

RELEVANT CONTROL		COMMENT	COMPLIES
<b>Residential Flat Buildings and Multi Dwelling Housing Controls</b>			
<b>Density</b>			
	a) The maximum number of dwellings which can be erected on a particular site shall be calculated in accordance with the density requirements contained in Clause 4.5B of Ryde Local Environmental Plan 2010.	There is no specific density requirement in the LEP for this site.	N/A
	b) The number of small one bedroom dwellings in any development shall not exceed 50% of the total number of dwellings on site.	One bedroom units comprise 10% of the total number of units in the Concept Plan development	Yes
<b>Height of Buildings</b>			
	a) A residential flat building must comply with Ryde Local Environmental Plan 2010 Height of Buildings Map and must not exceed the number of storeys contained in table 1 (Figure 3.4.01).	See comments above.	N/A
<b>Front, Side and Rear Setbacks</b>			
	a) The minimum setback for a residential flat building from a front rear and side boundary, shall be in accordance with the setbacks contained in Table 2 (Figure 3.4.02).	See comments above. The Concept Plan building footprints are generally consistent with the setbacks identified in Part 4.2, Section 4, of the DCP, the area specific controls for the MEA addressed above.	N/A
<b>Encroachment on Setbacks</b>			
	a) Residential flat buildings should be designed so as to produce irregular elevations. In order to achieve this, Council may allow a variation to the front, side and rear setbacks prescribed in the table in Figure 3.4.02.  No encroachments will be permitted on the setback required to Classified Roads specified in Table 2 (Figure 3.4.02).  In respect of residential flat buildings on properties fronting a road other than a main or	No encroachments into the setbacks are proposed in Stage 1 Project contained in Section 4.2 of the DCP for the Meadowbank area. Noted for further stages.	Yes

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	<p>country road, a portion of an external wall or a balcony may, at Council's discretion, be permitted to stand closer to the front boundary specified in Table 2 (Figure 3.4.02) provided:</p> <ul style="list-style-type: none"> <li>a) The encroachment on the specified setback does not exceed 0.5m – 1 storey building, 1.5m – 2 or 3 storey building;</li> <li>b) The portion of the external wall, excluding balconies, so set back does not exceed 50% of the total length of the front elevation;</li> <li>c) The setback of the remainder of the external wall being such, that the unbuilt upon area between the building and the front boundary, calculated on the specified setbacks, is maintained;</li> <li>d) The portion of the external wall and/or balconies so set back takes into consideration the location of structures on adjoining properties to ensure that the general streetscape and adequate visual privacy is maintained; and</li> <li>e) Balconies are not enclosed to a height of greater than 1.2m.</li> </ul>	
<b>Side and Rear Setbacks</b>		
	<p>A portion of an external wall or a balcony may, at Council's discretion, be permitted to stand closer to the adjacent side and/or rear boundary than that specified in the diagram in Figure 3.4.03 provided:</p> <ul style="list-style-type: none"> <li>a) The portion of the external wall and/or balcony so set back does not encroach more than 25% on the specified setback;</li> <li>b) A minimum setback of 3m is maintained;</li> <li>c) The portion of the external wall, excluding balconies, so set back does not exceed 50% of the total length of the wall adjacent to the respective boundary;</li> <li>d) The setback of the remainder of the external wall being such, that the unbuilt upon area between the building and the boundary, calculated on the specified setbacks, is maintained;</li> <li>e) The portion of the external wall and/or balcony so set back takes into consideration the location of structures on adjoining properties to ensure adequate visual privacy is maintained; and</li> <li>f) Balconies are not enclosed to a height of greater than 1.2m.</li> </ul>	<p>No encroachments into the setbacks are proposed in Stage 1 Project contained in Section 4.2 of the DCP for the Meadowbank area. Noted for further stages.</p>
<b>Internal Setbacks</b>		
	<p>a) Windows of habitable rooms should not be located less than 10m from windows of habitable rooms of adjacent dwellings, on the site or on adjoining properties, unless overlooking is prevented by the type or location of windows, or by permanent screening between windows to the satisfaction of Council.</p>	<p>Habitable windows will be no less than 10m apart and the proposal will meet the requirements of the Residential Flat Design Code.</p>

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<b>Balconies</b>			
	a) A balcony should be provided to each dwelling with a residential flat building.	Balconies or terraces are provided to each apartment.	Yes
	b) Balconies may be dispensed within multi dwelling housing.	Balconies or terraces are provided to each apartment.	Yes
	c) Balconies are not to be enclosed to a height greater than 1.2m.	Detailed design of individual Development Stages Development or Project Applications will comply.	Yes
<b>Parking</b>			
Quantity	<p>a) Residential flat developments (other than units for seniors housing) shall provide on-site car parking at the following rates:</p> <p>i) For properties within 400m of Victoria Road, Epping Road or a Railway Station:</p> <p>1.0 car space per one bedroom dwelling;  1.2 car spaces per two bedroom dwelling;  1.6 car spaces per three bedroom dwelling; and  1.0 car spaces per four dwellings for visitor parking.</p> <p>ii) For other properties:</p> <p>1.0 car space per one bedroom dwelling;  1.4 car spaces per two bedroom dwelling;  1.6 car spaces per three bedroom dwelling; and  1.0 car spaces per four dwellings for visitor parking.</p>	<p>As requested by the Director General, car parking rates have been revised to reflect the Concept Plan site's excellent access to public transport. Accordingly the rates proposed are generally consistent with the RTA Guidelines as follows:</p> <p>1 &amp; 2 bed units                      - 1 space  3 or more bed units                - 2 spaces  Plus 1 visitor space per 5 units.</p>	No
	b) The total number of parking spaces will be taken to the highest whole number.	Car parking for approximately 3,090 residential car parking spaces plus 250 commercial and community spaces,	Yes
	c) Parking in a tandem formation may be permitted for up to 50% of dwellings to which 2 car spaces are to be allocated.		Noted
	d) All parking spaces and manoeuvring areas shall be designed so vehicles may freely enter and leave the property in a forward direction.	Detailed design of individual Development Stages Development or Project Applications will comply.	Yes
	e) All parking areas shall be drained, by gravity, to Council's stormwater drainage system.	Detailed design of individual Development Stages Development or Project Applications will comply.	Yes

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	f) All parking must be designed to be in accordance with the relevant Australian Standards.	Parking has been designed to comply with relevant Australian Standards.
Parking under Buildings	a) All parking areas located beneath a residential flat building shall be located such that: i) a clear ceiling height of 2.2m is maintained; ii) the ceiling height does not exceed an average of 1.5m above natural ground level along the appropriate elevation; iii) the ceiling height of the parking area does not exceed 2.1m above natural ground level at any point; and iv) where the parking area encroaches within the specified setback in Figure 3.4.03, the height of the roof of the parking area does not exceed 0.75m above natural ground level at the boundary with adjoining property.	Detailed design of individual Development Stages Development or Project Applications will comply.
	b) Consideration may be given to an averaging of the requirements of (ii) and (iv) within the specified setback area, where it can be demonstrated that such a variation would not have any adverse impact on the amenity of adjoining properties by loss of privacy, overshadowing or the visual impact of the area between buildings on the adjoining properties.	Noted and detailed design of individual Development Stages Development or Project Applications will take into account.
	c) All parking areas under buildings shall be ventilated, either naturally or by mechanical means, in accordance with Council's standards.	Underground car parks will be ventilated in accordance with Council requirements.
Driveways	a) All driveways within the property, where not used as manoeuvring area, shall have a minimum clear width of 4 metres and a minimum pavement width of 3 metres. Greater widths may be required, at Council's discretion, depending on the number of dwellings served.	Detailed design of individual Development Stages Development or Project Applications will comply.
	b) The maximum grade of any driveway shall be 1 in 6. Suitable transitional grades to Council's satisfaction shall be required at changes of grade.	Detailed design of individual Development Stages Development or Project Applications will comply.
	c) All driveways are to be suitably paved. Preference should be given to natural or earth coloured paving materials. The extent of driveways should be minimised to avoid excessive amounts of hard paved surfaces. Details regarding all hard paved areas will be required to be submitted to and approved by Council prior to the release of the Construction Certificate.	Detailed design of individual Development Stages Development or Project Applications will comply.
	d) Driveways should be designed so as to reduce the visual impact of large paved areas viewed from the street, with driveways meandering to provide pockets of landscaping to eliminate the "gun barrel" effect of driveways.	Detailed design of individual Development Stages Development or Project Applications will comply.

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Visitor Parking Location	a) Consideration should be given to the location of visitor car parking spaces in order that any security which may be required for residents' parking can be installed without impeding access to visitors' parking.	Detailed design of individual Development Stages Development or Project Applications will comply.	Yes
<b>Landscaping</b>			
Quantity	a) The minimum landscaped area within each development shall be calculated in accordance with the landscaping requirements contained in the table below (Figure 3.4.04). b) NOTE: this table lists the minimum landscape requirements for various size apartments. This table refers to other medium and high density residential areas within the LGA and does not refer to the MEA.	The site is not located in any of these areas. Significant landscape areas are proposed.	N/A
	b) Areas with a clearance of less than 1.3m, such as areas under balconies, shall be excluded from landscaped area.	Noted.	Noted
Landscaping Treatment	a) Landscaping should be an integral part of the overall design of the development. The whole of the allotment external to buildings should be landscaped to Council's satisfaction in accordance with a plan to be submitted with the Development Application and completed prior to the occupation of the development or issue of a Certificate of Classification. This plan is required to be prepared by a qualified Landscape Architect and show details of all existing landscape features, including trees proposed to be removed. It is Council's policy to preserve existing trees of landscape significance, wherever possible.	The high quality landscape design is a core component of the development. Open spaces, pathways, planting and amenities have been carefully located within the development and integrated with the foreshore area. Refer to Landscape Plan and Report attached at <b>Annexure 10</b> .	Yes
	b) The landscaping treatment should: <ul style="list-style-type: none"> <li>i) Ensure that trees and shrubs have an informal and softening effect on the development and the overall environment, with trees and shrubs planted in sufficient numbers and scale to achieve this aim;</li> <li>ii) Screen poor views;</li> <li>iii) Give privacy to occupants and neighbouring properties; and</li> <li>iv) Be easily maintained.</li> </ul>	Landscaping comprises a mixture of locally occurring shrubs and trees. Refer to Landscape Plan and Report attached at <b>Annexure 10</b> .	Yes
Private Landscaped Areas	a) Each dwelling within a multi dwelling housing development shall have at least one area of private landscaped open space attached to and accessible from the dwelling. The private open space shall have a minimum area of 30m <sup>2</sup> and provided to Council's satisfaction.	Ground floor units are provided with courtyards/ terraces.	Yes
	b) Private landscaped areas located within the front building line shall only be delineated by landscaping or low fencing consistent with other similarly situated fencing in the locality. It will be necessary for pedestrian access to be available to these areas, other than through the dwelling for the purposes of servicing and maintenance. This access should be paved and at least 1 metre wide and may be provided via a garage.	Private landscaped areas within the front building line will have appropriate fencing.	Yes

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Common Landscaped Areas	a. A portion of the landscaped area should be provided behind the front building line as communal open space. Preferably this space should be so located to provide dwellings within the development with an internal aspect.	Communal landscaped areas are provided and located centrally. The 'U-shape' design of buildings creates opportunity for communal areas which provide units with an internal aspect.	Yes
<b>General Requirements</b>			
Materials	a) Details of all finished surface materials, including colour and texture to be used in construction are to be submitted to Council with the Development Application	A schedule of materials will be submitted with individual Development Stages Development or Project Applications.	Yes
	b) Preference should be given to materials with natural textures and colouring	Details of colours are neutral and sympathetic to the natural setting will be adopted in the detailed design of individual Development Stages Development or Project Applications.	Yes
Fencing	a) The site is to be fenced in accordance with a plan indicating the height, the type of material and construction and extent of all fencing is to be approved prior to construction.	Detailed design of fencing will be provided in the landscape and architectural plans of individual Development Stages Development or Project Applications.	Yes
	b) A wall, fence or kerb shall be constructed along the front alignment of the property. Fences within the front setback shall not be of paling construction or exceed 1m in height. Boundary fences should not exceed 1.8m in height.	Fencing will not exceed the height requirements of the DCP.	Yes
Clothes Drying Facilities	a) Adequate clothes drying facilities shall be provided for each dwelling. These facilities can be provided either in the form of mechanical dryers or external clothes lines. Where external clothes lines are provided, they shall be suitably screened from view from any street, public place or adjoining property.	Apartments in all Development or Project Applications for the individual Development stages will be provided with separate internal laundries suitable for mechanical dryers.	Yes
	b) Clothes line accommodation shall be provided at the rate of 7.5m of line/dwelling.	External clothes lines are not proposed on the basis of significant resident objections to them being proposed in other developments in the area and those applicants being required to remove them by Council.	No
Noise	a) Buildings should be designed so as to minimise noise transmission between dwellings and between the development and that adjoining. Buildings are to comply with the requirements of the Building Code of Australia.	Detailed design of individual Development Stages Development or Project Applications will comply with the requirements of the BCA.	Yes

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	b) All noise producing plant such as ventilation equipment, swimming pool motors, air conditioners and the like are to be installed to Councils satisfaction.	Detailed design of individual Development Stages Development or Project Applications will ensure that noise producing equipment is located to minimize impacts.	Yes
Services	a) All water services are to be in copper or another non-corrosive material.	Utility upgrades will comply with Sydney Water requirements.	Yes
	b) All drainage pipes, except downpipes, are to be concealed in ducts.	Utility upgrades will comply with Sydney Water requirements.	Yes
	c) All power and telephone lines shall be underground from the street alignment. All developments should have sufficient electricity capacity to accommodate the likely future needs of the occupants of that development.	Underground cabling is proposed throughout the Concept Plan site.	Yes
	d) All dwellings are to be connected by gravity flow to the Sydney Water sewer to the satisfaction of the Council and the Board before occupation. It will be necessary for the applicant to submit written evidence from Sydney Water, prior to the release of Construction Certificate that satisfactory arrangements have been made for the provision of water and sewerage facilities for the properties being developed north of Epping Road. In the case of properties north of Talavera Road and east of Alma Road, it will be necessary for such evidence to be submitted prior to the issue of Development Consent.	Utility upgrades will comply with Sydney Water requirements.	Yes
<b>Health Requirements</b>			
Garbage Storage Areas	a) The storage area is to consist of a brick or other approved masonry structure with a concrete floor and is to be sufficient to screen garbage carts therein from view.	Central garbage storage areas will be provided in the underground car parks of individual buildings with details supplied at the Development or Project Application stage.	Yes
<b>Energy Smart/ Waterwise</b>			
New Dwelling Houses, Dual Occupancy (attached), Multi Dwelling Housing (attached) or Senior Housing Developments	The requirements of BASIX applies to these developments, see <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a> for more information.	The design of all developments within the Concept Plan site will comply with BASIX.	Yes
Residential Flat Buildings (RFBs) including those	a) Any hot water system/s installed as part of a development or as a replacement must consider the most efficient option available to minimise greenhouse gas emissions (see diagram below as a guide).Note: The Federal Governments Energy Rating website has a	The design of apartments in the Concept Plan site will comply	Yes

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contained in Mixed RFB/Commercial Developments Residential Conversion of Former Industrial Buildings	comprehensive list of efficient hot water systems rated through the Minimum Energy Performance Standard (MEPS) and is currently working on a rating scheme. The preferred system should be no worse than heat pump. <a href="http://www.energyrating.gov.au/">http://www.energyrating.gov.au/</a> .	
	b) Any products installed as part of a development or as a replacement that are regulated for energy efficiency under the Australian Standards for Products and/or Minimum Energy Performance Standards (MEPS) must achieve a Minimum energy rating of 4.5 stars. Note: Products that carry an energy star label and are regulated under MEPS include refrigerators, freezers, clothes washers and dryers, dishwashers and air conditioners. The energy star rating as well as date of purchase of the product should be visible on the product at all times. The Federal Governments Energy Rating website has a comprehensive list of efficient appliances based on star ratings. <a href="http://www.energyrating.gov.au/">http://www.energyrating.gov.au/</a> .	Energy efficient appliances will be installed in all apartments within the Concept Plan site. Refer ESD Guidelines Report at <b>Annexure 11</b> .
	c) Ceiling/roof and walls must be fitted with insulation. Ceiling/roof insulation must be rated R3.0 or equivalent and wall insulation must have an R1.5 or equivalent rating. Insulation of cavity brick walls is not required,	All buildings within the Concept Plan site are to be appropriately insulated and meet the requirements of BASIX.
	d) Water Efficient Fixtures: where new or replacement fittings are required shower heads shall be at least 3 star rated water efficient 4 star dual flush toilets and 4 star taps (for all taps other than bath outlets and garden taps), bathroom and kitchen taps shall be fitted with aerators; and water closets shall have a dual flush cistern.	All buildings within the Concept Plan site will be installed with water efficient fixtures and will meet the requirements of BASIX.
	e) An external yard space or sheltered well-ventilated space for clothes drying must be provided and be suitably screened from view from any street, public place or adjoining property.	All apartments within the Concept Plan site will be either provided with separate internal laundries with space for energy efficient clothes dryers or, where deemed acceptable, external outdoor space for clothes drying. See comments above regarding Council's recent request to remove outdoor drying areas from balconies of apartments at 146 Bowden St due to neighbour objections.
	f) Any products installed as part of a development or as a replacement that are regulated for water efficiency under Water Efficiency Labelling and Standards (WELS) Scheme must obtain a Minimum WELS rating of 4.5 stars. Products that carry a star water label and are regulated under WELS include clothes washing machines and dishwashers. The water star rating as well as date of purchase of the product should be visible on the product at all times. The Federal Governments WELS website has a comprehensive list of efficient appliances based on star ratings. <a href="http://www.waterrating.gov.au/">http://www.waterrating.gov.au/</a>	All buildings within the Concept Plan site are to be provided with water efficient fixtures and appliances and will meet the requirements of BASIX.



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	g) Wherever practicable, orient the development to reduce the need for artificial lighting by maximizing daylight in habitable areas, whilst minimizing heat and glare. Ways to achieve this includes skylights, atriums or light shafts and adjustable shading.	Particular consideration will be given to the orientate living spaces and balconies to maximize solar access for natural solar access.	Yes
<b>Waste Minimisation Management</b>			
Demolition	The application shall include: a) section 1 of the Waste management plan (see Schedule 1) completed and the following details on plans: i) location of on-site storage space or facilities for materials (for reuse) and containers for recycling and disposal ii) access to the site and within the site for collection vehicles.	Will comply A Waste Management Plan is to accompany all Development or Project Applications for the individual Development Stages.	Yes
Construction	a) The construction phase would require the completion of section 2 of the waste management plan (see Schedule 1).	Will comply. See above	Yes
Residential Buildings	b) For multi dwelling developments the application shall include: i) a completed waste management plan (see Schedule 1). ii) The following details on plans: • location of waste cupboard space within each dwelling unit • location of waste storage and recycling area(s) per dwelling unit or located communally on-site. In the latter case this could be a garbage and recycling room • details of design for waste storage and recycling area(s) or garbage and recycling room(s). This should include floor plan, elevations and cross section drawings of the room and also materials and finishes location of communal composting area where applicable, design details of garbage chute system(s) and any volume reduction equipment • location of collection area.	Will comply. See above	Yes
Communal Facilities for Multi-dwelling Developments	a) Communal on-site waste storage and recycling area or garbage and recycling room must be provided in the following circumstances: i) Residential flat buildings and multi-level dwelling occupancy. ii) Single level multi dwelling developments where the number of bins would not fit comfortably on the street frontage or would detrimentally affect residential amenity. iii) Where the status of the roadway (heavy traffic) requires on-site access. iv) Where site characteristics make access to the street difficult for individual unit holders e.g. steep sites. v) Where such arrangements suit collection services.	Will comply. This is to be indicated on the submitted architectural plans and detailed in the Waste Management Plans to accompany all Development or Project Applications for the individual Development Stages.	Yes

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	b) The area should be capable of accommodating Council's required number of standard waste containers and should be designed in accordance with current standards. Where such an area is proposed additional space for the storage of bulky waste such as clean-up materials awaiting removal or recycling should be provided.	(see comment above) Yes
	c) On difficult or steep sites or sites with particular natural features (such as watercourses) or with two street frontages it may be appropriate to have a number of waste storage and recycling areas to minimise distances, prevent site pollution and facilitate collection.	Will comply. Detailed design of individual development stages will assess the need for additional waste and recycling rooms dependent on number of apartments, topography and building layouts. Yes
	d) For large scale proposals there may be a number of garbage and recycling rooms, operating in conjunction with a collection area located adjacent to the collection point. At appropriate times waste is transported from the rooms to this area for collection.	See comment above Yes
	e) In each case the onus is upon the managing body to ensure on-street placement where possible. Where for the reasons above this is not possible and Council or private vehicles must enter the site a separate collection area should be part of the design and legal access agreements obtained.	Will comply where feasible. Details will be supplied in the Waste Management Plan to accompany all Development or Project Applications for the individual Development Stages. Yes
	f) Communal facilities should be managed to ensure that they are kept tidy and storage bins are not filled beyond the capacity of the container. Steps should be taken to ensure that recyclable materials can easily be placed into the correct storage bin. Communal facilities require regular maintenance.	Will comply. Details will be supplied in the Waste Management Plan to accompany all Development or Project Applications for the individual Development Stages. Yes
Volume Reduction Equipment and Food Waste Disposal Units for Multi Storey Buildings	a) Compaction and other volume reduction equipment may be provided in the garbage and recycling room. Such equipment could save space on site where difficult design constraints occur. Volume reduction equipment should be considered for all buildings greater than 25 metres high.	Will comply. Details will be supplied in the architectural plans and Waste Management Plan to accompany all Development or Project Applications for the individual Development Stages. NA
	c) In normal circumstances, there will not be a reduction in area requirements where such equipment is proposed. Council considers that area requirements should allow for possible changes in on-site waste management arrangements. Similarly, where food waste disposal units are provided within units there will not be a reduction in the area/facility requirements.	Will comply. Details will be supplied in the architectural plans and Waste Management Plan to accompany all Development or Project Applications for the individual Development Stages. Yes