

## Appendix I – Detailed Consistency with Ryde Development Control Plan 2014

It is noted that development control plans are not a matter for consideration in the assessment of SSDAs by virtue of clause 2.10 of the Planning Systems SEPP, which states that ‘*Development Control Plans...do not apply to... State significant development.*’ Notwithstanding this, the table below provides an overview of how the proposal would address the relevant provisions of the RDCP 2014.

Provision	Comment	Reference in EIS
<b>Part 4.5 – Macquarie Park Corridor</b>		
<b>4.0 Access Network</b>		
4.1 – Streets	<p>The internal street network has been developed to provide a logical integration of the site with the surrounding road network, providing permeability throughout the precinct appropriate for pedestrian, cyclist and vehicles.</p> <p>The typical sections of the internal street layout is shown in the Architectural Design Report at <b>Appendix E</b>. The sections illustrate the proposed street layout will exceed the 14.5m and 20m wide requirements, providing adequate space for residents, workers and visitors to congregate. The internal public roadway will provide a broader public benefit by improving permeability for road users and distributing some traffic movements away from the nearby Epping Road / Herring Road intersection.</p>	Section 3.4
4.2 – Pedestrian Connections	The proposed Masterplan provides pedestrian through-site links, improving pedestrian accessibility, walkability, amenity and safety of the site and Corridor as a whole.	Section 3.4
4.3 – Bicycle Network	The Masterplan proposes a cross section of the main street through the site, inclusive of a separated cycleway, which will improve the amenity and safety of cyclists. The proposed cycleway will form a connection to the existing cycle paths in the Macquarie Park area, between Balaclava Road and Herring Road, aligning with the City of Ryde Bicycle Strategy 2022-2030 which includes new links aligning with the design of the Mixed-Use Precinct.	Section 3.4.2
4.4 Sustainable Transport	Where practical, the future operation of the site will seek to implement these strategies to maximise the use of alternative modes of transport. A Green Travel Plan will be prepared as part of future detailed development applications with measures to encourage sustainable travel modes and strategies.	Section 6.7
<b>5.0 Public Domain</b>		
5.1 – Open Space	A range of publicly accessible open space will be provided across the precinct in the form of urban plazas and village greens. The various areas of open space will provide a strong emphasis on recreation and social engagement, providing both active and recreational areas for residents, visitors and workers to congregate. The proposed Public Domain Concept is shown at <b>Appendix O</b> .	Section 3.3
5.8 – Street trees, front setback tree planting and significant trees	As detailed in the Landscape Design Report at <b>Appendix O</b> , the proposed scheme has considered and reference the Macquarie Park Public Domain Technical Manual.	Section 3.3

Provision	Comment	Reference in EIS
	<p>The proposed Masterplan seeks to retain existing trees where possible, specifically around the periphery of the site. However, additional landscaping embellishments will provide visual interest and amenity at the ground plane, activating the area and unifying the precinct with the surrounding landscape.</p> <p>While the proposal seeks to remove various trees, approximately 400 new trees will be planted, with 23% deep soil and 39% urban canopy coverage proposed across the site.</p> <p>A Biodiversity Development Assessment Report has also been prepared by Biosis and is included at <b>Appendix K</b>. The report considers the vegetation to be removed in accordance with the Biodiversity Conservation Act 2016 and other relevant plans and policies. The report confirms, the proposal is not considered likely to result in a significant impact to species or communities listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p>	
5.9 – Community Facilities	A number of community facilities will be provided across the site, to benefit both the occupants of the mixed-use precinct and the surrounding community. These facilities are located to activate open space areas such as the Eastern Creek Park, the Central Urban Plaza, the Play Park and the South West Park as illustrated at <b>Appendix O</b> of the EIS.	Section 3.3
5.10 – Art in Publicly Accessible Spaces	The Masterplan Design Report ( <b>Appendix E</b> of the EIS) nominates a number of locations capable of accommodating future public artworks. The design and delivery of these artworks will be explored through the future detailed application(s) and will reference the environmental and cultural background of the site, including consultation with Fellingham Consultancy and Design.	Section 3.3
<b>7.0 Built Form</b>		
7.1 – Site Planning and Staging	The proposal represents a comprehensive redevelopment of the Mixed-Use Precinct, which will create new road connections, circulation routes and a revised open space network. The Masterplan represents a new structure plan for this area that is consistent with the intent of the control to ensure development occurs within a carefully considered and planned framework of streets and open space.	Section 3.2
7.3 – Active Frontages	Super lot 8 accommodates retail and commercial that will be accessible from Epping Road, to activate the 'primary active frontage'. This building and the proposed land uses will act as a 'gateway' to the precinct from Epping Road. Refer to the Masterplan drawings at <b>Appendix E</b> of the EIS.	Section 3.2.1
7.4 – Setbacks and Build-to-lines	The proposal is consistent with the objectives for setbacks and build-to lines set out in the Macquarie Park DCP. A minimum setback of 10m fronting Epping Road and 5m fronting Balaclava Road from the site's perimeter boundaries has been adopted.	Section 6.1.5
7.5 – Awnings and Canopies	Awnings and canopies may be provided along the frontages of buildings addressing the public domain, which will be tested and confirmed during the detailed design of future buildings on site.	-
7.6 – Rear and Side Setbacks	All internal site setbacks generally comply with the DCP ( <b>Appendix E</b> of the EIS) and the Apartment Design Guide, where relevant. The proposed setbacks ensure there is sufficient space for deep soil planting, visual and acoustic privacy as well as residential amenity.	Section 6.1.5
7.7 – Building Separation	The proposal is compliant with the building separation requirements of the Apartment Design Guide.	Section 6.2
7.8 – Building Bulk and Design	The proposed building envelopes do not exceed 2,000m <sup>2</sup> over a height of 8 storeys, and have been designed to address and activate the street network. The proposed residential buildings are	Section 6.2

Provision	Comment	Reference in EIS
	capable of complying with the relevant provisions of the Apartment Design Guide.	
<b>8.0 Site Planning and Staging</b>		
8.1 – Site Planning and Staging	The subject application is for a site specific Masterplan for the renewal of the BaptistCare land holding, which addresses site access and parking, non-residential uses, detailed building envelopes, and is accompanied by a Social Impact Assessment ( <b>Appendix R</b> of the EIS).	Section 3.6
8.2 – Site Coverage, Deep Soil Areas and Private Open Space	<p>The Masterplan accommodates areas of deep soil planting, communal open space, private open space, and public open space. The Mixed-Use Precinct remains capable of complying with the provisions of the Apartment Design Guide and DCP, however, the final quantum and detailed design of these open space areas will be confirmed as part of separate detailed applications for the staged delivery of the Masterplan.</p> <p>Specifically, the proposal provides 23% deep soil planting and a 39% canopy coverage, which meets and exceeds the provisions of section 8.2. The Architectural Design Report at <b>Appendix E</b> illustrates that communal open space areas are capable of receiving the required solar access throughout the year.</p>	Section 6.5
8.3 – Planting on Structures	Planting on buildings may be provided, subject to further detailed design. Future applications for the delivery of buildings will consider the recommended standards for planting on buildings in the DCP.	-
8.4 – Topography and Building Interface	The proposal meets the objectives and achieves the controls set out in this section of the DCP. The detailed design of buildings and their interface with the ground plane will be assessed as part of future detailed development applications.	Section 6.1
8.5 – Site Facilities	The relevant facilities for all residential and non-residential uses on the site will be confirmed through separate detailed applications for the buildings on site.	-
8.6 – Vehicular Access	The Masterplan utilises the existing road connection off Balaclava Road and provides a new connection to the south on Epping Road to improve access and circulation through the Mixed-Use Precinct. It will also create a more accessible and legible internal street layout comprising clear intersecting north/south and east/west roads, better connecting the site and Macquarie University.	Section 3.4 Section 6.7
8.7 – Onsite Parking	On site vehicle parking will be minimised and a number of measures will be investigated/implemented through the redevelopment of the Precinct to reduce car dependency, such as providing a Green Travel Plan. The quantum and design of parking will be confirmed in the detailed design application to deliver stages of the Masterplan, referencing the parking rates nominated in the Concept SSDA.	Section 3.4.1 Section 6.7
<b>9.0 Environmental Performance</b>		
9.1 – Wind Impact	A Wind Assessment has been prepared by RWDI and accompanies the EIS at <b>Appendix U</b> . The Assessment addresses the likely wind conditions affecting the various trafficable outdoor areas within and site and makes a number of recommendations to be explored and implemented through the detailed design and testing of future buildings.	Section XX
9.2 – Noise and Vibration	An Acoustic Assessment has been prepared by RWDI and provided at <b>Appendix B</b> of the EIS. The report demonstrates that the proposed development remains capable of complying with the relevant acoustic benchmarks with some recommendations.	Section XX
9.3 – Bushfire Management	The subject site is not located within the Bushfire Prone Land in accordance with Figure 9.3.1 of the Macquarie Park Corridor DCP.	Section XX

Provision	Comment	Reference in EIS
9.4 – Soil Management	An Erosion and Sediment Control Plan will accompany the detailed Construction and Traffic Management Plan(s) provided at the relevant delivery stage of the Masterplan.	Section 6.3.3
<b>7.1 Energy Smart, Water Wise</b>		
-	<p>As detailed in the Environmental Sustainable Design Report at <b>Appendix L</b>, BaptistCare has taken a responsible approach to ensuring the principles of ESD are incorporated into the proposal, ensuring effective and environmentally responsive design initiatives. The target goals for the proposed development include:</p> <ul style="list-style-type: none"> <li>• Net zero carbon in operation</li> <li>• Powered renewable electricity</li> <li>• 100% renewable energy procurement during construction</li> <li>• Highly efficient buildings</li> <li>• Low Global Warming Potential refrigerants</li> <li>• Maximise use of low embodied carbon mater</li> </ul> <p>The incorporation of these initiatives for specific buildings and land uses will be considered as part of the future detailed development applications.</p>	Section 6.14
<b>Part 7.2 Waste Minimisation and Management</b>		
-	The proposed development is capable of accommodating the on-site sorting and storage of waste. Further detailed discussion of the waste requirements of the development has been provided within the Waste Management Plan at <b>Appendix I</b> of the EIS.	Section 3.5.2
<b>Part 8.2 Stormwater Management</b>		
-	A Surface and Groundwater Assessment and Flood Impact Assessment accompany the EIS at <b>Appendices P</b> and <b>M</b> respectively, which detail stormwater measures that can be implemented to manage stormwater quality and quantity and confirm that the Masterplan will not adversely impact flood behaviour, including stormwater runoff and flows within the underground pipe drainage network.	Section 3.5.3 Section 6.15
<b>Part 9.3 Parking Controls</b>		
-	The car parking rates have been established in accordance with the Housing SEPP and RDCP 2014. A summary of the parking rates is provided in <b>Appendix S</b> . The final parking numbers will be confirmed as part of the future detailed development applications.	Section 6.7
<b>9.5 Tree Preservation</b>		
-	An Arboricultural Impact Assessment Report prepared by Arterra at <b>Appendix C</b> . A total of 491 trees were assessed across the site, with 50 assessed as having a high retention value. It is noted that the trees set to be removed will occur over the next 10-15 years and the proposed Masterplan will offset the removal of these trees through additional planting. Specifically, over 400 new trees are proposed to replace those removed and will comprise predominantly endemic species.	Section 6.12