserve trusts appointed by the Minister, are responsible for the administration and management of the Crown reserve system. City of Ryde is the reserve trust manager appointed by the Minister to care, control and manage crown lands within the LGA.
<i>Noxious Weeds Act 1993 (NSW):</i>	Identifies noxious weeds, control measures, public and private responsibilities, and provides a framework for the management of noxious weeds across NSW.	The CoR has a list of weeds declared noxious within the LGA. Noxious weeds that occur within Council bushland is the responsibility of CoR to control.
<i>Fisheries Management Act 1994 (NSW)</i>	This Act aims to preserve fish stocks, habitats and species and to maintain and promote ecologically sustainable development whilst ensuring the commercial viability of fisheries. It allows for listing of threatened species, habitat, communities, and processes in a similar manner to the TSC Act.	Mangroves, saltmarsh and key fish habitat areas that occur in CoR are protected under this Act.
<i>Water Management Act 2000 (NSW)</i>	This Act controls the extraction of water, how water can be used, the construction of works such as dams and weirs, and the carrying out of activities on or near water sources in NSW	Any works within 40m from the top of bank of a waterway is a controlled activity that requires integrated development approval. Council are exempt from requiring integrated approval.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Act	Summary	Implications for Ryde
<i>Rural Fires Act 1997 (NSW)</i>	Established the NSW Rural Fire Service. Controls the fire management practices (eg. Control burning) and development controls in relation to bush fire protection.	Requires Council to prepare a bush fire risk management plan. Requires council to ensure that DA's on bushfire prone land meet specific requirements for bush fire protection.
<i>Threatened Species Conservation (Biodiversity Banking) Regulation 2008 (NSW)</i>	BioBanking is a voluntary market-based scheme administered by OEH that provides a streamlined biodiversity assessment process for development, a rigorous and credible biodiversity offsetting scheme, as well as an opportunity for landowners to generate income by managing land for conservation.	Council may be able to establish BioBank sites on their own land and generate biodiversity credits to help manage land for biodiversity. This can assist with the ongoing costs for conservation management of the land. Potential BioBank sites could include: <ul style="list-style-type: none"> • Areas classified as community land (for example, 'natural areas') under the <i>Local Government Act 1993 (NSW)</i> • Land under environmental protection zoning • Crown land managed by local councils on behalf of reserve trusts under the <i>Crown Lands Act 1989 (NSW)</i> • Land obtained or dedicated to council through development contributions where the land has not been used as an offset

4.1 Local framework

The main policies that control biodiversity protection and management within the CoR are the Ryde Local Environment Plan 2014 (Ryde LEP 2014) and the Development Control Plan (Ryde DCP 2014). These documents determine what land use is permissible in particular locations within the LGA and list what requirements must be met to allow a development to be approved. The sections of the LEP and DCP that address biodiversity protection include the following:

- Clause 3.3 LEP defines an environmentally sensitive area for exempt or complying development'

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

- Clause 5.9 LEP Preservation of trees or vegetation
- Part 9.5 of the DCP 2014 Tree Preservation

Council plans that relate to biodiversity are listed below. These plans have been reviewed during the preparation of this Biodiversity Plan.

- Numerous separate Plans of Management for council reserves that contain bushland
- Urban Forest Plan 2013
- Urban Forest Technical Manual 2014
- Street Tree Master Plan 2013
- Environment Strategy 2007
- Integrated Open Space Plan 2012

Council programs that encourage biodiversity protection and community involvement include:

- Ryde Environmental Education Network
- Bushcare Volunteer Program
- Bushcare Community Partnership Program (corporate Volunteers)
- Community education, including sustainability workshops
- Home Waste and Sustainability Program
- Guided Walks Program (Active in Ryde)
- The Habitat Community Nursery and Garden
- River to River Corridors Program 2010-2012

ITEM 4 (continued)

ATTACHMENT 1

5 Biodiversity of Ryde LGA

5.1 Ryde's Biodiversity in Context

City of Ryde (CoR) is located 12 km from Sydney CBD and is 40 square kilometres in extent. The Lane Cove and Parramatta Rivers form the Southern, Eastern and Northern boundaries of the LGA (CoR 2010). Adjoining LGA's include Parramatta, Hornsby, Ku-ring-gai, Willoughby, Lane Cove and Hunters Hill.

CoR is located within the Cumberland sub-region of the Sydney basin bioregion and occupies most of the land area between the Parramatta River and Lane Cove River. The land between the rivers is known as the Hornsby plateau and is dominated by ridges of high ground running east/west. This area is a geological transition zone where the Hornsby Plateau begins to slope to the southwest to the Cumberland Plain. Watercourses have cut through the Wianamatta Shales of the plateau to the underlying Hawkesbury Sandstone (CoR 2013b).

City of Ryde has 355 ha of open space divided into 197 parks or reserves. Seventy-one (71) of these parks and reserves contain natural areas totalling 205 ha. Thirty (30) of these reserves (63%) have areas within them, that are undergoing bush regeneration works by either paid of volunteer bush regenerators, or a combination of both. In total, there are 57 bush regeneration and bushcare sites totalling 130 ha in extent. The volunteers are managed through the Bushcare Volunteer Program. This information is summarised below in Table 2.

Table 2: Summary of natural areas within Ryde LGA

Open space and natural areas within Ryde LGA	Hectares
Open space	355
Natural areas	205
Area subject to active bush regeneration works	130
Reserves and bush regeneration sites	Number of parks/sites
Number of parks and reserves	197
Number of parks and reserves with natural areas	71
Percentage of reserves with active bush regeneration works	63%
Number of bush regeneration contract sites	30
Number of Bushcare sites	27

ITEM 4 (continued)

ATTACHMENT 1

5.2 Vegetation Communities

Under the Sydney Metro CMA Vegetation Mapping SMCMA (OEH 2013), there are 22 different vegetation communities mapped within Ryde LGA. The location of vegetation communities in Ryde is shown in Figure 1. Table 3 lists these communities along with their conservation status and the area of each community mapped within CoR. Vegetation communities that are listed under the Commonwealth EPBC Act and/or the NSW TSC Act are collectively referred to as "Threatened Ecological Communities" or TEC. This group is divided into those communities listed as a Critically Endangered Ecological Community (CEEC) or an Endangered Ecological Communities (EEC). Both levels of conservation significance are present under the TSC Act and EPBC Act. Appendix F also provides a summary list of the Reserves within the Ryde LGA that contain TECs.

Table 3. Vegetation Communities within Ryde LGA

Sydney Metro CMA Vegetation mapping 2013	TSC Act	EPBC Act	Area (ha)	TEC's mapped within the following reserves
Blue Gum High Forest	Blue Gum High Forest in the Sydney Basin Bioregion CEEC	Blue Gum High Forest CEEC **	53	Bell Park, Braemar Park, Brush Farm Park, Denistone Park, Dunbar Park, Forrester Park, Jim Walsh Park, Kenneth Park, Lambert Park, Lynn Park, Miriam Park, Outlook Park, Pioneer Park, Portius Park, Symon's Reserve, Yarramar Reserve,
Coastal Enriched Sandstone Dry Forest			80	
Coastal Enriched Sandstone Moist Forest			36	
Coastal Flats Tall Moist Forest			2	
Coastal Sandstone Foreshores Forest			6	
Coastal Sandstone Gallery Rainforest			14	
Coastal Sandstone Gully Forest			127	

ITEM 4 (continued)

ATTACHMENT 1

Sydney Metro CMA Vegetation mapping 2013	TSC Act	EPBC Act	Area (ha)	TEC's mapped within the following reserves
Coastal Sandstone Riparian Forest			1	
Coastal Sandstone Rock Plate Heath			1	
Coastal Shale-Sandstone Forest			32	
Coastal Warm Temperate Rainforest			3	
Estuarine Mangrove Forest			18	
Estuarine Reedland			2	
Estuarine Saltmarsh	Coastal Saltmarsh in the NSW North Coast, Sydney Basin and South East Corner Bioregions EEC		1	Field of Mars, Glades Bay Park, Koonadan Reserve, Korpie Reserve, Looking Glass Bay Park, Melrose Park, Settlers Park
Estuarine Swamp Oak Forest	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions EEC		7	Banool Reserve, Field of Mars, Settlers Park
Hornsby Enriched Sandstone Exposed Woodland			66	
Plantations			1	

ITEM 4 (continued)

ATTACHMENT 1

Sydney Metro CMA Vegetation mapping 2013	TSC Act	EPBC Act	Area (ha)	TEC's mapped within the following reserves
Riverflat Paperbark Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions EEC		<1	Lane Cove National Park
Sydney Foreshores Shale Forest	*		1	
Sydney Turpentine-Ironbark Forest	Sydney Turpentine-Ironbark Forest CEEC	Turpentine-Ironbark Forest in the Sydney Basin Bioregion CEEC	38	Ailchandar park, Barton Park, Booth Reserve, Brush Farm Park, Bundara Reserve, Burrows Park, ELS Hall, Field of Mars Reserve, Forrester Park, Forsyth Park, Greenwood Park, Hubart Hunt Reserve, Marsfield Park, Minga Reserve, Portius Park, Pryor Park, Stewart Park, Tyrell Park, Wallumatta Nature Reserve, Ryde Park,
Urban Native and Exotic Cover			473	
Total			963	

* While this community is not listed under the TSC Act or EPBC Act, the total community covers less than 190 ha in the metropolitan area and possibly occurs nowhere else in this form. Based on this, its conservation significance must be very high, probably sufficient for it to be proposed as an EEC, warranting the same conservation significance (Thomas, pers.com. 2015)

** Under the EPBC Act, STIF and BGHF must meet certain size and condition criteria.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

The vegetation communities of highest conservation value and thus of highest management priority are those listed as critically endangered under the EPBC Act, which include Blue Gum High Forest and Sydney Turpentine Ironbark Forest. However, the EPBC Act only protects the best examples of these communities, with certain size and condition classes that must be met. Blue Gum High Forest is also listed as critically endangered under the TSC Act, however, there are no criteria required and even single trees that are characteristic of this community are considered to be part of the CEEC.

Endangered ecological communities listed under the TSC Act and also of high conservation significance and include Sydney Turpentine Ironbark Forest, Coastal Saltmarsh, Swamp Oak Floodplain Forest and Swamp Sclerophyll Forest. While not listed as an EEC, the community Sydney Foreshores Shale Forest, which occurs to west of the railway line along the Meadowbank foreshore, covers less than 190 ha in the entire metropolitan area and possibly occurs nowhere else in this form. Based on this, its conservation significance warrants the same local protection as an EEC (Thomas, pers.com. 2015).

The SMCMA vegetation mapping has not been ground-truthed as part of the preparation of the plan and a number of discrepancies may occur. For example, less than 1 hectare of Swamp Sclerophyll Forest on Coastal Floodplains EEC is mapped by the SMCMA and it is debatable whether this community meets the definition under the TSC Act, and therefore exists with CoR.

The presence of Blue Gum High Forest within CoR is also under debate, with some literature suggesting that such areas should be mapped as Sydney Turpentine Ironbark Forest, as discussed below.

Regardless of whether this vegetation is considered to be Blue Gum High Forest or Sydney Turpentine Ironbark Forest, both vegetation communities are of high conservation significance and are given the highest priority for retention and improvement.

- CoR current knowledge of vegetation communities is based on the 2001 study by Oculus, which includes Blue Gum High Forest.
- Kubiak 2005 notes the presence of Blue Gum High Forest within CoR.
- Biosphere (2008) reclassify areas previously mapped by Oculus (1999) as Blue Gum High Forest to Sydney Turpentine Ironbark Forest or Sydney Turpentine Ironbark Margin Forest. The locations of these patches include Brush Farm Park, Darvall Park, Denistone Park, ELS Hall Park, Flinders Park, Lynn Park, Miriam Park and Shrimptons Creek Parklands.
- The NSW TSC Act Final Determination for Blue Gum High Forest states that the community occurs within Ryde LGA (OEH 2011).

Flora and Fauna surveys planned for 2015-2017 should help to clarify the locations of Blue Gum High Forest and Turpentine Ironbark Forest communities.

ITEM 4 (continued)

ATTACHMENT 1

5.3 Flora

A number of vegetation surveys have been undertaken within CoR including Kubiak (2005), Oculus (2001) and Biosphere (2006, 2007 and 2008). Kubiak stated that at least 570 species of native plants have been recorded in Ryde's bushland, which includes Lane Cove National Park and Wallumatta Nature Reserve, as well as bushland reserves managed by the City of Ryde.

5.3.1 Rare and Threatened Flora

Of the 570 species recorded by Kubiak (2005) nine species were listed as threatened and a further 53 were considered rare (Kubiak 2005). Kubiak also notes that at least 19 of Ryde's native plant species may now be locally extinct within the Ryde district. These include *Genoplesium baueri* (which may still be present in the area, but could go undetected due to their cryptic nature), the orchid *Diuris bracteata* and *Persoonia hirsuta*.

Some native species may have disappeared from Ryde's bushland before they were recorded. For example, *Dendrobium speciosum* (Rock Lily) probably would have occurred in the Ryde district prior to European settlement, but does not appear to occur in Ryde. In addition, a number of Ryde's plant species have declined so dramatically that they are now on the brink of local extinction, including *Pultenaea scabra* var. *biloba* and *Lissanthe strigosa* subsp. *strigosa* (Kubiak 2005).

As part of the preparation of this Plan, a search of the NSW Wildlife Atlas (via Bionet website (<http://www.bionet.nsw.gov.au/>)) was undertaken to determine the location of threatened plants in CoR. The results are listed in Appendix B and include 13 threatened species listed under the TSC Act or EPBC Act (or both) and whether the species was recorded within a CoR reserve.

Of the threatened species recorded, only five species are recorded within CoR reserves and one of these is presumed extinct (*Prostanthera mariflora* has been previously recorded in Laurel Park). *Epacris purpurescens* var. *purpurescens* and *Pimelea curviflora* var. *curviflora* have been recorded at Field of Mars and *Melaleuca deanii* was recorded at Somerset Park (Biosphere 2007). *Wilsonia backhousei* has been recorded at Kissing Point Park and Bell Park. This species has also been recorded by Biosphere (2008) on one of the sandstone benches bordering the river at Looking Glass Bay, near the boundary with Banjo Patterson Park. Kubiak (2005) also noted a population of *Wilsonia backhousei* at Melrose Park.

Based on the findings of Kubiak (2005), rare plants and their location within CoR reserves are listed in Appendix B. Given that this study was undertaken 10 years previous, some of these species may not be still present at these locations.

5.4 Fauna

Fauna surveys within Ryde LGA have been previously undertaken by Biosphere (2006, 2007 and 2008) and by Insight Ecology (2010 – 2012) as part of the monitoring of the River to River Corridor project. Fauna sightings have also been recorded by contractors during bush regeneration activities.

Ryde is typical of most highly urbanised LGA's within Sydney that have seen a pattern of biodiversity loss over time. In particular, large terrestrial mammals (eg. Long-nosed Bandicoot, native rodents and wombats), and large reptiles (bearded dragons and goannas) have become extremely scarce or locally extinct. The only remaining native terrestrial mammals are Long-nosed bandicoots in Tasman Park and Echidnas, Bush Rat and Brown Antechinus in the Field of Mars Reserve (CoR 2010). However, there

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

have been numerous sightings of a swamp wallaby at Field of Mars Reserve and Killys Creek Reserve (S. Payne pers. comm. 2016).

Arboreal mammals are still relatively common with Ring-tailed Possum, Brush-tailed Possum and Sugar Gliders known from Field of Mars, Lucknow Park and Pembroke Park (Biosphere 2008).

The total number of bird species recorded in Ryde since 1802 as collated by Insight Ecology (2010) was 221 species. Of these, 103 are native bushland and saltmarsh dependent birds. At present, 20% of these species are locally extinct (6 species) or are likely to have become extinct (15 species).

Eastern Barn Owl, Eastern Bristlebird, White-fronted Chat and Spotted Quail-thrush became locally extinct during earlier phases of habitat loss. Later local extinctions occurred between the 1960's and early 1990's and included Superb Lyrebird, Rockwarbler, Noisy Pitta, Pheasant Coucal, Speckled Warbler, Yellow-tufted Honeyeater, Diamond Firetail and Little Grassbird. More recent extinctions need to be confirmed but are likely for the Crested Shrike-tit, Varied Sittella and the Clamorous Reed Warbler (Insight Ecology 2010). However, a Crested Shrike-tit was observed along Terrys Creek in 2013 (S. Payne pers. comm. 2016).

Bird species richness has also declined, in particular the small passerine (perching) birds that require mid-canopy cover. Meanwhile, other birds have exploited human environments and are increasing in numbers. These birds tend to be aggressive and include Noisy Miners, Rainbow Lorikeets, Australian Raven, Pied Currawong and Common Myna (Biosphere 2008).

In smaller more isolated reserves, species such as Sacred Kingfisher, Rufous Whistler, Brown Thornbill, Grey Fantail, White-browed Scrubwren, Eastern Whipbird and Eastern Yellow Robin appear to be struggling to maintain their small and presumably 'at-risk' populations (Insight Ecology 2010).

Birds currently in serious decline are the remnant-dependent, sedentary and often ground- or shrub-foraging bird species, even in larger remnants (eg, Field of Mars) that are connected to the Lane Cove River valley system. These include Common Bronzewing, Wonga Pigeon, Grey Shrike-thrush, Whitethroated Treecreeper, Eastern Whipbird, Eastern Yellow Robin, Golden Whistler and Striated Thornbill (Insight Ecology 2010).

Frogs have also declined due to loss of ephemeral flooded areas and creek catchment habitat, poor water quality and the introduced fish species Plague Minnow (*Gambusia holbrooki*). Most tree frogs have disappeared due to lack of breeding habitat. Frog species recorded during the 2006-2008 Flora and Fauna Studies (Biosphere) included *Crinia signifera* Common Eastern Froglet, *Limnodynastes peronii* Striped Marsh frog, *Limnodynastes dumerilli* Eastern Banjo Frog, *Litoria phyllochroa* Leaf-green Tree Frog and *Litoria peronii* Peron's Tree Frog. The uncommon frog *Litoria phyllochroa* was recorded in Brush Farm Park and Field of Mars (Biosphere 2008).

5.4.1 Rare and Threatened Fauna

A search NSW Wildlife Atlas using Bionet website (<http://www.bionet.nsw.gov.au/>) for threatened fauna recorded in the Ryde LGA resulted in a total of 75 threatened fauna species. However, when the search was reduced to records post-1980, only 16 species were present and post 1990 – only 13 species. This reflects the marked decline of fauna species recorded over time within Ryde LGA. The list of threatened fauna species recorded post 1980 is shown in Appendix D. This list demonstrates that only a small number of threatened fauna species are likely to occur within Ryde LGA, as some species were only recorded once during the last 35 years and have no recent records.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

One threatened species that appears to be expanding their urban population in Sydney is the Powerful Owl. Powerful Owl has been recorded in several CoR reserves including Brush Farm Park, Forsyth Park, Lucknow Par, Marsfield Park, Pembroke Park and Field of Mars (Biosphere 2007 and 2006). Mostly, Powerful Owl would use these reserves for foraging, however roosting has been recorded at Field of Mars (Biosphere 2006). The Lane Cove River provides key roosting, nesting and foraging habitat for Powerful Owl (Insight Ecology 2011). Such individuals are likely to nest in the Lane Cove Valley and forage throughout Ryde's bushland areas on small mammals including possums.

5.5 Wildlife Corridors

The most functional wildlife corridor within the Ryde LGA occurs along the Lane Cove River, where vegetation comprising Lane Cove National Park forms a corridor connecting to the riparian habitats of the Parramatta River. However, within the majority of Ryde LGA, the connectivity of bushland areas is discontinuous and interrupted by roads and developed areas. Given this urban matrix, only highly mobile fauna and widely-dispersing native flora species can utilise such corridors. Cover-dependent fauna and flora species with limited seed dispersal tend to become locally extinct in the urban environment. Wherever possible, improving the width and connectivity of the corridors identified below will benefit fauna movements and native flora dispersal.

5.5.1 Previous wildlife corridor studies

Fox and Rawling (1990)

This study highlighted Ryde district's geographical importance as a conduit for regional-scale fauna movement. This study proposed that fauna could move along Terrys Creek and Lane Cove River down to Field of Mars, and west to Denistone, Darvall and Brush Farm Parks then onto Galaringi Reserve in the upper Dundas valley and remnants further west and north-west. Locally, this study mapped a northwest corridor from Field of Mars to Wallumatta Nature Reserve, North Ryde Common, North Ryde Golf Course, Shrimptons Creek and onto Macquarie University.

DECC 2008

In 2008, DECC completed a rapid fauna habitat assessment of the Sydney Metropolitan CMA area. The fauna habitat value of 50 sites across Sydney was assessed and ranked according to 10 key habitat components. The Lane Cove Valley ranked among the "very high" group of sites. However, the fauna habitat value of smaller (less than 50 ha in area) patches of remnant vegetation was not investigated.

River to River (R2R) Corridor project

The River to River (R2R) Corridor project was a 3 year project between Hunters Hills and CoR which aimed to enhance wildlife corridors between the Lane Cove River and Parramatta River. In particular, the project aimed to enhance over 9 kms of identified corridors through revegetation at 25 sites. Over 900 community members, schools and volunteers planted over 1600 plants. The focus was on restoration of small native bird and fauna habitat. The project ran from 2010 to 2012.

Insight Ecology 2010 to 2012

Insight Ecology conducted monitoring from 2010 to 2012 to determine the effectiveness of the R2R project. Insight Ecology (2011) found that within the study area and its environs, most habitat of value to indigenous, cover-dependent avifauna and other taxa occurred along the Lane Cove River and its key tributaries – primarily Terrys and Buffalo Creeks and secondarily, Shrimptons and Kittys Creeks. The degree of habitat connectivity was found to be quite high between these arterial streams and Lane Cove River itself.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Some residual landscape connectivity exists across Hunters Hill, Ryde and Parramatta LGAs from Field of Mars Reserve along Buffalo Creek to Brush Farm Park via small partly vegetated reserves in upper Terrys Creek catchment, Denistone Park and Darvall Park, and then onto Dundas Valley remnants at Galaringi Reserve and Coxs Creek. However, these are only able to offer breeding and refugia resources for a small subset of isolation-sensitive bushland bird species. Thus, these patches have low functional connectivity for bushland birds in the landscape (Insight Ecology 2011).

Apart from the three key bushland reserves (Lane Cove NP, Field of Mars Reserve, and Boronia Park (Hunters Hill LGA)), all of the remnants identified in the R2R project are small, narrow, and have a consequently high edge-to-area ratio. This limits the range of habitat types, degree of structural habitat complexity, and food and nesting resources they can offer to woodland and forest bird species. Only the more resilient and adaptable species such as Noisy Miner, Common Myna (introduced), and Rainbow Lorikeet are usually found in these patches (Insight Ecology 2011).

City of Ryde Studies

The CoR Street Tree Master Plan (2013) mapped proposed habitat corridors and roads with high and low planting initiators. The City of Ryde Urban Forest Plan (2013) suggests supplementing and supporting connectivity of bushland reserves with street planting and encouraging residents to plant habitat trees and shrubs.

5.5.2 Regional Corridors

Figure 2 shows the local and regional connectivity, which is based on a review of previous studies and desktop mapping analysis. The regional biodiversity connectivity occurs along the Lane Cove and Parramatta Rivers with the following five regional connections extending from the Lane Cove River:

1. **Terry's Creek Corridor:** Somerset Park - Ivanhoe Park - Lucknow Park and Pembroke Park
2. **Kittys Creek Corridor:** Kittys Creek Reserve - Portius Park - Pryor Park - Wallamatta Nature Reserve - North Ryde Common and North Ryde Golf Course
3. **Buffalo Creek Corridor:** Field of Mars - Laurel Park - Burrows Park
4. Corridor extending from the Dundas Valley near the western boundary of the LGA to Brush Farm Park - Lambert Park - Lynn Park - West Denistone Park - Darvall Park - Symon's Reserve - Denistone Park.
5. **Parramatta River:** Morrison Bay Park - Tyagarah Park - Mallee Park - Olympic Park - Pidding Park - Barton Park - Aitchandar Park - Minga Reserve

5.5.3 Local Corridors

Seven local connections are mapped within Ryde LGA (**Figure 2**). Of these, two are connected with the regional Parramatta River corridor as follows:

1. Meadowbank Park - Ryde Parramatta Golf Club - Maze Park
2. Meadowbank Park - West Ryde

Three local connections extend from the Lane Cove River regional corridor and include:

3. Waterloo Park - Trafalgar Reserve - Marsfield Park
4. Though the grounds of the Macquarie University along Mars Creek to Pioneer Park
5. Though the grounds of the Macquarie University along Kikkiya Creek

A local connection in the centre of the LGA consists of:

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

6. Shrimplons Creek Corridor: Elouera Reserve – Wilga Park – Quandong Reserve – Booth Reserve – ELS Hall Park – Greenwood Park – Tindarra Reserve – Flinders Park – Santa Rosa Park.

A local connection extends from the Terry's Creek regional corridor and includes:

7. Forsyth Park - Forrester Park - Yarramar Reserve and Jim Walsh Park.

5.5.4 Opportunities for Connectivity

Figure 2 identifies a number of opportunities where habitat enhancement of streetscapes and existing bushland areas may support improved connectivity between local corridors and regional corridors across Ryde. The primary role for these areas of opportunity would be to enhance a series of stepping stones between corridors for the more mobile fauna species. Any enhancement of these areas should be carried out in line with the City of Ryde Urban Forest Plan (2013).

A review of the priority rankings in the Street Tree Masterplan (as well as Council's Park Tree Planting Program) to focus on the areas of opportunity in Figure 2 will assist in strengthening ecological connections across the City of Ryde.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

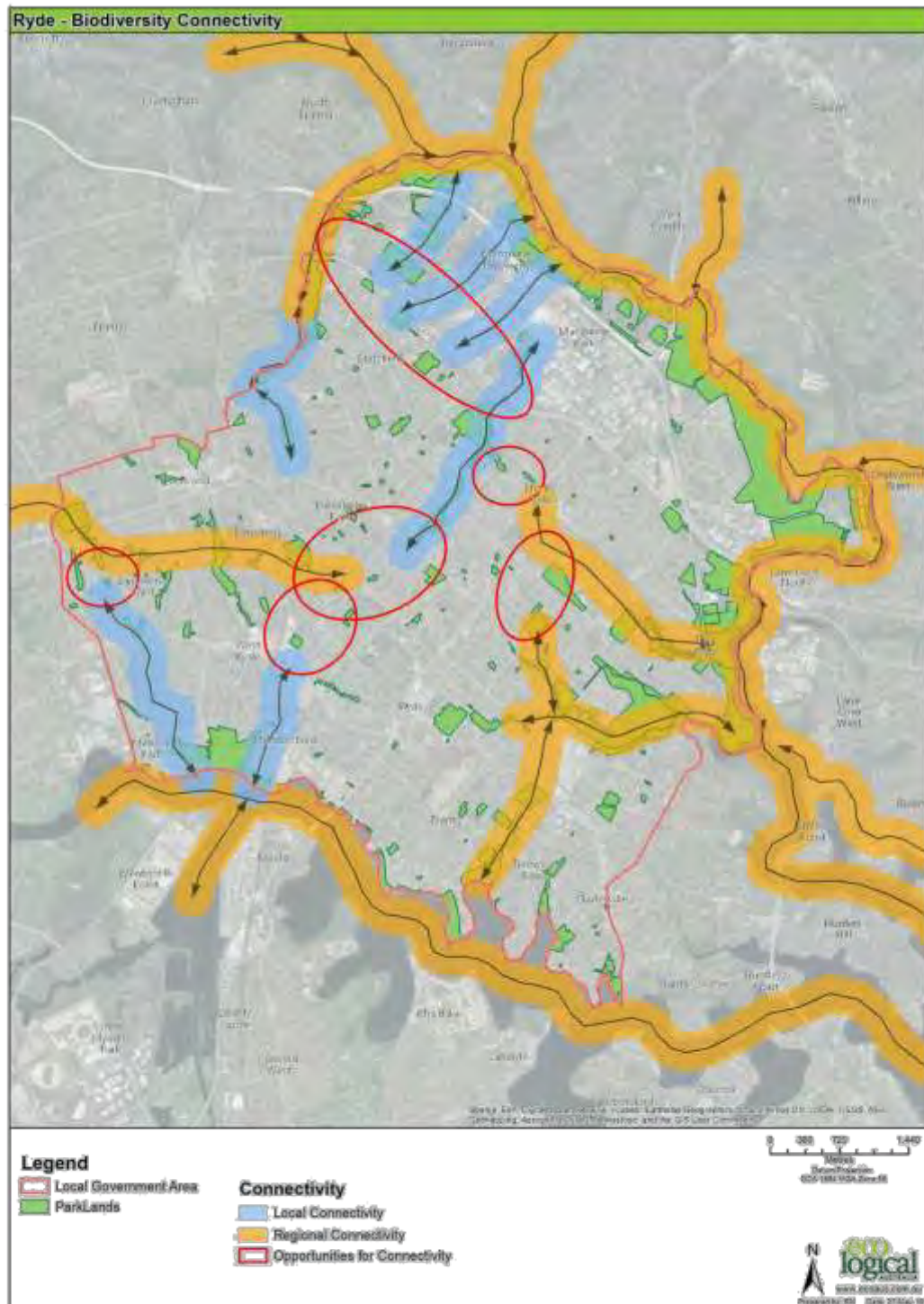


Figure 2: Connectivity within City of Ryde

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ITEM 4 (continued)

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6 Threats

The Biodiversity values of Ryde LGA are threatened by factors typical of urban areas. Primarily, the loss of habitat through clearing for infrastructure and urban development presents the most direct threat through loss of habitat and extent of native vegetation. Other threats to Ryde's biodiversity are discussed below from a review of literature, including previous ecological studies, bush regeneration activity reports and CoR Plans of Management.

6.1 Edge effects

Most of the native vegetation within Ryde is located along creek lines and drainage reserves. The long linear shape of these reserves creates a high edge to size ratio, so that edge effects including weed invasion penetrate through the entire reserve. In contrast, large areas of vegetation like that found at Field of Mars Reserve contain a core of vegetation that is buffered from impacts by surrounding vegetation. As such, the native species richness of most reserves in Ryde is currently threatened by edge effects including weed invasion, rubbish dumping and disturbance by activities such as illegal track construction (Kubiak 2005).

An edge effect that is less known is artificial lighting and the impacts on fauna. Biosphere (2007) noted that a single back yard spotlight can dislocate fauna for 50 metres either side of the light source. This can effectively reduce the area of habitat for some native fauna. The large bright lights at sporting fields are likely to have to cause an impact to adjacent bushland given the height and intensity of the light.

6.2 Increased runoff and nutrients

The relatively large area of impermeable surfaces found in urban areas like Ryde including roads, car parks and developed areas increases the amount of stormwater runoff entering creeks and drainage lines. This runoff also contains a relatively high amount of nutrient that changes the soil nutrient levels of urban bushland and favours the growth of exotic species. So, in addition to weed invasion from the edges of reserve, the presence a drainage line within the centre of many of Ryde's reserves provides another source of nutrient and weeds including "garden escapes" from residential areas.

6.3 Lack of fire

The lack of fire within urban bushland also changes to the species composition towards that of a mesic (moist rainforest-like) forest instead of fire-adapted sclerophyllous vegetation, which is generally typical of the native vegetation along ridges and plateaus within Ryde. Species diversity generally declines with increasing time since fire in sclerophyllous native vegetation, as mesic natives (eg. *Pittosporum undulatum*) and exotic fire sensitive weeds become dominant.

Environmental burns can assist with regenerating urban bushland. For example, Biosphere (2008) noted that Tasman Park, which is a linear shaped reserve (300m long x 50m wide) and therefore vulnerable to edge effects had exceptional species diversity (119 species), possibly due to previous fire. At the time of the Biosphere survey (2008), a recent burn had occurred within the reserve and there was a monoculture of native Hop Bush (*Dodonaea triquetra*) sheltering uncommon plants such as *Pultenaea linophylla* and *Daviesia ulicifolia* ssp *ulicifolia* both listed as rare in the Ryde by Kubiak (2005). *Pultenaea linophylla* was not observed in any other reserves during the 3 year survey period (Biosphere 2008).

ITEM 4 (continued)

ATTACHMENT 1

On the contrary, areas of bushland that are burnt too frequently will result in the loss of native species richness, particularly from obligate seeders. Obligate seeders are plants which do not re-sprout following fire, but regenerate from seeds buried in the soil or retained in woody fruit. The fire-interval must be long enough to allow such plants to grow, reproduce to produce a seed bank.

6.4 Weed invasion

CoR are legally obligated to control noxious weeds within Council reserves. Noxious Weeds that threaten vegetation communities within Ryde include (Biosphere 2008):

- Class 4: *Lantana camara* (Lantana), *Asparagus* sp. (Asparagus Fern), *Rubus fruticosus* species aggregate (Blackberry), *Ligustrum sinense* (Small-leaved Privet) and *Ligustrum lucidum* (Large-leaved Privet), and *Olea europaea* subsp. *cuspidata* (African Olive)
- Class 3: *Cestrum parqui* (Green Cestrum), *Genista monspessulana* (Cape Broom), *Alternanthera philoxeroides* (Alligator weed).

Weedy vines including *Anredera cordifolia* (Madeira Vine), *Ipomea* sp. (Morning Glory), *Passiflora suberosa* (Corky Passionfruit), *Lonicera japonica* (Japanese Honeysuckle) and *Cardiospermum grandiflorum* (Balloon Vine) can if not managed, smother the canopy and cause dieback of native trees (eg. Lynn Park, Symons Reserve, Denistone Park) (Biosphere 2008).

While weeds are a threat to Ryde's biodiversity, a staged approach to weed control is best to avoid adverse impacts. For example, the over-clearing of woody weeds can promote erosion on steep slopes and the value of lantana, blackberry, privet and other exotic plants as habitats for fauna needs to be considered. Small isolated but breeding populations of Variegated Fairy-wren, Superb Fairy-wren and Whitebrowed Scrubwren have been recorded in Mallee Reserve and Field of Mars Reserve (Insight Ecology 2011) utilising the dense cover provided by such weeds.

The Saltmarsh community EEC at Field of Marks is threatened by *Salpichroa organifolia* which spreads via rhizomes and is very difficult to remove. The saltmarsh community along the Parramatta River is also threatened by mangrove incursions. A comparison of 1943 and 2008 aerial photos (Dept of Lands) shows that most of the mangrove communities mapped in the 2008 survey by Biosphere have increased significantly since 1943. The only exception was Morrison Bay Park where the saltmarsh area had been reclaimed after construction of a seawall (Biosphere 2008).

Other weeds that threaten the Saltmarsh EEC are *Juncus acutus* ssp. *acutus*, *Phragmites australis* and Alligator Weed. The latter two species are indicative of freshwater entering the saltmarsh from culverts (Eg. Settlers Park) (Biosphere 2006).

6.5 Dumping and recreational impacts

Ryde's bushland is currently threatened by rubbish dumping, disposal of garden clippings and disturbance by activities such as illegal track construction (Kubiak 2005). In particular, unmanaged recreational use has been identified degrading the following reserves (Biosphere 2006, 2008).

- Denistone Park, Darvall Park and Field of Mars from bicycle tracks.
- Darvall Park from Pedestrian traffic;
- Marsfield Park from increased nutrient load from horse manure.

ITEM 4 (continued)

ATTACHMENT 1

6.6 Domestic pets and introduced fauna

Predation by cats, dogs and foxes is the main reason for the decline of terrestrial mammals from Ryde, such as the Long-nosed Bandicoot (Biosphere 2008). Large reptiles including blue-tongue lizards, bearded dragons, goannas and large snakes have become very scarce mostly by deliberate and accidental killing by humans or domestic animals. The lack of vegetative cover and habitat in the form of fallen timber and rocks and the small size of reserves makes terrestrial mammals and large reptile species more vulnerable to predation.

Rabbits have been identified as causing soil degradation and feeding on recent revegetation works at Marsfield, Pembroke and Pidding Park (Biosphere 2008).

Four introduced bird species are present within Ryde, including the ground-foraging granivores Spotted Dove and Rock Dove, and the omnivores Common Myna and Common Starling. These species are generally exploiting human environments including planted vegetation along streets and parks and in front and rear yards (Insight Ecology 2011).

6.7 Development and infrastructure

Development and infrastructure works in parks or reserves can impact native vegetation communities through clearing and disturbance. Typical works include maintenance of existing infrastructure, including pathways, adjoining recreational facilities, underground services, powerlines, adjoining roads and stormwater.

ITEM 4 (continued)

ATTACHMENT 1

7 Conservation Significance Assessment

A conservation significance assessment is a process of ranking the bushland areas of Ryde to determine which have the most important biodiversity features/values. This process is described below and helps to identify and prioritise which reserves require protection and management.

7.1 Purpose of the Conservation Significance Assessment

The prioritisation process is based on the measurement and comparison of a number of criteria that contribute to the biodiversity conservation value of areas of bushland in Ryde:

- the values of the bushland area within a landscape context;
- community values for bushland areas; and
- threats impacting on the bushland area.

The criteria were initially developed and reviewed by Council and then further refined to provide a transparent, repeatable process. The following broad groups were considered suitable for the criteria.

- **Conservation values** – threatened biota, legislative status, vegetation cover;
- **Landscape values** – size and connectivity;
- **Community values** – community usage and feedback; and
- **Threats** – surrounding land use, potential disturbance, climate change impacts.

Each criterion was given a numeric score reflecting the level that it contributes to the assigned value. The total scores are then calculated and ranked to provide an overall prioritisation value for the area of bushland.

7.2 Assessment Criteria

The biodiversity conservation significance criteria include conservation, landscape and community values using available associated data. The following available information was used in the process:

- Council of Ryde Vegetation Mapping
- Atlas of NSW Wildlife database
- Parramatta River Catchment Group Fauna species database
- Riparian areas and Buffers
- Habitat corridors
- Drainage catchments
- Council Park Boundaries
- Anecdotal community feedback
- Council assets database

The criteria assessed and scored for each bushland patch using the above datasets via a desktop GIS process using geo-processing, data filtering and reporting operations. The assessment criteria and available score for each criterion are defined in **Table 4**.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Table 4: The assessment criteria used to determine biodiversity conservation significance of bushland within CoR

Major Values	Criteria	Supporting Information Measure	Score
Conservation	Threatened or rare biodiversity (CoR1)	Vegetation mapping Atlas of NSW Wildlife Council database	Threatened Ecological Community (Federal, State) or Presence of threatened Biota / Presence of locally rare flora and fauna Present = 1
Landscape	Associated Vegetation Patch Size (CoR2)	Vegetation mapping GIS analysis	Patch of Natural area > 1 ha Present = 1
	Connectivity / Corridors (CoR3)	Riparian buffers Habitat corridors Catchment boundaries GIS analysis	Proximity to surrounding natural areas and or National Park, or Location within a identified habitat corridor or Location within Parramatta and Lane Cove R catchment & Riparian Zone Presence of a minimum of 2 of the above = 1
Community	Community Value (CoR4)	Park boundaries Community feedback and assets register	Identified Valued area = 1

The resultant score for each bushland patch is calculated and the value ranking of biodiversity significance is based on the following total scores:

- High: 4
- Moderate: 2 - 3
- Low: 0 - 1

7.3 Conservation significance

The resultant distribution of biodiversity conservation significance values across all areas of mapped bushland within the Council area, including Lane Cove National Park, is shown in the graph below (Figure 3) and Figure 4.

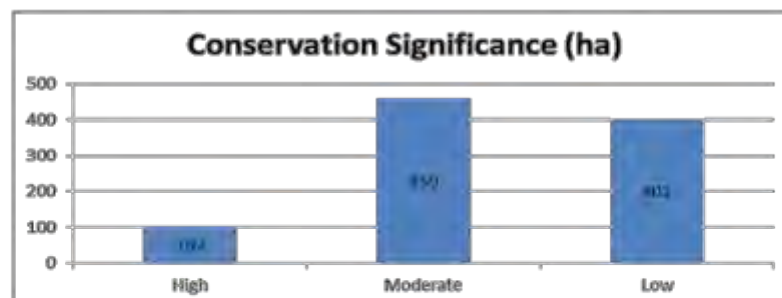


Figure 3: The distribution of conservation significance (high, moderate and low) in hectares for all areas of mapped bushland within CoR

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

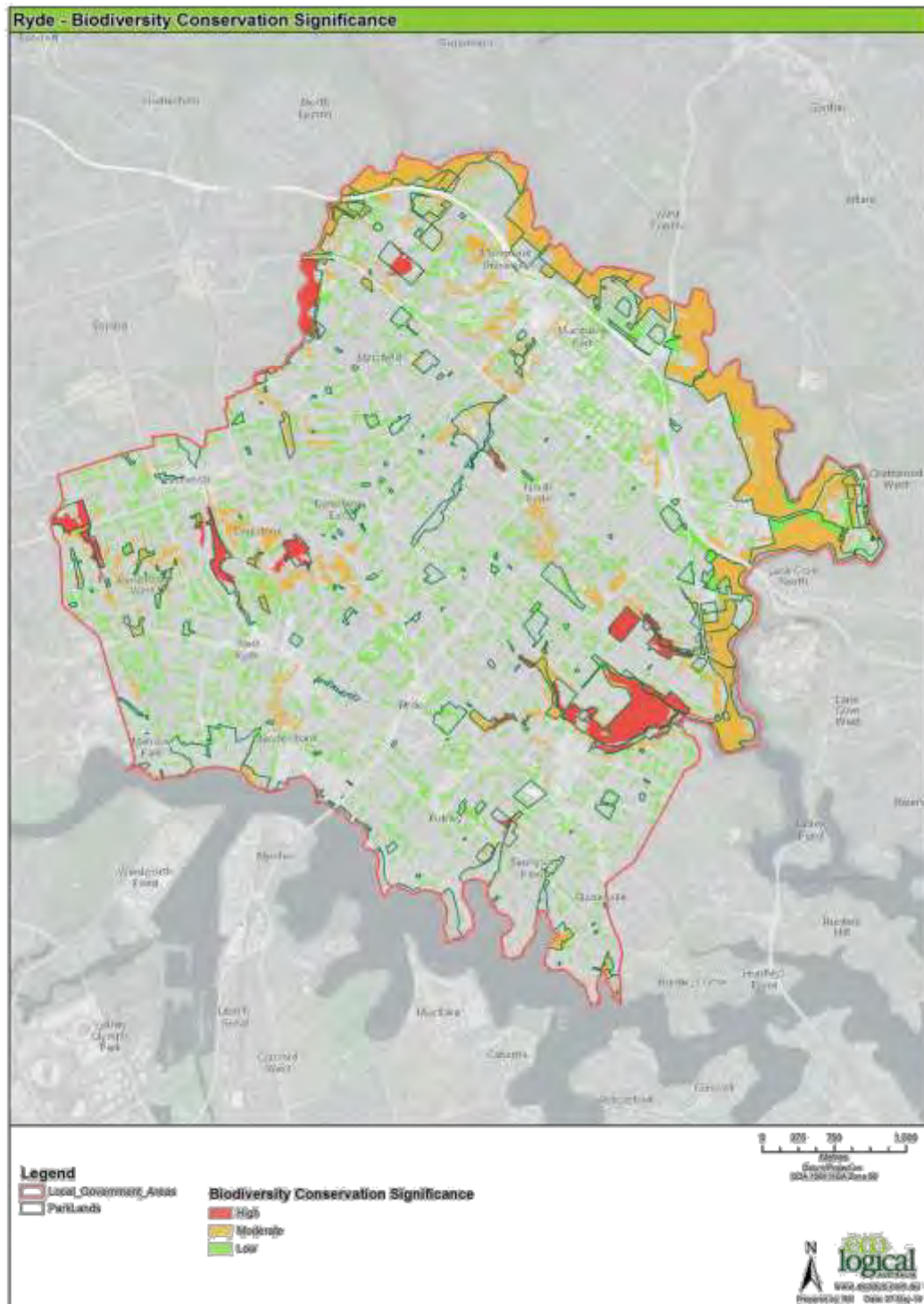


Figure 4: Biodiversity conservation significance

ITEM 4 (continued)

ATTACHMENT 1

7.4 Threats to Biodiversity

The potential threats criteria include surrounding land use, potential edge disturbance and the influence of climate change through potential sea level rise using available associated data. The following available information was used in the process:

- Council of Ryde LEP Zoning
- Drainage network
- Contour data

The criteria assessed and scored for each bushland patch using the above datasets via a desktop GIS process using geo-processing, data filtering and reporting operations.

The assessment criteria and available score for each threat criterion are defined in **Table 5**.

Table 5: Threats to biodiversity – assessment criteria and score.

Major Values	Criteria	Supporting Information Measure	Score
Threats	Surrounding Land Use – T1	LEP Zoning	Adjacent to developed land = 50
	Weed Invasion Pathways (Hydrological Regimes / Residential Edge effects) – T2	GIS Analysis	Hydrological effects = 30 or Residential edge effects = 15
	Sea level rise – T3	Elevation data	Within 3m ASL = 20

The resultant score for each bushland patch is calculated and the value ranking of threat potential is based on the following total scores:

- High: 71 - 100
- Moderate 31 - 70
- Low: 0 - 30

The resultant distribution (in hectares) of potential threat values across all areas of mapped bushland within the Council area, including Lane Cove National Park, is shown below in **Figure 5** and **Figure 6**.

ITEM 4 (continued)

ATTACHMENT 1

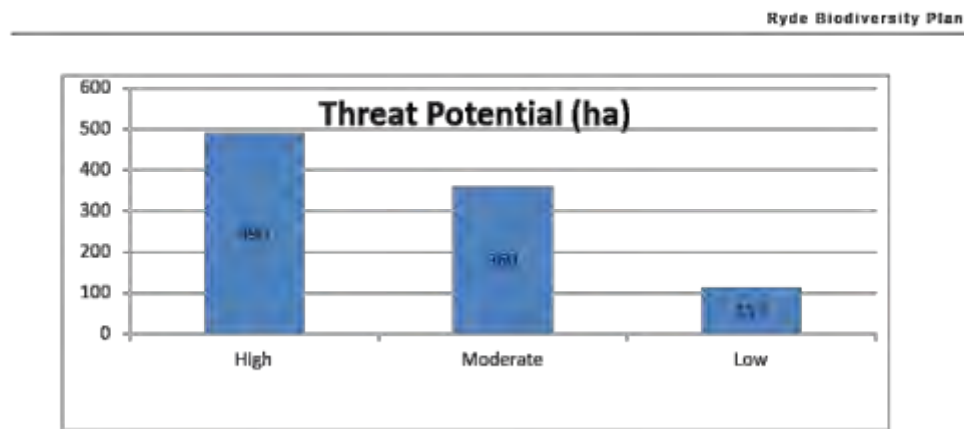


Figure 5: The distribution of threat scores (high, moderate and low) for all areas of mapped bushland within CoR

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

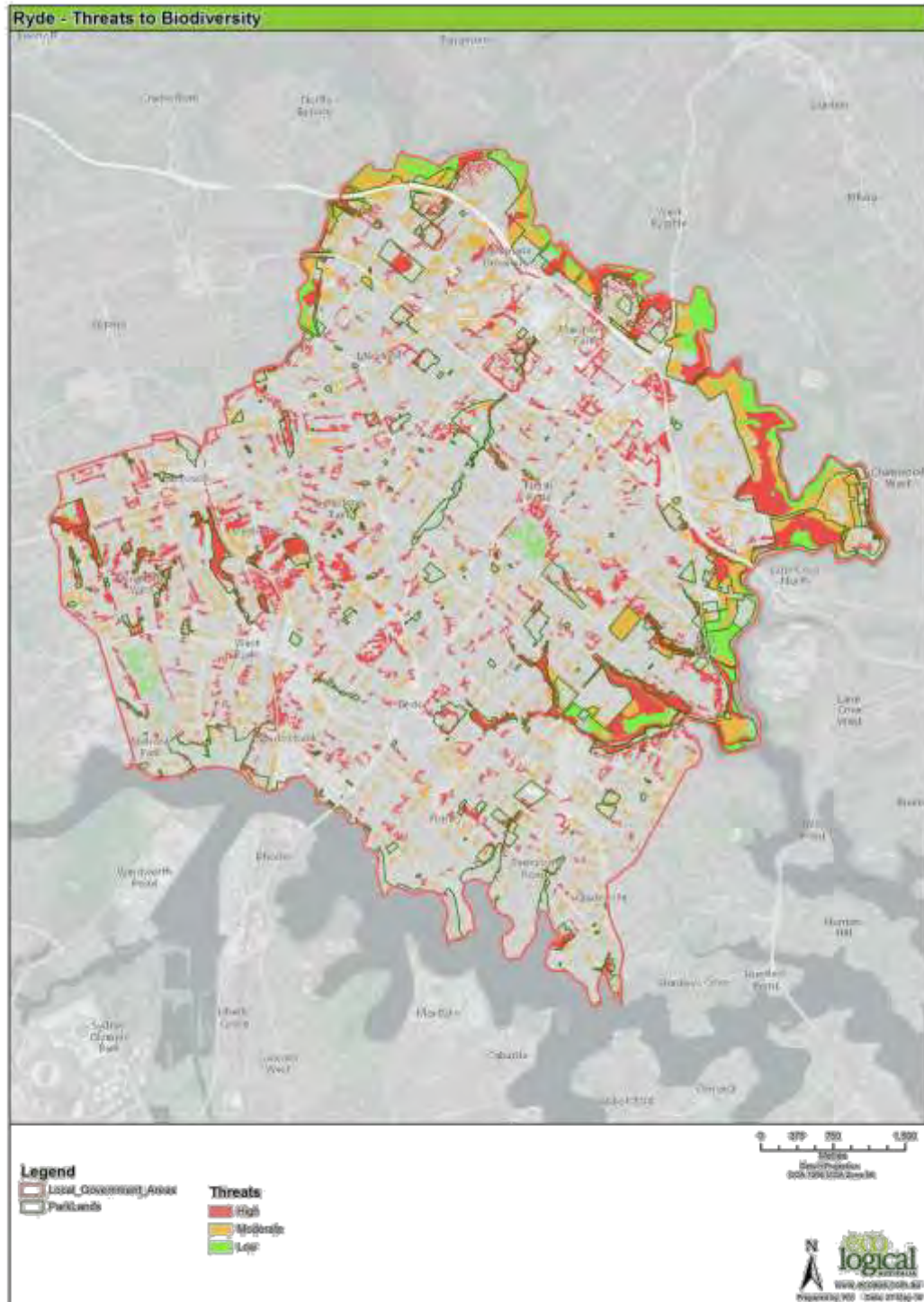


Figure 9: Threats to Biodiversity

ITEM 4 (continued)

ATTACHMENT 1

7.5 Management Priority

A prioritisation matrix was developed, combining the conservation significance value and the potential threat value for each bushland area. The relationship between the conservation significance value and identified potential threat to biodiversity is shown in the prioritisation matrix below (Table 6).

Table 6: Prioritisation matrix

		Conservation Significance Value		
		High	Moderate	Low
Potential Threat Value	High	VH	H	M
	Moderate	H	M	L
	Low	M	L	VL

Areas of Very High (VH) prioritisation have the greatest urgency for management and action, whereas areas identified as Very Low (VL) prioritisation have the least priority for management.

The resultant distribution of management priority across all areas of mapped bushland within the Council area, including Lane Cove National Park, is shown in Figures 7 and 8.



Figure 7: Distribution of bushland (in hectares) across the five management priorities

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

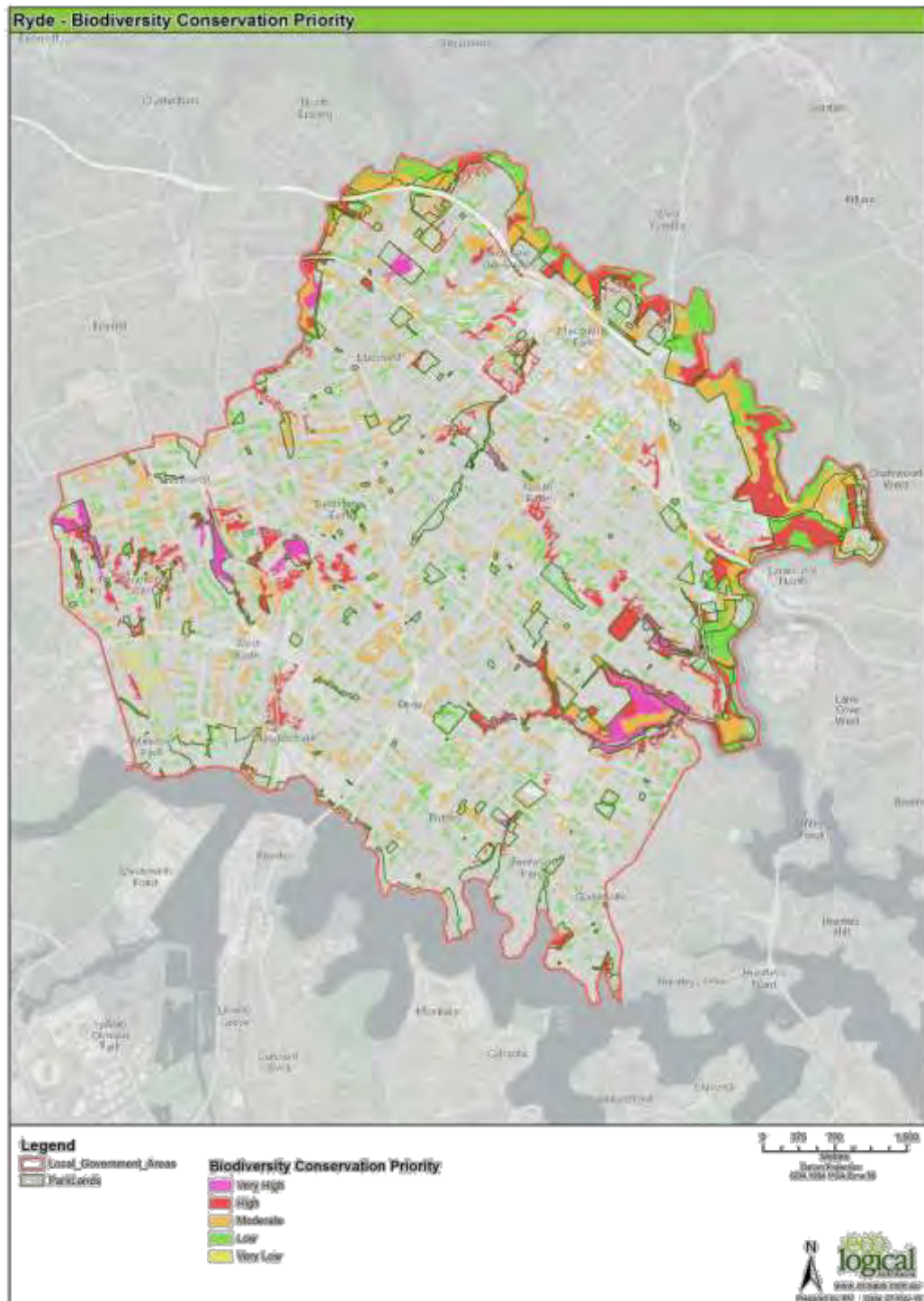


Figure 8: Biodiversity conservation priority

ITEM 4 (continued)

ATTACHMENT 1

8 Biodiversity Targets

Strategic biodiversity targets are necessary to assess the performance of the Biodiversity Plan. Targets for City of Ryde (CoR) have been identified based on the relationship of the vision and themes for the plan, along with consultation with City of Ryde staff and the Bushland and Environment Advisory Committee (BEAC). Commonwealth, State and catchment based targets have also been reviewed and included where relevant.

These targets have also been aligned with the Ryde Community Strategic Plan (CoR 2013) which identified the following goals:

- clean and reduce pollution in waterways
- establish bushland in areas with a long-term benefit
- enhance natural corridors and waterways
- raise public and business environmental awareness

Table 7: Biodiversity plan targets by theme

Theme	Targets
Native Vegetation: protecting and managing Ryde's Native Vegetation	<p>Target 1.1: Endeavour to protect 100% of native vegetation in Council Reserves</p> <p>Target 1.2: Improve 70% of vegetation within high priority bushland areas that are considered to have a high opportunity for conservation.</p> <p>Target 1.3: Retain the maximum amount of native vegetation across development and infrastructure zones</p> <p>Target 1.4: Roll-out biodiversity education for residents and Council staff</p> <p>Target 1.5: Maintain and improve the condition of vegetation in Council reserves</p>
Urban Waterways: restoring waterways and surrounding environments.	<p>Target 2.1: Measureable improvement in water quality across CoR waterways as per the CoR Community Strategy</p> <p>Target 2.2: Protect all significant wetlands and Coastal Saltmarsh</p> <p>Target 2.3: Restore the ecological function of high priority waterways and wetlands</p>
Corridors and Connectivity: linking the landscape	<p>Target 3.1: Measureable increase in connectivity within reserves</p> <p>Target 3.2: Increase in numbers and density of urban trees across CoR</p> <p>Target 3.3: Measureable increase in habitat coverage within and adjacent to identified regional corridors</p>
Public Spaces: Managing our reserves to promote biodiversity and community interaction	<p>Target 4.1: All actions identified in Plans of Management for reserves Implemented</p> <p>Target 4.2: All recreational activities in reserves to be compliant with biodiversity protection</p> <p>Target 4.3: Increased community involvement in biodiversity education programs –</p>

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Theme	Targets
	aligned with the Ryde Community Strategic Plan strategy to raise awareness in our community on the future challenges to our natural environment and the actions required to mitigate them.
Urban Habitat: Protecting and managing biodiversity in the urban landscape	<p>Target 5.1: Maintain and improve native species richness of flora and fauna in Council reserves – aligned with the Ryde Community Strategic Plan to <i>lead by example and demonstrate environmental sensitivity in all that we do</i></p> <p>Target 5.2: 20% decrease in populations of pest fauna species in reserves - aligned with the Ryde Community Strategic Plan to <i>work collaboratively with neighbouring councils to develop measures to protect our natural environment and biodiversity.</i></p> <p>Target 5.3: Ensure weed density in high priority bushland areas is maintained to ensure protection of significant areas.</p> <p>Target 5.4: Establish and implement monitoring of habitat and condition values within high conservation priority areas.</p> <p>Target 5.5: Increase participation numbers in community bushcare groups including corporate volunteers - aligned with the Ryde Community Strategic Plan to <i>actively collaborate with our community and businesses to care for and enhance our environment</i></p> <p>Target 5.6: Increase biodiversity habitat & protection on private land - aligned with the Ryde Community Strategic Plan to <i>actively collaborate with our community and businesses to care for and enhance our environment.</i></p>

8.1 Priority Areas

Areas of vegetation across the LGA have been prioritised in accordance to biodiversity conservation significance and potential threat to biodiversity. The priority areas have been identified through the conservation significance assessment process carried out as part of this Plan.

The biodiversity conservation significance values identify areas that are considered significant in achieving conservation goals across the LGA as well as providing effective biodiversity linkages within and outside of the LGA to promote and maintain regional biodiversity habitat connectivity (Figures 2 & 4). These areas should be managed for these values where possible.

Potential threats to biodiversity were also identified and ranked to determine which areas of biodiversity are at risk and require management emphasis (Figure 6).

Using resultant biodiversity conservation significance values and threat values for Reserves within the CoR, a management priority was derived for each Reserve using the priority matrix (Table 5).

Reserves of Very High (VH) prioritisation have the greatest urgency for management and action, whereas areas identified as Very Low (VL) prioritisation have the least priority for management (Figure 8).

Reserves resulting in a "Very High" and "High" priority ranking are listed below. A number of additional Reserves were also added into the "Very High" and "High" priority ranking due to Council operational

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

requirements as well as recognition of their community significance. 0 lists the conservation priorities, conservation significance and threat ranking for all reserves in Ryde that contain mapped native vegetation.

- Aitchandar Park
- Brush Farm Park
- Darvall Park
- Field Of Mars Reserve
- Forsyth Park
- Kittlys Creek Reserve
- Marsfield Park
- Portius Park
- Tyagarah Park
- Bell Park
- Dunbar Park
- Fielder Park
- Ivanhoe Reserve
- Looking Glass Bay Park
- Mallee Reserve
- Maze Park
- Memorial Park
- Morrison Bay Park
- Pidding Park
- Santa Rosa Park
- Symon's Reserve
- Wilga Park
- Boobajool Reserve
- Kobada Park
- Lynn Park*
- Stewart Park*
- Bremner Park
- Burrows Park
- Denistone Park
- Forrester Park
- Greenwood Park
- Lambert Park
- Pembroke Park
- Pryor Park
- Barton Reserve
- Booth Reserve
- Els Hall Park
- Glades Bay Park
- Koonadan Reserve
- Lucknow Park
- Martin Reserve
- Melrose Park
- Miriam Park
- Outlook Park
- Putney Park
- Somerset Park
- Tasman Park
- Yarramar Reserve
- Christie Park
- Bundara Reserve*
- Minga Reserve*
- Wallumatta Nature Reserve*

* Reserves added due to Council operational requirements and community significance

ITEM 4 (continued)

ATTACHMENT 1

9 Biodiversity Actions

The following actions aim to maintain and improve biodiversity values across the City of Ryde based on the identified targets for each biodiversity theme. It is anticipated that primary responsibilities for the implementation of these actions will rest with the City of Ryde with the support of the relevant government agencies and the community of the City of Ryde.

The implementation timeframe for this strategy is five years. After five years, the Plan should be subject to a comprehensive review.

State agencies are currently developing targeted approaches for managing Threatened Ecological Communities (TECs) within NSW. In the interim, a number of management actions have been identified for TECs. Those actions that are relevant for the TECs that occur in Ryde have been incorporated into the following biodiversity action tables.

The following tables identify actions relevant to each of the identified biodiversity targets based on the existing body of biodiversity knowledge from relevant Plans, strategies and studies that have previously been prepared for the City of Ryde, as well as the conservation significance and prioritisation assessment carried out as part of this Plan. These actions are closely aligned with goals for a city of environmental sensitivity as identified in the Ryde 2025 Community Strategic Plan (CoR 2013).

Each group of actions relating to targets are assigned a priority for completion and a relevant responsibility for carrying out the actions. Priorities have been separated into:

- **H – High:** Actions investigated to commence within first year of the plan for completion within 5 years.
- **M – Medium:** Actions investigated to commence within first three years of the plan for completion within 7 years.
- **L – Low:** Actions investigated to commence within five years of the plan.

In addition to Councils budget from development contribution plans and rates, monetary grants and funding from various sources such as the NSW Environmental Trust and Catchment Management Authorities may be sought to carry out a number of the actions identified in this Plan. This includes actions which have a more regional biodiversity benefit such as connectivity and corridor enhancement or enhancement of vegetation or species habitat listed as threatened at either a State or Federal level (either through on ground action or knowledge advancement). Broad budget estimates have been included in the actions below, separated into capital expenditure and operational (ongoing) costs. These budgets are separated into:

- **H – High:** > \$50 000
- **M – Medium:** <\$50 000 and >\$10 000
- **L – Low:** < \$10 000

ITEM 4 (continued)

ATTACHMENT 1

9.1 Biodiversity Theme 1: Native Vegetation: protecting and managing Ryde's Native Vegetation

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 1.1: Endeavour to protect 100% of native vegetation in Council reserves.	1. For Council reserves containing TEC's as identified in Table 3: <ul style="list-style-type: none"> Ensure that TEC's are being actively restored through bush regeneration and where required, that revegetation is undertaken using locally sourced stock from agreed planting list. Identify threats on vegetation communities (eg. Drainage lines, tracks, rubbish dumping, infrastructure works in parks) and seek to incorporate into future Reserve plans of management. Control and regulate access with fencing / delineation and signage particularly BGHF and STIF remnants subject to high levels of disturbance Ensure that fire management of TEC's complies with the Bush Fire Environmental Assessment Code for NSW (Appendix A) 2. Conduct targeted field surveys of mapped STIF and BGHF TECs to validate and clarify condition. In particular, determine whether BGHF is present within Ryde LGA or if these areas are more accurately classified as STIF. 3. Provide a map of known occurrences of TEC's to Rural Fire Service and seek the inclusion of mitigative measures on Bush Fire Risk Management Plan(s), risk register and/or operation map(s).	H	Environment	H	M
			Strategic City	M	NA
			Operations via Service Level Agreement	L	
Target 1.2: Improve 70% of vegetation within high priority bushland areas that are considered to have a high opportunity for conservation.	4. Look for opportunities to expand and create Council managed bushland areas, particularly for areas with a high opportunity for conservation. 5. Areas identified as high conservation bushland that have passive use or no other planning implications (RE1 and RE2 public and private recreation) to be considered for rezoning review to E2).	M	Environment	M	L
			Strategic City	L	NA
Target 1.3: Retain the maximum amount of native	6. Prepare TEC identification and impact assessment guidelines for Council staff including development planners.	M	Environment	L	NA

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
vegetation across development and infrastructure zones	7. Council to consider TECs when reviewing and developing controls and policies and, where possible or relevant, investigate biodiversity certification.		Strategic City and Assessment	L	L
Target 1.4: Roll-out biodiversity education for residents and Council staff.	8. Develop and maintain a standardised environmental data collection process (templates) and information repository (natural assets database) for use by Council staff, consultants and volunteers 9. Where synergies exist seek to tie in with research by local schools, universities and community to determine ecological processes within bushland reserves, including fire ecology, soil seedbank, fragmentation, response to disturbance and recovery of TEC's. Aligned with the Ryde Community Strategic Plan goal <i>to actively collaborate with our community and businesses to care for and enhance our environment.</i> 10. Review Councils revegetation planting scheme for TEC's to ensure the correct species are being used for rehabilitation work in line with Council priorities. 11. Establish a regular update and review of flora and fauna survey mapping approximately every 5 years.	M	Environment	L L L H	L L NA L
Target 1.5: Maintain and improve the condition of vegetation in Council reserves	12. Review bush regeneration program (contracts) to ensure the highest priority areas are being actively managed in conjunction with procurement processes. 13. Identify new sites of high conservation value / priority that would benefit from establishment of a new bushcare group where interest has been identified by the community. 14. Develop a Noxious Weed Strategy (incorporating both private and public lands) which ensures the consideration of impacts on TECs when enforcing noxious weed or pest species control in TECs. The strategy should include Regulatory, Educational and On-ground related actions and activities as well as be consistent with current bushcare programs and activities. 15. Implement appropriate fire management practices (see Appendix A of this plan) for bushland reserves and consider ecological burns for maintaining maximum plants species richness and regeneration where feasible.	H	Environment Environment Environment Environment Operations via Service Level Agreement,	L M L L L	NA L L L NA

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
	16. Investigate opportunities to establish BioBank or other incentives to help manage land for biodiversity and serve as a funding source. 17. Add the current and updated conservation significance assessment, threat assessment, conservation priority; regional and local connectivity layers to Councils GIS repository		Land Information		

9.2 Biodiversity Theme 2: Urban Waterways: restoring waterways and surrounding environments

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 2.1 Measureable improvement in water quality across CoR waterways	1. Continue the Natural Waterways Water Quality Monitoring Program targeting the following 5 main creek systems within the LGA: a. Terrys Creek b. Shrimptons Creek c. Porters Creek d. Buffalo Creek e. Archers Creek	H	Environment	M	L
	2. Undertake regular water quality monitoring to identify pollution sources – involve schools, or universities to monitor sites.		Environmental Health and Building	L	L
	3. Identify and prioritise specific threats on waterways and undertake appropriate on-ground site management strategies to address them within very high and high priority areas		Strategic City	H	L
	4. Education of community “sweep instead of hose”. Re-inforce that everything on the streets enters our waterways. Aligned with the Ryde Community Strategic Plan goal to promote and offer education on the benefits and savings that can be achieved by supporting sustainable lifestyles and to clean and reduce pollution in our waterways.		Assessment	L	L

ITEM 4 (continued)

ATTACHMENT 1

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
	5. Ensure Council policy includes WSUD features in DA's with consideration for frog friendly WSUD design guidelines. 6. Review current conditions of consent to include biodiversity consideration in development within or adjacent to Bushland as defined in SEPP 19 (Bushland in Urban Areas), particularly for identified TECs		Asset Systems	L	L
Target 2.2: Protect significant wetlands and Coastal Saltmarsh	7. Validate and update mapping of Coastal Saltmarsh EEC and develop a management plan to control/remove any relevant threatening processes. The following threats have been identified: <ul style="list-style-type: none"> • sedimentation resulting from catchment run off. • weed invasion including <i>Juncus acutus</i> at Kissing Point Park (Biosphere 2008). • freshwater inputs from stormwater at Settlers Park changing species composition by encouraging growth of <i>Phragmites australis</i> and Alligator Weed <i>Alternanthera philoxeroides</i> (Biosphere 2008). • <i>Salpichroa origanifolia</i> (which spreads via rhizomes and is very difficult to remove) invading saltmarsh at Field of Mars (Biosphere 2006/7). Management options include: <ol style="list-style-type: none"> a. fencing / delineation, b. mangrove removal (will require the prior approval from NSW Department of Primary Industries) c. re-positioning of stormwater outlets and d. weed removal. 	H	Environment	H	L
Target 2.3: Restore the ecological function of high priority waterways and wetlands	8. Identify Key Fish Habitat as mapped by NSW Department of Primary Industries, to seek to restore and protect estuarine habitats (mangroves and saltmarsh) within the Ryde LGA (http://www.dpi.nsw.gov.au/research/areas/aquatic-ecosystems/estuarine-habitats-maps/INSW_EstMac_map39a.pdf). 9. Restoration works to enhance aquatic habitat (eg. Frog breeding sites, and native	H	Environment	L	L

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
	fish habitats) on high conservation value waterways / corridors.			M	L
	10. Target management of threats in high conservation value waterways / corridors (eg. Barton Reserve – <i>Isolepis prolifer</i> , Biosphere 2007).			L	L
	11. Educate internal stakeholders on the importance of estuarine wetlands			L	L

9.3 Biodiversity Theme 3: Corridors and Connectivity: linking the landscape

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 3.1: Measureable increase in connectivity within reserves	1. Continue targeted restoration (weeding, planting, removal of threats) within reserves that fall within identified corridors (Appendix D) to enhance connectivity	H	Environment	M	M

ITEM 4 (continued)

ATTACHMENT 1

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 3.2: Increase in numbers and density of urban trees across CoR	2. Outside of reserves, Council to implement the Urban Forest Plan and Street Tree Masterplan – in particular: <ul style="list-style-type: none"> a. retain senescent trees as habitat where safe to do so b. plan for tree removal and replanting through staged succession planting c. plant along habitat corridors identified in Figure EX.01 of the Street Tree Masterplan showing proposed habitat corridors and roads with high and low planting initiators (Street Tree Master Plan 2013); as well as within identified corridors from this Plan d. increase the number of street trees on nature strips along quiet roads using species well-adapted to soil conditions, which are low maintenance and have high fauna habitat values (eg. Melaleuca species provide a dense shrub layers and flowering for native birds; Eucalypt, Angophora and Banksia species provide both foraging and shelter habitat for a range of fauna species) 3. Work with providers of local native species and offer 2 free native trees per resident per year for collection from Council for planting in back yards.	M	Environment	M	L
			Operations	M	M
Target 3.3: Measureable increase in habitat coverage within and adjacent to identified regional corridors	4. Identify opportunities for Council planning controls to provide greater provision for restoration of corridors (eg. Rezoning to E2) 5. Collaborate and look for opportunities with other large landholders including NPWS (Lane Cove National Park), Macquarie University, Ryde / Parramatta Golf Course and North Ryde Golf Course to undertake plantings and restoration work to enhance connectivity. 6. Link with other corridor projects in adjacent LGA's eg. Hunters Hill LGA Habitat Network Project and the Rivers to Rivers Corridor project (Environmental Trust and SMCMA in partnership with Hunters Hill LGA) to enhance corridors connecting the Parramatta River and Land Cover River foreshore parks with key habitats in the Field of Mars and Lane Cove National Park.	H	Strategic City	L	L
				L	L
			Environment	M	L

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
	7. Provide initiatives for residents to provide habitat in their yards. 8. Consider habitat coverage and connection value in reviewing planning controls for properties adjacent to bushland. 9. Ensure all applications for development in riparian areas are in accordance with Councils WSUD technical manual and DPI - Water Guidelines.		Strategic City Environment	L L L	L L L

9.4 Biodiversity Theme 4: Public Spaces: Managing our reserves to promote biodiversity and community interaction

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 4.1 All actions identified in Plans of Management for reserves implemented	1. Plans of Management should continue to target weeds, bushfire, feral animals, planting and regeneration, particularly within the identified ecological corridors and high priority conservation areas 2. All Management Plans are taken into account when setting annual operational works plans and budgets 3. High priority actions are to be allocated funds for implementation	H	Environment Strategic City	H L L	M L NA
Target 4.2: All recreational activities in reserves to be compliant with biodiversity protection	4. Consider rehabilitation of unmanaged trails as required and encourage community to use formalised walking trails in Denistone Park. 5. Contain horse riding at Marsfield Park to the lawn area 6. Incorporate recreational and visitor activity considerations as part of existing and new plans of management for bushland, parks and reserves.	H	Environment	M L L	L L L

ITEM 4 (continued)

ATTACHMENT 1

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
<p>Target 4.3 Increased community involvement in biodiversity education programs – aligned with the Ryde Community Strategic Plan strategy to raise awareness in our community on the future challenges to our natural environment and the actions required to mitigate them.</p>	7. Develop threatened species and endangered ecological community interpretive educational materials and conduct educational programs in key bushland reserves eg. Field of Mars and other high priority reserves using Councils Guided Walks Program	M	Environment	L	L
	8. Identify potential suitable funding sources to provide training in wildlife habitat requirements for parks / reserve staff and volunteers eg. Controlling the spread of weed seed, retention of dead wood and stags.			M	L
	9. Develop a Community biodiversity education strategy incorporating impacts of feeding native and feral animals, attracting wildlife to residential gardens, impacts of and alternatives to dumping garden waste, importance of responsible pet ownership, etc			L	L
	10. Ensure biodiversity achievements and activities are promoted in Councils community newsletters and Annual report			L	L
	11. Install regulatory signage at bushland reserve entrances to educate visitors about the biodiversity impacts of: <ul style="list-style-type: none"> a. rubbish dumping b. collection of firewood c. removal of fallen branches d. dog faeces 			L	L
	12. Identify and prioritise sites suitable for corporate planting events / activities			L	L
	13. Promote and encourage local businesses to participate / sponsor planting events and activities as per Councils Bushcare Community Partnership Program			L	L
	14. Enhance opportunities for corporate planting events ensuring the sites are sympathetic to prioritisation of natural areas.			L	L
	15. Develop information factsheets on priority endangered and feral species for distribution to the community and websites			L	L

ITEM 4 (continued)

ATTACHMENT 1

9.5 Biodiversity Theme 5: Urban Habitat: Protecting and managing biodiversity in the urban landscape

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 5.1: Maintain and improve native species richness of flora and fauna in Council reserves – aligned with the Ryde Community Strategic Plan to lead by example and demonstrate environmental sensitivity in all that we do.	<ol style="list-style-type: none"> Retention of dead timber in reserves as habitat for fauna and to create a more complex understorey structure and shelter sites from predators. Could establish artificial shelters for terrestrial mammals just like nest boxes replace tree hollows for possums and parrots. Development consent could include the use of nest boxes to replace cleared habitat. Nest boxes are to be species specific and not encourage undesirable species. 	M	Strategic City	L	L
			Environment	L	L
			Assessment	L	I
Target 5.2: 20% decrease in populations of pest fauna species in reserves - aligned with the Ryde Community Strategic Plan to work collaboratively with neighbouring councils to develop measures to protect our natural environment and biodiversity.	<ol style="list-style-type: none"> Develop and undertake regular feral animal control programs in conjunction with surrounding local government areas, in particular for feral fox and rabbit, particularly in areas with high threat ratings. Consider implementation of cat control should the problem become more prevalent. Investigate opportunities and options to manage the impacts of companion animals (dogs and cats) in core bushland areas. Undertake an audit of the Very High Conservation Priority parks and reserves where companion animal issues have been identified. Restoration of bushland should aim to replace exotic weed species with a diverse and complex midstorey and understorey of native plant species to discourage aggressive bird species such as noisy miners that prefer a park like environment or canopy with no mid-storey. Encourage community, contractors and volunteers to report feral animals (foxes, cats, rabbits) observed in bushland Educate people about desexing pets as per the responsible pet ownership pamphlet 	H		L	L
			Environment	L	L
			Rangers	L	L
			Parking Services	L	L
				L	L
				L	L
				L	L
				L	L

ITEM 4 (continued)

ATTACHMENT 1

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
Target 5.3: Ensure weed density in high priority bushland areas is maintained to ensure protection of significant areas.	9. Review bush regeneration program to ensure high and very high priority sites are being actively managed. 10. Maintain monitoring and reporting of bush regeneration and bushcare sites. 11. Utilise condition bushland mapping to monitor progress of sites.	H	Environment Operations via SLA	L L L	L L L
Target 5.4 Establish and implement monitoring of habitat and condition values within high conservation priority areas	13. Educate parks / reserves maintenance and project staff to increase awareness of legislative responsibilities for protection and management of threatened species, populations and ecological communities for staff. Aligned with the Ryde Community Strategic Plan to lead by example and demonstrate environmental sensitivity in all that we do.	M	Environment Operations	M	L
Target 5.5: Increase participation numbers in community bushcare groups including corporate volunteers - aligned with the Ryde Community Strategic Plan to actively collaborate with our community and businesses to care for and enhance our environment.	14. Investigate planning and incentives programs to promote and encourage protection and management of EEC's and high conservation significant bushland on private land including funding sources. 15. Advertise bushcare groups and host information sessions, particularly in areas identified as very high and high priority that do not currently have a bushcare group 16. Explore the use of mechanisms such as Voluntary Conservation Agreements to promote the protection of significant habitat (such as EECs) on private land. 17. Coordinate detailed review and assessment (tenure/zoning/ownership/threats) of mapped EEC remnants outside of Council ownership, and target community education on EEC's towards these residents. 18. Encourage and promote best-practice management of EECs on private land through preparation and distribution of fact sheets for each EEC's to be distributed to identified landholders. 19. Liaise and support major landholders to protect and manage high conservation bushland through preparation of site specific Plans of Managements (eg. Private landholders, schools, golf courses, Macquarie University).	H	Environment	L L L L L	L L L L L

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Targets	Actions	Priority	Responsibility	Budget Estimate	
				Capital	Operational
	20. Develop a brochure to educate residents on the benefits to wildlife of using native species in residential gardens			M	L
Target 5.6: Increase biodiversity habitat & protection on private land - aligned with the Ryde Community Strategic Plan to actively collaborate with our community and businesses to care for and enhance our environment.	21. Work with Planning department to develop tools for developers to provide suitable habitat on development sites			L	L
	22. Develop planning instruments that ensure developments are sympathetic to biodiversity and neighbouring bushland		Strategic City	L	L
	23. Develop tools for assessment officers to determine impacts on bushland/biodiversity/natural area during the preliminary assessment of a development application.		Assessment	L	L
	24. Engage with applicants in pre-DA lodgement discussions to include biodiversity considerations.		Environment	L	L
	25. Revise and update Bushfire Prone Land Map			L	L

ITEM 4 (continued)

ATTACHMENT 1

10 Monitoring and Reporting

In order to monitor the long term progress of the biodiversity actions identified in this plan, the following monitoring and reporting is recommended:

- Establish a regular update and review of vegetation mapping and fauna survey every 5 years. Good baseline data already exists to build on from previous flora and fauna studies (eg. Biosphere 2006-2008, Insight Ecology 2010, 2011). Standardised data collection templates should be developed and the data for each reserve is to be collated by a nominated Council officer to ensure consistency over time.
- Consider using survey guidelines and standards developed by OEH for threatened species and field surveys:
 - <http://www.environment.nsw.gov.au/surveys/GuidelinesForCarryingOutASurvey.htm>
 - <http://www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm>
- Some of this data can be collected through collaboration with primary, secondary and tertiary educational institutions and community groups, to encourage community involvement and biodiversity education, for example, bird observations, weeds and water quality monitoring.
 - <http://www.environment.nsw.gov.au/surveys/SurveyParticipation.htm>
 - <http://www.environment.nsw.gov.au/surveys/CommunityBiodiversitySurveyManual.htm>
- Ensure all data captured through flora and fauna assessments and surveys is incorporated into the Atlas of NSW Wildlife <http://www.environment.nsw.gov.au/wildlifeatlas/about.htm>
- A review of this plan is to be undertaken every 5 years and is to be documented in a separate report that includes:
 - The results of the flora and fauna survey and mapping including the extent of vegetation communities and presence/absence of fauna (birds, mammals, reptiles, frogs).
 - Re-run the conservation significance assessment using updated data to document changes in conservation significance, threat and management priority over the five year period
 - The actions in this plan shall be reproduced along with comment from the responsible person/s on the status of each action and any issues towards achievement.
 - Actions that have been executed should be dated with data provided to indicate the success or otherwise of this action.
 - The targets of this plan are to be listed along with comments on status and progress as well as any barriers preventing these targets from being met.
 - Monitor changes in legislation, policy and information relevant to biodiversity plan including a discussion of how this changes the priority of particular actions.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

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ATTACHMENT 1

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ITEM 4 (continued)

ATTACHMENT 1

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ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Appendix A Bushfire Management of Ryde's Native Vegetation

Fire is a natural part of Australian ecosystems and many plant communities depend on fire for natural regeneration and maintaining species diversity. Optimal fire management in urban bushland is difficult to achieve due to the risk of fire escaping into adjacent urban areas. However, ecological burns and in senescent vegetation is an important disturbance for stimulating the soil seed bank. Biosphere Consultants (2007 and 2008) recommend ecological burns of Western Sydney Gully Forest in Glades Bay Park and Boobajool Reserve, Kitty's Creek, Somerset Park and Pryor Park). They sight pile burns in Ivanhoe Park showing good regeneration (Biosphere 2007). Pile burns have been undertaken at Darvall Park in 2003. Bush regeneration contractors at Marsfield Park noted that an ecological burn could assist with excessive termites.

Detailed bushfire planning for asset protection and sustainable ecosystems should be achieved through development of Management Plans for reserves within the LGA. The *Bush Fire Environmental Assessment Code for NSW* (NSW Rural Fire Service 2006b) specifies fire thresholds for specific vegetation communities, and this document should be consulted for all fire management related works on Council owned reserves. These thresholds are also listed in the more site specific Hunters Hill, Ryde, Lane Cove, Willoughby Bush Fire Risk Management Plan (2010) although via vegetation formation rather than specific communities.

Table 8: Bush Fire Environmental Assessment Code for NSW Recommendations

TSC Act Endangered Ecological Community	BFEAC NSW Recommendations	
	Minimum fire interval for Strategic Fire Advantage Zones (years)	Minimum fire interval for Land Management Zones (years)
Blue Gum High Forest in the Sydney Basin Bioregion	25	30 – low intensity fire only
Swamp Sclerophyll Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	7	10
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	7	10

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

TSC Act Endangered Ecological Community	BFEAC NSW Recommendations	
	Minimum fire interval for Strategic Fire Advantage Zones (years)	Minimum fire interval for Land Management Zones (years)
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	No burning permitted – a bush fire hazard reduction certificate cannot be issued in saline wetlands, except where works involve only the manual removal of noxious or environmental weeds (as defined within clause 4.9 of BFEAC) Land to which State Environmental Planning Policy No 14—Coastal Wetlands applies is "excluded lands" and a bush fire hazard reduction certificate cannot be issued.	
Sydney Turpentine-ironbark Forest	10 (grassy subformation) 25 (shrubby subformation)	15 (grassy subformation) 30 (shrubby subformation) Both with low intensity fire only

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Appendix B Rare and Threatened Flora within Ryde LGA

Threatened Species

Species Name	Conservation Status	Occurrence within City of Ryde Reserves
<i>Callistemon linearifolius</i>	Vulnerable TSC Act	None – all occurrences within National Park
<i>Darwinia biflora</i>	Vulnerable TSC Act Vulnerable EPBC Act	Laurel Park and non-reserve land
<i>Epacris purpurescens</i> var <i>purpurescens</i> –.	Vulnerable TSC Act	Recorded in several locations in the Sydney Ridgetop Woodland in Field of Mars Reserve
<i>Eucalyptus nicholii</i>	Vulnerable TSC Act Vulnerable EPBC Act	Non-reserve land
<i>Grammitis stenophylla</i>	Endangered, TSC Act	One record from non-reserve land near Somerset Park
<i>Leptospermum deanei</i>	Vulnerable TSC Act Vulnerable EPBC Act	Non-reserve between Westminster Park and Field of Mars
<i>Melaleuca deanii</i>	Vulnerable TSC Act Vulnerable EPBC Act	Non-reserve land near Cecil park Was observed near the track in the area below the M2 Motorway overpass at Lucknow Park and in Somerset Park (Biosphere 2007)
<i>Persoonia hirsuta</i>	Endangered, TSC Act Endangered, EPBC Act	One record from North Ryde Golf Course.
<i>Pimelea curviflora</i> ssp <i>curviflora</i>	Vulnerable TSC Act Vulnerable EPBC Act	Common within the very limited area of Coastal Shale – Sandstone Forest within Field of Mars Reserve (Kubiak 2005).
<i>Prostanthera marifolia</i>	Presumed extinct TSC Act Critically Endangered EPBC Act	Laurel Park and non-reserve land just outside Lane Cove National Park
<i>Syzygium paniculatum</i>	Endangered, TSC Act	One record from Macquarie University

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Species Name	Conservation Status	Occurrence within City of Ryde Reserves
	Vulnerable EPBC Act	
<i>Tetratheca glandulosa</i>	Vulnerable TSC Act	Within Lane Cove National Park
<i>Wilsonia backhousei</i>	Vulnerable, TSC Act	Kissing Point Park and Bell Park Was found on one of the sandstone benches bordering the river at Looking Glass Bay, near the boundary with Banjo Patterson Park (Biosphere 2008). Kubiak (2005) noted a population at Melrose Park.

Source: NPWS Wildlife Atlas Data or otherwise referenced

Rare species and their occurrence with in CoR reserves (Kubiak 2005)

Species Name	Location
<i>Acacia binervata</i>	Glades Bay Park, Pembroke Park
<i>Acacia brownie</i>	Field of Mars
<i>Acacia stricta</i>	Barton Reserve, Bundara Reserve, Field of Mars, Marsfield Park, Stewart Park
<i>Acrotriche 53ncise53cci</i>	Pembroke Park
<i>Alectryon subcinereus</i>	Lambert Park
<i>Angophora floribunda</i>	Darvall Park
<i>Asplenium australasicum</i>	Burrows Park
<i>Astroloma pinifolium</i>	Koboda Park
<i>Astroloma humifusum</i>	Portius Park
<i>Austromyrtus tenuifolia</i>	Field of Mars
<i>Baekia culeate</i>	Koboda Park
<i>Calystegia 53ncise53cc</i>	Denistone Park, Lambert Park
<i>Cassine australis</i>	Brush Farm Reserve, Lambert Park
<i>Cassinia 53ncise53c</i>	Marsfield Park
<i>Citriobatus pauciflorus</i>	Brush Farm Reserve
<i>Convolvulus erubescens</i>	Burrows Park, Lambert Park
<i>Cryptocarya glaucescens,</i>	Brush Farm Reserve
<i>Cyperus tetraphyllus,</i>	Brush Farm Reserve, Lambert Park
<i>Daviesia ulicifolia ssp ulicifolia</i>	Tasman Park
<i>E. paniculata</i>	Darvall Park
<i>Eucalyptus acmenoides</i>	Darvall Park
<i>Eucalyptus acmenoides</i>	White Mahogany
<i>Eucalyptus punctata</i>	Denistone Park, Stewart Park
<i>Eucalyptus tereticornis</i>	Bremner Park
<i>Eupomatia laurina</i>	Brush Farm Reserve

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Species Name	Location
<i>Gompholobium pinnatum</i>	Field of Mars
<i>Hakea gibbosa</i>	Koboda Park
<i>Hakea teretifolia</i>	Koboda Park
<i>Hymenophyllum cupressiforme</i>	Lucknow Park
<i>Lasiopetalum parviflorum</i>	Pembroke Park
<i>Lissanthe strigosa</i>	Marsfield Park, Pembroke Park
<i>Livistonia australis</i>	Glades Bay Park
<i>Maytenis sylvestris</i>	Denistone Park
<i>Melicope 54ncise54cci</i>	Brush Farm Reserve
<i>Muehlenbeckia gracillima</i>	Denistone Park
<i>Passiflora herbertiana</i> ssp <i>herbertiana</i>	Denistone Park
<i>Plantago debilis</i>	Bundara Reserve, Darvall Park, Lambert Park
<i>Plectranthus parviflorus</i>	ELS Hall Park
<i>Psilotum nudum</i>	Pembroke Park
<i>Pultenaea linophylla</i>	Tasman Park
<i>Pultenaea paleacea</i>	Field of Mars
<i>Pultenaea retusa</i>	Field of Mars
<i>Pultenaea scabra</i> var <i>biloba</i>	Marsfield Park, Field of Mars
<i>Pultenaea villosa</i>	Field of Mars
<i>Rhizosporium procumbens</i>	Lucknow Park
<i>Rubus parvifolius</i>	Brush Farm Reserve, Darvall Park, Lucknow Park
<i>Rubus rosifolius</i> ,	Brush Farm Reserve, Lambert Park
<i>Schizomeria 54ncis</i> ,	Brush Farm Reserve
<i>Styidium lineare</i>	ELS Hall Park
<i>Styphelia longifolia</i>	Koboda Park
<i>Styphelia tubiflora</i>	Somerset Park
<i>Thelymitra pauciflora</i>	Koboda Park
<i>Trachymene 54ncise</i> ssp <i>54ncise</i>	ELS Hall Park, Field of Mars, Pidding Park, Wallamutta Nature Reserve

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Appendix C Conservation Priority of Reserves

Reserve	Conservation Priority	Conservation Significance Value	Threat Value
Aitchandar Park	Very High	High	High
Bremner Park	Very High	High	High
Brush Farm Park	Very High	High	High
Burrows Park	Very High	High	High
Darvall Park	Very High	High	High
Denistone Park	Very High	High	High
Field Of Mars Reserve	Very High	High	High
Forrester Park	Very High	High	High
Forsyth Park	Very High	High	High
Greenwood Park	Very High	High	High
Kittys Creek Reserve	Very High	High	High
Lambert Park	Very High	High	High
Marsfield Park	Very High	High	High
Pembroke Park	Very High	High	High
Portius Park	Very High	High	High
Pryor Park	Very High	High	High
Tyagarah Park	Very High	High	High
Barton Reserve	High	High	High
Bell Park	High	Moderate	High
Boobajool Reserve	High	Moderate	Moderate
Booth Reserve	High	Moderate	High
Bundara Reserve	High	Moderate	High
Christie Park	High	Moderate	Moderate
Dunbar Park	High	Moderate	High
ELS Hall Park	High	Moderate	High
Fielder Park	High	Moderate	High
Glades Bay Park	High	Moderate	High
Ivanhoe Reserve	High	Moderate	High
Kobada Park	High	Moderate	Moderate
Koonadan Reserve	High	Moderate	High
Looking Glass Bay Park	High	Moderate	High
Lucknow Park	High	Moderate	High
Mallee Reserve	High	Moderate	High
Martin Reserve	High	Moderate	High
Maze Park	High	Moderate	High
Melrose Park	High	Moderate	High
Memorial Park	High	High	High
Miriam Park	High	Moderate	High

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Reserve	Conservation Priority	Conservation Significance Value	Threat Value
Morrison Bay Park	High	Moderate	High
Outlook Park	High	Moderate	High
Pidding Park	High	High	Moderate
Putney Park	High	Moderate	High
Santa Rosa Park	High	Moderate	High
Somerset Park	High	Moderate	High
Symon's Reserve	High	Moderate	High
Tasman Park	High	Moderate	High
Wiga Park	High	Moderate	High
Yarramar Reserve	High	Moderate	High
Lynn Park	High	Moderate	High
Minga Reserve	High	Moderate	High
Stewart Park	High	Moderate	Moderate
Wallumatta Nature Reserve	High	High	Moderate
Alston Park	Moderate	Moderate	Moderate
Anderson Pk Ryde Wharf Reserve	Moderate	Moderate	Moderate
Ann Thorn Park	Moderate	Low	High
Banool Reserve	Moderate	Moderate	Moderate
Beattie Park	Moderate	Low	High
Bill Mitchell Park	Moderate	Low	High
Bimbi Reserve	Moderate	Low	High
Blenheim Park	Moderate	Low	High
Booral Reserve	Moderate	Low	High
Braemar Park	Moderate	Low	High
Brereton Park	Moderate	Low	High
Carara Reserve	Moderate	Low	High
Cecil Park	Moderate	Low	High
Charity Creek Cascades	Moderate	Low	High
Cleves Park	Moderate	Low	High
Community Park	Moderate	Low	High
Cudal Reserve	Moderate	Low	High
Donovan Park	Moderate	Low	High
Driver Park	Moderate	Low	High
Dunholm Reserve	Moderate	Low	High
Eastwood Park	Moderate	Low	High
Elouera Reserve	Moderate	Moderate	Moderate
Flinders Park	Moderate	Low	High
Gannan Park	Moderate	Low	High
Girraween Reserve	Moderate	Low	High
Glen Reserve	Moderate	Low	High
Granny Smith Memorial Park	Moderate	Low	High

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Reserve	Conservation Priority	Conservation Significance Value	Threat Value
Gwandalan Reserve	Moderate	Moderate	Moderate
Helene Park	Moderate	Moderate	High
Hubert Hunt Reserve	Moderate	Moderate	Moderate
Jacaranda Reserve	Moderate	Low	High
Jennifer Park	Moderate	Low	High
Jones Street Reserve	Moderate	Low	High
Jordan Park	Moderate	Low	High
Korpie Reserve	Moderate	Moderate	High
Kotara Park	Moderate	Low	High
Linton Park	Moderate	Low	High
Lions Park	Moderate	Low	High
Lonsdale Park	Moderate	Low	High
Lynelle Park	Moderate	Low	High
Magdala Park	Moderate	Moderate	Moderate
Mccauley PARK	Moderate	Low	High
Midgee Reserve	Moderate	Low	High
Myall Reserve	Moderate	Low	High
North Ryde Park	Moderate	Low	High
Nundah Reserve	Moderate	Low	High
Olympic Park	Moderate	Low	High
Parry Park	Moderate	Low	High
Patience Park	Moderate	Low	High
Peel Park	Moderate	Low	High
Pioneer Park	Moderate	Low	High
Princess Park	Moderate	Low	High
Rafferty Reserve	Moderate	Moderate	Moderate
Settlers Park	Moderate	Moderate	High
Tuckwell Park	Moderate	Low	High
Tyrell Park	Moderate	Low	High
Valerie Park	Moderate	Low	High
Waterloo Park	Moderate	Moderate	High
Watts Park	Moderate	Low	High
Wendy Park	Moderate	Low	High
West Denistone Park	Moderate	Moderate	High
Westminster Park	Moderate	Low	High
Westminster Rd - Unnamed Park	Moderate	Low	High
Woolway Reserve	Moderate	Low	High
Yinnell Reserve	Moderate	Low	High
Banjo Paterson Park	Moderate	Moderate	Moderate
Jim Walsh Park	Moderate	Moderate	High
Kissing Point Park	Moderate	Moderate	Moderate

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Reserve	Conservation Priority	Conservation Significance Value	Threat Value
Yurrah Reserve	Moderate	Moderate	Moderate
Acacia Park	Low	Low	Moderate
Atkinson Reserve	Low	Low	Moderate
Australia li Park	Low	Low	Moderate
Boyla Reserve	Low	Low	Moderate
Bundara Reserve	Low	Low	Moderate
Byron Park	Low	Low	Moderate
Catherine Park	Low	Low	Moderate
Darri Reserve	Low	Low	Moderate
Fontenoy Park	Low	Low	Moderate
Hardy Park	Low	Low	Moderate
Henri Dunant Reserve	Low	Low	Moderate
Hibble Park	Low	Low	High
Irene Park	Low	Low	Moderate
John Miller Park	Low	Low	Moderate
Jupp Reserve	Low	Low	High
Kings Park	Low	Low	Moderate
Unnamed Park	Low	Low	Moderate
Laurel Park	Low	Moderate	High
Liberty Park	Low	Low	Moderate
Mary Ellen Park	Low	Low	High
Monash Park	Low	Low	Moderate
Moore Park	Low	Low	Moderate
Nerang Park	Low	Low	Moderate
Nimbin Reserve	Low	Low	Moderate
North Ryde Common	Low	Low	High
Pindari Park	Low	Low	Moderate
Quandong Reserve	Low	Low	High
Quebec Reserve	Low	Low	Moderate
Rotary Park	Low	Low	Moderate
Rutherford Park	Low	Low	High
Salter Park	Low	Low	Moderate
Sindel Reserve	Low	Low	Moderate
Trafalgar Reserve	Low	Low	Moderate
Warrawong Reserve	Low	Low	High
Yamble Reserve	Low	Low	Moderate
Ryde Park	Low	Low	High
Anzac Park	Very Low	Low	Low
Kenneth Park	Very Low	Moderate	High

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Appendix D Threatened Fauna within Ryde LGA

Species Name	Common Name	Conservation Status	Occurrence within City of Ryde Reserves
<i>Pseudophryne australis</i>	Red-crowned Toadlet	Vulnerable TSC Act	Seven records since 1990 all in non-reserve land and national park. Last record 2012. May be present in LGA.
<i>Litoria aurea</i>	Green and Golden Bell Frog	Endangered TSC Act Vulnerable EPBC Act	1993 from non-reserved land near Pioneer Park. 2 records from Macquarie University in 1995 and 1999 Unlikely to occur in Ryde LGA.
<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Endangered TSC Act	One record in 2004 from non-reserve land. Unlikely to occur in LGA.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Endangered TSC Act and EPBC Act	One record in 2011 from national park.
<i>Ixobrychus flavicollis</i>	Black Bittern	Vulnerable TSC Act	1997 in Field of Mars 2008 from national park
<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable TSC Act	1991 from non-reserve land
<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable TSC Act	1988 from North Ryde Golf Course
<i>Calidris ferruginea</i>	Curlew Sandpiper	Endangered TSC Act Migratory species EPBC Act	1983 from non-reserve land
<i>Limosa limosa</i>	Black-tailed Godwit	Vulnerable TSC Act Migratory species EPBC Act	1982 from non-reserve land
<i>Glossopsitta pusilla</i>	Little Lorikeet	Vulnerable TSC Act	2010 from non-reserve land
<i>Ninox strenua</i>	Powerful Owl	Vulnerable TSC Act	12 records within non-reserve land and the following reserves – Yinnel, Barton, Field of Mars and Atkinson.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Species Name	Common Name	Conservation Status	Occurrence within City of Ryde Reserves
			Records close to the following reserves – Marsfield, Symon’s, West Denistone Park and Olympic Park. Most recent record from 2013.
<i>Daphoenositta chrysoptera</i>	Varied Sittella	Vulnerable TSC Act	1997 from Field of Mars
<i>Petaurus australis</i>	Yellow-bellied Glider	Vulnerable TSC Act	1999 from Kobada Park
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable TSC Act and EPBC Act	Numerous recent records from non-reserve land and the following reserves – Burrows, Field of Mars, Portius Park, Boobajool, Magdala Park and Lucknow.
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Vulnerable TSC Act	5 records between 2004 – 08 from national park. 2008 from Martin Reserve.

Source: Bionet (NPWS Wildlife Atlas Data), post 1990 data.

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Appendix E Reserves within Identified Corridors

The following Reserves containing native vegetation within the City of Ryde fall within the identified corridors (Figure 2).

Corridor Type	Catchment / Name	Park Name
Regional Connectivity	Buffalo Creek Corridor	Burrows Park
		Field Of Mars Reserve
		Hardy Park
		Laurel Park
Regional Connectivity	Dundas Valley Corridor	Bell Park
		Bimbi Reserve
		Brush Farm Park
		Cooper Reserve
		Darvall Park
		Denistone Park
		Hibble Park
		Lambert Park
		Lonsdale Park
		Lynn Park
		Rutherford Park
		Symon's Reserve
		Warawong Reserve
West Denistone Park		
Regional Connectivity	Kilty's Creek Corridor	Boobajool Reserve
		Breton Park
		Kity's Creek Reserve
		Marlin Reserve
		North Ryde Common
		Portius Park
		Pryor Park
		Wallumatta Nature Reserve
Regional Connectivity	Lane Cove River Corridor	Alston Park
		Banool Reserve
		Barton Reserve
		Christie Park
		Field Of Mars Reserve

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Corridor Type	Catchment / Name	Park Name
		Fielder Park
		Kobada Park
		Magdala Park
		Marsfield Park
		Mulhall Park
		Pidding Park
		Pioneer Park
		Rafferty Reserve
		River Ave - Unnamed Reserve
		Stewart Park
		Talavera Reserve
		Trafalgar Reserve
		Waterloo Park
Local Connectivity	Meadowbank Corridor	Janet Park
		Jennifer Park
		Mary Ellen Park
		Maze Park
		Memorial Park
		Patience Park
		Woolway Reserve
Regional Connectivity	Parramatta River Corridor	Aitchandar Park
		Anderson Park
		Anderson Park Ryde Wharf Reserve
		Banjo Paterson Park
		Barton Reserve
		Bidgee Park
		Bremner Park
		Gannan Park
		Helene Park
		Kissing Point Park
		Koonadan Reserve
		Korpie Reserve
		Mallee Reserve
		Mccauley Park
		Meditation Park
Melrose Park		

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Corridor Type	Catchment / Name	Park Name
		Memorial Park
		Minga Reserve
		Morrison Bay Park
		Olympic Park
		Pidding Park
		Putney Park
		Settlers Park
		Tyagarah Park
Local Connectivity	Shrimptons Creek Corridor	Booth Reserve
		Catherine Park
		Elouera Reserve
		ELS Hall Park
		Flinders Park
		Greenwood Park
		Quandong Reserve
		Santa Rosa Park
		Tindarra Reserve
		Wilga Park
Regional Connectivity	Torrays Creek Corridor	Forrester Park
		Forsyth Park
		Gwendale Park
		Jim Walsh Park
		Jupp Reserve
		Lucknow Park
		Pembroke Park
		Somerset Park
		Yarramar Reserve

ITEM 4 (continued)

ATTACHMENT 1

Ryde Biodiversity Plan

Appendix F Reserves containing Threatened Ecological Communities

Forty Reserves, listed below and noted in Table 3, include the presence of approximately 46 ha of Threatened Ecological Communities (TECs); however, not all have resulted in a "Very High" and "High" priority ranking.

- Aitchandar Park*
- Banool Reserve
- Barton Reserve*
- Bell Park*
- Booth Reserve*
- Braemar Park
- Brush Farm Park*
- Bundara Reserve*
- Burrows Park*
- Darvall Park*
- Denistone Park*
- Dunbar Park*
- ELS Hall Park*
- Field Of Mars Reserve*
- Forrester Park*
- Forsyth Park*
- Glades Bay Park*
- Greenwood Park*
- Hubert Hunt Reserve
- Jim Walsh Park
- Kenneth Park
- Koonadan Reserve*
- Korpie Reserve
- Lambert Park*
- Looking Glass Bay Park*
- Lynn Park
- Marsfield Park*
- Melrose Park*
- Minga Reserve
- Miriam Park
- Outlook Park*
- Pioneer Park
- Portius Park*
- Pryor Park*
- Settlers Park
- Stewart Park
- Symon's Reserve*
- Tyrell Park
- Wallumatta Nature Reserve
- Yarramar Reserve*
- Ryde Park

*"Very High" or "High" priority ranking

ITEM 4 (continued)

ATTACHMENT 1



<p>HEAD OFFICE Suite 2, Level 3 668-672 Old Princes Highway Sutherland NSW 2232 T 02 8536 8600 F 02 9542 5622</p>	<p>SYDNEY Level 1 101 Sussex Street Sydney NSW 2000 T 02 8536 8650 F 02 9264 0717</p>	<p>HUSKISSON Unit 1 51 Owen Street Huskisson NSW 2540 T 02 4201 2264 F 02 4443 6655</p>
<p>CANBERRA Level 2 11 London Circuit Canberra ACT 2601 T 02 6103 0145 F 02 6103 0148</p>	<p>NEWCASTLE Suites 28 & 29, Level 7 19 Bolton Street Newcastle NSW 2300 T 02 4910 0125 F 02 4910 0126</p>	<p>NAROOMA 5/20 Canty Street Narooma NSW 2546 T 02 4476 1151 F 02 4476 1161</p>
<p>COFFS HARBOUR 35 Orlando Street Coffs Harbour Jetty NSW 2450 T 02 6651 5484 F 02 6651 6890</p>	<p>ARMIDALE 92 Taylor Street Armidale NSW 2350 T 02 8081 2681 F 02 6772 1279</p>	<p>MUDGEE Unit 1, Level 1 79 Market Street Mudgee NSW 2850 T 02 4302 1230 F 02 6372 9230</p>
<p>PERTH Suite 1 & 2 49 Ord Street West Perth WA 6005 T 08 9227 1070 F 08 9322 1358</p>	<p>WOLLONGONG Suite 204, Level 2 62 Moors Street Austinmer NSW 2515 T 02 4201 2200 F 02 4268 4361</p>	<p>GOSFORD Suite 5, Baker One 1-5 Baker Street Gosford NSW 2250 T 02 4302 1220 F 02 4322 2897</p>
<p>DARWIN 16/56 Marna Boulevard Cullen Bay NT 0820 T 08 8989 5601</p>	<p>BRISBANE Suite 1 Level 3 471 Adelaide Street Brisbane QLD 4000</p>	<p>1300 646 131 www.eco9aus.com.au</p>

ITEM 4 (continued)

ATTACHMENT 2

Ryde Biodiversity Plan

Executive summary

Biodiversity is the variety of life, from vegetation communities to individual species and the genes they contain. Our quality of life depends on maintaining biodiversity so that ecosystem services such as the availability of fresh water, food, and fuel sources remain. The key is to make our use of biodiversity sustainable, so that the social, economic, environmental and health services provided by healthy ecosystems can continue to provide their benefits for current and future generations.

At the local level, City of Ryde has developed this Biodiversity Plan to help to ensure that local ecosystem health including species and their genetic diversity survive in their natural habitat. The plan's vision is *to assist in the management, enhancement and protection of natural areas and biodiversity in Ryde LGA*. The plan is based upon five interconnected themes: native vegetation, urban waterways, corridors and connectivity, public spaces and urban habitat. This plan is supported by international, national, state and local policy that drive the development of a biodiversity plan at the local level.

City of Ryde (CoR) is located within the Cumberland sub-region of the Sydney basin bioregion and occupies most of the land area between the Parramatta and Lane Cove Rivers. The land between the rivers is known as the Hornsby plateau and is dominated by ridges of high ground running east/west. Watercourses have cut through the Wianamatta Shales of the plateau to the underlying Hawkesbury Sandstone (CoR 2013b).

City of Ryde manages 205 hectares of "natural areas" distributed between seventy-one (71) parks and reserves. This plan has identified the values and threats to biodiversity values within Ryde and has identified wildlife corridors on a local and regional scale. These corridors currently provide a degree of connectivity between bushland reserves but also identify potential infill areas that require revegetation to link reserves and improve the degree of connectivity.

A conservation significance assessment of Ryde's bushland reserves was undertaken to prioritise the conservation significance of each. The threats facing these reserves reserve was also determined and ranked. When considered together, the conservation significance and threats at each reserve has determined the management priority for each reserve. Basically, the management priority lists which reserves contain the highest values and threats and are thus a priority for management funding and on ground works.

Biodiversity targets have been listed, so that the actions in this plan can be measured and monitored for successful completion. Each action has been developed based on the literature review, vision and themes of this plan. The actions provide City of Ryde with a well-informed basis for undertaking works to improve, maintain and ultimately enhance the biodiversity values of Ryde.

ITEM 4 (continued)

ATTACHMENT 3

Subject:	Bushland and Environment Advisory Committee – Minutes of Meeting
File No:	COR2010/56/1
Document Ref:	D16/95786
Venue:	Meeting Room 1, Level 5, Civic Centre
Date:	18 th July 2016
Time:	6.00pm Started at:6.00 Closed at: 8.15pm
Chair:	Councillor Denise Pendleton
Meeting Support (MS):	Linda Smith – EA to the Mayor and Councillors
Staff Convenor:	Sandra Payne - Natural Areas Coordinator
Circulation:	Councillor Information Bulletin

Committee Role: Advises and makes recommendations to Council on the matters relating to enhancement, preservation, conservation and management of natural areas, wildlife and their habitat corridors and local indigenous vegetation and environmental health and sustainability issues and initiatives within the City of Ryde. The Committee also act as a Project Reference Group for the development, implementation and monitoring of a Biodiversity Plan for the Ryde Local Government Area

Committee Members as per the Terms of Reference

Present	Apology	Name	Position Title	Organisation
x		Councillor Denise Pendleton	Chairperson	City of Ryde
x		Councillor Terry Perram	Delegate	City of Ryde
x		Libby Lawson	Bushcare representative	East Ward
x		Peter Brown	Bushcare representative	West Ward
x		David Thomas	Bushcare representative	West Ward
x		Bev Debrincat	Environmental/sustainability stakeholder representative	
x		Jill Hartley	Environmental/sustainability stakeholder representative	
x		Pamela Reeves	Environmental/sustainability stakeholder representative	
	x	Michele Cooper	Industry Representative	National Parks and Wildlife Services
	x	Justin Alick	Community Representative	
x		Geoff Hudson	Community Representative	
x		Simone McGinley	Community Representative	Central Ward volunteer

City of Ryde Staff and Bushcare Volunteers

		Name	Position Title	Organisation
x		Sam Cappelli	Manager - Environment Health and Building	City of Ryde
x		Kylie McMahon	Senior Coordinator Environment	City of Ryde
x		Sandra Payne	Natural Areas Coordinator	City of Ryde
x		Linda Smith	EA to the Mayor and Councillors	City of Ryde
x		Terry Hile	Bushcare Supervisor	City of Ryde Bushcare
x		John Boyle	Bushcare Volunteer	City of Ryde Bushcare
x		Frank Breen	Bushcare Volunteer	City of Ryde Bushcare

ITEM 4 (continued)

ATTACHMENT 3

x		Steve Holmes	Bushcare Volunteer	City of Ryde Bushcare
x		Werner Klarenaar	Bushcare Volunteer	City of Ryde Bushcare
x		Cathy Merchant	Bushcare Volunteer	City of Ryde Bushcare

Details		Action	Responsibility and Date
1.	<p>Welcome by the Chair, Cllr Denise Pendleton</p> <p>The attendees and apologies as above were noted.</p>	Noted	
2. and 3.	<p>Presentation of Draft Biodiversity Plan by Ecological Australia – Robert Mezzatesta and discussion and Presentation of Flora and Fauna Study autumn results by Anne Clements and Associates</p> <p>Mr Mezzatesta presented a powerpoint overview of work on the draft Biodiversity Plan (attached to these minutes).</p> <p>Anne Clements and Associates presented a powerpoint overview of the Autumn findings of the Flora and Fauna Study</p> <p>At the conclusion of the presentations, committee members were invited to ask questions.</p> <ol style="list-style-type: none"> 1. (To Anne Clements Associates) Will the data being collected by the University of Sydney regarding black cockatoos in the area be included in the study ? <ul style="list-style-type: none"> - Yes. Used as subsidiary information to support audit. 2. (To Anne Clements Associates) Was the reduction in exotic species measured on a quadrat by quadrat basis? <ul style="list-style-type: none"> - Yes, just the quadrat areas, not the whole park. 3. (To Anne Clements Associates) How were the quadrat locations chosen? <ul style="list-style-type: none"> - The quadrats were sited in locations back in 2006 that would be representative of the vegetation types in the parks 4. (To Ecological Australia) Given the Biodiversity report is based on a desktop audit, was the structure of each park measured ie weeds examined and was information about the parks obtained from Council <ul style="list-style-type: none"> - Yes, Council provided all available data and information about the reserves to the consultant. - The consultant was only able to use data that is consistent across the whole of the LGA for comparison. 	The information was noted and Mr Mezzatesta and Anne Clements & Associates were thanked for their presentation.	

ITEM 4 (continued)

ATTACHMENT 3

	<p>5. (To Ecological Australia) Why was Meadowbank Park not included initially and why hasn't it been updated since the last presentation?</p> <ul style="list-style-type: none"> - Probably because the boundaries of the polygon weren't named. The Meadowbank Park Bushcare site will be included following the receipt of public submissions after the exhibition period once all submissions received and collated. Council will work with the Consultant to incorporate those determined to be added. <p>6. (To Ecological Australia) Why do some Council reserves close to state government land (e.g. Ryde Hospital) have different rankings? Is the fact it is a reserve making a difference to the ranking?</p> <ul style="list-style-type: none"> - (To Ecological Australia) Reserves can obtain an extra 'point' with the community criteria because they have a Bushcare group. There could have been threatened species in the NSW Atlas of Wildlife that occur in one site but not the other. <p>7. (To Ecological Australia) If adjoining parcels of land are less than 1 ha, would they score as highly? For example Pages Creek is made up of a composite of smaller reserves. They wouldn't achieve 1 point. We are unsure the methodology used to prioritise the parks is correct.</p> <ul style="list-style-type: none"> - a point is scored for existing on a corridor or adjoining area. To maintain integrity of scoring, Pages Creek and Meadowbank Park have been noted for consideration during consultation period for likely inclusion in final Plan <p>8. (To Ecological Australia) Pages Creek is valuable but doesn't appear as such. Kitty's Creek was also mentioned as a possible corridor. Results could be skewed by pre-determined corridors. 3 corridors near Macquarie Uni have been included while Pages Creek has been missed.</p> <ul style="list-style-type: none"> - Questions such as those asked in relation to Meadowbank Park, Kitty's Creek and Pages Creek should be raised during the public exhibition submission period and lodging formally will assist the process. As referred to earlier, this will maintain the integrity of the current scoring criteria. The authors have also noted that the questions raised at this meeting need to be addressed prior to the final report being compiled. - The width of the line on the map is indicative of the location of the corridor, not the actual width of the corridor 		
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ITEM 4 (continued)

ATTACHMENT 3

	<p>9. (To Ecological Australia) The draft document is an excellent bit of work, but has consultation been undertaken with other adjoining landholders?</p> <ul style="list-style-type: none"> - To date only internal stakeholders and BEAC have been consulted. There are a number of actions in the document involving working together with adjoining land owners, especially in relation to corridors. <p>10. (To Anne Clements and Associates) It was noted that the previous Flora and Fauna study may have also used historic data and other bird species lists. This year the same methodology was used. In the 2006 survey there seems to be a large number of bird species consistent across the 4 parks that you wouldn't necessarily expect to be there (e.g. grey goshawk at each park)</p> <ul style="list-style-type: none"> - Bird numbers are expected to rise in Spring survey. <p>11. The committee noted that a swamp wallaby had been sighted in the vicinity of the lower part of Kittys Creek. Also a powerful owl and numerous frogs have been sighted in that area. It was noted that Kittys Creek, including Portius Park are scheduled for examination next year.</p> <p>12. Anne Clements Associates- requested that committee members forward them photos of fungi and orchids in local habitats.</p> <p>13. (To Ecological Australia) The biodiversity study mentions sea level rise. Are there any results expected to change over time given the effects of global warming?</p> <ul style="list-style-type: none"> - This would be hard to measure given the relatively short time frame involved. Applying temperature to this process would be difficult <p>14. (To Ecological Australia) Many of the targets mention a "measurable increase" but not a number. Will they be firmed up to a number?</p> <ul style="list-style-type: none"> - Some do have a number, some haven't. It could be onerous for the period of time that plan is being run. It is a matter of resourcing. The main thing is that the targets are achievable and the actions can be implemented. <p>15. (To Ecological Australia) The urban waterways targets could be very costly.</p> <ul style="list-style-type: none"> - Softer engineering approaches are considered in our project planning within Council to strengthen water quality outcomes. The Environment Unit in conjunction with engineers currently work together and are responsive to the actions in the document, as discussed during our internal stakeholder meetings. 		
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ITEM 4 (continued)

ATTACHMENT 3

	<p>16. (To Ecological Australia) It was noted that the document would be comprehensively reviewed by Council to ensure tracking for delivery.</p> <p><u>Next steps</u></p> <p>The authors of both reports will take into consideration the concerns raised regarding Pages Creek and Meadowbank Park. Council have advised the formal submission should and is encouraged during the public exhibition period to ensure inclusion for consideration.</p> <p>A report will be submitted to Council in late August / early September seeking permission to advertise the plan for 28 days.</p> <p>Submissions will be reviewed at the end of the 28 day period and findings will be communicated to the Committee and will be discussed with the Consultant for inclusion. Final changes will be resubmitted to Council for finalisation of the document in October.</p> <p>The final document will assist to inform the operational budget of Council going forward into the future for works.</p> <p>If all plans are implemented, then an additional \$700,000 will be required over 5 years on top of the existing natural areas budget.</p> <p>A major review of the document will be undertaken after five years.</p> <p>The Flora and Fauna report will have the spring component completed in October and will be presented to Council in November.</p>	<p>Next steps Noted</p>	
<p>Additional item</p>	<p>Recommendations from this committee to a future Council entity</p> <p>Councillor Pendleton asked for feedback, comment or advice this committee would like to pass to a future entity of Council.</p> <p>The committee noted that the information provided by guest speakers was considered valuable in keeping the committee abreast of Council actions.</p> <p>It was noted that there had been a significant increase in the level of interest shown by Council toward bushland management over the years.</p> <p>It would be a shame to lose the momentum which has been built over the term of the committee</p> <p>This committee would strongly advocate that its work continue in any future entity of Council.</p> <p>The expertise and momentum should continue.</p> <p>It is wonderful that the Biodiversity Plan is coming to fruition. It was just a pipe-dream at the beginning.</p>	<p>The various items raised were noted.</p> <p>Staff to compile and present list of recommended actions from meeting to any future merged entity.</p>	

ITEM 4 (continued)

ATTACHMENT 3

	<p>Council now appreciates the work of Bushcare volunteers more than in previous years. The volunteer week event is a wonderful opportunity to meet volunteers from all different areas and celebrate their achievements.</p> <p>More monetary support by Council would assist the volunteers and others to more actively preserve bushland.</p> <p>Bushland needs to be recognised as an important asset and should be respected for all it provides.</p> <p>In 10 years Council has moved significantly in this area. It is not all doom and gloom. This issue of bushland management is an issue right across Sydney and Australia, not just a City of Ryde issue.</p> <p>This group would like more discussion about topics such as recycling, sustainability etc. These issues are considered important given the number of apartment blocks proposed, where food recycling and recycling of other items such as batteries etc are not easy. Could BEAC seek to incorporate some time each meeting to dedicate to sustainability matters not just bushland?</p> <p>An extra meeting may be required to discuss broader issues.</p> <p>The structure of the agenda could be looked at, eg- include other standing items.</p> <p>There has been an improvement in the way we communicate. We are around the table with staff and Councillors which is great.</p> <p>It was noted that the loss of bushland connectivity is another issue of importance. Areas of urban forest are lost due to development. New developments often clear all vegetation and the connectivity between pockets of bush is lost. We are looking after pockets, but connectivity is being lost.</p> <p>Any future meetings held between staff and members of the committee should be minuted.</p> <p>We look at what we are currently doing but could look at priority items – what can be done.</p> <p>There has been good momentum and good progress which we want to continue.</p>		
<p>5.</p>	<p>Minutes of Previous Meetings</p> <p>The Minutes from the meeting held on 30th May were endorsed with the following amendments noted,</p> <p>There was a typo the ‘2015’ budget should be amended to read ‘2016’ budget.</p> <p>In item 2 – Biodiversity Plan- reference was made to the need to identify Meadowbank Park in the study and include it in the draft report.</p> <p>Peter Brown raised a question regarding the Minutes from the meeting of 8th February 2016 . A special meeting was held to discuss budgets and other items. Peter felt that</p>	<p>Minutes 30 May 2016 adopted subject to listed changes and prior minutes of 16 November 2015 and 8 Feb 2016 were endorsed.</p> <p>That updates on Council budget be included as a standard item at all future meetings of BEAC</p>	

ITEM 4 (continued)

ATTACHMENT 3

	<p>minutes for this meeting should have been recorded. Sam indicated that the meeting was not a subcommittee meeting, but was a request for a meeting that Council honoured. Cllr Pendleton agreed that this term possibly came from her discussion with Mr Brown. Following discussion it was agreed to retain the minutes in their current form. Going forward all meetings should be minuted.</p> <p>There was a typo in the spelling of Simone McGinley in the table of attendees – to be rectified</p>		
<p>6.</p>	<p>Actions Arising from previous minutes and standing items</p> <p>Peter Brown mentioned some correspondence he has received in relation to species lists, but this may be discussed next meeting.</p> <p>It was resolved to hold over discussion of these items due to the time.</p>	<p>The information was noted for discussion next meeting.</p>	
<p>7.</p>	<p>General Business</p> <p><u>3 Brush Road Eastwood – land clearing</u></p> <p>Sam provided an update of the investigation into the unauthorised clearing on this site. It is in the hands of legal counsel. Evidence is being collected and information received. Council is looking at taking compliance and enforcement action and is considering the success of such action.</p> <p>The stumps of the trees are still in the ground. In relation to stabilisation it is agreed that machinery should not be permitted to access the site through the park. Council will continue to monitor the site whilst the investigation proceeds.</p> <p><u>Thanks to Chair and Committee</u></p> <p>Councillors Pendleton and Perram thanked all present for their work on the committee.</p> <p>Bev Debrincat thanked Cllrs Pendleton and Perram for their work with the committee.</p> <p><u>Upcoming events</u></p> <p>Granny Smith Festival</p> <p>Council staff will be providing information re bush regeneration at the Festival</p> <p>Biodiversity Day and Threatened Species Day</p> <p>Staff are not aware of any action being taken by Council in relation to this event but there will be a Council presence at the Riverfest event to be held on 23rd July 2016. Council can look into but presently have a full events load with current projects.</p>	<p>The information was noted. And for update next meeting</p> <p>The past and upcoming events were noted.</p> <p>Information noted</p>	

ITEM 4 (continued)

ATTACHMENT 3

	<p>World Environment Day</p> <p>This event was held at Darvall Park and was very successful. There were more than 530 registrations to the event day and over 400 people that enjoyed the guided walks. The day also hosted face painting, Council and Community Environmental Stalls, free BBQ, story telling, sustainability living advice and tree planting.</p> <p>Brush Farm Park</p> <p>The step upgrades at Rutledge St, below the Dog Club and at the John Street entrance are complete. The wayfinding signage has been installed and looks great. Sam Cappelli commented on the excellent work undertaken at Brush Farm Park and the current appearance of the park.</p> <p>Riverfest – 30 July</p> <p>Partnership event held in Ryde with the Parramatta River Catchment group to promote the ‘Parramatta Swimmable 2025’ campaign. The free family fun day will host football celebrities, kids activities, jumping castle, face painting, food stall. Free to attend.</p> <p>National Tree Day – 31st July</p> <p>An event will be held at Jim Walsh Park to mark National Tree Day from 10am-12noon. All are invited to attend and join the free bbq.</p>		
8.	<p>Next Meeting – to be confirmed, pending amalgamation update</p>		