

Appendix K – Response to Submissions Table

Extracts from public authority submissions and submissions from organisations, including stakeholder and interest groups, received in relation to SSD-46561712 and a response to each of these matters has been provided in the sections below.

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1.0 Public Authorities

The following tables include a response to the full text of submissions provided by or on behalf of public authorities/agencies, as defined by the NSW Department of Planning, Housing and Infrastructure (DPHI) in the categorisation of submissions on the Planning Portal website¹. The full text of each submission is provided in the left-hand column, accompanied by the Proponent's corresponding response in the right-hand column. The Proponent's responses have been informed by input by the consultant team, and should be read in conjunction with the publicly exhibited Environmental Impact Statement and accompanying technical reports, as well as the Amended Concept State Significant Development Application Report (Amended Concept SSDA) to which this document is appended.

1.1 Department of Planning, Housing and Infrastructure (DPHI)

No.	Extract	Comment
VPA / Access Agreement		
DPHI-1	Evidence must be provided demonstrating consultation with council regarding any potential Voluntary Planning Agreement (VPA) for the subject site.	<p>As stated in the EIS, BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land. Having considered Council comments within the submission and at meetings, BaptistCare still intend on proceeding with paying all the applicable development contributions to Council and will not be seeking to offset any works or dedicate land as part of the amended Concept SSDA, and therefore does not intend on entering in to a VPA.</p> <p>Further, it is noted that as a not-for-profit organisation, BaptistCare are exempted from section 7.11 contributions on the basis that they are a community housing provider as defined in the Housing SEPP, and therefore exempt from contributions pursuant to the Ministers 94E directions. Therefore, development for the purposes of seniors housing as defined by the Housing SEPP that is provided by a community housing provider will be exempt from developer contributions.</p>
DPHI-2	Prior to the consideration of the access connection through the neighbouring Morling College via the MPCDCP Road 3, an agreement with the relevant landowners must be provided.	Discussions with Macquarie University in regard to the embellishment of the new Road 3 connection into the neighbouring Morling College site are progressing. It is intended that this road connection will be construction concurrently with the Stage 2 works on the site, aligning with the Morling College masterplan and Council's design intention within the Macquarie Park Corridor DCP.
GFA / FSR Calculations and Architectural Plans		
DPHI-3	Back-testing indicates that the projected FSR is not achievable when using standard floor to floor heights and building efficiency ratios. Justification and recalculating of the GFA is required across the proposal, using standard Building Efficiency rates (Residential 75%; Commercial: 80% and Retail: 85%) and standard floor to floor heights for each use.	Refer to the Updated Architectural Design Report (Appendix F), which discusses how the proposal has adopted standard building efficiency rates and standard floor to floor heights within the proposed concept envelopes.

¹ i.e. submissions categorised as 'Public Authority' by DPHI on the Planning Portal website.

No.	Extract	Comment
DPHI -4	Submit Architectural drawings which clearly detail the proposed gross floor areas of each super lot.	The requested amendments in the presentation of GFA, FSR and usage of AHD and RL has been completed. Refer to the Architectural Urban Design Report (Appendix F).
DPHI-5	FSR bonuses are to be clearly separated from the proposed base FSR on architectural plans.	It is noted that the FSR bonus figures have not been separated on the plans, however, the calculation of floor space has been clearly set out in the Design Report and in the EIS.
DPHI-6	All architectural plans should include appropriate reference the Australian Height Datum (AHD) and Reduced Level (RL).	

Function Centre Use, Health Services Facility Use and Office Use

DPHI-7	<p>The EIS identifies two additional uses which are not included in the project description, these being conference centre and health services facilities.</p> <p>As per the Ryde LEP a 'function centre' means 'a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility'.</p>	The proposed Amended Concept SSDA has removed reference to the 'conference centre' use throughout its non-residential components.
DPHI-8	Noting that function centres and health services facilities are uses which are permitted with consent, all EIS documentation should be amended to provide adequate information for these uses.	The proposed Amended Concept SSDA now includes appropriate information for the health services facility use, which is permitted as an innominate use within the MUI Mixed use zone which applies to the site. This use is located within the podium of Lot 2, as demonstrated in the Architectural Urban Design Report (Appendix F).
DPHI-9	<p>Further information required should include the following:</p> <ul style="list-style-type: none"> • Allocated floor space. • Intended number of seats for the function centre. • Parking rates and transport movements for both uses. • Any supporting documentation which does not address these uses (such as traffic and transport, acoustic or waste reports) should be amended to included these uses. 	The Updated Architectural Plans (Appendix E) prepared by BVN provides the location of each land use, and the minimum gross floor area (GFA) sought across the site and future allotments.

State Design Review Panel (SDRP)

DPHI-10	Amended plans and documentation addressing the issues raised in this letter as well as public and agency submissions is required to be presented to the SDRP for review. Details demonstrating how the comments raised by the SDRP have been addressed should also be provided.	<p>The project team met NSW Government Architect's State Design Review Panel (SDRP) prior to the lodgement of this SSDA on 6 July 2022. In this meeting, the proponent presented the previously exhibited project and the strategy for the achievement of design excellence. The previously submitted Environmental Impact Statement and the Architectural Urban Design Report as well as supporting technical studies provided a detailed response to the comments received from the SDRP and incorporated the feedback where appropriate.</p> <p>Notwithstanding, the amended Concept SSDA was submitted to the SDRP on two further occasions on 19th July 2023 and 6 December 2023. All documentation submitted as part of this amending application is in response to the comments received from the SDRP.</p>
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No.	Extract	Comment
Flooding		
DPHI-11	Consider the relocation of sensitive uses away Flood Prone lands, in line with Council, SES and BCD advice.	In accordance with City of Ryde Council (Council), State Emergency Services (SES) and Biodiversity, Conservation and Science (BCD) advice, sensitive uses have been relocated away from the creek corridor, which now accommodates the Kikkiya Park. Refer to the Updated Flood Risk Assessment and Impact Assessment (Appendix I) for further detail.
DPHI-12	In order to appropriately consider the extent of flooding, submit the current DRAINS and TUFLOW model with results data for the scenarios documented in the Flood Risk Assessment and Flood Impact Assessment reports to allow for the examinations of: <ul style="list-style-type: none"> • Trunk modelling method and assumptions; • Blockage values and assumptions; • Hydrographs of modelled flows immediately downstream of the box culvert outlet. • Impact raster grids for the 100y ARI and PMF events for both development scenarios (whole extent and not trimmed); and • A Digital Elevation Model of the Masterplan ground levels for the site and surrounds. 	Copies of the DRAINS and TUFLOW models have been submitted as part of this amended Concept SSDA to assist agency review of the FIRA. Refer to the Updated Flood Risk Assessment and Impact Assessment (Appendix I) for further detail.
Built Form		
DPHI-13	Consider the Macquarie University Masterplan when proposing built form. Specific focus should be on the setbacks of building M and building N, where minimum ADG separation and DCP Setback controls should be used to guide the size and treatment of the setback.	The amended Concept SSDA has takes the future Macquarie University Masterplan into account. Particular focus has been provided to the area where former Building M and N were proposed, with the Lot 5A, 5B and 6 buildings setback 14.5m from the Macquarie University boundary, which is compliant with the Macquarie Park Corridor DCP. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
DPHI-14	Investigate opportunities to provide lower scale-built form as recommended by the SDRP, Council and the submitted Wind Impact Assessment report. Where podiums are introduced reductions in overall height of non-compliant buildings should be demonstrated.	The impacts of wind are considered within the Design Guidelines that accompany the amended Concept SSDA. The inclusion of podiums within the Concept SSDA mitigates wind impact across the site. Further detail is provided within the Design Guidelines (Appendix J).
DPHI-15	Review the building heights diagram/s to ensure the building heights proposed accurately include any potential lift overruns, parapets, roof form design features, plant rooms and/or any communal open space.	The maximum concept envelopes allow for lift overruns, parapets, plant rooms and/or shade structures. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
DPHI-16	Detailed testing of typical floorplates is required to demonstrate compliance with ADG recommended solar access to habitable rooms of the residences within the proposed development.	Detailed typical floorplates have been tested and reflected in a reference scheme design that is capable of complying with ADG requirements for solar access. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
DPHI-17	Update the view impact assessment to include view connections from a pedestrian's perspective and from designated open spaces.	View connections have been updated to incorporate a pedestrian's perspective from throughout the ground floor plane from several designated open spaces including Kikkiya Park and the Central Boulevard. Further detail is provided within the Updated Visual Impact Assessment (Appendix Z).

No.	Extract	Comment
Clause 4.6		
DPHI-18	Should the amended proposal still breach the maximum building height development standard, an amended Clause 4.6 is to be submitted that adequately demonstrates that the proposal minimises the impact of the development on the amenity on neighbouring properties. Should the Clause 4.6 still rely on justification provided by the third method established in Wehbe v Pittwater Council [2007] NSW LEC 827 that states “the underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable”, additional information is required to be documented regarding the number and location of any affordable housing units.	A Revised Clause 4.6 Variation Request has been prepared by Ethos Urban (Appendix D) which outlines the amended Concept SSDA’s impact on the amenity of neighbouring properties. Additional information has been provided, outlining the number and location of affordable housing units.
Open Space		
DPHI-19	Clarify whether the proposed ‘local parks’ are privately owned publicly accessible spaces or public parks that will be dedicated to Council.	As aforementioned, BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land. The local parks within the amended Concept SSDA will function as privately owned publicly accessible spaces and will be legally identified on the Certificate of Title, managed by BaptistCare.
DPHI-20	If the parks are to be maintained as privately owned but publicly accessible, detail how the proposed open space will be maintained in an effective manner to ensure no future burden is placed onto Council.	The publicly accessible open spaces will be owned and managed by BaptistCare, with all maintenance costs proposed to be covered by BaptistCare. There will be no future burden placed on Council.
DPHI-21	Assess and consider Solar Access, deep soil and tree retention to each space open space individually.	Refer to the Updated Architectural Urban Design Report (Appendix F), which demonstrates maximised solar access to public open spaces, including Kikkiya Park and the Urban Plaza. The amended public open spaces have been sited in areas with existing deep soil present. Tree retention has also been prioritised where possible in the proposed public open spaces. Further detail is provided within the Updated Landscape Design Report (Appendix L).
DPHI-22	Calculate the deep soil across the site with the Council DCP measurement requirements.	The deep soil calculations completed within the Updated Landscape Design Report (Appendix L) by Arterra align with the Ryde Council DCP requirements.
DPHI-23	Consider City of Ryde DCP 2014, Part 4.5 Macquarie Park Corridor, Section 5.2 in detail for all new Open Space areas individually.	This has been considered and the objectives are adequately represented within the conceptual design of the publicly accessible open spaces within the proposed amended Concept SSDA. The Design guidelines (Appendix J) establish the design parameters for this compliance, with the future detailed SSDAs applying to each of the lots and open spaces intended to provide further detail on the landscape treatments at a specific level. It is noted that it has also been considered within the Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L).

No.	Extract	Comment
DPHI-24	Further consideration should be made about the amount of public open space. The subject site has the opportunity to provide increased open space through thoughtful design changes, as recommended by SDRP and Council.	The key design changes within the amended masterplan have been driven on the objective to increase public open space throughout the site. Particularly, the introduction of building podiums and introduction of the consolidated Kikkiya Park will remove all previously semi-private open spaces and result in a net gain of 2,591.5m ² of clear public open space. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L).
DPHI-25	Further detail and design development should consider the amenity of all proposed open spaces as both individual spaces and connected spaces. Focus should be on the access and usability of each space.	Numerous site and context analysis diagrams have been developed that consider key parameters to justify the proposed site planning and design approach and are contained within the Updated Architectural Urban Design Report (Appendix F): <ul style="list-style-type: none"> • Vegetation buffers are proposed along the perimeter of the BaptistCare site along Epping Road and Balaclava Road, to create a better landscaped interface with public footpaths. • The proposed Boulevard provides an urban connector, leading pedestrians past key public spaces that include the Urban Plaza and Kikkiya Park. • The public plaza provides a generous accessible public space at the heart of the site which supports the active commercial uses surrounding it. • Proposed minimum 9,100m² Kikkiya Park provides a connective public open space to Macquarie University to the north. This park space is programmable to accommodate active activities for residents and the wider public.
DPHI-26	Consider the amenity of private open spaces located directly adjacent to Epping Road. Identify any mitigation measures which may be required to make these spaces areas of high amenity and/or relocate this amenity away from Epping Road.	A zone for tower articulation has been proposed around the concept envelopes to allow future DAs to adequately design building facades that mitigate impacts to private open space adjacent Epping Road. Further requirements for the treatment of wind impacts to Epping Road are also detailed in the Design Guidelines (Appendix J). The proposed vegetation buffer along Epping Road provides additional acoustic and visual separation between proposed private open space and Epping Road.
DPHI-27	The public domain areas of the play park, the south-west park and central urban plaza include very minimal deep soil zones. Clarity on how the provision of 20% deep soil is a key landscape driver on public domain and landscape scheme as identified in the Landscape Design Report is required.	The proposed amended Concept SSDA has significantly reconfigured the previously exhibited proposed public open space network. Subsequently, the removal of the play parks, and south-west park and consolidation of open spaces through three (3) parklets, a central urban plaza, and Kikkiya Park has enabled each space to include some form of deep soil. Ultimately, the entirety of one of the northern corners parklet and Kikkiya Park is supplemented by deep soil cover, with approximately 50-70% of the Central Urban Plaza and central parklet supplemented by deep soil. It is noted that less than half of the north-western parklet is supplemented by deep soil, although it will likely include a direct connection into the vegetation buffer and existing vegetation network along the Central Boulevard. Further detail is provided within the Updated Landscape Design Report (Appendix L).

No.	Extract	Comment
DPHI-28	Super lot 4 includes no deep soil or tree retention. As recommended by the SDRP and Council, investigate and redesign to include both aspects within the super lot.	<p>Lot 2 (previously super lot 4) now contains deep soil coverage along its northern street frontage, which includes the Central Urban Plaza, which represents an improvement from the exhibited proposal. It is noted that the remainder of the allotment has been designed to include a consolidated podium, which limits opportunity for further deep soil coverage to be present.</p> <p>It is noted that compliant deep soil provision is provided across wider site. Exact dimensions of these will be subject to detailed SSDA applications and landscape resolution. Refer to the Updated Landscape Design Report (Appendix L).</p>
DPHI-29	Provide a draft public art plan to address City of Ryde DCP 2014, Part 4.5 Macquarie Park Corridor, Control 5.10.	A Public Art Strategy for the proposed amended Concept SSDA has been prepared by Fellingham Consultancy and Design (FCAD) (Appendix BB).
Social and Economic Impact Assessment		
DPHI-30	Provide further clarity on project staging, including a relocation/ decanting plan for existing tenants.	<p>The final delivery of such a large-scale development will be influenced by many factors including the influence of existing operations on the site and the demand for new dwellings over time. BaptistCare anticipates the site could take 10 years to be completely delivered considering these factors.</p> <p>BaptistCare are yet to finalise the strategic plan for the relocation of existing tenants but are committed to working with residents and their families to ensure they are kept informed of the proposed development on the site and in due course a detailed plan for each of the homes will be developed. BaptistCare is experienced in managing the relocation of residents between aged care facilities whilst maintaining the highest quality of care with minimal disruption to the individual and their family.</p> <p>A Development Staging plan has been provided within the Updated Architectural Drawings (Appendix E), relative to the amended Concept SSDA. Details of construction activities, vehicular and pedestrian accessways, sustainability and social infrastructure will be provided as part of the future detailed DAs.</p>
DPHI-31	Redefine the social locality in accordance with the Social Impact Assessment guideline.	The social localities have been defined in line with the Social Impact Assessment guideline, as provided within the Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-32	Review and revise all social data to reflect this redefined social locality.	The social data has been amended to reflect the social locality within the Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-33	Identify how the broad trends described in sections 4.8.2 - 4.8.8 of the Social and Economic Impact Assessment manifest at the level of the social locality.	Key trends have been woven into impact assessment to show their relevance at the local level.
DPHI-34	Identify social groups that are relatively disadvantaged in the social locality.	This is addressed within the Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-35	Explain how stakeholders – particularly BaptistCare residents – have been meaningfully involved in decisions about their futures through engagement. If	Engagement undertaken to inform the amended SSDA prioritised BaptistCare residents, their families, and existing staff. Engagement with these groups began

No.	Extract	Comment
	any resident has not been meaningfully involved, please undertake this engagement in good faith, justify the methods, and demonstrate outcomes.	<p>before reaching out to the broader community to ensure their voices were heard and considered early in the process.</p> <p>On 3 February 2025, BaptistCare sent tailored letters to all residents and their families, providing an update on the proposed master plan, an overview of the amended design, and contact details to provide feedback. BaptistCare staff followed up each letter with one-on-one conversations to ensure feedback was captured and shared with the project team for consideration.</p> <p>The letter also invited residents and families to speak directly with the project team during their regular House Meetings. Four Meetings were held in total. Consultation will continue as we prepare subsequent Development Applications (DAs) following the approval of the concept master plan. More engagement with residents will take place during this process.</p> <p>Residents, families, and staff have access to our engagement 1800 number and email address. BaptistCare will also send out regular project updates to ensure all residents and families stay informed until the project's completion.</p> <p>BaptistCare is continuing to encourage residents to reach out to us directly during this project to ensure we address concerns, answer questions, and consider feedback.</p>
DPHI-36	Conduct relevant primary social research to inform the identification and characterisation of social impacts that are likely to be significant.	Refer to Section 6.3 of the Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-37	Review the approach to relocation, informed by relevant literature, and submit a draft relocation plan as an appendix to the Social and Economic Impact Assessment.	BaptistCare are yet to finalise the strategic plan for the relocation of existing tenants but are committed to working with residents and their families to ensure they are kept informed of the proposed development on the site and in due course a detailed plan for each of the homes will be developed. BaptistCare is experienced in managing the relocation of residents between aged care facilities whilst maintaining the highest quality of care with minimal disruption to the individual and their family.
DPHI-38	Discuss how the project will incorporate first nations' cultural design concepts, embed principles of cultural responsiveness and cultural safety, and strengthen connection to country.	The proposed amended Concept SSDA has undertaken significant consideration of first nations' cultural design concept and stories through the design being heavily informed by the Connecting with Country Strategy (Appendix V). Specific amendments to the design have been directly informed by the findings of the strategy, which provided an in-depth Aboriginal Symbology of the site prepared by Uncle Shane Smithers.
DPHI-39	Discuss in detail the outcomes of the 'extensive feedback' on the vertical village and reassess how the proposed change in building height and density will affect residents' lived experience.	The Updated Visual Impact Assessment (VIA) (Appendix Z) prepared for the amended Concept SSDA determined that the proposal creates low to medium visual effects in close, medium and distant views across the visual catchment. Tower forms do not block scenic or highly valued compositions. It also noted that while tower forms will introduce considerable short term visual changes to views from Macquarie University, visual effects will be reduced over the long term where the future character of Macquarie Park will change to include equivalent built form developed in the immediate visual context.
DPHI-40	Specify and justify the relative proportions proposed for social and affordable housing and the proposed management of these dwellings and tenancy.	The relative proportions of the indicative affordable housing provision on the site have been provided within the Amendment Report. Ultimately, further detail on

No.	Extract	Comment
		the proposed management of the dwellings will be provided during the future detailed DA stages.
DPHI-41	Analyse impacts on access and safety for stakeholders moving around the site and between it and surrounding sites, and propose commensurate responses.	The Updated Crime Prevention Through Environmental Design Report (Appendix S) provides an analysis of the significant public safety improvements associated with the proposed amended Concept SSDA.
DPHI-42	Disaggregate the evaluations of significance.	Evaluations of significance have been disaggregated within section 7 of the Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-43	Remove the phrase 'where practicable' from the EIS, making clear what measures are proposed to be implemented and how.	Noted. The phrase 'where practicable' has been removed from the Amendment Report and Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-44	Ensure that mitigation measures are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced.	The impact assessment has been restructured to clearly show specific mitigation measures and recommendations that are tangible, deliverable and directly relate to the impact. Refer to Section 7.0 of the Updated Social and Economic Impact Assessment (Appendix Y).
DPHI-45	Provide clarity on any actual commitments in response to table 16 of the Social and Economic Impact Assessment.	Refer to Section 7.0 of the Updated Social and Economic Impact Assessment (Appendix Y) shows the mitigation measures committed to by BaptistCare.
Traffic and Transport		
DPHI-46	The proposed vehicle access strategy detailed in Section 5.1 of the TIA includes an access connection through the neighbouring Morling College via the MPCDCP Road 3. The absence of a current formal agreement means there is no certainty when this connection will be delivered. Traffic modelling is to be updated to identify network operation under the scenario that the access is not provided as a sensitivity assessment.	Discussions with Macquarie University regarding the embellishment of the new Road 3 connection into the neighbouring Morling College site are progressing. It is intended that this road connection will be delivered concurrently with the Stage 2 works on the site commencing. Therefore, traffic modelling is not required to be updated to identify network operation under the scenario that the road connection has not been provided. It is noted that this modelling reflects the staged delivery of this connection. Further detail has been provided within the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-47	Noting the conflicting moment that would occur between vehicles exiting Lot SP9264 and vehicles entering the deceleration lane, a Road Safety Audit should be undertaken and accompany the application.	The vehicle access arrangements including the deceleration lane have been reviewed and endorsed in principle through discussions with Transport for NSW. The deceleration lane has been designed in accordance with relevant AUSTROADS standards. A Road Safety Audit can be undertaken at a later stage supporting the relevant detailed SSDA – noting this concept masterplan does not seek approval for the construction of the deceleration lane at this point in time.
DPHI-48	Submit swept path analysis of the road network, in compliance with Council requirements and noting future requirements of proposed school.	Swept path analysis provided in Section 5.2 of the Updated Traffic and Transport Impact Assessment (Appendix H). It is noted that the comment regarding the school is no longer applicable to the proposed amended Concept SSDA due to the removal of the school use.
DPHI-49	Provide justification for any departures from the JTW data noting some departures appear significant.	The pre-COVID journey to work mode share for Macquarie Park do not reflect the current and future transport environment – particularly the advent of the Sydney Metro project and Macquarie University Bus Interchange upgrade.
DPHI-50	Provide further details of the assessment methodology adopted for the person trip rate assessment (including clarification on the school trip volume).	The number of trips generated by each mode of transport has been estimated based on typical trip generation rates for various uses as outlined in the 2024

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		TfNSW Guide to Transport Impact Assessment (GTIA) and the TfNSW Technical Direction TDT 2013/04(a). It is noted that the comment regarding the school is no longer applicable to the proposed amended Concept SSDA due to the removal of the school use.
DPHI-51	The TIA should be updated to include current peak hour vehicle movements and existing intersection performance at key intersections consistent with the requirements of the SEARS.	Traffic modelling has been updated to include current intersection performance, provided within the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-52	Submit diagrams showing the distribution and development traffic flows at both the site access locations and at all intersections assessed as part of the application.	Existing and future road network diagrams have been prepared by JMT Consulting and are provided at within Appendix B of the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-53	Provide SIDRA layouts of each intersection considered as part of the application.	SIDRA models provided as part of this application include layouts of each intersection, provided in the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-54	Provide a detailed review of all mitigation measures being proposed to off-set the impacts of the development on the operation of the road network.	This is discussed within Section 7 of the Updated Traffic and Transport Impact Assessment (Appendix H). It is noted that the traffic impacts of the proposed amended Concept SSDA are considerably less when compared to the exhibited proposal.
DPHI-55	Detail what pedestrian infrastructure upgrades are proposed to support the high proportion of non-car travel modes expected by the development.	The internal street network throughout the site will be upgraded accordingly to account for the additional pedestrian demand generated by the site. It is noted that BaptistCare intend on paying development contributions to the City of Ryde Council, which can be reallocated to facilitate pedestrian infrastructure upgrade projects throughout the surrounding street network. This is also addressed within Section 5.3 of the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-56	Provide a Framework Travel Plan (FTP) with reference to the City of Ryde Travel Plan Guidelines.	Refer to Section 5.6 of the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-57	Given the potential impacts that the construction activities may have with the adjoining land uses, a Construction Traffic and Pedestrian Management Plan (PCTPMP) must be submitted.	As the proposed amended Concept SSDA does not seek consent for construction works, a detailed Construction Traffic Management Plan (CTMP) will be prepared for the future detailed DAs and prior the to issue of a Construction Certificate. The CTMP will be developed to comply with the TfNSW requirements and Traffic Control at Works sites manual, prepared in consultation with the City of Ryde Council, TfNSW and any other relevant stakeholders. A framework CTMP is provided in Section 5 of the Updated Traffic and Transport Impact Assessment (Appendix H).
DPHI-58	Further information must be provided on the proposed drop off/pick up conditions for the proposed school, including if the access connection through the neighbouring Morling College via the MPCDCP Road 3 is not delivered.	The school has since been removed from the amended Concept SSDA, and replaced with Kikkiya Park within the eastern portion of the site. Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.

No.	Extract	Comment
DPHI-59	Car parking rates should be applied to the Student Accommodation as identified in the Council Submission.	The proposed amended Concept SSDA now provides car parking for the co-living use, aligned with the parking rates nominated within the Housing SEPP.
Retail Impacts		
DPHI-60	Submit an Economic Impact Report which details retail floor space and impacts on local centres with 5 kms, the quantum of employment floor space and likely employment generation.	Refer to the Retail impact Assessment (Appendix HH).
School		
DPHI-61	As detailed by the Council submission, engagement with Department of Education and Training is required to understand the requirement for delivering a school within the Masterplan. This engagement should be detailed in Appendix G Community Engagement Report.	The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site. Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.
DPHI-62	Further consideration of the strategic merit of the proposed school within the Masterplan. Included (at a minimum) must be a detailed analysis of the demographic and any proposed or existing schools within the proposed catchment area.	
Project Staging Plan		
DPHI-63	Submit a project staging plan which outlines the proposed delivery of each stage. The staging plan must outline key construction activities and the delivery of utilities, vehicular and pedestrian accessways, sustainability measures, social infrastructure including open space required to support the site and the dwellings proposed for each relevant stage. The project staging plan must also outline a schedule of assets including open space that is proposed to be owned and managed publicly by Council and/or privately.	A staging plan has been provided within the Updated Architectural Urban Design Report (Appendix F). The envisaged management of the publicly accessible spaces is proposed to be owned and managed by BaptistCare, with maintenance managed by BaptistCare to ensure these are utilised by the community for a sustained period.
Infrastructure Delivery		
DPHI-64	Submit an Infrastructure delivery plan and a public domain access management plan which considers each stage of the application.	The required electrical and hydraulic infrastructure for the site has been calculated and planned in consultation with the relevant service providers. Refer section 3 and drawings within the Updated Building Services Report (Appendix W).
Utilities		
DPHI-65	Undertake modelling of the Sydney Water potable water network to determine the impacts of the proposed development on the network and to determine any servicing requirements for the site.	Consultation with Sydney Water confirmed that modelling of the potable water network was not required until planning upgrades within the local area were completed. Refer to the Updated Building Services Report (Appendix W) for further detail.
DPHI-66	Undertake hydraulic modelling to assess the impacts of the proposed development on the sewer network and to determine any servicing requirements for the site.	The Updated Building Services Report (Appendix W) details the average sewer demand per day for the amended Concept SSDA and determines that the new sewer infrastructure will be required to be designed to reticulate the flows to the

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		existing Sydney Water 300mm diameter sewer main located at the northeastern end of the site.
Wind Impact		
DPHI-67	Demonstrate how the concept masterplan will incorporate the recommendations of the design advice from the Wind Impact Assessment prepared by RWDI and dated 31/10/22. Consideration should be given to having towers sitting above low-scale podiums with secondary setbacks to help mitigate the downwash winds.	As shown in the amended Concept SSDA drawings, concept envelopes are designed to include tower masses above lower-scale podiums where applicable, with articulation to tower forms to mitigate downwash winds. The Design Guidelines (Appendix J) directly address wind mitigation provisions of the design.
Tree Removal and Landscaping		
DPHI-68	Submit revised landscape plans, in line with Council's submission, which outlines the landscape and open space design associated with the Vertical Village, the civic plaza, retail edge treatments, Macquarie University interface, Epping Road interface and the provision of rooftop green spaces where applicable.	This detail is provided within the Updated Landscape Design Report (Appendix L).
DPHI-69	Revise the proposed vegetation palette to increase the ratio of natives to exotics and ensure native plants are proposed within the aquatic and streamside vegetation palette.	As outlined in the Updated Landscape Design Report (Appendix L) the proposed reference scheme outlines a potential planting palette, and particularly trees, will be predominantly endemic species that are designed to flank and surround the tall buildings and provide a strong and endemic landscape buffer along Epping Road and the creek line. The aim is to comply and exceed the Council DCP requirements (Section 5.2 (v).) to provide exotic and endemic species (exceeding the minimum 60%), together large-scale shade trees (over 8m height). The Creek line park is proposed to contain only Australian native plants, with an emphasis on endemic species, noting that this concept SSDA is not seeking approval for any tree planting.
DPHI-70	Demonstrate the provision of a minimum 40% tree canopy cover across the site.	The proposed amended Concept SSDA will achieve greater than 30% urban canopy, increasing from 25% (existing) to 38%. The proposed amended Concept SSDA will also provide greater than 47% 'green and blue' cover. The suggested 40% is a Greater Sydney metropolitan wide target espoused by the <i>NSW Government Architects - Draft Greener Places Design Guidelines</i> and should not be incorrectly applied literally to all areas, particularly higher density development. The above document lists medium to high density development targeting greater than 25%. At 38% canopy cover, the proposal exceeds best practice and provide a realistic and achievable canopy cover in keeping with the type of development, park and streets.
DPHI-71	Clearly outline which trees are to be removed and those trees impacted by construction activities and where possible, retain existing trees located within the central portion of the site to provide a continuous buffer along the Epping Road frontage.	Refer to Section 4.2.6 of the Updated Landscape Design Report (Appendix L) for a clear summary of tree retention statistics and the Updated Arboricultural Impact Assessment (Appendix G) for trees proposed to be retained and removed. It is noted that the trees set to be removed will occur over the next 10 or more years, and that the proposed Concept SSDA will offset the removal of these trees through additional planting. Importantly, the proposed Concept SSDA will achieve more than 20% deep soil and approximately 38% urban canopy, increasing the current canopy coverage. The planting of over 450 new trees to replace those removed will assist in

No.	Extract	Comment
		providing an improved environmental performance, urban heat mitigation and will provide an improved urban environment. The amended Concept SSDA also continues to propose a continuous buffer along Epping Road frontage, and numerous existing trees in this area will be retained and increased with the proposed vegetation buffers along Epping Road and Balaclava Road.
DPHI-72	Further consideration and design work is to be undertaken, to retain more trees across the entire site. Focus should also be placed on protecting and retaining existing trees identified moderate and high tree retention value.	Refer to above comments. It is noted that such developments involve extreme site disturbances for buildings, basements, services and the re-surfacing of the creek. It is our assessment that the tree loss and retention is a balanced and realistic outcome. Design work has been done within the Masterplan and Kikkiya Park to retain significant trees.
Additional Queries		
DPHI-73	Appendix I – Detailed Consistency with Ryde Development Control Plan 2014 identified that a Surface and Groundwater Assessment has been undertaken, please submit for consideration.	A Surface and Groundwater Assessment for the overall site has been prepared by JK Environments and is provided at Appendix KK . It is further noted that greater detailed surface and groundwater assessment for each of the development lots will be prepared subject to a series of future detailed SSDAs.

1.2 Department of Planning Housing and Infrastructure (DPHI) Water

No.	Extract	Comment
Water take and entitlement		
Explanation		
DPHI Water – 1	The potential groundwater take and obtaining entitlement for the project are not clearly stated in the Environmental Impact Statement. Being unable to obtain sufficient entitlement would pose a significant risk to the project. It is required that potential take volumes are provided and the ability to obtain this entitlement is assessed.	Subject to prior determination – JK Group.
Recommendation – Prior to Determination		
DPHI Water – 2	That the proponent ensures: <ul style="list-style-type: none"> To quantify the maximum annual volumes of water take as aquifer interference activities will be required for the project during both construction and ongoing state. To demonstrate sufficient entitlement can be attained in the relevant water source. 	Prior Determination - JK Group.
Recommendation – Post Determination		
DPHI Water – 3	That the proponent ensures: <ul style="list-style-type: none"> Water entitlement is held in a water access licence/s to account for the maximum predicted take for each water source prior to water take occurring unless an exemption applies. 	Post determination.

No.	Extract	Comment
Waterfront Land		
Explanation		
DPHI Water – 4	An outlet is identified which enters the 1st order watercourse in the north-eastern corner of the site. This outlet should show due consideration to the Guidelines for Controlled Activities	<p>The proposed amended Concept SSDA has resulted in the presence of watercourses being concentrated in Kikkiya Park. There are now no other watercourses in proximity to the development blocks, which are contained on consolidated podiums. Therefore, no due consideration to the guidelines for Controlled Activities is required.</p> <p>Also, the 'daylighting' of the trunk stormwater pipes and re-establishment of the waterway is intended to improve the natural corridor, as part of design development the team will refer to the Guidelines for Controlled Activities.</p>
Recommendation – Post Determination		
DPHI Water – 5	<p>That the proponent ensures:</p> <ul style="list-style-type: none"> works within waterfront land need to be in accordance with the Guidelines for Controlled Activities on Waterfront Land. 	As per the above.
Groundwater management		
Explanation		
DPHI Water – 6	An assessment against the Aquifer Interference Policy (2012) should be commenced to demonstrate that adequate arrangements will be in place to ensure that the minimal impact considerations specified in Table 1 and section 3.2.2 can be met.	Refer to item 7 below.
Recommendation – Post Approval		
DPHI Water – 7	<p>That the proponent ensures all future Environmental Impact Statements for further stages must:</p> <ul style="list-style-type: none"> provide a detailed assessment of the local hydrogeology provide a cumulative assessment of all activities included within the masterplan against the 'minimal impact considerations' of the AIP. provide cumulative estimates of groundwater inflows of all activities included within the masterplan for both construction and operation. <p>Note: The applicant should consider the Guidelines for Groundwater Documentation for SSD/SSI Projects (2022) and the Minimum requirements for building site groundwater investigations and reporting (2022) to ensure documentation is fit for purpose. https://water.nsw.gov.au/__data/assets/pdf_file/0020/507611/Guidelines-for-Groundwater-Documentation-for-SSD-SSI-Projects.pdf https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0003/541605/minimumrequirements-for-building-site-groundwater-investigations-and-reporting.pdf</p>	Subject to post approval.

1.3 City of Ryde Council

No.	Extract	Comment
Open Space		
Residential open Space Provision and Design		
COR-1	<p>Clarification is needed on the level of public accessibility in all the internal spaces. The Masterplan layout is to identify the following:</p> <ul style="list-style-type: none"> Publicly owned and publicly managed spaces (if any). Privately owned spaces with a public right of way to allow public recreational uses 24/7. Communal open spaces with controlled access for future occupants only. 	<p>Publicly accessible open space has been reconsidered and identified in this report. All streets, parks and public plaza will be publicly accessible and owned and managed by BaptistCare. Communal open spaces will be wholly contained with future development lots and provided as part of future detailed DAs. Refer to the Updated Architectural Design Report at Appendix F.</p>
COR-2	<p>Clarification is needed on whether the proposed 'local parks' (see page 48 of Appendix E Architectural Urban Design Report) are privately owned publicly accessible spaces or public parks that will be dedicated to Council. If these spaces are intended to remain privately owned, the Applicant is to confirm whether a public right of way will be provided to secure public accessibility in these spaces.</p>	<p>The 'local parks' have since been removed from the amended Concept SSDA and replaced with clearly identifiable publicly accessible open spaces. The provision of circa 11,000m² of publicly accessible open spaces will provide an immense social benefit to the future community on the site, accommodating a diverse range of activities. The envisaged management of the publicly accessible spaces is proposed to be owned and managed by BaptistCare, with maintenance managed by BaptistCare to ensure these are utilised by the community for a sustained period. BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land.</p>
COR-3	<p>Some proposed public open spaces are considered unlikely to function successfully as public space as they are surrounded by residential towers and are likely to be perceived as a communal open space for residents only. Additional information should be provided demonstrating how the public open space will be accessible and engaging for the wider community.</p>	<p>Main public spaces are located along publicly accessible streets and along publicly accessible pedestrian routes. The public plaza and Kikkiya Park are strategically interfaced with neighbouring sites, and Macquarie University and provides opportunity for the public activities to take place.</p>
COR-4	<p>Some private communal open spaces are poorly located adjacent to Epping Road, exposing the spaces to a major source of noise and air pollution as shown in Figure 1 (see page 45 Appendix E Architectural Urban Design Report). The front setback zones to Epping Road should be primarily used for deep soil tree planting and a green buffer. Reconfiguration of private open space to ensure it is not interfacing Epping Road is recommended.</p>	<p>Open spaces fronting Epping Road are proposed primarily for deep soil, tree retention and endemic buffer planting. Communal open spaces are oriented to the internal areas of the site and are indicatively illustrated in the Updated Architectural Drawings (Appendix E). Final extents and details will be provided as part of future detailed DAs.</p>
COR-5	<p>Clarification is needed on the definition of "active" public space on page 46 of Appendix E Architectural Urban Design Report, as active open space usually refers to lands used for formal outdoor sports. The information provided does not demonstrate that the space will function as active open space. Given the density and uses proposed, further details should be provided to demonstrate how the active recreation needs generated by the development are to be addressed.</p>	<p>The previously formal outdoor 'active' space was associated with the school, which has now been removed from the proposed amended Concept SSDA proposal. The now consolidated Kikkiya Park, at a minimum of 9,100m² in size, will cater for multi-generational play spaces and gathering spaces. Facilities within the space would include accessible pathways and shelters, seating, a BBQ area, a small off-leash dog exercise area and fitness and playground equipment. Other outdoor active spaces include the central portion and plaza area where retail, water play will be the focal. Greater detail is provided in the Updated Architectural Design Report at Appendix F.</p> <p>Recreational facilities for the future aged care residents will also be provided within each building and on site. This will be in the form of communal open space, with greater detail to be provided as part of future detailed DAs.</p>

No.	Extract	Comment
COR-6	There is a lack of deep soil in the proposed civic plaza, along the northern site boundary and in the Vertical Village site (see page 34 of Appendix N Landscape Design Report). The location of deep soil also does not consistently relate to the street tree planting locations illustrated in pages 51 to 52 of the Appendix E Architectural Urban Design report. The northern side of the east-west street particularly lacks deep soil to support future street trees behind the kerb. Further deep soil planting should be provided, particularly in relation to the Stage 1 Vertical Village site.	<p>Deep soils have been shown diagrammatically within Section 4.2.5 of the Updated Landscape Design Report (Appendix L) and illustrate compliance with the Council DCP. It is noted that these do not display all the expected areas of soil that occur within the site. It is noted that a key design amendment made was to include deep soil within the Central Urban Plaza area.</p> <p>Particularly within the streets, there are proposed to be areas of deep soil that do not fulfil the noted and rather onerous 10x20m minimum size qualification. It is anticipated that adequate soils and details will be provided for all street tree planting proposed.</p> <p>Refer to typical street profiles in section 4.2.1 of the Appendix L which illustrates the intention to provide adequate soil volumes for street planting. Basements have been avoided under the urban retail plaza to allow for the incorporation of deep soil in this location. Exact extent and locations are to be determined during future detailed DAs.</p>
COR-7	The proposal contains several unique and diverse land uses and this causes challenges when planning and designing the open space network within the site. This is further compounded by the proposed density of the building envelopes and the minimal amount of land identified for open space use. Given the proposed density of the precinct, larger open spaces should be considered.	<p>The proposed amended Concept SSDA caters for larger open spaces through the removal of three (3) buildings to accommodate the minimum 9,100m² Kikkiya Park. This larger open space has enabled the Kikkiya Creek to be exposed and enabled the establishment of a regional sized open space on the site.</p> <p>Overall, proposed amended Concept SSDA proposes a large public park to the east of the site, and abundant open space. Requirements for these open spaces are detailed within the Design Guidelines (Appendix J).</p>
COR-8	To achieve a more liveable outcome for future residents, fewer and more slender buildings would result in the open space being able to be more tailored to the varied requirements of the proposed land uses.	The amended Concept SSDA reduces the overall number of towers on the site (previously 17 towers; now 12 towers). Concept SSDA envelopes are designed to accommodate built form footprints that comply with ADG apartment depths and building separations. Further, the proposal consolidates massing into distinct podiums that define street edges and allow more slender towers to comply to ADG.
COR-9	By tailoring the open space to the proposed uses within the site, there is a greater opportunity for the spaces to be designed to provide a function for the broader community and not just the residents of the site.	Open spaces including the Boulevard, Kikkiya Park, and Urban Plaza are fully accessible to both residents and broader community. They provide added amenity for residents and the broader public.
COR-10	The proposed 'pocket parks' will only provide function and utility for the residents of the new development and dedication of these types of spaces to Council is not supported. Further consideration into larger open space parks that provide a wider community benefit should be considered.	<p>A large central open space park has now been created. The parklets are considered of adequate size and distribution to supplement the main open space area and provide respite and more intimate character and function. They are interconnected with nearby streets and spaces. All open space areas are intended to be owned and managed by BaptistCare and not dedicated or maintained by Council.</p> <p>As aforementioned, BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land. As such, all open space within the amended Concept SSDA is proposed to be owned and managed by BaptistCare.</p>

No.	Extract	Comment
COR-11	Should smaller open spaces be proposed in the Development Application, during the assessment, public access easements to these open spaces will need to be conditioned.	Noted.
COR-12	DPE and the Applicant should consider how the proposed open space will be maintained in an effective manner to ensure no future burden is placed onto Council if this land is not suitable to be dedicated to Council. Details of this should be clarified in the Response to Submissions (RtS).	The publicly accessible spaces are proposed to remain in BaptistCare ownership, with maintenance managed by BaptistCare. This management strategy has been presented to Council, as the intention is to ensure no financial burden is placed onto Council in the future.
COR-13	The design and elements included in the open space(s) should align to best practice including design guidance provided by NSW Government Architect and Council's Integrated Open Space Plan.	The design and elements included in the open spaces are in alignment with the requirements outlined in the NSW Public Spaces Charter, and have the potential to meet all the fundamental public open space principles. The requirements for the design of key open spaces are captured within the Design Guidelines (Appendix J) .
COR-14	Consistent with City of Ryde Open Space Future Provision Strategy, all residents are to be within 200m of an open space greater than 1,500m ² , with a preferred minimum of 3,000m ² for optimum usability.	The proposed Kikkiya Park will boast an open space area of minimum 9,100m ² , well in excess of the minimum 3,000m ² noted within the strategy. Parklets are also provided across the site, sited within 200m of habitable uses; as well as an Urban Plaza that exceeds 1,000m ² in area. While Kikkiya Park is not strictly within 200m of all residents, the quantum and variety of open space provided within this Park, as well as throughout the proposal, is consistent with the intent of the City of Ryde Open Space Future Provisions Strategy. Key open space areas are illustrated in the Updated Landscape Design Report (Appendix L) .
COR-15	Given the densities proposed and the scale of the site, the 3,000m ² minimum should be used. The open spaces must receive the minimum DCP controls for solar access.	As noted above, the proposed Kikkiya Park will boast an open space area of minimum 9,100 m ² , well in excess of the minimum 3,000m ² noted within the strategy. The proposed scheme has been designed such that Kikkiya Park and the Public Plaza will achieve minimum 2 hours solar access in midwinter, with greater solar access during the summer solstice. Further detail is provided within the Updated Landscape Design Report (Appendix L) .
COR-16	More detailed information should be provided to confirm what level of solar access can be achieved on the winter solstice. In the 5 main open spaces proposed in the masterplan (including internal courtyards proposed for private residence).	The Concept SSDA has been largely updated, and the extent and location of public open space has been assessed through detailed solar analysis. Solar analysis and hourly shadow plans demonstrate that public open space, including Kikkiya Park and the Urban Plaza, achieve 2 hours of solar midwinter.
COR-17	The Macquarie Park DCP Control 8.2(e) requires that "Solar access to communal open spaces is to be maximised. Communal courtyards must receive a minimum of 3 hours direct sunlight between 9 am and 3 pm on the 21st of June." It is currently unclear if the proposed open space will satisfy the solar access provisions. Detailed solar diagrams should be provided demonstrating compliance.	Approval for communal open spaces is not sought under this application and will be subject to future detailed DAs. However, the reference scheme has used to test potential locations for communal open space within the proposed Concept Envelopes of each lot. Detailed solar diagrams of the reference scheme have been produced that interrogate the level of solar access provided to communal open spaces. These diagrams show that communal courtyards receive minimum 3 hours direct sunlight to at least 50% of their area between 9am and 3pm on the 21st of June. Refer to the Updated Architectural Urban Design Report at Appendix F for further detail.

No.	Extract	Comment
COR-18	The proximity of residents to active recreation areas of the open space networks needs to be further considered to ensure there is suitable capacity to meet the additional demand this development will bring. The currently proposed location of the playground (Play Park) nestled amongst Buildings L, M & O is not supported as it contains a number of footpaths and pavings, rather than a consolidated open space. Further refinement of the Play Park is recommended to have less footpaths and paving and more open space.	A large and central open space park has now been proposed and is interconnected with nearby streets and communal spaces. It has the capacity to facilitate a generous and easily accessed playground as part of future detailed DAs.
COR-19	The proposed vegetation palette is to be further refined to improve the ratio of natives to exotics. The proposal to include exotic plants within the aquatic and streamside palette is not supported given the ability of exotic plants to be transported along the water course which flows through Lane Cove National Park. Further refinement of the proposed vegetation pallet is recommended.	The plant palette proposes a mix of endemic, native and some exotic species. The proposal has the potential to meet the required minimum of 60% endemic species (by quantity) for each individual lot. Given the highly urban nature of the proposal, a mixture of species which includes a select group of non-invasive exotic species is considered appropriate. The Kikkiya Park is proposed to contain only Australian native plants, with an emphasis on endemic species.
COR-20	The built form and the proposed open space network should be revised to maximise passive surveillance into open spaces to eliminate areas with visual obstruction.	The reconfiguration and expansion of the internal street network within the amended Concept SSDA significantly enhances passive surveillance into open spaces through the establishment of a grid/uniform layout. Further detail on the improvement of passive surveillance in the proposal is provided in the Updated Crime Prevention Through Environmental Design (CPTED) Report (Appendix S).
School Open Space Design		
COR-21	In Appendix Q, Social and Economic Impact Assessment, there is little detail regarding the specific demographic and need proposed to be addressed. Given the need to ensure any school on the site is appropriately designed, and is supported by sufficient open space, the demographic details of the underlying need and the associated open space requirements should be more clearly articulated.	The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site. Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.
COR-22	The EIS suggests the primary school would cater for up to 1000 students. The provision of the school and the associated space to cater for outdoor recreation use should comply with the requirements of NSW Department of Education for new schools, particularly the DG10.3 Open Play Space Requirements of 10m ² per student.	
COR-23	Applying the open space requirements of 10m ² per student would equate to 10,000m ² of open space. In review of Appendix N Landscape Design Report, it is suggested that there is 0.22 ha (2200m ²) of open space allocated to the school (Figure 2), this results in an unacceptable shortfall of open space allocated to the school. Additional open space should be allocated to the school or a reduction of students to match the proposed open space is recommended.	
COR-24	The Applicant should consider the location of elements within the school open space that could also be made available to the general public such as basketball/multi-purpose courts. These should be located on the ground plane and made available outside of school operating hours as this would provide a wider benefit to community members in the precinct.	

No.	Extract	Comment
Landscape and ESD		
COR-25	An allowance for the planting of trees to achieve a minimum 40% canopy coverage through the site when the trees are at maturity needs to be made. Currently the design shows a 39% coverage, which does not meet the minimum 40% canopy coverage requirement.	The proposed amended Concept SSDA will achieve greater than 30% urban canopy, increasing from 25% (existing) to 38%. The proposed amended Concept SSDA will also provide greater than 47% 'green and blue' cover. The suggested 40% is a Greater Sydney metropolitan wide target espoused by the <i>NSW Government Architects - Draft Greener Places Design Guidelines</i> and should not be incorrectly applied literally to all areas, particularly higher density development. The above document lists medium to high density development targeting greater than 25%. At 38% canopy cover, the proposal exceeds best practice and provide a realistic and achievable canopy cover in keeping with the type of development, park and streets.
COR-26	Environmentally Sustainable outcomes for the open space networks should be further enhanced. Elements, such as water harvesting for open space irrigation, should be included. Again, subject to the final design of these spaces, unless a broader community need is met Council will not accept dedication of this infrastructure.	<p>The envisaged management of the publicly accessible spaces is proposed to be owned and managed by BaptistCare, with maintenance managed by BaptistCare to ensure these are utilised by the community for a sustained period. BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land.</p> <p>More detailed ESD outcomes relating to features such as water harvesting for open space irrigation will be subject to a future detailed SSDA.</p>
Urban Design and Masterplan		
COR-27	It is noted that the Application has been reviewed once by the SDRP on the 6th of June 2022. Council requests that in the RtS phase the Applicant responds to the SDRP's comments.	The project team met NSW Government Architect's State Design Review Panel (SDRP) prior to the lodgement of this amended Concept SSDA on 6 December 2023. In this meeting, the proponent presented the proposed amended Masterplan and the strategy for the achievement of design excellence. The subsequent written advice and recommendations provided by the SDRP (received 18 December 2023) confirmed their general support of the holistic update.
COR-28	Council requests that the Application be submitted to the State Design Review Panel (SDRP) for further design comments. Council considers it necessary that further review from the SDRP of the proposed Masterplan is undertaken to ensure Council's and the Panel's concerns have been appropriately addressed.	
Site Configuration and Masterplan Layout		
COR-29	The current configuration, which largely consists of free-standing high-rise towers surrounded by space, creates 'negative spaces' that cater for movement or lack clear function rather than promoting and facilitating congregation. Reconsideration from a place quality perspective is required and revisions should ensure the configuration and surround space provides places that encourages people to dwell, congregate and socialise.	The proposed amended Concept SSDA has directly responded to this through the removal of semi-private 'negative' spaces, which were present in between the free-standing towers. The introduction of podiums on each development lot, as well as the establishment of clearly publicly accessible open spaces, such as the parklets, the central urban plaza and Kikkiya Park, facilitate movement and congregation in an area that encourages direct social interactions. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
COR-30	The spatial planning of the site must consider security and privacy while enabling public walking permeability through the site. The current spatial arrangement of the building envelopes lacks a clear definition between public and communal open spaces. Given the need for some privacy and security, some space, such as internal courtyards within each neighbourhood, may be better designed as communal open space rather than public space. Communal open space is best	The amended Concept SSDA has been largely updated, with concept envelopes taking into account advice from Place Partners, a Place Making consultant (refer to the Place Strategy at Appendix FF). Public and communal spaces have been clearly identified; and the sizes of public spaces and tower separation have been considered taking ADG requirements into account. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).

No.	Extract	Comment
	defined by building frontages rather than boundary fences, walls or landscaping to provide passive surveillance and activation.	
COR-31	<p>The dimensions of the internal spaces should be more generous to creating high-quality, social spaces. The majority of the proposed spaces appear to be produced merely in compliance with the minimum building separation requirements by the Apartment Design Guide (ADG). More generously sized consolidated space can be created by amending the geometry, orientation or size of the building envelopes. For instance, the mixed-use neighbourhood will benefit from orientating Building H to align with Epping Road to create a larger central courtyard space.</p>	<p>The amended Concept SSDA has amended all concept envelopes, as well as the provision of public accessible open space. Residential usages within the concept envelopes have been designed to allow compliance with ADG building separation. Concept envelopes have also been sculpted to provide maximised solar access to neighbouring sites, public open spaces, and areas identified as potential communal open spaces.</p>
COR-31	<p>The placement of the school playground immediately adjacent to the existing residential area might cause noise impacts on neighbouring residents. The Applicant is advised to consider swapping the location of the school with the Vertical Village to achieve the following advantages:</p> <ul style="list-style-type: none"> • Minimising noise impact on neighbours to the southeast. • Significantly improving solar access to the civic plaza by having a lower building to the north of the plaza. • Providing more human-scale to improve the built form's relationship to the plaza. • Providing compatible uses adjacent to each other – retirement living adjoining existing residential while a school adjoining the existing childcare centre. • Reinforcing the civic character of the new plaza by co-locating an institutional building (school) and the retail/commercial hub to maximise street-level activation. • Creating a distinct civic cluster at the centre of the site and reinforcing the quieter living neighbourhood character on the eastern and western sides. 	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>
COR-32	<p>The view corridors diagram in Figure 4.11 of Appendix N Landscape Design Report mostly considered vantage points from the view angles of vehicles; it is critical that view connections are carefully considered from a pedestrian's perspective and from important open spaces. Further consideration is required in this regard and should be included in an updated report.</p>	<p>The amended Concept SSDA provides considered vantage points from key proposed public spaces, and good visual connection across the site. Pedestrians are prioritised in the design of the key urban spaces, such as the Plaza and Park. Indicative 3D perspectives taken from pedestrian eye level are provided within the Updated Architectural Urban Design Report (Appendix F).</p>
COR-33	<p>The geometry and orientation of building envelopes need to be refined to improve the direct visual connections to the waterbodies from the civic plaza (see Figure 3).</p>	<p>The amended Concept SSDA updates the location of the proposed waterbodies, with a Creek Reserve indicated in the Updated Architectural Drawings (Appendix E). There is direct visual connection to the waterbodies from all adjacent lots (Lots, 1, 2 and 3). More broadly, towers are generally orientated north south and overlook public plaza and park spaces, with built form orientated to maximise the amenity of new streets and public open spaces. The amended Masterplan is designed to have a connected public domain which offers distinct passive, active, and programmable spaces.</p>
COR-34	<p>The retail/commercial/conference centre component (Building F) should provide an active frontage to the north-south new street and a legible and activated corner presence to Epping Road. Considering that it is the entry point from Epping Road a more inviting arrival experience should be provided.</p>	<p>The amended concept envelopes have been significantly revised since the original scheme. Specifically, the updated entrance from Epping Road interfaces with Kikkiya Park, creating a more inviting arrival experience. The proposed corner building (Lot 3 Tower 3) along Epping Road also acts as a marker building,</p>

No.	Extract	Comment
		activating the site's corner to Epping Road. Activation of the central Boulevard is an important feature of the amended Concept SSDA, with active frontages to this space captured within the Design Guidelines (Appendix J).
COR-35	In review of the setbacks proposed under Appendix E, the Masterplan proposes buildings that are non-compliant with the ADG building separation distances. The Applicant addresses this through alternative means such as building orientation to prevent direct sightlines and screening. This is however a poor planning and design outcome as it will result in compromised amenity for future residents. Of key concern are the proposed setbacks of superlot 9 (Figure 4). Further clarification on building separations and building siting is required and compliance with ADG is required.	Amended concept envelopes enable future building envelopes to be capable of compliance with the ADG building separation requirements. Specific analysis has been considered around separation between Lot 4 and existing building, The Parkside. The approved DA drawings of The Parkside indicate that all openings on the western elevation of The Parkside are to non-habitable spaces. Furthermore, The Parkside has provided a minimum setback of 6m from the shared boundary, whereas the proposed amended concept envelope on Lot 4 provides a setback of 12m from the shared boundary to achieve a compliant 18m separation, as per the ADG requirement.
Setbacks to Macquarie University		
COR-36	The proposed setbacks to the northern boundary are inadequate and could cause potential adverse impacts on the neighbouring site.	The Macquarie Park DCP Control 7.4(a)(v) states:
COR-37	The adjoining University land is publicly accessible and has the character of a park. As such the minimum ADG separation with deep soil tree planting should be provided from the northern boundary as guided by Macquarie Park DCP Control 7.4(a)(v).	<p data-bbox="1294 643 2056 722"><i>"5m built form setback to all parks (existing and proposed – subject to providing a Riparian Corridor in accordance with the NSW Office of Water's Guidelines for Riparian Corridors on Waterfront Land)."</i></p> <p data-bbox="1200 754 2074 914">The proposed building setbacks from site boundaries are compliant with Macquarie Park Corridor DCP 2014. Concept envelopes along Epping Road provide a 10m landscaped setback from the BaptistCare lot boundary; compliant with control 7.4 of the RDCP 2014. The amended Concept SSDA has also provided setbacks equal to, or greater than, 14.5m to the shared northern boundary adjoining university land; compliant with control 7.6 of the RDCP 2014.</p>
COR-38	The Applicant is advised to liaise with the University and refer to the University Masterplan to understand potential future development scenarios to the north. Greater setbacks are likely to be required, to ensure the site outcomes arising from this proposal do not conflict with the future development on the university site.	<p data-bbox="1200 938 2056 1185">The amended Concept SSDA proposes a highly legible road network arrangement for each future development lot, with clear road address and vehicular access points. This includes an extension of a neighbourhood street in the northern portion of the site from the central boulevard, providing access to Lot 5 and Lot 6, which then connects to a secondary street. The northern neighbourhood street and proposed connecting secondary street form a north-eastern road that clearly separates future development from the Macquarie University boundary, which was absent in the exhibited proposal accordingly.</p> <p data-bbox="1200 1217 2074 1407">Nevertheless, the proposed amended Concept SSDA provides a setback range of 14.5m – 17m to the Macquarie University Campus, which ensures an expanded road network, segregated bicycle lane (running north-south along the boundary), and adequate tree canopy coverage. Further detail is provided within Section 4.9 of the Amendment Report, the Updated Architectural Urban Design Report (Appendix F) and the Updated Traffic and Transport Impact Assessment (Appendix H).</p>

No.	Extract	Comment
COR-39	In review of the Macquarie University Design Excellence Strategy and Design Guidelines, the approved Masterplan for the University site, will have built form proposed opposite the BaptistCare site (Figure 5).	Noted. The Macquarie University Masterplan has been considered, and the amended Concept SSDA has provided an adequate setback range of 14.5m – 17m along the site’s boundary with the Macquarie University Campus. This will provide for adequate building separation distances with the future built form within the campus.
COR-40	The current setbacks for the stage 1 site, Building M and Building N proposed on the northern boundary does not allow for sufficient room to enable screen planting and appropriate separation between buildings. The reliance of planting on the Macquarie University site to screen the subject development isn’t an appropriate outcome.	The amended Concept SSDA significantly alters the proposed design for the northern portion of the site. The amended design allows for a setback from the northern boundary from Macquarie University ranging from 14.5m – 17m. Further details on screening and planting is provided in the Updated Landscape Design Report (Appendix L). A parklet is proposed north of Lot 6, allowing for appropriate screen planting to the podium. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
COR-41	The BaptistCare site will have a direct interface with Precinct E (Figure 6) under the Macquarie University Masterplan. Further refinement of the proposed BaptistCare site layout is needed to ensure that it will be compatible with Precinct E, at this interface.	The proposed amended Concept SSDA significantly updates the relationship of the proposed massing to Macquarie University Precinct E. The amended concept envelopes provide for future podiums that are set back from the northern boundary, with a revised road network that takes into account the future Macquarie University Masterplan. The amended design allows a porous connection to the north of the site, including to Macquarie University. Further detail is provided within the Architectural Urban Design Report (Appendix F).
COR-42	Figure 7, shows the proposed built form of Lot E8, which will be directly facing superlots 1,3 and 4. The built form proposed on the northern boundary, facing the future built form of Lot E8, will create unacceptable amenity impacts on the future buildings on Lot E8. Further separation from the northern boundary is required and the ADG separation distances should be applied.	The Concept SSDA has been developed in response to Council advice around separation to the northern boundary. The proposed amended concept envelopes are setback from the northern boundary at a range of 14.5m – 17m. Additionally, the position of the Urban Square and alignment of Kikkiya Park’s edge responds to the future road network and proposed Macquarie University Masterplan.
COR-43	The current Masterplan has not considered the future built form of surrounding sites adequately and further information is required to address the future built form outcomes.	The proposed amended Concept SSDA has made consideration to the future built form of surrounding sites. Notably, as discussed above, adequate setbacks have been provided to the Macquarie University Campus. Furthermore, all future buildings within the development lots will have adequate building separation with neighbouring lots external to the site.

Access and Connections

Pedestrian and Cycling

COR-44	<p>Clarification is required on the level of public accessibility of the internal pedestrian/cycling network. The master layout plan should identify the following:</p> <ul style="list-style-type: none"> Proposed publicly owned and publicly managed connections, if any. Privately owned connections with a public right of way to allow general public access 24/7 Privately owned accessways with controlled access for future occupants. <p>It is critical that the above is carefully considered at the concept masterplan level as it will have an implication on the built form response and the arrangement of the building envelopes and open spaces.</p>	<p>The proposed amended Concept SSDA has significantly reconsidered the level of publicly accessible open space. This is evident within the Updated Architectural Urban Design Report (Appendix F), which provides a clear overview of accessible public space throughout the site. Ultimately, this includes the internal road network, all public open spaces and green corridor buffer areas.</p> <p>As aforementioned, all these spaces will act as privately owned connections with a public right of way to allow general public access 24/7. BaptistCare do not intend on entering a VPA with Council or dedicate land, therefore, all publicly accessible spaces within the site will be owned and managed by BaptistCare.</p>
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No.	Extract	Comment
COR-45	Creating new pedestrian access points to the neighbouring site and improving walking permeability through the site is supported in principle. However, providing public access traversing the central courtyard of each neighbourhood would not be an appropriate approach. Consideration should be taken to balance privacy, security, amenity and public accessibility. Public connections are best provided along the edge of each neighbourhood.	Refer to the Updated Architectural Urban Design Report (Appendix F), which provides a detailed illustration of the pedestrian permeability network throughout the site. The expansion of the internal road network has enabled the establishment of linear east-west and north-south connections, and the provision of consolidated podiums within each of the development blocks has avoided public access traversing previously semi-private open spaces. Overall, the proposed amended Concept SSDA has adopted public connections primarily along the edge of each lot. Privacy, security, amenity and public accessibility has been heavily considered in the new pedestrian network, with its linear form aiding passive surveillance at street level, whilst ensuring visual privacy into the podiums is maintained.
COR-46	The Applicant is to clarify whether the proposed pedestrian access points to the University and neighbouring residential areas are accessible to the public 24/7 or restricted to limited hours of the day or users. Clarifications are also required as to whether consent from the neighbouring sites has been obtained to enable these access points.	The pedestrian connections map within the Updated Architectural Urban Design Report (Appendix F) confirms that there will be two pedestrian access points provided to the Macquarie University Campus and two provided to the neighbouring residential areas to the south. Each of these access points will be accessible to the public 24/7, with appropriate consent provided from surrounding landowners that enable this arrangement to occur. Discussions with surrounding landowners are currently ongoing and will ensure that consent is obtained prior to construction taking place.
COR-47	There are level differences at the site boundaries with the adjoining sites. The Applicant is to clarify how level changes will be dealt with to ensure future access points to neighbouring sites can be provided.	Level differences at the site boundaries with adjoining sites are treated within the Updated Landscape Design Report (Appendix L).
COR-48	The landscape plan shows that an existing pedestrian footpath from the Gumnut Cottage car park connects to the subject site and meets the proposed car park entry of the Vertical Retirement Village. This leads to conflicts between pedestrian and vehicular movements and safety concerns. A better site access arrangement is required to minimise pedestrian/vehicle conflicts.	The detailed design of the road network will be subject to future detailed DAs. However, it is noted that pedestrian connections overlapping with vehicle circulation areas will be supplemented with adequate pedestrian safety infrastructure such as raised crossings and wide pedestrian footpaths.
COR-49	A publicly accessible pedestrian connection should be provided to the existing bus stop (ID: 2113238) on Epping Road.	The proposed amended Concept SSDA now includes a pedestrian connection to the existing bus stop (ID: 2113238) on Epping Road. Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.
COR-50	The alignment of connections for cycling and pedestrian access in the Appendix N landscape design report (see pages 30 to 31) is inconsistent with those shown in the Appendix E Urban Design report (see pages 42 to 43). These reports should be updated to ensure all information is consistently presented.	The Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L) have been updated to ensure the connections for cycling and pedestrian access are in alignment.
Vehicles		
COR-51	Roads to be dedicated to Council must have a minimum road reserve of 20m to comply with the Macquarie Park DCP requirements. The Balaclava Road entry on plan appears to have a road reserve width of 19m only. The future connection to the Morling College site has a road reserve width of approximately 18.5m. Clarification is required as to which roads are proposed to be dedicated to Council, noting that Council would not be accepting the currently proposed roads as public roads.	The primary internal road through the site has been designed to accommodate a 20m road reserve (with exception to the connection point into Morling College lot). All other roads within the precinct have been appropriately designed to carry traffic and pedestrian movements based on the internal road hierarchy. Refer to the Updated Traffic and Transport Impact Assessment (Appendix H) for further detail.

No.	Extract	Comment
COR-52	It is important that the proposal provides public accessibility 24/7 on the new east-west and north-south streets (Eucalyptus Street and Turpentine Way). This could be achieved by providing a public right of way on these streets.	Noted. The entirety of the internal road and pedestrian network will be publicly accessible 24/7 and owned and managed by BaptistCare.
COR-53	The visual quality of the east-west street (Eucalyptus Street) can be improved by avoiding having car park entries directly opening to the street; private access roads with widths commensurate with a low-speed environment (e.g. shared zone) are recommended off the east-west street to provide vehicle access to basement car park. This will minimise the visual impact of car park entries and provide a continuously landscaped urban environment along Eucalyptus Street.	The east-west street within the amended internal road network is supported by new secondary and neighbourhood streets, which supports a safe, low-speed traffic environment. The majority of vehicle access points into the basement levels of development lots have been concentrated along the secondary and neighbourhood streets. This has improved the visual quality of the east-west street and minimises the visual impact of car park entries. Furthermore, the proposed retail and commercial land uses have been relocated within buildings facing the east-west streets to activate the ground plane frontage to the consolidated Kikkiya Park. Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.
COR-54	In Appendix F Civil Concept Design, the Applicant is proposing Road 3 with a cul-de sac and no linking with the portion of Road 3 connecting from the Morling Collage site. The Applicant's Stage 1 works, show the road falling short of the connection from Morling Collage (Figure 8). Further clarification and design plans showing the connection with Road 3 from the Morling Collage site is required.	Discussions with Macquarie University in regard to the embellishment of the new Road 3 connection into the neighbouring Morling College site are progressing. It is intended that this road connection will be constructed concurrently with the Stage 2 works on the site, aligning with the Morling College masterplan and Council's design intention within the Macquarie Park Corridor DCP. Refer to Section 4.8 of the Amendment Report, as well as the Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L).
COR-55	The information provided does not demonstrate consideration has been given to the level difference between the subject site and the Morling Collage site with respect to connecting the Road. Additional plans need to be submitted demonstrating the connection can be made given the difference in ground level between these sites.	The Updated Landscape Design Report (Appendix L) confirms that the City of Ryde Public Domain Technical Manual 2016 objectives to eliminate level changes and obstructions to promote consistent paving is capable of being achieved within a future detailed SSDA and has been demonstrated within the reference scheme.
COR-56	Council notes that Appendix F includes "potential connection plans" (refer page 42, drawing reference C402) and this is not considered acceptable. If an agreement is not established between the Applicant and Morling Collage, Road 3 may not be constructed to connect to Balaclava Road. The Applicant is to provide details of further consultation with the adjoining landowner in establishing an agreement to deliver Road 3 with additional plans showing the staged delivery of the Road 3 connection.	Discussions with Macquarie University in regard to the embellishment of the new Road 3 connection into the neighbouring Morling College site are progressing. It is intended that this road connection will be construction concurrently with the Stage 2 works on the site, aligning with the Morling College masterplan and Council's design intention within the Macquarie Park Corridor DCP. Refer to Section 4.8 of the Amendment Report, as well as the Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L).
Building Heights and Built Form		
COR-57	The building height diagram in the Urban Design report (page 72) has not considered any potential lift overruns, parapets, roof form design features and plant rooms (if any) on the roof level. The diagram underrepresents the actual extent of non-compliance in the LEP height controls. Should any communal open space be proposed on the roof level, greater building heights will be required to accommodate the lift overruns and, potentially, shade structures, exceeding the LEP height plane even further. Additional information and/or revision is required to address this.	The amended concept envelopes have been updated to now allow for future building massing to include lift overruns, plant, and communal open space shade structures. Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.

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COR-58	Should additional building height occur from responding to the above point, an amended clause 4.6 request would be required for further assessment.	A Revised Clause 4.6 Variation Request has been prepared by Ethos Urban (Appendix D) which outlines the amended Concept SSDA's impact on the amenity of neighbouring properties.
COR-59	Provision of approximate RLs is requested in conjunction with the heights in metres to ensure the distribution of height in relation to the topography is clear and can be assessed.	Approximate RLs are provided within the amended concept envelope architectural drawings within the Updated Architectural Urban Design Report (Appendix F).
COR-60	As raised by City of Ryde in the previous meeting with the Applicant, there are opportunities to provide lower-scale built form (e.g. podiums) to define and shape internal open spaces and to create a more human-scale streetscape on the ground plane. This advice aligns with the comments made by the State Design Review Panel (SDRP). Some floor space can be redistributed from the high-rise tower to the lower-level podiums, potentially reducing the height of the towers at some locations.	The amended concept envelopes have been updated to allow for lower scale podiums, effectively redistributing mass from tower-built forms to the ground plane. The Design Guidelines (Appendix J) outline additional design parameters that will assist in creating a more human-scale streetscape on the ground plane during detailed DA phases.
COR-61	The proposed point tower forms with unarticulated façades coming down to the ground increases the wind impacts on the ground plane. This is evident in the Wind Impact Assessment report (Figure 9) showing several locations will have a moderate to high wind activities, which is considered too windy for comfortable amenity use. The wind impacts at many locations along Balaclava Road exceed the safety threshold due to potential localised strong winds. Consideration should be given to having towers sitting above low-scale podiums with secondary setbacks to help mitigate the downwash winds; this is also recommended in the Wind Impact Assessment report.	<p>The Concept masterplan significantly updates the proposed concept envelopes on the site in consideration of the Wind Impact Assessment Report, with the Design Guidelines proposing wind mitigation strategies to the concept envelopes. This approach has enabled the reference scheme concept envelopes to demonstrate an improved wind mitigation outcome, especially through the introduction of consolidated podiums on the allotments.</p> <p>Consideration is given in the Design Guidelines on how to mitigate any adverse wind conditions within the future SSDAs.</p>
COR-62	Council notes an inconsistency between the Architectural Plans and Appendix E. The Architectural Plans do not show the proposed storeys for the retail podiums as demonstrated in Figure 10.	The number of storeys to podiums are identified in the Concept SSDA plans (Appendix E).
COR-63	The Architectural Plans (markup shown at Figure 11) should be amended to be consistent with the proposed levels under Appendix E, as shown in Figure 10	<p>The amended Concept SSDA does not seek approval for number of stories, which will be subject to future detailed DAs. Maximum heights are provided within the amended concept envelopes, with an indication of number of stories captured in drawings of the reference scheme.</p> <p>Refer to the Updated Architectural Drawings (Appendix E).</p>

Floor Space Ratio and Bulk and Scale

Floor Space Ratio

COR-64	The Masterplan seeks a maximum cap of 190,000m ² of GFA allotted to the masterplan consistent with Figure 12.	The originally lodged masterplan sought consent for a total maximum GFA of 187,134m ² . The proposed amended Concept SSDA seeks consent for a maximum GFA of 198,259m ² . Refer to Section 4.5.2 of the Amendment Report for a detailed explanation of how this figure was derived. In addition to a maximum GFA for the site, the masterplan seeks consent for a maximum GFA for each future development lots, as well as minimum GFAs for each use with exception to market residential.
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No.	Extract	Comment
		Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.
COR-65	Council notes that an FSR of 2.5:1 would net a 160,000m ² of GFA. However, the Applicant is intending to use FSR bonuses to achieve additional 30,000m ² of GFA. Council requests a mechanism be imbedded into the SSD Application that ensures the additional GFA (If approved) is to be used for the specific purposes that trigger the bonuses. The Architectural plans should be amended to specify which uses are utilising the bonus GFA. If these uses are not provided in those locations, then the GFA should revert back to the maximum allowed with no bonus applied and the GFA removed accordingly.	As noted within Section 4.5.2 of the Amendment Report, the previous methodology used to calculate GFA has been amended. The calculation of the maximum permissible FSR is as follows: <ol style="list-style-type: none"> 1. A base maximum FSR as per the RLEP 2014 of 2.5:1. 2. As the masterplan includes 10% affordable housing, an additional 20% FSR can be applied pursuant to clause 16 of the Housing SEPP. The resulting maximum FSR is 3:1. 3. As the masterplan includes both ILUs and RCFs, an additional 25% FSR can be applied pursuant to clause 87 of the Housing SEPP. However, in the case of a development using multiple additional FSR provisions, clause 12A of the Housing SEPP limits the FSR to 130% of the maximum permissible floor space ratio for the development on the land. Therefore, an additional 10% FSR is available (which must be used for seniors housing). 4. The resulting maximum permissible FSR for the masterplan is 3.25:1. As the site area is 63,871m², this equates to a maximum GFA of 207,581m².
COR-66	The Applicants calculations for GFA appear incorrect. Using Superlot 3 (Seniors living) as an example the following would apply: Superlot 3 Calculation: <ul style="list-style-type: none"> • 4600m² (site area) x 2.5:1 (base FSR) + 25% (Bonus FSR) = 14,375m² • The Applicant has arrived at a figure of 17,850m², which is 3,475m² higher than what would be permitted. 	
COR-67	The Applicant should provide detailed calculations of FSR, including how they ascertained their values. FSR should be calculated in accordance with Clause 4.5 Calculation of floor space ratio and site area of the RLEP 2014. Updated calculations (including methodology) identifying the correct GFA allocated to each superlot should be provided.	Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Design Report (Appendix F) for further detail.
COR-68	The Applicant applies the proposed FSR as a total amount to the site, resulting in a proposed 2.93:1 FSR. However, in certain superlots, the FSR significantly exceeds 2.93:1, as shown in 13.	As demonstrated above, the maximum permissible FSR for the masterplan is 3.25:1, equating to a maximum GFA of 207,581m ² . However, the amended Concept SSDA does not seek to maximise GFA. The proposed amended Concept SSDA indicatively shows that a maximum FSR of 3.25:1 (including infill affordable and seniors housing bonuses) is capable of being utilised on the subject site. It is noted that the maximum FSR on each of the super lots has been indicatively shown and is not required to be calculated at a site-specific scale at a master planning level. Rather, the nature of the masterplan has calculated this based on the total amount of FSR available on a broader site level based on the overall existing site maximum FSR being 2.5:1, accessing an additional 0.5:1 associated with a 20% affordable housing GFA bonus and 0.25:1 associated with a 10% seniors housing GFA bonus. However, section 12A applies to the masterplan which limits the maximum floor space ratio to not exceed 130% of the maximum permissible floor space ratio for the land. In summary, the proposed floor space in the reference scheme does not exercise the full 130% (or 3.25:1) FSR, instead seeking consent for 198,450m ² or 124% of the LEP FSR (3.107:1).
COR-69	It is recommended that an FSR/GFA portion plan (amended to correct calculation errors in the current proposal) is provided on the Architectural Plan Set, outlining the suggested GFA allocated to each superlot to guide future development (an	Reference Scheme Areas and yield calculations are provided within Updated Architectural Urban Design Report (Appendix F). Refer the Amendment Report for GFA calculation methodology for the overall site. As noted within Section

No.	Extract	Comment
	example of this is shown on 14). Including this on the Architectural Plans would provide greater clarity around future applications for built form outcomes on the sites	<p>4.5.2 of the Amendment Report, the following steps were taken to determine a maximum FSR for the proposed amended Concept SSDA:</p> <ul style="list-style-type: none"> The amended Concept SSDA includes reconfiguration of concept envelopes across the site, including introduction of significant areas of publicly accessible open space. As discussed in detail in Section 4.6.4 of the Amendment Report, the distribution of floor space required to establish open space results in taller, more slender towers, which respond to a thorough review of the existing, approved and future built environment in the Macquarie Park precinct. Following establishment of concept envelopes and uses, BVN produced a reference scheme (refer to Appendix F). The reference scheme illustrates an indicative arrangement of built form and floor space, adhering to the concept envelopes and the accompanying Design Guidelines (Appendix J). The reference scheme therefore illustrates a rational, achievable floor space, which was found to be less than the maximum permissible floorspace for the site. The total GFA achieved is 198,259m², which equates to an FSR of 3.104:1 or 95.5% of the maximum permissible FSR calculated at Step 1 above. <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Design Report (Appendix F) for further detail.</p>
Bulk and Scale		
COR-70	The dimensions of some building envelopes are inappropriately excessive and further refinement of the building envelopes is recommended.	<p>The amended Concept SSDA has been significantly updated. Approval for building masses is not sought under this Concept SSDA, as this will be subject to future detailed DAs. Nonetheless, the amended Concept SSDA envelopes have been tested against a reference scheme design. The reference scheme has been developed to take into account ADG building separation, solar access cross ventilation requirements.</p>
COR-71	The Vertical Village Buildings have a maximum building length of up to 73m with a height of 14 to 15 storeys. Further articulation in the built envelope is required to reduce the perceived bulk and scale of the building, particularly noting impacts on Lot E8 on the Macquarie University site.	<p>The design guidelines also prescribe controls relating to building articulation.</p>
COR-72	The ADG recommends a maximum building depth of 18m from glass-line to glass-line, whereas Buildings B, C, E, L, O and N each have a building depth varying from 26m to 29m; and Building J has a building depth of 24m. Revision is recommended.	<p>The proposed amended Concept SSDA envelopes are designed to allow for future flexibility and provide a level of contingency for articulation in future detailed DAs.</p>
COR-73	The school building envelope has a maximum dimension of over 50m and a minimum building depth of 38m. The building form might not be conducive to optimising natural daylight and ventilation access to the floor space. The Applicant is advised to consider a perimeter block configuration with reduced building depths to improve access to daylight and cross ventilation as well as to contain the noise from the school playground.	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>
COR-74	The proposal has assumed a typical floor plate efficiency of 85% across the whole site (see page 66 of Urban Design report). Based on City of Ryde's experience in assessing similar developments, this level of efficiency seems unusually high for any typical mixed-use or residential development. City of Ryde staff's preliminary testing based on the proposed indicative floor plan layouts on page 69 of the Urban Design Report found that the typical efficiency of the buildings is only	<p>The amended concept envelopes have been designed to accommodate the permissible GFA for the overall site. Refer to Section 11 of the Updated Architectural Urban Design Report (Appendix F) for further detail relating to typical building efficiency for each of the development lots.</p>

No.	Extract	Comment
	around 76% to 78%. The proposed building envelopes are too tight, and there is no flexibility in the envelopes to allow for built form articulation at the future DA stages. It is requested that the DPE seeks a revised calculation that more accurately reflects the achievable floor plate efficiency.	
COR-75	The massing of the towers needs further refinement to minimise the impact of building bulk on some viewpoint locations – e.g. viewpoint locations no.2 and 3 westbound along Epping Road and no. 05 at the corner of Balaclava and Epping Roads propose extensive building lengths are highly visible.	<p>It is noted that this amended Concept SSDA application relates to a concept masterplan, therefore more detailed building articulation and façade treatment will be subject to future detailed DAs.</p> <p>In response to agency advice, the articulation and massing of the concept envelopes has been updated within the proposed amended Concept SSDA to ensure that visual impacts throughout the ground floor public domain are minimised.</p>
COR-76	Configuring the school in a perimeter block form will assist in defining its interface with the public domain and reduce the need to provide extensive high fences along the boundaries.	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>
COR-77	The proposed street setbacks from the future east-west and north-south new roads are generally less than 3m. Such a street setback distance on the ground floor level might not be sufficient, subject to ground floor use. Should ground floor apartments be provided, a minimum setback of 5m should be provided to help maintain the visual privacy of the ground floor apartments.	The proposed amended Concept SSDA seeks approval for ground floor apartments within Lot 3. It is noted that areas where ground floor apartments are proposed have been supplemented with a frontage to Kikkiya Park, providing an indirect setback. Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.
Landscaping and Arboricultural		
Landscaping		
Vertical Village Open Space Design		
COR-78	There has been no information provided in relation to the landscape and open space design associated with the Vertical Village. Additional information should be provided in this regard.	General landscaping information in relation to the publicly accessible opens spaces and throughout the internal street network has been provided. Detailed landscaping information relating to specific development lots will be provided subject to future detailed DAs.
COR-79	Given the scale of this component of the masterplan and density of the built form, it is critical that resolution of this portion of the proposal is achieved to ensure that the common open space and landscape arrangements are high-quality, well considered, and appropriate for the proposed land-use.	<p>The landscaping of the publicly accessible areas throughout the proposal has been addressed in detail within the Updated Landscape Design Report (Appendix L). It confirms that the proposed treatment is high-quality and well considered.</p> <p>Further information on the landscaping arrangements for specific communal open spaces within the development lots will be provided within a future detailed SSDA.</p>
Civic Plaza Design		

No.	Extract	Comment
COR-80	Further resolution of the landscape design for the Civic Plaza is required. The large expanse of hard paved area with minimal landscape interventions or embellishments fails to provide an appropriate level of amenity, functionality or activation for a central civic plaza space associated with a development of this scale.	A completely revised arrangement of concept envelopes and open space is now proposed that addresses this concern. The Design Guidelines (Appendix J) establish parameters for open space as such the Urban Plaza will be determined within future detailed DAs. The indicative reference scheme shows a design option of resolution in this area. At the conceptual masterplan level, good amenity and tree planting is proposed, and it would be expected that the required deep soil areas and structural soil provisions would be facilitated. Numerous rendered views throughout the Updated Landscape Report (Appendix L) indicate the typical and proposed character and amenity, as well as the provision of adequate sizes, accessibility, activation and green infrastructure which can be provide in the locations and arrangements now suggested.
COR-81	Additional deep soil and soft landscaping must be provided within the space to ensure a positive landscape outcome that delivers a central hub that is useable, enlivens the public domain and supports a variety of uses. This is to include additional planting, infrastructure, facilities, lighting, and public art that meets the needs of residents, workers and visitors to the precinct and responds to the unique natural character of the Macquarie Park Corridor.	Refer above.
Rooftop Green Spaces		
COR-82	No landscape information has been provided pertaining to the rooftop green spaces and communal areas. As demonstrated within the architectural visualisations, a number of buildings contain rooftop green spaces, however, the landscape documentation has failed to consider or appropriately detail these areas.	Green roof details will be included in future detailed DAs as indicated in the subject amended Concept SSDA. Specifically, the proposal indicates that there is potential to provide several green roofs throughout the development lots. This will be subject to the future detailed SSDA stage.
COR-83	To facilitate consideration of the open space available to residents of the site and whether it is sufficient, greater detail is required to confirm how these spaces are proposed to function.	The five (5) proposed publicly accessible open spaces throughout the amended Concept SSDA will function as public open spaces. As aforementioned, each of the open spaces within the amended Concept SSDA is proposed to be owned and managed by BaptistCare and therefore function as local parks. Refer to the Architectural Urban Design Report (Appendix F) for further detail.
Deep Soil Area		
COR-84	Insufficient deep soil area has been afforded as part of the proposal. As per the Landscape documentation provided, deep soil areas (with minimum dimensions of 20m x 10m with a 2m depth) represent less than 10% of the total site area and fail to achieve compliance with the minimum 20% requirement as specified under Section 8.2 (a) of Part 4.5 of RDCP 2014.	Refer to deep soil calculations within Section 4.2.5 of the Updated Landscape Design Report (Appendix L) which are in line with Councils DCP. Compliant deep soil provision is provided across wider site. Exact dimensions of these will be subject to detailed SSDA applications and landscape resolution Detail on the overall site deep soil provision is provided within the Updated Landscape Design Report (Appendix L).
COR-85	In the Deep Soil Area diagrams within the landscape plans, calculations noting compliance with the minimum 20% are inaccurate given the inclusion of numerous areas which do not meet the minimum dimensions to be classified as deep soil.	Refer above.

No.	Extract	Comment
COR-86	The overall lack of large, consolidated areas of deep soil across the site is unacceptable for the scale of the development resulting in a poor landscape outcome for the development, which fails to meet the deep soil objectives outlined in Section 8.2 of Part 4.5 of RDCP 2014.	Refer above. The proposed amended Concept SSDA has amended the indicative deep soil provision to be amalgamated within the proposed Kikkiya Park.
COR-87	In addition to the above, the Vertical Village component of the proposal appears to provide no deep soil area (Figure 15) given the likely extent of the basement and podium. This fails to achieve compliance with the Section 3E of Part 3 of the ADG.	Deep soil is to be delivered and measured across the greater lot, rather than to individual future development lots. The area of deep soil to be achieved across the greater lot is to be no less than 20% of the site area.
Basement Extent Clarification		
COR-88	The documentation submitted provides minimal information regarding the extent and design of basements. As such, the extent and suitability of deep soil, landscape area, podium planting, tree planting and impacts to existing trees cannot be accurately assessed.	The proposed amended Concept SSDA does not seek approval for basements, and the further design and articulation of basements will form part of future detailed SSD applications. However, indicative footprints of basements have been described and coordinated with potential deep soil extent to demonstrate compliance, as demonstrated within the Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L).
COR-89	Detailed documentation that fully outlines the proposed layout, depths and locations of all basements across the site inclusive of basement entry and egress points should be provided.	As above, the proposed amended Concept SSDA does not seek approval for basements, further design and articulation of the basement extents and design will be subject to the future detailed DA stages. However, indicative footprints of basements have been described and coordinated with the indicative deep soil extents to demonstrate compliance, as provided within the Updated Architectural Urban Design Report (Appendix F) and Updated Landscape Design Report (Appendix L).
Retail Interface Landscape Design		
COR-90	The landscape design has failed to consider the ground floor retail uses as proposed within the Architectural drawings. A number of buildings including B, C, D, G, K, L, M & O contain retail uses at the ground floor level with an interface to the street and open space areas, however, the landscape design fails to consider their relationship.	There has been detailed work completed to coordinate the retail strategy and landscape integration such as creating the centrally located urban plaza and activating portions of the proposed boulevard.
COR-91	Further design resolution is required between the architectural and landscape design to ensure workable and functional retail edge treatments that complement the overall use and character of the development.	In review of agency feedback, the proposed amended Concept SSDA is designed holistically with landscape to address retail edges along key public open spaces. The Public Plaza positioned at the heart of the development provides a connection opportunity with the neighbouring Macquarie University. Retail frontages are also provided along the envelope edge facing Kikkiya Park, as well as along the Boulevard. Retail frontages are also provided along both sides of the Urban Plaza to provide greater public amenity and improve the urban character of these spaces.
Macquarie University Interface Landscape Design		
COR-92	The landscape edge treatment to the north-eastern boundary with Macquarie University is a poor outcome that offers no landscape setback and provides an unsatisfactory interface to the neighbouring properties. Revision is required.	The amended Concept SSDA satisfies this recommendation. The Macquarie University interface is provided with a street frontage allowing setback to buildings, tree planting and visual and pedestrian accessibility

No.	Extract	Comment
COR-93	No consideration has been given to providing appropriate planting buffers to the boundary to ensure a positive relationship between the land uses that is commensurate with the scale of the built form and overall development.	The proposal provides appropriate buffers while meeting numerous other outcomes and tree retention. Existing trees are retained and protected trees around major frontages. The landscape is highly permeable and does consider its connection and integration with University. The Epping Road frontage provides a vegetation buffer, Balaclava Road reinforces the gateway to University with a vegetated zone. The northern boundary is open and permeable to provide a streetscape edge integrated with the future Macquarie University Masterplan and the eastern boundary addresses the adjoining properties through the application of well treed neighbourhood style street.

Epping Road Interface Landscape Design

COR-94	Landscaping within the Epping Road setback to Building P1 and P2 has not been effectively designed to provide large contiguous tracts of deep soil to support large canopy tree plantings commensurate with the scale of the built form.	Refer to deep soil calculations within Section 4.2.5 of the Updated Landscape Design Report (Appendix L), which are in line with Council's DCP. Compliant deep soil provisions are provided across the wider site, with exact dimensions of these to be subject to future detailed DAs and landscape resolution. The proposal creates a generous landscape buffer to Epping Road which is clearly demonstrated at a master planning level
COR-95	The extensive hard paving and pathway layout precludes an effective planting buffer resulting in a landscape scheme that does not enhance the amenity of the streetscape and fails to effectively screen the building mass when viewed from Epping Road.	Refer above. Paving and pathways have typically been removed from the vegetation buffer zones.

Level Information

COR-96	The Architectural and Landscape documentation submitted fails to provide a detailed representation of proposed external design levels associated with the development. A significant number of required external spot levels have been omitted from the plan documentation provided, which has prevented assessment of the adequacy of surface levels, retaining walls, stairs, ramps and podium planting across the entirety of the subject site.	The amended Concept SSDA does not seek approval of detailed design, which includes levels, as this is proposed to be the subject of future detailed DAs. However, indicative spot levels have been provided in the reference scheme. The reference scheme provides spot levels of street level entries to each building, along with spot levels to tops of buildings and podiums.
COR-97	No landscape cross-sections or elevations have been provided to demonstrate the spatial suitability of proposed landscape elements including their relationships with the proposed built form and existing site and boundary levels.	The proposed amended Concept SSDA is not seeking approval for landscape works, as this is proposed to form part of future detailed DAs. Nevertheless, a landscape reference scheme has been provided, including site sections (refer to Section 4.2.4 of the Updated Landscape Design Report (Appendix L)), and typical street profile sections (refer to Section 4.2.1 of Appendix L). Extensive and accurately modelled 3D renders are provided within Appendix L to better and more comprehensively display landscape relationships and levels.

Arboricultural

Scale of Tree Removal

COR-98	The scale of tree removal set to occur as a result of the overall masterplan is not supported. With the exception of concentrated areas of trees within the neighbouring allotments and within the north-western and south-western corners of the subject site, there has been minimal attempt to maintain existing trees throughout the proposed scheme.	There has been considerable effort to retain trees, with 64% of the high value trees retained. This is notable along the Epping and Balaclava Road frontages, as well as significant trees within Kikkiya Park. Refer to Section 4.2.6 for a clear summary of Tree Retention statistics within the Updated Landscape Design Report (Appendix L), and the Updated Arboricultural Impact Assessment
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No.	Extract	Comment
		<p>(Appendix G) for trees proposed to be retained and removed. It is noted that the trees proposed to be removed will be offset through additional planting.</p> <p>The scale of development and requirement to achieve a cohesive and workable urban design has necessitated the removal of a large number of trees. The focus has been on retaining a high proportion of perimeter trees that are particularly relevant to the wider public domain outcomes and was considered the most successful, long term and realistic approach to good tree retention outcomes. The amended Concept SSDA has allowed the retention of some higher value trees in the centre of the site within Kikkiya Park and along the Boulevarde. It is noted that the trees proposed to be removed will occur in a staged manner and the proposed Master Plan will offset the removal of trees through additional planting. Refer to Section 2.5 and 2.6 of the Updated Arboricultural Impact Assessment (Appendix G) for a summary of existing trees and general tree impacts. Also refer to Appendix 4.1 for tree retention and removal plan.</p>
COR-99	<p>Given the size of the site and the NSW Government commitment to achieve 40% urban tree canopy, the tree removal and replacement should be reviewed to deliver a canopy cover consistent with the State objective at a minimum. Refer to North District Plan (p.108) and Planning Priority E2.3 of the Ryde Local Strategic Planning Statement.</p>	<p>The proposed amended Concept SSDA will achieve greater than 30% urban canopy outcome, increasing from 25% (existing) to 38%. The proposal will also provide greater than 47% 'green and blue' cover. The suggested 40% is a Greater Sydney metropolitan wide target espoused by the NSW Government Architects - Draft Greener Places Design Guidelines and within the North District Plan and Ryde LSPS. It should not be incorrectly applied literally to all areas, particularly higher density development. The Draft Greener Places Design Guidelines lists medium to high density development targeting greater than 25%. At 38% canopy cover we exceed best practice and provide a realistic and achievable canopy cover in keeping with the type of development, park and streets.</p>
COR-100	<p>Of particular note, multiple trees of 'Medium' to 'High' retention value located within the central portion of the site as well as a large number of trees, which form a continuous buffer along the Epping Road frontage, are proposed to be removed.</p>	<p>The scale of development and requirement to achieve a cohesive and workable urban design has necessitate the removal of a large number of trees in the central portion of the site. The current focus on retaining a high proportion of perimeter trees that are particularly relevant to the wider public domain outcomes was considered the most successful, long term and realistic approach to good tree retention outcomes. The amended Concept SSDA has allowed the retention of some higher value trees in the centre of the site within Kikkiya Park and along the Boulevarde. It is noted that the trees proposed to be removed will occur in a staged manner and the proposed amended Concept SSDA will offset the removal of trees through additional planting. Refer to Section 2.5 and 2.6 of Updated Arboricultural Impact Assessment (Appendix G) for a summary of existing trees and general tree impacts, as well as Appendix 4.1 for the tree retention and removal plan.</p>
COR-101	<p>The overall level of impact to be sustained by existing trees and the actual extent of tree removal is considered to be inaccurate. The Tree Location Plans held at Appendix 4.1 of the report do not reflect incursions to Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) as a result of proposed external hard paving areas, stormwater infrastructure or site grading works.</p>	<p>A detailed and realistic assessment of the tree related impacts has been considered and is thoroughly presented in the Updated Arboricultural Impact Assessment (Appendix G) schedules and plans, which has been informed by the reference scheme which outlines potential paving areas, stormwater and site grading. All trees were assessed and accurately measured in accordance with AS4970 and the TPZ and SRZ of each tree numerically calculated and graphically depicted and used to assess the level of potential impact. Refer to Section 2.5 and 2.6 of Appendix G for a summary of existing trees and general tree impacts</p>

No.	Extract	Comment
		considered. Also refer to Appendix G for tree retention and removal plan, detailed tree impact assessment schedule, and detailed tree root investigation reports.
COR-102	Given these works are extensive and likely to result in extensive impacts to existing trees, detailed re-assessment of all tree impacts is required to ensure a true representation of tree removal required to facilitate construction.	Refer above. As part of the redesign of the amended Concept SSDA that has occurred over the last 12 months, a thorough review of the impact to existing trees has been undertaken and is reflected in the Updated Arboricultural Impact Assessment (Appendix G).
Impacts from Bulk Earthworks		
COR-103	The extent of impact from the proposed bulk earthworks on trees to be retained has not been fully considered. Several trees have been nominated for retention despite falling within the footprint of proposed bulk earthworks as detailed within the Civil Engineering Plans prepared by JN Engineering, Revision 3 dated 28 October 2022.	As part of the redesign of the amended Concept SSDA that has occurred over the last 12 months, a thorough review of the impact to existing trees has been undertaken and is reflected in the Updated Arboricultural Impact Assessment (Appendix G). It is noted that the assessment of impact to trees has been revised following amendments to the basement plans and extent of bulk excavation proposed as part of the Reference Scheme.
Report Mapping Investigation		
COR-104	<p>The root mapping investigations for T05 held within Section 2.6 of the report does not meet the minimum content requirements for such investigations as outlined within the City of Ryde Tree Management Technical Manual. In this regard, the following issues have been identified:</p> <ul style="list-style-type: none"> • The as-excavated trench has not been completed along the alignment of the proposed works, failing to provide a reliable assessment of the likely impact to T05. • References to existing services having effectively acted as a contiguous root barrier cannot be verified due to the misalignment of the trench, insufficient photographic evidence, and the lack of a plan or section showing the as-excavated trench. 	The Updated Arboricultural Impact Assessment report (Appendix G) has been amended to provide the required detail and evidence from the root investigations/mapping. Refer specifically Appendices 4.3 and 4.4 of this report.
Biodiversity		
COR-105	<p>With respect to the information provided in the Biodiversity Development Assessment Report (BDAR) the following items should be addressed:</p> <ul style="list-style-type: none"> • The BDAR does not include a checklist indicating compliance with BAM reporting requirements. This checklist should be provided, demonstrating compliance with BAM reporting. 	A BAM reporting compliance checklist has been included in Appendix 7 within the Updated Biodiversity Development Assessment Report (Appendix N).
COR-106	Further information is required to justify the explanation of how PCTs were determined, particularly PCT 1281.	It should be noted that all eastern NSW PCTs, including the coast and tablelands, have been revised and classified into new PCTs. Specifically, PCT 1281 has now been updated to PCT 3262 in accordance with these amendments. Additional justification for PCT and vegetation community selection has been provided in Table 1 of Section 3.1.6 and Section 3.1.8 of the Updated Biodiversity Development Assessment Report (Appendix N). PCTs are determined, and assigned to vegetation in the subject land, based on the information provided, as well as the experience of the field staff and senior botanists.

No.	Extract	Comment
COR-107	A single species credit has been assumed present without ample justification as to how this was determined. Further information is required to whether this species is likely to be present, and if so, what habitat features are likely to be lost from this proposal. The table provided for this species credit, Table 11, lists a PCT, which is not identified anywhere else within the BDAR as being present onsite.	Foraging habitat for Large-eared Pied Bat includes associated PCTs within 2km of potential roosting habitat. Potential roosting habitat was considered to be present along Lane Cove River, which occurs within 2 kilometres of the subject land. Due to the presence of vegetation communities associated with this species (PCT 3262) within the subject land, this species is considered likely to be present as part of foraging movements and has been assumed present. Additional justification for inclusion as a candidate species and assuming presence for this species has been provided in Section 4.2 and Section 4.2.5 of the Updated Biodiversity Development Assessment Report (Appendix N).
COR-108	There is no information regarding placement of plots for planted native vegetation. In particular, the absence of native species within the plot data, which are known to occur within the Sydney Basin Bioregion, should be addressed.	Plots are positioned in areas that provide an accurate representation of the vegetation composition within each vegetation zone. Floristic data is recorded for an area that is 20 x 20 metres in size and aims to reflect the overall condition of a vegetation zone. Refer to the Updated Biodiversity Development Assessment Report (Appendix N) which provides updated figures with plot locations accurately located within their respective vegetation zone.
COR-109	Discussion of the placement of Plot 1 for the remnant native vegetation is insufficient. The placement of the Plot within Figure 6 of the BDAR appears to be outside of the vegetation zone.	Refer to the Updated Biodiversity Development Assessment Report (Appendix N) which provides updates figures with the updated vegetation mapping and accurate plot placement within their respective vegetation zone.
COR-110	Further explanation on the PCT filtering process is required.	Further explanation for the PCT filtering process has been provided in the Updated Biodiversity Development Assessment Report (Appendix N). PCTs are determined, and assigned to vegetation in the subject land, based on the information provided, as well as the experience of field staff and senior botanists.
COR-111	Review of data input within the BAM-C to accurately portray the PCT selected should be undertaken and clarified in the BDAR.	PCTs are assigned to the vegetation in the subject land as per the justification provided in the Updated Biodiversity Development Assessment Report (Appendix N), and the PCT is then added in the BAM-C. The PCT is then assigned vegetation zones, and plot data is uploaded to the associated vegetation zones in the BAM-C. Explanation of data input into the BAM-C is provided in Appendix N .
COR-112	Review of foraging habitat suitability for <i>Chalinolobus dwyeri</i> should be undertaken and addressing in the BDAR	Refer to previous comments. Additional information has been provided in Section 4.2 and Section 4.2.5 of the Updated Biodiversity Development Assessment Report (Appendix N) to justify the presence of suitable foraging habitat.
Traffic and Parking		
Parking Rates		
COR-113	The following points are noted concerning the nominated parking allocations	Noted.
Student Accommodation		
COR-114	The Applicant's EIS proposes zero parking spaces allocated to the proposed student accommodation. The proposed parking provision is unacceptable and amendments to the EIS should be provided to deliver parking rates consistent with the below recommendations.	The proposed amended Concept SSDA will now provide car parking for student accommodation and co-living uses in line with the parking rates noted in the Housing SEPP 2021.

No.	Extract	Comment
COR-115	Whilst Council's parking strategy seeks to minimise the reliance of private vehicles as a principal form of transport, there is also a corresponding requirement that the development ensures it does not inappropriately rely upon on-street parking in the surrounding area. In this regard, the student accommodation component must ensure that it provides at least the minimum number of service and visitor parking spaces.	Parking for car share and motorcycle vehicles will be incorporated within future detailed DAs for the site. Further detail is provided within the Updated Traffic and Transport Impact Assessment prepared by JMT Consulting (Appendix H).
COR-116	The proposed student accommodation development will require, at a minimum, provision for shared vehicle parking and some allocation for private motor vehicle parking.	
COR-117	The application of inner-city principles to this location is not supported. While Macquarie Park is a key strategic centre, the spatial distribution of infrastructure and services is significantly different from that of inner-city locations. Council recommends the Applicant reconsider their proposed parking rates outlined in Table 9 of the EIS. A parking strategy comprised of carshare vehicles and/ or alternative transport modes can be considered.	
COR-118	For previous similar developments, the following parking rates were deemed warranted. The figures below are the level of parking noting the proposed accommodation of 730 students. <ul style="list-style-type: none"> Residents - 1 parking space per 5 students 1 bicycle + motorcycle space per 5 students Visitors - 1 space per 20 students Staff - As per the Commercial parking rate for the Macquarie Park area Share Parking – a rate of 1 share space per 5 students 	Noted. The car parking rates provided to the indicative student accommodation development within the proposed amended Concept SSDA are consistent with the rates provided in the co-living development standards within the Housing SEPP 2021. Refer to the Updated Traffic and Transport Impact Assessment (Appendix H) for further car parking details.
COR-119	The facility will also require a service dock / loading bay to address moving, loading, and unloading requirements of the student residents. The Applicant needs to provide details of proposed loading facilities.	Noted. All future detailed DAs will incorporate on-site loading and servicing for adequate loading. Refer to Section 5.4 of the Updated Traffic and Transport Impact Assessment (Appendix H) for further information.
COR-120	Deviations from these recommendations would need to be thoroughly justified. It is stressed that it would be inappropriate to make a direct correlation between an inner Sydney city location and the Macquarie Park area given there is an obvious difference with respect to the density and spatial arrangement of services, amenities, places of employment (particularly for students) and recreational areas.	Noted. The car parking rates provided to the indicative student accommodation development within the proposed amended Concept SSDA are consistent with the rates provided in the co-living development standards within the Housing SEPP 2021. Refer to the Updated Traffic and Transport Impact Assessment (Appendix H) for further car parking details.
Retirement and Aged Care		
COR-121	If the applications are made under the provisions of the SEPP (Housing) 2021 Part 5 (Housing for seniors and people with disability) then the parking rates in the SEPP should also be applied.	Noted. Car parking is to be provided in accordance with the requirements of the RDCP 2014 and other relevant state planning documents, including the Housing SEPP 2021.
School		
COR-122	The documentation is inconsistent regarding the type of school proposed; however, the applicant is to note that the DCP Part 9.3 (Parking Controls)	The school has since been removed from the amended Concept SSDA.

No.	Extract	Comment
	contains a relevant control for schools and student parking demands. Any variations from this rate would need to be justified through traffic and parking studies.	Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) for further detail.
COR-123	Concern is raised that the provided pick-up/drop-off area for the school site is poorly situated with limited sight distance to approaching traffic and an indented parking bay area that is inadequate for the student numbers presented. In alignment with Council's DCP, the pickup/drop-off configuration to be provided should be located off the public domain and in the site itself.	
Residential		
COR-124	For the proposed residential parking rates outlined in Table 9 of the EIS, the Applicant includes residential parking rates consistent with the RDCP 9.3. However, a parking rate for shared parking spaces has not been indicated. A shared parking rate should be included of: <ul style="list-style-type: none"> • 1 car share space per 50 spaces. 	Refer to Section 6.3 of the Updated Traffic and Transport Impact Assessment (Appendix H), which provides greater detail on the shared parking rates for the residential components of the proposed amended Concept SSDA.
Trip Generation		
COR-125	The peak hour trip generation adopted in JMT Consulting's traffic report appears to have been underestimated for the following reasons: <ul style="list-style-type: none"> • The traffic generated by staff, visitors and residents of the senior housing (residential care) component (comprising 256 beds) has not been included in the total trip generation assessment. • The proposed residential component comprises 565 private dwellings and 382 affordable housing units, which combine to provide a total of 947 dwellings. The peak hour traffic estimated for the proposed residential land use is based a total of 830 dwellings, which is less than the proposed development yield. • Based on a research report prepared by the University of New South Wales on boarding house developments in June 2019 (Titled: Occupant Survey of Recent Boarding House Developments in Central and Southern Sydney), it is noted that 1/3 of occupants in student accommodation developments were identified to own a car. In this regard, the trip generation rate of 0.1 trips per 100m² assumed in the traffic study is considered too low and potentially results in the likely traffic generated by the proposed development being underestimated. • The peak hour traffic estimated for the primary school component of the proposed development has not accounted for trips generated by staff. 	Amended trip generation calculations are provided within Section 6.5 of the Updated Traffic and Transport Impact Assessment (Appendix H).
COR-126	The traffic study should be updated to address the abovementioned issues to ensure an accurate assessment of the traffic generating potential of the subject proposal.	
Traffic Modelling (SIDRA)		
COR-127	The access road forming the western approach of the intersection of Herring Road and Ivanhoe Place is a private road under the care and control of Morling College. There are currently no plans at this point in time for this private road	Traffic modelling assessment has been updated to reflect the staged approach to the potential roadway. Refer to within Section 7 of the Updated Traffic and Transport Impact Assessment (Appendix H) for greater detail.

No.	Extract	Comment
	(referred to as Road 3 in Part 4.5 of City of Ryde DCP 2014) to be extended to connect with University Avenue in the near future (i.e. over the next 10 – 15 years). In this regard, the traffic modelling assessment should be updated to exclude the Herring Road access option.	
COR-128	It is unclear whether the traffic modelling has considered the upgrade of Balaclava Road, which involves converting the one-way westbound section of Balaclava Road between University Avenue and Eucalyptus Street into a two-way road. This work is currently being delivered by Macquarie University and the modelling should be updated accordingly.	The traffic modelling within the Updated Traffic and Transport Impact Assessment (Appendix H) includes the recent upgrade of Balaclava Road and is reflective of current on-site conditions.
COR-129	The traffic modelling results contained in JMT Consulting's traffic report should be updated to consider the traffic implications associated with Transport for NSW's Macquarie Park Precinct and Bus Interchange project. For more details on this project, please refer to the link below: https://roads-waterways.transport.nsw.gov.au/projects/evolution-of-macquarie-park/macquarie-park-bus-interchange-upgrade.html	The traffic modelling undertaken for the amended Concept SSDA considers background traffic growth, which is consistent with that assumed for the Stage 1 and Stage 2 rezoning of the Macquarie Park precinct utilising TfNSW's strategic traffic model. Refer to the Updated Traffic and Transport Impact Assessment (Appendix H) for further detail.
COR-130	The SIDRA modelling output in JMT Consulting's traffic report show the average vehicle queue. Transport for NSW's Traffic Modelling Guidelines requires the queuing analysis to be based on the 95% back of queue distance. Council requires electronic copies of the updated SIDRA modelling addressing the above points to allow review and further comment from Council's traffic engineers.	SIDRA traffic models submitted with the Updated Traffic and Transport Impact Assessment (Appendix H) provide details of queue lengths including the 95% vehicle queues
Road Network Improvements (Including Active Transport Measures)		
COR-131	The SIDRA modelling output in JMT Consulting's traffic report show a significant deterioration in the level of service (i.e. significant increase in average vehicle delay) at the intersection of Epping Road and Herring Road caused by the additional traffic generated by the proposed development. The applicant should consider appropriate mitigation measures to improve traffic efficiency at this intersection.	Updated traffic modelling has been undertaken to consider the latest masterplan. Due to the removal of the school and revised reference scheme the volume of traffic anticipated during peak hours has reduced significantly when compared to the original application. As documented in Section 7.4 of the Updated Traffic and Transport Impact Assessment (Appendix H), the intersection level of service remains unchanged for all sites when compared to the 'future base' scenario which considers both background traffic growth as well as the potential traffic associated with the proposed amended Concept SSDA.
COR-132	The SIDRA modelling output in JMT Consulting's traffic report indicate that the average eastbound queue on Epping Road and the southbound queue on Balaclava Road during weekday peak hour periods extends past the existing access points off Epping Road and Balaclava Road. This will result in difficulties for drivers entering and exiting the development site during weekday peak periods. In this regard, the applicant should consider appropriate upgrades at the vehicular access locations to improve the safety and efficiency of traffic movements to and from the site.	Traffic modelling has been updated to reflect the proposed amended Concept SSDA and development staging. The modelling demonstrates the potential traffic arising from the proposal can be adequately accommodated through the site access points. Refer to Section 7 of the Updated Traffic and Transport Impact Assessment (Appendix H) for further information.

No.	Extract	Comment
COR-133	<p>The Applicant is required to provide the following active transport infrastructure in accordance with City of Ryde's 2022 – 2030 Bicycle Strategy & Action Plan to improve cycling connectivity with key public transport nodes in Macquarie Park and reduce private vehicle travel:</p> <ul style="list-style-type: none"> • Dedicated on-road cycle path separate to the live traffic along the eastern/southern side of Balaclava Road between Epping Road and the northern property boundary. The following Diagram (Figure 16) illustrates the preferred on-road cycle treatment in accordance with the Bicycle Strategy & Action Plan • Cycling crossing facilities across Epping Road at its intersection with Balaclava Road. 	<p>Consultation was held with TfNSW in May 2022 and again in February 2024 to discuss the proposed vehicle access arrangements. TfNSW confirmed that they agreed in principle with the concept of maintaining access to the site from Epping Road (left in via a deceleration lane) however expressed concern regarding vehicle exits at this location. In response to this feedback the design incorporates a left in only from Epping Road, with no exit movements permitted</p>
<h3>Stormwater and Flooding</h3>		
<h4>Stormwater Management</h4>		
COR-134	<p>It is considered warranted that the OSD strategy be divided over the site with storages and discharge controls accommodated in the footprint/scope of works of each tower block so as to ensure the maintenance of these components can be readily undertaken.</p>	<p>The OSD strategy has been revised as per comments, whereby future Lots development will provide respective OSD volumes. Refer to the Civil Design Report (Appendix Q) for further detail.</p>
COR-135	<p>Whilst the concept design comprising two large detention systems is compliant purely from the point of stormwater objectives in principle, in practice the future maintenance of these components would be problematic between the varying leaseholders and owners sensed to have interest in development on the site (i.e. the aged care, school, residential and retail components will be managed by separate owners or lease holders). The configuration will hinder the potential for the site to be subdivided in future, impacting the value of the land. Additionally, the configuration of private lots having to discharge over/ through public roads to central OSD systems will require private drainage easements over these services. Such an arrangement will not be supported.</p>	
COR-136	<p>It appears that the western storage is located on land intended to be dedicated as public domain (future road), though as noted previously it is unclear whether this land will be public or remain private. All stormwater devices must be located clear of public domain land so as to prevent any imposition on the service of the area, to appropriately manage liability/risk, and to ensure there is no other imposition on other service providers.</p>	<p>Refer to the Civil Design Report (Appendix Q) for further detail.</p>
COR-137	<p>The OSD design strategy outlined in the Civil Report (Table 1) does not appear to correlate with the DCP requirements. The table itself needs to be clarified e.g. it is unclear what the values for "Target" and "Achieved" represent and how they were derived. The discharge from the post-developed site must not exceed the maximum flow from the 5yr ARI storm event from the unrestricted (no OSD) system. The design will also need to verify that the system does not exceed the current site so as to ensure the development does not exacerbate flood conditions downstream.</p>	<p>Refer above. OSD strategy has been revised as per comment whereby future Lots development will provide respective OSD volumes. Refer to the Civil Design Report (Appendix Q) for further detail.</p>

No.	Extract	Comment
COR-138	The proposal seeks to pipe floodwater through the site and will replace the existing trunk line in the Masterplan works. The applicant is to note that the system will be part of the trunk drainage system and will, therefore, need to be designed to a public domain standard and require an easement to be registered over the line. All development above the future easement will need to observe Council's easement requirements and the placement of complex structures or retaining walls traversing the system will not be permitted. It is noted that the plans, whilst in a conceptual format, depict the stormwater outlet to the system over the Macquarie University site and will, therefore, need owner's consent in relation to these works.	Revised layout 'daylights' the trunk stormwater system into the proposed re-established waterway. Correspondence with Macquarie University is ongoing.
COR-139	The stormwater plans must be consistent with the landscape plan so as to take into account TRZ and excavation limits.	Additional coordination of existing trees and their retention has been undertaken with the Updated Landscape Design Report (Appendix L).
Stormwater Drainage		
COR-140	A Stormwater Management Plan should be submitted and clearly demonstrate the proposed drainage for future subsequent development applications.	The proposed drainage layouts are provided for reference only; further detail will be provided as part of future detailed SSDAs. This reference scheme generally will direct, via OSDs in each Lot, to the discharge locations indicated in the Updated Civil Concept Design (Appendix Q).
COR-141	The easement for the public stormwater network within the property must be created as per Council DCP and must be registered for future subsequent developments.	Roads will not be dedicated, subsequently neither will stormwater network within them.
COR-142	The future developments must not encroach the proposed drainage easement.	Noted.
COR-143	Existing Council drainage infrastructure details including, diameter, etc. should be shown on the relevant plans.	Where determined, information on existing stormwater infrastructure is shown in the Updated Civil Concept Design (Appendix Q).
COR-144	Details of the connection to Council pipe/pit/headwall shall be included in the Stormwater Management Plan.	Layout is significantly different from previous arrangement. Most of the connections to Council infrastructure are no longer present with the re-establishment of the waterway. The notable trunk line from Epping Road will be terminated with a new headwall discharging to Pond 1.
COR-145	Exact position of the Council drainage assets that are being connected to (including pit/pipe/headwall, etc.) shall be obtained by non-destructive methods.	The notable trunk line is proposed to be largely removed as part of the re-establishment of the waterway. This asset has been reasonably located based on surveys undertaken.
COR-146	For any stormwater infrastructure in the public domain, a Stormwater Management Plan is to be submitted and must include the following information: <ul style="list-style-type: none"> • Design to be in accordance with Council DCP 2014, 8.2 stormwater management technical manual. • New pipe proposed if any in Council land and street, including the connection from the boundary pit to the proposed pit shall be STEEL REINFORCED CONCRETE PIPE, class 4, of minimum diameter >= 375mm. • Longitudinal Section to be provided and shall be cover compliant as per City of Ryde DCP 2014, 8.2 stormwater management technical manual, table 5.4. 	A detailed Stormwater Management Plan will be provided as part of the future detailed SSDA stage.

No.	Extract	Comment
	<p>Please indicate the cover of the proposed pipe within Council land on the long section, and the type of RCP pipe (steel reinforced Class IV).</p> <ul style="list-style-type: none"> Minimum 1% slope to be provided for new drainage lines in Council land and street. 	
Flooding		
COR-147	<p>The flood impact assessment report prepared by Cardno (now Stantec) dated on 1 November 2022 shows that part of the property is affected with PMF flooding at Master Plan and Stage 1 works of Master Plan. Some of the critical infrastructure such as the education facility and aged care retirement living lies in the PMF flood extent area. There might be evacuation difficulty for users of such facilities. It is recommended that critical infrastructure is repositioned away from the PMF flood extent area or provide evacuation plans/strategies for these sensitive uses.</p>	<p>In response to Council, SES and BCD advice, sensitive uses, namely the school and aged care/retirement living, have been relocated away from the creek corridor. The creek landscape reference scheme has been redesigned to around the open space to manage flood risk.</p>
COR-148	<p>The flood impact assessment report must be prepared as per Council DCP 2014, 8.2 stormwater management technical manual for future subsequent development applications using 2D flood modelling software. The applicant must demonstrate that the proposed development will not adversely affect the flood conditions to the neighbouring properties or downstream catchment.</p>	<p>This FRA has been prepared using 2D modelling as described in Sections 4 and 5 of the Flood Risk Assessment and Impact Assessment. The assessment of flood impacts is described in Section 5.4 in the Updated Flood Risk Assessment and Impact Assessment (Appendix I).</p> <p>While there are zones of increase in flood levels within the watercourse downstream of the subject property these are confined to the watercourse and are outweighed by the beneficial removal of flooding beside three buildings on the downstream property in frequent floods and reductions in the extreme floods.</p>
COR-149	<p>The VD map for pre and post development must be included in the flood impact assessment report for future subsequent developments.</p>	<p>VD Figures under Benchmark Conditions are included in Appendix A of The Flood Risk Assessment and Impact Assessment. VD Figures under the Reference Scheme are included in Appendix B of the Updated Flood Risk Assessment and Impact Assessment (Appendix I).</p>
COR-150	<p>Any basement and opening to a basement must be protected up to PMF flood level subjected to PMF flooding. Flood impact report must demonstrate that the basement will have immunity against all storms including PMF event.</p>	<p>The requirement to protect any basements up to the PMF level has informed the ground floor levels of Buildings adjacent to the creek corridor as well as driveway levels.</p>
Public Domain		
Existing Public Domain Frontages		
COR-151	<p>The proposed development will impact adjoining TfNSW assets, and it is anticipated that TfNSW will impose a number of requirements and conditions in regards to the external works, which Council will need to review further in order to finalise their comments at a more advanced design stage.</p>	<p>TfNSW have not raised any issues with the proposed external works.</p>
Road Linking Herring and Balaclava Roads		
COR-152	<p>Council's Development Control Plan details future road connection between Herring Road and Balaclava Road, via Road No.3 running through adjoining site</p>	<p>The proposed internal road connection (Road No. 3) meets the intent of the RDCP 2014 by providing a linkage between Herring Road and Balaclava Road,</p>

No.	Extract	Comment
	122 Herring Road and extending along the northern boundary line of the subject site and Macquarie University.	and is mostly designed to be 20m in width. An alignment along the northern boundary of the site was considered but not deemed suitable. The Herring Road Finalisation Report also indicates Road No. 3 running through the centre of the site, which is consistent with the amended Concept SSDA.
COR-153	The DCP specifies the new road should be 20m wide, refer Figure 17. The Road 3 continuation should be designed to public road requirements and dedicated to Council within the final stage of works. The proposed Road 3 continuation will need to tie into the portion of Road 3 that will be built under LDA2019/264 for 122-126 Herring Road.	The internal road running through the centre of the site has been designed as 20m wide in accordance with RDCP 2014.
COR-154	A typical street layout for 20m wide streets is presented in Section 6.0 of the Public Domain Technical Manual and is to be implemented in the design.	
COR-155	Plans submitted with the EIS and Civil Design Report (Appendix F) appear to have abandoned the alignment specified in the DCP and shown above. The plans indicate an alignment turning toward the central part of the site and extending toward Balaclava Road along the alignment of the current private road known as Eucalyptus Street as per Figure 18:	The indicative internal road connection (Road No. 3) has been designed in accordance with Council's DCP and meets the intent by providing a linkage between Herring Road and Balaclava Road. An alignment along the northern boundary of the site was considered but not deemed suitable. The Herring Road Finalisation Report also indicates Road No. 3 running through the centre of the site – consistent with the proposed amended Concept SSDA.
COR-156	At this stage there is a lack of clarity on which alignment will ultimately be constructed. The Applicant does not provide sufficient information and details confirming the completed Road 3 connection linking through the Morling College site.	
Shared Path Upgrade Works		
COR-157	As specified by Figure 3.2.1 of the Macquarie Park Technical Manual, the Epping Road frontage of the development is to be designated to be upgraded to 2.4m wide granite paving with nature strip. Granite paving works must be carried out in accordance with Council requirements. A reinforced blinding slab of 125mm thickness, overlaid by a sand and cement mix and paver thickness of 60mm must be provided. The crossfall grades of the granite footway must be 2.5% from the back of kerb to boundary line – internal entrances and vehicular access must accommodate this requirement.	As aforementioned, BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land. As such, all open space within the amended Concept SSDA is proposed to be owned and managed by BaptistCare. Ultimately, the contribution will facilitate Council to undertake the shared path upgrade works as stipulated within the submission.
COR-158	The documentation provided shows the intent to construct the deceleration lane along the Epping Road frontage to facilitate vehicular access as part of Stage 1. This lane will be dedicated to TfNSW as it will form part of the road carriageway. A compensatory 3.5m width piece of land will need to be dedicated to Council to enable it to maintain the existing verge width and provide for public amenity. The new boundary line should coordinate with the adjoining property – 159-161 Epping Road, which has also constructed a deceleration lane and dedicated compensatory land, 3.5m in width.	A 3.5m wide deceleration lane on Epping Road is accounted for under the proposed amended Concept SSDA, with a 3.5m strip of land (running along the length of the deceleration lane) to be dedicated back to Council.
COR-159	Traffic modelling indicates there may be significant queuing on the Balaclava Road frontage of the site, impacting vehicular access. There may be a requirement to provide for an additional access lane in the vicinity of the site's vehicular entrance on Balaclava Road. An additional access lane may result in the requirement for further dedication of land to Council to enable the footway and	Updated traffic modelling has been undertaken and demonstrates the proposal will not significantly impact the operation of Balaclava Road. The modelling confirms there is no requirement for an additional access lane to accommodate expected traffic movements.

No.	Extract	Comment
	on road cycleway to be constructed on the verge and clear of the vehicular carriageway. This additional access lane should be informed by further Traffic studies as requested by Council above.	
Access Network – Cycleways		
COR-160	Epping Road is identified as a Regional Bicycle Route in Figure 3.3.1 of the Macquarie Park Technical Manual. The Bicycle Network is to be implemented as an off-street shared cycleway along Epping Road.	The proposed amended Concept SSDA does not preclude Council from fulfilling the Macquarie Park Technical Manual through the introduction of an off-street shared cycleway along Epping Road.
COR-161	More detailed plans should be provided demonstrating how the cycle path along the eastern/southern side of Balaclava Road between Epping Road and the northern property boundary will be achieved, while maintaining the required pedestrian footway and vehicular carriageway, along with any potential access lane to service the Balaclava Road vehicular entry.	The proposed amended Concept SSDA allows for a dedicated cycleway to the north of the site. This has been designed in conjunction with vehicular and pedestrian traffic movement within the site. Furthermore, the location of the proposed cycleway is intended to integrate with City of Ryde Cycle strategy.
Staging of Works		
COR-162	The services report found at Appendix F only provides a high-level overview of infrastructure for the Masterplan. This document should also include details of infrastructure roll-outs through the proposed stages of the superlots.	The required electrical and hydraulic infrastructure for the lots has been planned and coordinated with the staging of the buildings. Refer to the drawings within the Updated Building Services Report (Appendix W).
COR-163	The SEARs required an Infrastructure staging plan be provided. Page 25 of Appendix F includes an infrastructure plan; however it does not outline how infrastructure will be delivered in each stage. An infrastructure staging plan is required demonstrating the infrastructure delivery for each superlot and stage.	The infrastructure staging information is provided within the Updated Building Services Report (Appendix W).
COR-164	Any infrastructure staging plan should include tree locations overlaid onto the plans.	Noted. Refer to the Updated Building Services Report (Appendix W).
COR-165	The EIS details four stages. The initial Stage 1 works are located such that there will be no direct interface with Council land, however, the staging plan suggests that accessways connecting to both Balaclava Road and Epping Road will be included within the initial stage (yellow colouring in Figure 19). Subsequent stages (2-4) are expected to be commenced up until as late as post 2029. As the subsequent stages works will be significantly delayed and the site will be well utilised following the 1st stage of the development works it is considered appropriate that some form of public domain works should be completed along the full frontages as part of the Stage 1 works to provide for improved access and facilities for the public. Delaying public domain works along the Epping Road and Balaclava Road frontages until such time as the later stage works are completed will result in limited access infrastructure being in place for the next decade, resulting in poor operation of the site.	Refer to Section 4.10 of the Amendment Report for further information on staging.
Vehicular and Pedestrian Access for Each Stage		
COR-166	Access to all parts of the site must be verified throughout all phases of the development. It is understood that it may not be possible to accurately forecast traffic/pedestrian movements for later stages, however it is important that the masterplan make consideration for potential volumes and arrangements.	Noted.

No.	Extract	Comment
COR-167	This should include road alignments, intersection treatments, and coordination with pedestrian access and other forms of transport infrastructure e.g. Cycleways, bus stops etc.	
Expected Queuing and Vehicular Access Upgrades / Deceleration Lanes		
COR-168	There is a likelihood that queuing will be a significant issue obstructing or slowing access to the site in peak weekdays periods on both the Epping Road and Balaclava Road frontages. TfNSW imposed a requirement to provide an additional deceleration lane on the Epping Road frontage to provide safe access to the adjoining development at 159-161 Epping Road, Macquarie Park. It is anticipated that the same treatment will be required for the development's Epping Road vehicular access point. As the deceleration lane would be on existing Council land, it is expected an additional lane width (3.5m) will be dedicated to Council to enable the existing verge width to be maintained.	Noted. A deceleration lane on Epping Road is now provided under the proposed amended Concept SSDA.
Summary of Additional Public Domain Information Required		
COR-169	To demonstrate adequate ongoing arrangements throughout multiple stages of the development site a comprehensive public domain access management plan should be provided detailing the following: <ul style="list-style-type: none"> • Vehicular access to all operational buildings during each stage and interim period of the full development life. This should include access from public areas outside the site and also ongoing access through the site. • Pedestrian access. • Intersection treatments – e.g. Roundabout requirements. 	A comprehensive public domain access management plan will be provided as part of future detailed DAs.
COR-170	An infrastructure staging plan, outlining the proposed infrastructure roll outs for each stage, which includes tree overlays, is required.	An infrastructure staging information plan is provided within the Updated Building Services Report (Appendix W).
COR-171	A public domain access management plan in a sequential manner, demonstrating management of pedestrian and vehicular movements and linkages to other forms of transport in each different interim phase should be provided.	A comprehensive public domain access management plan will be provided as part of future detailed DAs.
COR-172	Clarity on the proposed option for connecting Herring Road with Balaclava Road is required. This should be informed via further Traffic Study as per requirements from Council above.	An Updated Traffic and Transport Impact Assessment (Appendix H) has been prepared which addresses the suitable internal road network options for the site.
COR-173	Clarity on areas proposed to be dedicated to Council as future road reserve are required. This should include strips of land adjacent to deceleration lanes, required to maintain the existing verge width and facilitate public domain upgrade works such shared user path and multi-Function pole installations.	As aforementioned, BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land. As such, all open space and road reserves throughout the internal road network (including interfaces with the surrounding network) within the Masterplan is proposed to be owned and managed by BaptistCare. Further detail on specific road reserve design is provided within the Updated Landscape Design Report (Appendix L) and the updated Traffic and Transport Impact Assessment (Appendix H).

No.	Extract	Comment
COR-174	Details of any additional requirements for additional access lanes on Balaclava Road (e.g. additional land dedication), to enable adequate access in the case of excessive queuing is required. This requirement should be informed via additional traffic studies as required by Council above. As an on-road separated cycle path is required along the Balaclava Road frontage of the site, provide details showing how the required pedestrian footway, potential access lane and on-road cycle path can be delivered without impacting the carriageway. In the case that any additional dedication is required details should be provided.	<p>Updated traffic modelling has been undertaken and demonstrates the proposal will not significantly impact the operation of Balaclava Road. The modelling confirms there is no requirement for an additional access lane to accommodate expected traffic movements.</p> <p>A two-way separated bicycle path is already provided along the northern side of Balaclava Road and therefore there is no requirement for an on-road facility. The masterplan makes provision for a dedicated cycleway on the northern frontage of the site which will form a connection between Balaclava Road and Herring Road – aligning with the future bicycle link identified in the City of Ryde Bicycle Strategy 2022 – 2030.</p>
Waste Management		
General		
COR-175	Any domestic rated property is to be serviced by the City of Ryde’s waste service. As such Council requires clarification as to which of the Lots will be known as a Business, Non-Rateable Property, or which will be sold to individuals and thus be domestic rated.	Further detail on the waste classification of development lots will be provided within the future detailed SSDA submitted for each allotment. Refer to the Updated Operational Waste Management Plan (Appendix DD) for further detail.
COR-176	Appropriate provision of space for bins and bulky waste rooms and other associated services must be provided. Generally, bulky waste rooms will require at least 5m ² per 30 units.	Detail on the size, location and provision of residential, non-residential and bulk goods storage will be provided in a future detailed DA stages for each of the development lots. Refer to the Updated Operational Waste Management Plan (Appendix DD) for further detail.
Loading Bay / Zones		
COR-177	To assess whether there is safe ingress and egress into the development to collect bins and bulky waste material the architectural plans must provide details of the location of loading zones, bin rooms, bulky waste rooms and associated swept paths for an HRV truck of a minimum of 11.80 metres in length and 4.5 metres in height. A loading dock management plan must also consider the ingress and egress of Waste collection vehicles.	<p>Specific ingress and egress arrangements for service vehicles throughout each of the development lots will be subject to a future detailed SSDA. Key principles to be adopted during this stage include:</p> <ul style="list-style-type: none"> • All loading and servicing to be accommodated on site with minimal reliance on the street network. • Suitably sized loading docks to be provided to accommodate expected servicing demands based on expected use. • All service vehicles to enter and exit sites in a forwards direction. • Suitable clearance height to be provided in on-site loading areas for service vehicles, including waste collection vehicles.
Strategic Planning		
COR-178	<p>From a strategic planning and land use perspective, Council provides the following comments on the EIS:</p> <p>In review of Appendix G Community Engagement Report during the consultation of the EIS and preparation of the SEARs, no response from the Department of Education and Training (DET) has been provided or consultation undertaken. Council requests that the application be referred to DET for comment and the Applicant undertake engagement with DET to understand the requirement for delivering a school within the Masterplan. The current application does not</p>	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>

No.	Extract	Comment
	provide detail demonstrating the specific need for a school and does not demonstrate how the current location is suitable.	
COR-179	To ensure any future school is appropriately designed to address future need, identifying and articulating the need for a new school on site is considered to be a "Key issue" necessary for assessment in the EIS. An analysis of the need for a school should be undertaken before a concept approval is granted. Appendix Q Social and Economic Impact Assessment does not sufficiently articulate the need proposed to be addressed by the school. Council is concerned that inadequate consultation with DET may have been undertaken in formulating the SEARs and considers that insufficient assessment by the Applicant has been undertaken in relation to the need for a proposed future school.	
COR-180	In the Strategic Planning Context section of the EIS, it is stated that by delivering a school, the development will support the NSW State's Priority of 'highest quality education'. It is also states that the proposal for a school is consistent with the City of Ryde Community Strategic Plan 2028 by acknowledging the demand for education will be greater in the City of Ryde with the number of children and teenagers in the LGA projected to increase by more than 40%. This is not considered an adequate assessment and as discussed above, a more detailed analysis of future need (including detailed demographics as they relate to need across specific school years), should be undertaken. It should also consider existing and future schools planned in this catchment.	
COR-181	Targets 2.2.4 and 3.1.4 of Planning Ryde: Local Strategic Planning Statement 2020 (LSPS) state that 'Local schools will meet the demand of population growth and changing demographics'. The LSPS is required to be addressed in the EIS as per the SEARs (Key issues - 1. Statutory and Strategic Context). An analysis of the future need for a school would also address these targets as required by the SEARs. Other relevant planning priorities and actions of the LSPS also need to be addressed in the EIS (see comments below for sections of LSPS not addressed).	
COR-182	The EIS states that the operating model of the school is yet to be determined and development approval for the school will be sought separately following concept approval. Some operational aspects of a future school need to be assessed before a concept approval for a school can be granted in that location, such as (but not limited to) potential provision for pick up and drop off areas, pedestrian access points, and open space. This is due to the potential operational impacts of the school to surrounding land uses and other proposed developments on site.	
COR-183	The site has access to good transport infrastructure, including buses and Metro stations, and bicycle networks which connect the site to Epping Road, Macquarie University and retail and services within Macquarie Park. As such, providing seniors housing on the site would assist in ensuring that more seniors housing is provided and developed in a more suitable location. This is also partially consistent with Council's LSPS in that it will provide housing supply to satisfy existing and future need for more seniors housing within town centres (LSPS Planning Priority H1, Action H1.2, Planning Priority H2 and Action H2.2) and will assist in protecting the character of low-density residential areas in being	Refer to Section 3.0 of the Amendment Report which addresses the proposals strategic merit response. In doing so, it provides an assessment of the amended Concept SSDA against the key criteria and actions embedded within the Ryde Local Strategic Planning Statement (LSPS) 2020.

No.	Extract	Comment
	<p>developed in response to a need for seniors housing (LSPS Planning Priority H3 and Action H3.3).</p> <p>However, while there is demonstrable need for seniors housing, it is crucial that there is sufficient amenity on site and permeability and access to supporting services in the vicinity. This is particularly significant given the high density proposed. The EIS should explicitly address the other relevant Actions, including H5.1, H5.2, C4.1, C4.7, C6.1, D4.4, OS2.1, OS2.4, OS3.1, OS3.2, OS4.1, OS4.2, OS5.3, E1.1, E2.3. As indicated above, Council is concerned that the quality of open space and through site links require improvement and the proposed built form and building envelopes require further consideration to ensure the proposed future residents are afforded an appropriate level of amenity.</p>	

Inconsistency of Documentation Submitted

COR-184	<p>In review of the EIS and submitted documents in the Appendix, there are a number of instances of conflicting information outlining different land uses proposed in different locations, as such Council recommends that the Applicant examine their submitted package in detail and amend the supporting documentation to correctly and consistently articulate the proposal to ensure future Applications are consistent with concept approval (if approved). The following examples are noted (but are not an exhaustive list):</p> <p>The Architectural Drawing set shows the site split into different stages with associated land uses. In review of the Architectural Urban Design Report (Appendix E, refer page 64), it shows different land uses proposed in stage 2 and stage 4 (Figure 20), when compared to the submitted Architectural Drawing Set (Figure 21)).</p>	<p>The documentation within the proposed amended Concept SSDA submission has been modified to ensure there is no conflicting information between different inputs. Notably, the Updated Architectural Urban Design Report (Appendix F) has been modified to directly align with the other inputs.</p>
COR-185	<p>Appendix E (Architectural Urban Design Report) also shows that retail space (shown in pink) is in the location of the Eastern Park as proposed under Appendix N Landscape Design Report (Figure 22).</p>	
COR-186	<p>All documentation should be reviewed and amended where required to reflect the Applicant's intended land uses accurately and consistently.</p>	

Land Dedication and Contributions

COR-187	<p>As raised in Council's submission on the SEARs request and outlined in the above document, there are a number of items in the proposal that the Applicant could dedicate to Council or intend to keep private, however insufficient detail is provided with this Application to determine the Applicant's intent.</p>	<p>As aforementioned, BaptistCare intend on paying development contributions and do not seek to enter into a VPA with Council or dedicate land. As such, all open space within the amended Concept SSDA is proposed to be owned and managed by BaptistCare</p>
COR-188	<p>Council would be unwilling to accept the roads and open space in their currently proposed form and amendment is required.</p>	
COR-189	<p>Council recommends the Applicant engage with Council regarding any potential dedications and the appropriate mechanism for this to occur, such as a Planning Agreement.</p>	

No.	Extract	Comment
Additional Information Requested		
COR-190	Council requests that the above issues outlined be addressed during the Response to Submission phase of the Assessment. This information is requested to be provided to Council for further review and comment.	Noted.
COR-191	Should the Applicant wish to engage with Council directly on the issues raised above, Council would welcome the opportunity to consult with the Applicant.	Noted.

1.4 Transport for NSW

No.	Extract	Comment
Impact to Epping Road (Classified Road)		
Comment		
TFNSW-1	TfNSW supports 'in-principle', the proposed deceleration lane and associated supporting civil works, as a 'left-in only' arrangement from Epping Road to the subject development.	Noted. This has been acknowledged and addressed within the updated Traffic and Transport Impact Assessment (Appendix H).
TFNSW-2	It should be noted that the Applicant will require separate TfNSW concurrence under section 138 of the Roads Act 1993 for the proposed civil works along the Epping Road frontage of the development site and enter a Works Authorisation Deed (WAD) for the proposed works with the agency.	A detailed concept plan presenting the internal road network and vehicle access points to the surrounding road network will be presented to TfNSW prior to the formal lodgement of the proposed amended Concept SSDA.
TFNSW-3	Prior to submitting the concept plan to TfNSW, the Applicant will need to provide a detailed concept plan for the acceptance in accordance with TfNSW requirements.	
Recommendation		
TFNSW-4	The Applicant is required to satisfy the agency's access design above with a 'left-in only' designed arrangement from Epping Road to the subject development. The proposed exit and acceleration lane on Epping Road, as design as part of the EIS, will not be supported for the following reason: <ul style="list-style-type: none"> It will have a negative impact on the road safety and traffic operation and movements on the subject section of Epping Road. For this reason, acceleration lanes are not generally accepted urban scenarios. 	Consultation was held with TfNSW in May 2022 and again in February 2024 to discuss the proposed vehicle access arrangements. TfNSW confirmed that they agreed in principle with the concept of maintaining access to the site from Epping Road (left in via a deceleration lane) however expressed concern regarding vehicle exits at this location. In response to this feedback the design incorporates a left in only from Epping Road, with no exit movements permitted.
TFNSW-5	As part of the Response to Submissions (RtS), it is recommended that the Applicant addresses TfNSW requirements regarding the design of the Epping Road access.	The proposed amended Concept SSDA has adopted the TfNSW requirements regarding the design of the Epping Road access point to be a 'left-in only' vehicle entrance, supplemented by an adequate deceleration lane. Refer to the Updated Traffic and Transport Impact Assessment (Appendix H) for further detail.
Network Modelling		
Comment		
TFNSW-6	Cumulative effects of the proposed staged delivery of overall development, maximum provisions based on masterplan, should be presented in the traffic model, including also following: <ul style="list-style-type: none"> opening year model (plus minimum 5 Years period) trip distribution diagram for entry into the site percentage of trips approaching the intersection Epping Road / Herring Road to be specified plans to achieve the proposed mode share targets, reducing car usage by more than 20%. 	Traffic modelling and trip distribution diagrams have been provided as part of this updated assessment consistent with TfNSW's feedback, refer to Section 7, Appendix A and Appendix B of the Updated Traffic and Transport Impact Assessment (Appendix H).
Recommendation		

No.	Extract	Comment
TFNSW-7	TfNSW requests the above addressed as part of the RtS, with a copy of the electronic modelling provided to the agency for review and verification.	Noted. Refer to the comment above.
Pedestrian Safety		
Comment		
TFNSW-8	TfNSW recommend that pedestrian bridge option, including removal of the at grade pedestrian crossing on Epping Road, is investigated by the Applicant. This will enable safer pedestrian crossing facilities for future users of the development over a arterial road but also improve the efficiency of existing signalised intersection supporting the traffic generated by the development.	Consultation was undertaken in February 2024 with TfNSW in relation to the pedestrian bridge. TfNSW agreed that, as a result of the reduced traffic generation associated with the amended Concept SSDA, along with the removal of the school, there is no longer a need for consideration of the pedestrian bridge over Epping Road.
Recommendation		
TFNSW-9	TfNSW requests the above addressed as part of the RtS.	Noted. Refer to the comment above.
Local and Road Connectivity		
Comment		
TFNSW-10	TfNSW supports main exit / entry from Balaclava Road and consideration should be given in planning stage to accommodate this access arrangement including internal roads connection capacity and design.	Noted. The Updated Traffic and Transport Impact Assessment (Appendix H) provides updated analysis and modelling which considers the impact of additional traffic movements along Balaclava Road and responds to previous feedback received from Council.
TFNSW-11	Considering that Balaclava Road and new proposed internal road (connecting to Herring Road access, would be under Council's care and control) TfNSW has determined it more appropriate for Council to consider and determine if proposed arrangements for the development and its stages of the delivery, are acceptable from a network perspective (i.e., acceptable in terms of safety and efficiency).	
Recommendation		
TFNSW-12	TfNSW recommends that the Applicant should engage with Council regarding any required improvements to the local network surrounding the subject development and obtain the necessary Roads Act approvals along the local road network for the various civil work to be done to Council's satisfaction.	Noted. Suitable engagement with Council has been conducted regarding the traffic generation impacts of the development on the broader local road network throughout the Macquarie Park Corridor. As aforementioned, BaptistCare intend on paying development contributions. Therefore, these contributions can be used by Council to facilitate the required civil works and upgrades throughout the surrounding area.

1.5 Environment and Heritage Group

No.	Extract	Comment
Flood		
EHG-1	EHG has reviewed the Flood Impact Assessment and Flood Risk Assessment (Cardio, now Santec 2022) alongside the Macquarie Park floodplain risk-management study plan flood-study report (Bewsher 2010) in making its flood comments:	Noted. Refer to the sections below for the response to each of the EHG comments.
EHG-2	A large portion of the development site is subject to overland flooding, with high velocity, high hazard floodwaters draining towards University Creek. The site is isolated under existing conditions for both the PMF and the 1% AEP event with access cut off at Epping Road and Balaclava Road. Many of the surrounding streets are impassable not only in a PMF and 1% AEP flood, but in more frequent events from the 5% AEP event. This is of particular concern since three of the proposed facilities which are directly within the overland flow path are age care and education facilities, which will place a considerable amount of vulnerable people of the community at high risk, particularly when subject to flash flooding with limited or no warning.	<p>To address Council's concern, sensitive uses have been relocated away from the creek corridor. Notably, the previous school building has been removed from the masterplan entirely, with two (2) separate buildings also removed from the flood prone zone throughout the eastern portion of the site.</p> <p>The vast majority of the is situated within Kikkiya Park.</p>
EHG-3	The development of such facilities on Flood Prone land should receive the highest level of scrutiny due to the critical and sensitive nature of the proposed use. The NSW State Emergency Service (SES) should be consulted for advice. Without advice from the SES, EHG would not support the proposal for age care and education facilities at this location.	The SES has provided a series of comments in relation to the relocation of sensitive uses away from the creek corridor. The education facilities have since been removed from the proposal, with the aged care components adequately setback from the Flood Prone Land areas.
EHG-4	Furthermore, consideration of blockage for the proposed trunk drainage infrastructure within Stage 1 of the Masterplan to capture and convey overland flows crossing Epping Road through the site has not been modelled by the proponent. It is not realistic to assume that such drainage systems will operate to design capacity, particularly for the rarer AEP events. EHG is not confident that the proposed design of trunk drainage infrastructure to eliminate floodwaters from the property is feasible (i.e., will a headwall measure be used to allow water into the proposed pipes up to the 1% AEP event). This must also be demonstrated by the proponent alongside blockage considerations.	The trunk drainage infrastructure that was proposed previously has been replaced with an approach based on reestablishing the watercourse and creek corridor through the subject property up to Epping Road. This overcomes any concerns with the previous trunk drainage scheme.
Biodiversity		
EHG-5	The EIS notes no physical works are proposed as part of this Concept Masterplan and that the demolition of existing buildings and associated tree removal on site will be subject to a separate planning approval (page 50). It is unclear if the BDAR for the Concept Masterplan also applies to SSD-46561716 (stage 1 Vertical Village). The Response to Submissions (RtS) should clarify this as the Executive Summary to the BDAR indicates it has been provided as part of the submission for both SSD-46561712 (Concept Masterplan) and SSD-46561716 (stage 1 Vertical Village). However, it also states "a separate BDAR (Biosis 2022) has been prepared to accompany the SSD Application for the Stage 1 Vertical Village (SSD- 46561716)".	The previous concurrent assessment arrangement has been removed from the proposed amended Concept SSDA. The Updated Biodiversity Development Assessment Report (Appendix N) applies to the whole site and will be valid for all future detailed SSDAs submitted on each of the lots.

No.	Extract	Comment
EHG-6	As the EIS indicates SSD-46561716 includes staged demolition of the area known as Willandra Village (retirement village) and Coinda Court (residential care facility) clarification is required as to whether a further BDAR is to be submitted to assess the impacts of SSD-46561716 including the demolition of the existing buildings.	
Microbats		
EHG-7	Human-made structures may provide habitat for threatened species, particularly microbats. Table 16 in the BDAR states “threatened species that can use human made structures as habitat with potential to occur in the subject land include Eastern Bent-winged Bat and Little Bent-winged Bat” but it indicates “... there are no human made structures in the subject land that would be suitable for these bats to use as roosting habitat”. There are no details on any microbat surveys that have been undertaken of the buildings, and as such, EHG considers not enough information has been provided in the BDAR to conclude that microbat habitats do not occur and roost on site in the human-made structures.	<p>Targeted surveys were not undertaken for microbat species as suitable breeding habitat was considered absent from the subject land. The site is highly degraded and occurs in a highly urbanised setting, with limited foraging resources present. Eastern Bent-winged Bat and Little Bent-winged Bat were considered in the assessment on the basis that they are known to roost in manmade structures and have multiple records within the locality. However, given the urban setting, the lack of foraging habitat and lack of availability of suitable roost locations within the existing structures in the subject land, habitat was considered absent for these species. No individuals were recorded during incidental surveys.</p> <p>Additional justification has been provided in Table 16, Section 6.3 of the Updated Biodiversity Assessment Report (Appendix N).</p>
Avoid and Minimise the Removal of Local Native Trees and Vegetation		
EHG-8	The EIS indicates traces of the remnant threatened ecological community Sydney Turpentine Ironbark Forest (STIF) occurs on site including two trees in the north-eastern portion of the site (section 2.2.2). It indicates these two trees which are consistent with PCT 1281 are to be removed (page 55). The BDAR indicates PCT 1281 exists on the site as two isolated canopy trees and these trees are Sydney Turpentine and Red Mahogany (Table 1). The Tree Impact Assessment Schedule in the AIAR appears to indicate these two trees are Tree 70 and Tree 71 respectively.	The trees/shrubs mentioned in EHG comment have now been adopted and mapped into the native PCT. In regard to the remainder of planted native vegetation, although the additional tree species to be removed are native to the area, they exist as a combination of planted street trees and landscaped gardens and do not meet the definition of a PCT with a VI score of 13.3. Planted native vegetation has been assessed under the planted native vegetation streamlined assessment module in accordance with Section 2.2 of the BAM. Although this vegetation contained a number of native or non-indigenous canopy species, the vegetation could not be reasonably assigned to a PCT. This was mainly due to the dominance of Lemon-scented Gum, which is endemic to temperate and tropical environment of northeastern Australia but has since been naturalised in NSW, where it is commonly planted. It is unlikely that the remainder of endemic canopy species are remnant stock, as historic aerial imagery indicates that the majority of the subject land was previously cleared. The vegetation now occurs as managed gardens in a landscaped setting and was mostly comprised of trees planted around the boundary of the site. In addition, the composition and dominant species within the 'planted native vegetation' were not considered to be consistent with these TECs.
EHG-9	<p>According to the AIAR other endemic trees are recommended for removal from the site include:</p> <ul style="list-style-type: none"> • Tree 18 - 1 x Blueberry Ash • Tree 19 – 1 x Blueberry Ash • Tree 40 – 1 x Angophora costata • Tree 75 - 3 x Angophora costata • Tree 76 – 1 x Sydney Blue Gum • Tree 100 – 1 x E. tereticornis • Tree 159 – 3 x Sydney Blue Gum • Tree 196 – 1 x Parramatta wattle • Tree 326 – 1 x Blueberry Ash • Tree 330 – 1x Grey Gum. 	<p>Development footprint has been updated as part of the updated concept design and impacts to the CEEC have now been avoided. This has been updated within Section 5 'Avoid and Minimise' and throughout the Updated Biodiversity Assessment Report (Appendix N).</p>
EHG-10	These trees are proposed for removal because they are either within the footprint of works or they are to be retained for Stage 1 only then removed as	

No.	Extract	Comment
	<p>part of the Masterplan. The above species are component species of either STIF and/or Blue Gum High Forest (BGHF) which can occur in the area, and there is no discussion in the BDAR to explain why they are not considered to be remnant or regenerated from remnant stock.</p>	
EHG-11	<p>STIF is listed as a Critically Endangered Ecological Community (CEEC) under the Biodiversity Conservation Act 2016 (BC Act) as the NSW Threatened Species Scientific Committee has determined it is facing an extremely high risk of extinction in Australia in the immediate future. STIF is also listed as an ecological community that meets the principles and criteria for serious and irreversible impact (SAII) - see: https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/guidance-decision-makers-determine-serious-irreversible-impact-190511.pdf</p>	
EHG-12	<p>The EIS states “the proposed building envelope has been designed to have minimal impact on biodiversity, ecology and the environment” (page 58) although it is proposing to remove remnant STIF CEEC trees which has an SAII listing.</p>	
EHG-13	<p>The BC Act has legislated requirements to avoid and mitigate impacts to threatened entities. The BDAR indicates “options to avoid impacts to CEEC Sydney Turpentine Ironbark Forest were highly limited due to project design and earthworks requirements, the small size of the vegetation and its location within the development footprint”. The BDAR also notes the AIAR “found that part of the community only had a moderate retention value”. However, according to the AIAR moderate retention value trees are “in good to reasonable condition and should be retained where possible and feasible to do so. They may also be lesser trees, but part of an important grouping of trees and therefore warrant retention based on the group’s value”.</p>	
EHG-14	<p>The BDAR states “alternatives were considered where this vegetation was retained however, they were unable to be progressed due to engineering constraints associated with the geology of the site. As the site has a significant drop in level to the south-east, future development allowing retention of the CEEC would have needed to allow for an amended level for this part of the site. This would result in a build up of nonpermeable surfaces in close proximity that would have unacceptable consequences to future flood risk” (page 128).</p>	
<p>Pre-Clearance Fauna Surveys and Relocation of Native Fauna</p>		
EHG-15	<p>As 274 trees are proposed to be removed from the site, EHG recommends the following condition is included in the consent to engage a suitably qualified and experienced ecologist to undertake pre-clearance surveys:</p> <p><i>Prior to removing any vegetation or other habitat that has been approved for removal from the site the applicant must engage a qualified and experienced ecologist to:</i></p> <ul style="list-style-type: none"> • undertake a pre-clearing survey to delineate, map, and mark habitat-bearing trees and shrubs to be retained/removed and other fauna habitat features 	<p>While the Concept DA seeks to confirm trees that will be retained or removed as part of future development works, the actual consent for tree removal will be associated with future detailed DAs. We therefore recommend that such a consent condition be applied to future detailed DAs.</p>

No.	Extract	Comment
	<p>and determine the presence of any resident native fauna using hollows, nests, dreys, etc</p> <ul style="list-style-type: none"> • native fauna found during pre-clearing surveys must be captured and relocated to appropriate nearby habitat • supervise the clearance of trees and shrubs (native and exotic) and other habitat to capture, treat and/or relocate any displaced native fauna to an appropriate nearby location • remove sections of a tree containing habitat prior to clearing and felling the tree and reuse as habitat on the site. • relocate and reuse salvaged felled timber on the site as fauna habitat. 	
EHG-16	The clearing of trees and shrubs should be avoided in late winter/spring during breeding/nesting period for birds.	Noted. The clearing of trees and shrubs is not proposed in this application and will be addressed within a series future detailed SSDAs applying to each of the development lots.
EHG-17	Evidence of the pre-clearing surveys and inspections for fauna and any relocation of fauna must be provided to the satisfaction of the Secretary of Planning.	Noted. This will be provided during the clearing phases within the future detailed SSDAs applying to each of the development lots.
Removal of Local Native Vegetation		
Seed collection from local native plants to be removed		
EHG-18	<p>The AIAR recommends 16 endemic trees on the site are removed. EHG recommends prior to removing any local native vegetation seed is collected, and the following condition of consent is included:</p> <p><i>Prior to the removal of any local native vegetation from the site seed from native trees and shrubs approved for removal is collected and it is propagated by a suitably qualified bush regenerator and used in the site plantings.</i></p>	Refer to the Updated Ecological Impact Assessment (Biodiversity Development Assessment Report) at Appendix N .
Translocation of juvenile native plants		
EHG-19	EHG recommends any juvenile local native plants that are approved for removal by this SSD are replanted in the landscaped planting /open space/ riparian corridor area etc. The juvenile plants must be translocated prior to any earthworks and clearing of native vegetation commencing. The plants should be relocated by a suitably qualified bush regenerator when plant growth conditions are ideal to give the native plants the best possible opportunity to survive and should be maintained until established. EHG recommends a condition of consent is included to this effect.	Further detail on the tree planting and removal strategy within each of the development lots will be subject to the future detailed SSDA stage. It is noted that a more detailed, lot specific Arboricultural Impact Assessment and Landscape Plans will accompany future detailed DAs relating to each of the lots, where this recommendation would be implemented.
Tree Removal		
EHG-20	According to the EIS a total of 491 trees currently exist within the site and along the perimeter boundary (page 75). The EIS indicates 217 trees / existing vegetation are to be retained where possible and 274 trees are to be removed (page 101). This means 55% of the existing trees on the site are to be removed and of these 16 trees are endemic. As 249 of the existing trees on the site have	There has been considerable effort to retain trees and 64% of the high value trees are retained. This is notable along The Epping and Balaclava Road frontages and significant trees within Kikkiya Park. Refer to Section 4.2.6 of the Updated Landscape Design Report (Appendix L) for a clear summary of Tree Retention statistics and the separate Arboricultural Impact Assessment for

No.	Extract	Comment
	<p>high-moderate retention value. EHG recommends a greater emphasis is placed on the retention of existing trees on the site, particularly local native trees.</p>	<p>trees proposed to be retained and removed. It is noted that the trees proposed to be removed will be offset through additional planting.</p> <p>The summary outlined by EHG is correct for the previously submitted scheme. As part of the amended Concept SSDA, a thorough review of the impact to existing trees was been undertaken and is reflected in the updated AIA issued to support the amended Concept SSDA. Attempts have been made to retain as many high and moderate value trees as possible. Assessed tree quantities have been increased from 491 to 582 due to the proposed creek connection works involving works on adjoining sites and updated and improved survey information obtained for the University and eastern adjoining boundaries. Previously, as noted, 55% of assessed trees were proposed to be removed. In the amended scheme 51% of assessed trees are proposed to be removed. This represents a net increase, proportionally, in trees retained. Specifically, two important endemic trees in the centre of the site have been retained and 3 additional moderate value trees along the central boulevard. However, these have been offset by some additional tree removals that have been required to achieve the updated, and arguably improved, urban design and road layouts elsewhere.</p> <p>Importantly when comparing the previously exhibited masterplan with the amended Concept SSDA, and considering 'high' and 'moderate' value trees alone, the previous scheme retained 55%. The amended scheme now retains 65%. Refer to Section 2.5 and 2.6 of the Updated Arboricultural Impact Assessment (Appendix G) for a summary of existing trees and general tree impacts. Also refer to Appendix 4.1 for tree retention and removal plan, 4.2 for tree impact assessment schedule.</p>
EHG-21	<p>The removal of existing trees and the benefits that they provide, will take decades for a juvenile or semi-mature trees to grow and replace and may also remove the potential supply of future hollows that would be expected to form in time.</p>	<p>Agreed. This is why there is a staged removal and replacement strategy, alongside why such effort has been applied to retaining larger and higher value trees and particularly the native trees that may later develop hollows. Refer to Appendix 4.1 of the Updated Arboricultural Impact Assessment (Appendix G) for tree retention and removal plan.</p>
EHG-22	<p>DPE needs to be satisfied as to whether the removal of 274 trees from the site is appropriate in terms of mitigating the urban heat island effect, and whether it is in accordance with the issued SEARs for this SDD which requires the concept site-wide landscape plan to demonstrate:</p> <ul style="list-style-type: none"> • how the proposed development would mitigate the urban heat island effect and increase the urban tree canopy • how the development maximises opportunities for green infrastructure. • EHG considers the best way to achieve this would be for the SSD to be designed to retain existing trees, particularly local native trees. 	<p>The proposed amended Concept SSDA delivers appropriate and improved canopy cover and other green and blue infrastructure to mitigate urban heat island effects. Refer Section 4.2.7 and 4.2.8 of the Updated Landscape Design Report (Appendix L) and the provision of 38% urban canopy cover and 47% blue/green cover, maximising green infrastructure and is approaching 'best practice'.</p>
EHG-23	<p>The EIS also states the Masterplan's landscape design has reduced the extent of hard surfaces whilst increasing overall canopy cover and biodiversity to create a green corridor (page 32). It is unclear if this is referring to the proposed riparian corridor on the site. The RtS should clarify this.</p>	<p>The proposed amended Concept SSDA will deliver a minimum 9,100m² creekline park that re-surfaces a previous intermittent stream. We note this is not defined as a 'riparian' corridor. The landscape concept proposes a mixture of passive and active spaces and formal and more naturalistic outcomes. The</p>

No.	Extract	Comment
		level of paving has been minimised whilst complying with requirements of the relevant controls within the RDCP 2014 for street pavements and cycleways and shared paths and providing good and varied access to the community which is likely to be dominated by elderly residents and the future density of the residential use and therefore generous pedestrian path widths have often been proposed.
Reuse of removed trees and hollows		
EHG-24	BDAR includes a mitigation measure that “where appropriate native vegetation cleared from the study area should be mulched for re-use on the site” (Table 18, page 51). Rather than mulching native trees approved for removal, EHG recommends the SSD salvages and reuses these native trees including tree trunks (greater than approximately 25-30cm in diameter and 2-3m in length) and root balls and these are placed in the landscape areas and riparian corridor that are to be planted with local native species to enhance habitat. The diameter of the log (greater than 25-30 cm in diameter) is important because it impacts thermal qualities and longevity of the material.	Text has been updated in Table 18 of the Updated Biodiversity Development Assessment Report (Appendix N) to reflect the salvage of tree material for reuse.
EHG-25	If the site is not able to reuse all removed native trees, it is recommended a condition of consent is included that the proponent consults with the local community restoration/rehabilitation groups, Landcare groups, and relevant public authorities including local councils, NPWS and Greater Sydney Local Land Services prior to any clearing commencing to determine if the removed trees can be re-used by others in habitat enhancement and rehabilitation work. This detail including consultation with the community groups and their responses should be documented.	The proposed amended Concept SSDA does not propose the physical removal of any native trees, rather, it illustrates the indicative tree removal plan subject to the indicative reference scheme. Therefore, detail relating to tree replanting, removal and rehabilitation as consent conditions will be subject to future detail within the future detailed SSDA stages applying to each of the development lots. Refer to the Updated Arboricultural Impact Assessment (Appendix G) for further detail.
EHG-26	EHG recommends the following condition of consent is included: <i>The Applicant must reuse any of the native trees that are to be removed as part of this project, including tree trunks (greater than 25-30 centimetres in diameter and 2-3 metres in length), root balls and logs on the ground to enhance habitat.</i> <i>If removed native trees are not able to be entirely re-used by the project, the proponent should consult with local community restoration/rehabilitation groups, Landcare groups, and relevant public authorities, local councils, and Greater Sydney Local Land Services prior to removing any native trees to determine if the removed trees can be reused in habitat enhancement and rehabilitation work. This detail including consultation with the community groups and their responses must be documented.</i>	Text has been updated in Table 18 of the Updated Biodiversity Development Assessment Report (Appendix N) to reflect the salvage of tree material for reuse. Noted. This is proposed to be completed post approval.
Kikkiya Creek Corridor		
EHG-27	The EIS notes Stage 2 of the development will include an open space surrounding the creek corridor. The BDAR states there are no waterbodies, dams or waterways within the subject land (pages 34 and 48), but it notes an unnamed first-order creek extends north-east of the site (see Figure 3 and Table 10 in the BDAR).	The unnamed first-order creek refers to Kikkiya Creek, which flows through Macquarie University to the north of the site and leads to Lane Cove National Park and the Lane Cove River. The proposed amended Concept SSDA seeks to reimagine the original waterway on the site through a series of artificial ponds and managed water features within the minimum 9,100m ² Kikkiya Park.

No.	Extract	Comment
		Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.
EHG-28	According to Section 6.5.3 in the EIS “the interface between the site and Kikkiya Creek will be landscaped to re-imagine and express the original water way on the surface, achieving a series of artificial ponds and managed water features and connected via a naturalistic stream that winds its way through the eastern portions of the site. It is anticipated that the creek will be managed and maintained under a ‘community title’ agreement” but no other details are provided in the EIS or BDAR in relation to this. The RtS should clarify what is meant by ‘managed water features.’	Multiple design strategies have been implemented to reduce the potential risks of the ‘managed water features’ associated with the reimagined Kikkiya Creek Corridor. The ‘managed water features’ include the following: <ul style="list-style-type: none"> • Several artificial pond areas which are connected to one another and supplemented with running water features. • Varying depths of water are likely to be implemented, however, these depths are likely to be normally shallow. • The ‘managed water features’ will be an open water way which does not flow into a culvert, drain or pipe. Further detail on the potential ‘managed water features’ within the reimagined Kikkiya Creek Corridor will be provided in a future detailed DAs.
EHG-29	It is unclear if Kikkiya Creek was previously piped under the site. The Landscape Design Report indicates a shallow valley on the eastern portion of the site was likely an intermittent creek in the past, but it has been covered over by existing development. It notes this valley appears to connect with an existing surface stream on the adjoining Macquarie University Site.	The existing creek through the site is currently piped and discharged to the surface within the University via an existing headwall. However, the current pipes are inadequately sized therefore some shallow flooding occasionally occurs. The amended Concept SSDA seeks to re-surface and re-naturalise the creek for many intrinsic benefits this provides. This will involve works within the University to remove previous pipes and headwalls and reshape the ground to create a seamless connection between the existing and new creek formation.
EHG-30	The RtS should clarify if it is proposed to reconnect the ponds/creek to the existing Kikkiya Creek to the north-east of the site, or if the artificial pond/creek are only to be constructed on part of the site. Based on Figure 23 in the EIS and Figures 4.12 and 4.39 in the Landscape Design Report it appears the creek is not proposed to be reconnected to the existing Kikkiya Creek and the surface water feature will only be located in the proposed Eastern Creek Park, however the Landscape Design Report also indicates for the School Playground area that there is potential to further expand the ecological and functional connection from the Eastern Creek Park and the University to the north (page 31).	The Updated Landscape Design Report (Appendix L) confirms that the consolidated minimum 9,100 m ² Kikkiya creek line parkland will involve the extension of the existing Kikkiya Creek. This waterway will extend from Lane Cove National Park, through the adjoining Macquarie University and then into the site. This opportunity to re-surface the naturalistic creek line (which in turn, adequately conveys floodwaters), has been facilitated by the removal of the school, which previously disrupted the existing Kikkiya Creek.
EHG-31	The Landscape Design Report notes due to potential site flooding and other engineering issues the existing stormwater flows from upstream and Epping Road are transmitted through the site within an upgraded and augmented underground system and the proposed water features would be interconnected, fed and activated by environmentally sustainable water reticulation systems, to maintain water quality (page 32). It indicates the non-potable water needs for the water features should be met by onsite rainwater and wastewater collection and treatment (page 39). The RtS needs to provide details on this and address the source of water supply for the ponds/creek during drought/extended dry periods.	The ‘stream’ proposed in the concept landscape design is essentially an artificial water feature element, as all the stormwater flows are to be transmitted via a new and upgraded subsurface infrastructure. The water supply for the ‘water feature elements’ are proposed to be sustainably sourced via recycled water supply. Exact details and the quantities required are still subject to detailed design resolution. No potable water supplies will be used to service and supplement any artificial water features. The area is not currently defined or intended to serve as any form of ‘riparian corridor’.

No.	Extract	Comment
EHG-32	If the creek is linked to the existing Kikkiya Creek, it is important potential impacts on the downstream environment including the Lane Cove National Park are adequately assessed. The designers must have relevant knowledge, qualifications, and experience in best practice in that aspect of the project that they are involved in (e.g., stream dynamics and ecological functions, geomorphology, soft engineering, stream rehabilitation).	The creek line is not proposed to be linked to the existing Kikkiya Creek and will not have any potential impacts on the downstream environment to Lane Cove National Park. Rather, the 'extension' of Kikkiya Creek is associated with the establishment of artificial waterbodies which represent a re-naturalisation of the corridor, without constituting a tangible connection to the existing creek line.
EHG-33	EHG supports in principle the daylighting and rehabilitation of piped waterways and riparian corridors but recommends the waterways mimic a natural stream system and riparian corridor from the local area. Figure 4.4 and Figure 2.5 in the Landscape Design Report depict the proposed ponds/creek on the site. EHG considers these pictures do not show a naturalistic stream (see below).	The amended landscape concept satisfies this recommendation. Refer to the Updated Landscape Design Report (Appendix L) for further detail.
EHG-34	The rehabilitation of the riparian corridor should use a diversity of local native provenance species (tree, shrub and groundcover species) from the vegetation community that occurs or once occurred along this creek. The vegetation shown planted around the ponds in Figure 2.5 appears to be exotic.	The amended landscape concept satisfies this recommendation. Refer to the Updated Landscape Design Report (Appendix L) for further detail. It is emphasised that the site is not identified as a riparian corridor.
Revegetation and Landscaping		
Tree Replacement		
EHG-36	The EIS proposes to plant over 400 new trees to replace trees removed (section 6.12, page 101). EHG recommends a condition consent is included to this effect to mitigate the urban heat island effect and enhance local biodiversity /habitat on the site.	Noted. This is proposed to be completed post approval.
EHG-37	The EIS notes the public domain and landscape plan has been informed by several key principles including provision of endemic species and 'civic scaled' trees to restore important endangered vegetation communities. EHG recommends replacement trees consist of a diversity of local provenance native trees from the relevant native vegetation community (or communities) that once occurred on the site rather than use exotic species or non-local native species.	The amended landscape concept includes an emphasis of native vegetation to be detailed as part of future detailed DAs. It is noted that this should not be to the exclusion of other planting selections, particularly within streets and private open spaces, within on-structure podium landscapes and the urban plaza where consideration for microclimates, soil depths, solar access, maintenance requirements and aesthetics may dictate inclusion of some suitable and climate adaptive species. The proposal adheres to the requirement of a minimum of 60% endemic species (by quantity per vegetation stratum) as outlined in the RDCP 2014.
EHG-38	EHG recommends the proponent commences sourcing local native plant species particularly trees and/or growing local trees as soon as possible, so the trees to be planted are advanced in size to assist improve the urban tree canopy and local biodiversity	This amended Concept SSDA does not seek approval for physical landscaping works. This will be undertaken within future detailed DAs on each of the development lots.
EHG-39	The applicant needs to demonstrate that enough space is available on the site to allow the existing trees that are to be retained and the planted trees to grow to maturity to avoid the need to lop and trim branches and to allow for increased urban tree canopy cover. Street setbacks should provide adequate space to accommodate any proposed footpaths plus allow for street trees to grow to maturity.	Detailed assessment of the tree related impacts have been considered and thoroughly presented in the Updated Arboricultural Impact Report (Appendix G), schedules and plans. The likely and foreseeable grading, infrastructure and building impacts was thoroughly considered. Detailed building and street designs are still to be undertaken, including other lower level greening along the streets (via kinks, blisters and indents which also serve to calm traffic) and will be undertaken as part of the future detailed SSDA stage.

No.	Extract	Comment
EHG-40	The BDAR indicates asset protection zones and fire mitigation systems will be implemented in the future development. The RtS needs to clarify if APZs are required on the site as Figure 23 in the EIS shows trees are to be planted around the proposed buildings. As the EIS proposes the plant over 400 new trees adequate space needs to be provided to also allow for APZs and trees.	The site is not subject to any APZ requirements.
EHG-41	Figure 23 in the EIS shows an access road is proposed along approximately half the eastern boundary of the site and that trees are proposed to be planted along the remaining eastern boundary of the site. Figure 24, however appears to show that vehicular access will be located along a much shorter length of the eastern boundary. The RtS needs to clarify the proposed vehicle access location in terms of revegetating this area on the site.	The amended concept SSDA envelopes have been developed in consideration of access points intended to minimise conflict between vehicles and pedestrians.
Use of Local Native Provenance Species		
EHG-42	The Landscape Design Report proposes the integration of endemic plant species (including both trees and understorey planting) "to regenerate the endemic plant communities of the STIF and Blue Gum High Forest (BGHF) which would have once naturally grown within and around the area" (page 17). It indicates the Concept Landscape Master plan proposes to focus BGHF in the valley and then transition to Turpentine Ironbark Forest species in the higher areas (section 4.1, page 27). EHG notes that the BGHF community naturally occurs in higher areas than STIF.	The amended landscape concept is provided for reference only. The experience of the landscape architect in the northern Sydney plateau areas suggests that BGHF favours moister and more sheltered positions within the environments and that STIF, in this part of Sydney, often occurs on the remnant clay-based and higher ridge tops of the Hornsby Plateau. It is for this reason that the suggested arrangement is made. BGHF species are believed to be more appropriate in the lower portions of the site where it will be naturally more sheltered and moister conditions will naturally prevail even if this is not strictly where the community may have occurred historically. Further consideration of the species selections with regard to future built forms, microclimatic conditions and available soil conditions will be provided as part of future detailed SSDAs.
EHG-43	In addition, the Concept Landscape Master Plan indicates it is only proposed to plant 'pockets of the site' with the two endemic communities - BGHF and STIF (page 41). In terms of improving local biodiversity on the site, EHG recommends any planting/ landscaping associated with this SSD including street planting uses a diversity of local provenance native trees, shrubs and groundcover species from the relevant native vegetation community (or communities) that once occurred on the site.	The proposed amended Concept SSDA commits to adhering to the requirement of a minimum of 60% endemic species (by quantity per vegetation stratum) as outlined in the RDCP 2014.
EHG-44	The landscape plan and planting schedules for the site should be prepared by a qualified bush regenerator. The planting schedule should demonstrate that the plant species are from the local native vegetation community that once occurred on the site and are of local provenance. The RtS should clarify if the planting schedules can comprise local native provenance species only.	The proposed amended Concept SSDA has been designed primarily for amenity landscaping in a highly built-up urban area. It commits to adhering to the requirement of a minimum of 60% endemic species (by quantity per vegetation stratum) as outlined in the RDCP 2014. Further commitments are made to the use of endemic species, particularly within the Kikkiya Park area. This will be further detailed within future detailed DAs.
EHG-45	Any maintenance replacement planting shall be of the same type, size, quality and species as the plant that has failed (i.e., replace failed trees with native provenance trees of a similar growth size, replace shrubs with native provenance shrubs etc, and ensure a mix / diversity of local replacement native plants are used rather than using the same species).	This will be subject to future detailed DAs on each of the development lots.

No.	Extract	Comment
EHG-46	<p>EHG recommends the following conditions of consent are included:</p> <ul style="list-style-type: none"> • Tree planting shall use advanced and established local native trees for local native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre-grown from provenance seed. • Enough area/space is provided to allow the trees to grow to maturity. • Trees removed by the project shall be replaced by the planting of a diversity of over 400 local native trees species to mitigate the local urban heat island effect and improve local biodiversity over time • A Landscape Plan is to be prepared and implemented by an appropriately qualified bush regenerator and include details on: <ul style="list-style-type: none"> - the native vegetation community (or communities) that occur or once occurred on the site and the plan demonstrates that the proposed plant species are from the relevant vegetation community - seed collection – the location of all native seed sources should be identified - the type, species, size, quantity, and location of replacement trees - the species, quantity and location of shrubs and groundcover plantings - the local provenance tree, shrub and groundcover species to be used - the quantity and location of plantings - the area/space required to allow the planted trees to grow to maturity - plant maintenance regime. The planted vegetation must be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species. 	Noted. This is proposed to be completed post approval. A Landscape Plan will be prepared for each of the future detailed DAs lodged for the development lots, and will ensure the native vegetation community in each area of the site is accounted for.

Green Roofs

EHG-47	<p>Section 4.2 of the Landscape Design Report states “virtually all new buildings should be provided with some form of green roof or podium landscaping”. While Figure 2.14 in the Landscape Design Report shows green roofs and landscaped podiums are proposed on many of the buildings not all buildings have green roofs. It is unclear why some of the buildings do not have green roofs. The RtS should provide details on this.</p>	Noted. The detailed design of the rooftop areas of concept envelopes will be subject to a future detailed DAs on each of the development lots.
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1.6 SDRP

It is noted that the table below provides a response to feedback from the original submission, as well as on ongoing amendments to the scheme undertaken throughout subsequent SDRP meetings.

No.	Extract	Comment
Advice and Recommendations for the Masterplan		
Connecting with Country		

No.	Extract	Comment
GA-1	An understanding of Country should inform all aspects of this project from the ecological corridor, flooding issues, to the public spaces and wayfinding. Doing this with confidence requires more and deeper engagement with local custodians and Knowledge Holders.	A deep understanding of Country has informed the amended Concept SSDA, which has led to the significant reconfiguration of publicly accessible open spaces to align with traditional stories from the Wallumattagal people and heritage of the site.
GA-2	Refer to the draft Connecting with Country Framework on the GANSW website to inform this process.	Refer to the Connecting with Country Strategy (Appendix V) prepared for the proposed amended Concept SSDA for further detail on how understanding of Country has significantly informed the amended proposal.
Site Strategy		
GA-3	The current masterplan proposal doesn't have well considered edges with neighbouring sites. Review the relationship between the proposed buildings, public spaces, and key pathways across the site in relation to immediate neighbouring properties to ensure good public outcomes.	The proposed amended Concept SSDA has incorporated significantly improved setbacks to neighbouring sites. Notably, a range of 14.5m – 17m setbacks have been allocated to the Macquarie University Campus boundary, which has been supplemented with suitable planting, a segregated cycleway and one-way road linking with the new Road 3 connection through Morling College. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
GA-4	Engage with opportunities to connect with the University across the northern boundary.	The Updated Architectural Urban Design Report (Appendix F) addresses several opportunities for pedestrian connections into the Macquarie University Campus, which have been aided through the introduction of 14.5m – 17m setbacks that provide an improved relationship between the site and campus.
GA-5	Prioritise retaining trees in the middle of the site as a strategy to mitigate heat island effect, maintain some established character and help with lack of shading while new planting grows. The retention of key trees at Sydney Olympic Park is a valuable example.	The retention of as many trees as possible has been prioritised within the proposed amended Concept SSDA. However, as highlighted within the Updated Arboricultural Impact Assessment (Appendix G) and Updated Landscape Design Report (Appendix L), not all trees within the central portion of the site are capable of being retained as a result of the design modifications requested by the relevant agencies. Further discussion is provided within the aforementioned appendices.
GA-6	The commitment to mixed use on the site only occurs in plan at the moment and risks missing out on the proper vibrant activation that happens with more three dimensional and smaller scale mixed use development. A denser and more rigorous strategy for mixed use across the site, distributed horizontally and vertically is recommended.	Non-residential uses have been proposed throughout the consolidated podiums on each of the development lots. This approach ensures that the ground planes throughout each lot will be adequately activated through a horizontal distribution. Ultimately, this represents an improvement from the previously exhibited masterplan, which did not have a consistent mixed-use approach as a result of several super lots adopting a tower-sky arrangement, as opposed to incorporating podiums that include non-residential uses. Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).
GA-7	The quality and character of public spaces across the site unclear and lacking in a coherent strategy and framework. Create a clear strategy to further develop the public space framework and use this to refine the placement and orientation of the building envelopes.	The publicly accessible open space network has been amended significantly through the removal of semi-private spaces and consolidation of open spaces in the form of parklets, the Central Urban Plaza and Kikkiya Park. This clear strategy of publicly accessible open spaces (to be owned and managed by BaptistCare)

No.	Extract	Comment
		<p>along the Central Boulevard has been formulated in conjunction with the modulated concept envelopes to ensure adequate solar access is provided.</p> <p>Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).</p>
GA-8	<p>Consider the following design moves as part of the next iteration of the master plan:</p> <ul style="list-style-type: none"> • The use of podiums in some areas to create more retail and amenity and a more intimate and urban scale at ground level. • A street grid could create a more coherent and legible pattern of movement across the site. This doesn't require full private car access to be successful. • Consider a greater variety of public spaces including spaces for larger gathering and sports, and smaller more intimate spaces. • Generally, consider how to make the masterplan more structured with edges, variety of scales, clear pathways, and 3 dimensional public spaces where built form is informed in relation with open spaces. 	<p>Each of these design moves have been addressed within the amended design, as per the following:</p> <ul style="list-style-type: none"> • Podiums have been adopted within each of the development lots, improving ground plane street activation at a more intimate scale. • The internal street network has been reconfigured and expanded to adopt a more uniform grid layout, which prioritises clear sightlines and appropriate access to each of the development lots. • The removal of semi-private spaces has enabled the consolidation of publicly accessible open space throughout the site, especially through the approximately minimum 9,100 m² Kikkiya Park which facilitates larger gathering to the smaller parklets which aid more intimate connections. • Each of the public spaces proposed in the amended masterplan have been informed by a 3-dimensional layout to the surrounding built form. Simultaneously, this has improved the treatment of the edges throughout the refined street network.
GA-9	<p>Access to amenity is an important aspect of master planning for the elderly. Consider the following:</p> <ul style="list-style-type: none"> • The masterplan needs a clear retail strategy that will provide amenity to the community as it develops through its different stages. • One of the goals of the ongoing development of Macquarie Park is to expand its hours beyond 9 – 5. The masterplan needs to support this goal through carefully placed and supported public amenity such as shops, parks, activities, services and public spaces. 	<p>The indicative reference scheme has considered a broad retail strategy approach for the site. In doing so, indicative active frontage areas have been identified throughout the site to activate the internal street network. This is prescribed within the Design Guidelines (Appendix J).</p> <p>More detailed information on the retail strategy, including hours of operation and alignment, will be provided within the future detailed DAs lodged for each of the development lots.</p>
GA-10	<p>Review the placement of the school in relation to the following two issues:</p> <ul style="list-style-type: none"> • Putting the school in the middle of the ecological corridor and its associated flood risk, offers some unique opportunities, but needs careful consideration and review. • Schools create a lot of traffic and activity - review the impact of this on the masterplan and its low traffic and high-pedestrian focus. 	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>
Movement		
GA-11	<p>Connections with university, immediate neighbourhood, and broader suburb are underdeveloped and not evident in the preferred masterplan. Review the relationship between the site and its proposed activities across these different scales, seeking opportunities to better embed the masterplan within its context.</p>	<p>The amended Concept SSDA has addressed opportunities for connection with the Macquarie University Campus and road connections to Balaclava Road, Epping Road and Morling College, enabling it to serve as a legible addition to the local road network.</p> <p>Further detail is provided within the Updated Architectural Urban Design Report (Appendix F).</p>

No.	Extract	Comment
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GA-12 Consider wayfinding for different users on the site in a holistic sense so that people are not reliant on signage to understand where they are and where they need to go. Consider the following:

- Identify key sightlines and give pedestrians the clearest and most obvious lines of movement.
- Resolve the current conflict between traffic movement and pedestrians in the 'calm heart' of the site.
- Review the safety of the site, particular for women and elderly.
- Consider whether private car movement should have the clearest and most legible pathway through the site. This is at odds with current TfNSW guidelines.

The amended internal road network has adopted a more uniform, linear arrangement, facilitating long sightlines for pedestrians through adopting more obvious lines of movement.

The central boulevard will continue to promote the 'calm heart' of the site through provision parking and planting buffers on either side, establishing a clear separation of the road and pedestrian path. This arrangement is illustrated below.



View of the Central Boulevard near the Central Urban Plaza

Source: BVN

Further detail on the internal road network will be provided during the future detailed DA stages.

Architecture

GA-13 Across the site the current building envelopes have very similar heights. If the buildings are all built to these limits it will create a sense of uniformity that isn't consistent with the place vision of this project. Consider adjustments to the heights of the proposed buildings in the masterplan so there is more variety and adaptation in relation to sun, views, density, and viewshafts as required.

The proposed amended Concept SSDA has altered the height and modulation of the concept envelopes to create a series of taller 'marker' buildings strategically located at site corners. These clearly demarcate gateways to the site and reference the wider built form throughout the surrounding area.

Further detail is provided within the Updated Architectural Urban Design Report (**Appendix F**).

Sustainability and Climate Change

GA-14 Recommend widespread implementation of green roofs to provide habitat, amenity and to help with heat island effect.

Green roof details will be included in the future detailed DAs where possible. Specifically, the proposal indicates that several green roofs are possible, totalling to approximately 50% of roof area across the site.

No.	Extract	Comment
GA-15	Pursue zero carbon for the whole site.	The potential to align with BaptistCare's target of net zero by 2050 for the site will be further refined during the future detailed DA stages for each development lot.
GA-16	Explore opportunities for water retention and reuse	The Updated Landscape Design Report (Appendix L) confirms that opportunities for water retention and re-use throughout the site are capable of being achieved. Further detail on this arrangement will be provided during the future detailed DAs submitted for each development lot.
Advice and Recommendations for the Aged Care Building		
Site		
GA-17	The basement and the above ground floors have a hard edge with the university on the northern edge of the site. Further develop the edge of the building so it creates opportunities for walking, and access on the northern edge of the site while also being a good neighbour to the university.	<p>It is noted that the majority of seniors housing concept envelopes have been relocated to the north-western and western sections of the site bordering Epping Road and Balaclava Road.</p> <p>Only Lot 5B now contains seniors housing elements facing the Macquarie University campus, and contained a non-residential podium which is intended to provide a fine grain frontage throughout the ground floor plane. Further detail on this arrangement will be provided within the future detailed DA stages.</p>
GA-18	Review the value of the elevated link to the Aged Care Building, and negative impact it might have on the ground plane and public realm.	The referenced indicative elevated link to the Aged Care Building has since been removed from the proposed amended Concept SSDA. Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.
Landscape		
GA-19	<p>The current design has no deep soil and is reliant on neighbouring sites to provide canopy and shade. Consider the following:</p> <ul style="list-style-type: none"> • Provide a small amount of deep soil, either to keep a small number of existing trees or to support new larger growth. • Ensure there is a sufficient open space with canopy on adjacent sites so that users of the aged care facility can access this amenity easily. 	<p>The proposed amended Concept SSDA has enabled the broader site to provide a 24.5% deep soil coverage, facilitating larger tree growth within the consolidated open spaces, whilst not relying on adjacent sites to provide amenity. Notably, established deep soil zones are provided to lot 1 and lot 4, aiding the amenity provided to seniors housing dwellings.</p> <p>Further detail is provided within the Updated Landscape Design Report (Appendix L) with greater information on the treatment of specific deep soil zones to be provided at the future detailed DA stages.</p>
GA-20	The ambition of the landscape design and shared spaces in the facility is recognised – ensure this is protected through the design development process.	Noted. Further detail on shared communal spaces within each of the seniors housing development lots will be provided within a future detailed DA.
GA-21	Some parts of the design will work well in summer but not winter so ensure sufficient sunny winter spaces across the building to balance this.	Noted. The reference scheme has indicatively shown solar access to communal spaces and demonstrates that adequate amount is provided during the winter solstice. Further detail on specific ADG compliance is provided in the Updated Architectural Urban Design Report (Appendix F).
GA-22	The provision of more private open spaces is recommended. The current design provides good, shared spaces, but people need quieter places for private or smaller gatherings.	The design and provision of private open spaces within the development lots will be provided in greater detail during the future detailed DA stages.
Architecture		

No.	Extract	Comment
GA-23	<p>The rationale for the particular form of the building, material selection and the way it is finished is not clearly explained. Review and re-present the building and consider the following;</p> <ul style="list-style-type: none"> • How the building might integrate narratives and experiences of Country through design. • How it can be particular to Macquarie Park. Aged care is a new typology, but each building can still be of its place. • Clearly articulate why the particular form is being prioritised over other options. 	The detailed design, material selection and communal open space provision will be subject to the future detailed DA stages.
GA-24	More communal spaces on the floors with Independent Living Units is recommended to build social capital and community.	
GA-25	Undertake wind analysis of the building to ensure the balconies are usable.	The specific balcony placement and design will be subject to the future detailed DA stages. A detailed wind consideration cannot be conducted until the future application is pursued.
GA-26	Continue to develop ways to promote public amenity and public access in what is essentially a largely private and enclosed typology.	<p>The proposed amended Concept SSDA has been significantly amended to remove all semi-private spaces in between buildings, which have been replaced by a significant amount of coordinated, clearly publicly accessible spaces along the central boulevard and in the form of Kikkiya Park. The semi-private spaces have been replaced with a consolidated podium on each of the development lots, which provides a clear delineation between public and private typologies.</p> <p>Refer to the Updated Architectural Urban Design Report (Appendix F) for further detail.</p>
GA-27	Vary the height and form of roof tops to reflect the slope of the site and to produce a more diverse set of building forms on the site.	The amended concept envelopes have been modified to include greater modulation at the rooftop to reflect the site topography and ensure adequate solar access can be provided to the publicly accessible open spaces throughout the site. The specific design and form of the rooftops will be subject to a future detailed DAs being lodged for each development lot.

Issues to be addressed at the next SDRP

GA-28	<p>In addition to the advice above please bring the following specific material:</p> <ul style="list-style-type: none"> • Illustrate a more comprehensive engagement process for Connecting with Country and evidence the ways in which Country is integrated into the design of the masterplan and the aged care facility • Please present, and if needed develop, alternative options for the Masterplan to explain benefits of preferred option • Cross sections of the site - there is a significant fall and this needs articulating in the masterplan • Description and drawing of the hierarchy of public spaces. 	<p>A Connecting with Country Strategy (Appendix V) has been developed for the site and has significantly informed the design changes within the amended Concept SSDA.</p> <p>Furthermore, cross sections of the site have been provided within the Updated Architectural Urban Design Report (Appendix F), with a clear hierarchy of publicly accessible open spaces also provided.</p>
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Recommendations after 3rd SDRP meeting (6th December 2023)

Connecting with Country

No.	Extract	Comment
GA-29	<ol style="list-style-type: none"> 1. Ensure the commitment to Country in this project is sustained through the rest of the planning, design, and construction phases. 2. Consider how Country will be best protected and supported when resolving the different forms of ownership for the site. 3. Engage with the local Aboriginal community and Aboriginal elders and include places and times for Aboriginal cultural practices 	<p>Baptistcare have engaged Designing with Country consultants, Fellingham Consultancy and Design (FCAD) to provide advice and sustain the project commitment to Country. FCAD have been an integral part of the design process, particularly following SDRP Review 2, where the project team re-engaged with the core principles underpinning the Designing with Country strategy (Appendix V).</p>
EIS Submission		
GA-30	<ol style="list-style-type: none"> 4. A clear and coherent argument as to why this scheme with its height breaches will produce a better public outcome with fewer adverse environmental impacts than a compliant scheme. 	<p>The amended Concept SSDA with its height breaches produces a better public outcome with fewer adverse environmental impacts than a height compliant scheme. The proposal includes a minimum 9,100 m² public Park (Kikkiya Park); an Urban Plaza, and a tree-lined Boulevard. These urban spaces are made possible through the redistribution of GFA from a height compliant scheme, freeing up space at street level by relocating this area.</p> <p>Concept envelopes have been solar sculpted to mitigate adverse overshadowing impacts to existing developments, including The Parkside and Macquarie Park Village. Concept envelopes employ height strategically to define key marker buildings to the site, demarcating gateways to the site, establishing urban corners, and encouraging clear navigation and wayfinding for visitors. The amended Concept SSDA further considers the wider urban context of the site within Macquarie Park, with all proposed height breaches considered within the context of existing, approved and exhibited future development heights in the precinct.</p> <p>Refer to further detail within the Updated Architectural Urban Design Report (Appendix F).</p>
GA-31	<ol style="list-style-type: none"> 5. More detail related to height of the buildings including: <ol style="list-style-type: none"> a. Overshadowing of neighbours, other buildings onsite, and common and public spaces. b. Robust solar analysis. c. View impacts on neighbours and within the subject site. d. Evidence that the proposed scheme has lower GFA than the fully built out compliant scheme. e. Study to illustrate how heights for each of the site elevations (along Epping Road, University, Entrance, etc.) are appropriate in scale 	<ol style="list-style-type: none"> a) Concept SSDA envelopes have been solar sculpted to mitigate adverse overshadowing to existing neighbouring developments, including The Parkside and Macquarie Park Village. Proposed public urban spaces achieve compliance with the solar objectives of the ADG. b) Solar analyses, shadow plans and sun eye views are provided in the Updated Architectural Urban Design Report (Appendix F). c) A Visual Impact Assessment (VIA) is provided at Appendix Z. d) Concept envelopes have been tested with reference scheme plans. A summary of areas, based on measured reference scheme plans, is provided within this report. The Concept SSDA proposal seeks a lower GFA from the maximum permissible GFA for the site, that would be pursued under a fully built out compliant scheme. e) Concept SSDA drawings include site elevations within their immediate context. A broader analysis of the concept envelope heights within the Macquarie Park precinct is also provided within this report, and compares elevations for the Concept SSDA taken along Epping Road with those of a height compliant scheme.

No.	Extract	Comment
GA-32	<p>6. Details of the building envelopes including:</p> <ul style="list-style-type: none"> a. Separation between buildings. b. Envelope depths and cross sections. c. Cross sections across the site including buildings and open space demonstrating spatial quality. 	<p>a) Note that approval for building masses is not sought under this Concept SSDA but will be subject to future detailed DAs. Nonetheless, building separation distances are given within Concept SSD drawing <i>AR-A10 AA-05 - Concept SSD Plan</i> and detailed within the Updated Architectural Urban Design Report (Appendix F).</p> <p>b) Concept SSDA envelopes have been tested against a reference scheme design that takes into account ADG requirements for solar access and cross ventilation. Cross sections are provided as part of the Reference Scheme drawings.</p> <p>c) Concept SSDA envelopes have been considered within their immediate context, with proposed spatial quality discussed within this report. In addition, a Design Guidelines document (Appendix J) sets out further requirements for key proposed open space.</p>
GA-33	<p>7. Define the basements in the drawings and clearly identify deep soil locations. Put in two figures for deep soil, the statutory definition from the relevant EPI and other common practice so together a clear picture is provided.</p>	<p>Basement extents are indicated within Concept SSD drawing <i>AR-A10 AA-05 - Site Plan - Envelope Control_Basement Extents</i>. Deep soil locations are identified and measured within the Updated Landscape Design Report (Appendix L).</p>
GA-34	<p>8. Rigorously test the typology, depths, orientation, and movement strategies of the towers and aim for excellence in relation to ADG requirements</p>	<p>Concept SSDA envelopes have been tested against a reference scheme design that takes into account ADG requirements for solar access and cross ventilation. ADG Compliance drawings, along with an ADG checklist, are provided within the Updated Architectural Urban Design Report (Appendix F).</p>
GA-35	<p>9. Evidence that the building widths and orientation can support ADG compliant apartments. Check the following:</p> <ul style="list-style-type: none"> a. The 10% orientation of the site away from north makes it difficult to achieve the 15% sunlight compliance. b. Footprints with 5-10 dwellings per floor may need dual cores. Check to see if this is possible with the current building depths of 24 or 25 metres. 	<p>The Concept SSDA envelopes can support ADG compliant apartments. Concept SSDA envelopes have been tested against a reference scheme design that takes into account ADG requirements for solar access and cross ventilation.</p> <p>ADG Compliance drawings of the reference scheme plans are provided within Updated Architectural Urban Design Report (Appendix F).</p>
Site strategy and landscape		
GA-36	<p>10. Model the impact of wind in the masterplan and adapt the design, as necessary.</p>	<p>The Design Guidelines document (Appendix J) captures key objectives and provisions required to mitigate adverse wind impacts and take into account wind modelling undertaken of the Concept SSDA proposed massing.</p>
GA-37	<p>11. Continue to refine the proposed long-term ownership of the site:</p> <ul style="list-style-type: none"> a. Review and consider points 15 – 18 in the SDRP 02 Advice Letter regarding ownership. b. Enshrine public access legally. 	<p>Public access to all publicly accessible land (land outside of future development lots) will be legally enshrined by way of an easement in favour of Council, registered on title. Publicly accessible land will be retained under BaptistCare ownership (will not be dedicated to Council) and, as such, BaptistCare will not be seeking to enter into a Planning Agreement with Council, and all future development approvals will be subject to payment of local development contributions.</p>
GA-38	<p>12. Explore and implement Water Sensitive Urban Design and passive irrigation strategies into the project at this stage rather than later as they are difficult to add during developed and detailed design</p>	<p>The Updated Landscape Design Report (Appendix L) presents a series of WSUD opportunities and strategies which are capable of being implemented within the amended masterplan. The following WSUD opportunities are intended to be implemented during the future detailed DA stages:</p>

No.	Extract	Comment
		<ul style="list-style-type: none"> Utilise structural supportive soil systems under pavements to support healthy tree growth and help store soil moisture. Utilise passive irrigation to roadside vegetation and street trees through stormwater being directed to raingardens and the use of kerb inlet pits and absorption pipes fed into tree planting pits, wherever technically feasible. Utilise recycled rainwater and/or wastewater from some nearby towers to supplement and allow continuous environmental flows and water supply to the proposed creek line within the site.
GA-39	13. The desire to get the landscape right over the long term is appreciated, but removing numerous established trees to start the project could threaten the liveability over the short or medium term - consider ways to mitigate this risk and to ensure canopy and ecology are supported over the whole life of the project.	<p>There has been considerable effort to retain trees and 64% of the high value trees are retained. It is noted that the removal of trees will likely be staged over some 10-15 years. Therefore, tree loss will be staggered on the site and not occur at once, enabling replanted trees to be present on the site</p> <p>Further detail on specific tree retention strategies is provided within the Updated Arboricultural Impact Assessment (Appendix G).</p>
GA-40	14. While further developing the project ensure pedestrian movement continues to have priority both within and across the site: <ul style="list-style-type: none"> a. Encourage porosity through the podiums. b. Ensure that the project will provide safe, visible, and clearly identifiable pedestrian access across the site in perpetuity 	Enabling pedestrian movement through the site is central to the masterplan design strategy, and pedestrian connections are identified within this report. Porosity through the podiums is further encouraged via a through-site link from Kikkiya Park to the Urban Plaza, that is defined within the Design Guidelines (Appendix J).
GA-41	15. Ensure an agreement for access through Morlan Street is secured and demonstrated in the EIS amendment package.	Discussions with Macquarie University in regard to the embellishment of the new Road 3 connection into the neighbouring Morling College site are progressing. It is intended that this road connection will be construction concurrently with the Stage 2 works on the site, aligning with the Morling College masterplan and Council's design intention within the Macquarie Park Corridor
Architecture		
GA-42	16. The towers on the northwest and northeast corners of the site are less convincing and need more refinement of their building envelope to ensure strong architectural outcomes.	<p>The final package demonstrated that the northeastern tower was widened, allowing greater flexibility for future apartment planning. The podium proposed at SDRP 3 was removed, allowing the tower form to present a strong urban corner to Kikkiya Park.</p> <p>The northwestern tower form has undergone similar refinement. The tower form has shifted to the north, incorporating solar sculpting to prevent overshadowing of The Parkside. The extent of the podium has been reduced to provide additional area at street level for a proposed parklet along the north-western corner of the site.</p>
GA-43	17. The different housing typologies are good for the site, but each has their own opportunities and challenges esp. for social, affordable housing. Consult user groups to understand what actually works and ensure optimal performance	Approval for various housing typologies is not sought under this amended Concept SSDA, as this will be subject to future detailed DAs. Nonetheless, the reference scheme demonstrates that different housing typologies are possible, and encouraged, on this site. Appropriate consultation will be completed as part of a future detailed DAs.

No.	Extract	Comment
GA-44	18. A design excellence strategy for each of the buildings will be required and developing this as an integrated approach to site wide design excellence during the master planning is strongly recommended.	The Design Guideline (Appendix J) prepared to accompany the amended masterplan includes a design excellence section. This will ensure that a high standard of architectural and urban design quality is achieved within each of the future buildings during the detailed DA stages.
Sustainability and climate change		
GA-45	19. Pursue a zero-carbon strategy for the whole site and count the embodied carbon.	The amended Concept SSDA has a target of aligning with BaptistCare's target of net zero by 2050; this commitment is captured within the Design Guidelines (Appendix J). With regard to counting the embodied carbon for the site, as this is also a requirement of the Sustainable Buildings SEPP, this is intended to be done and reported to NSW Government via NABERS as part of future detailed SSDAs.
GA-46	20. Use the opportunity of a precinct scale development to improve environmental performance.	Advice from ESD consultants Atelier Ten has been incorporated into the amended Concept SSDA. Refer to the Updated ESD report (Appendix U) for precinct-scale commitments to improve environmental performance.
GA-47	21. Where possible integrate opportunities for water retention and reuse.	The Updated Landscape Design Report (Appendix L) confirms that opportunities for water retention and re-use throughout the site are capable of being achieved. Further detail on this arrangement will be provided during the future detailed SSDAs submitted for each development lot.
GA-48	22. Keep in mind the fundamental environmental performance benefits of working with what is already there, particularly when refining the tree removal strategy	The tree removal strategy has been heavily refined, with significant effort seeking to retain as many high and moderate retention value trees as possible. Further detail on the tree retention and removal strategy is provided within the Updated Arboricultural Impact Assessment (Appendix G).

1.7 Sydney Water

No.	Extract	Comment
Water Servicing		
SW-1	The proposed development is within the Mobbs Hill Water Supply Zone.	Noted.
SW-2	A high-level assessment suggests the system may have the capacity to service the proposed development.	Noted.
SW-3	Local reticulation and trunk mains may require augmentation due to high head loss in the pipe. This will be reviewed when the development is referred to Sydney Water at the Section 73 application stage.	Sydney Water has confirmed that future modelling and planning, and should be completed after Sydney Water has made changes to the local infrastructure. Refer sections 3.3 and 3.4 of the Updated Building Services Report (Appendix W) for greater detail.
Recycled Water Servicing		
SW-4	Sydney Water is currently investigating the potential for a recycled water scheme in Macquarie Park. There may be future requirements for installation of a dual reticulation system to support the immediate or future connection to a recycled water network.	A dual reticulation system to support a recycled water scheme in Macquarie Park has been accommodated. Refer to the drawings within the Updated Building Services Report (Appendix W).
Wastewater Servicing		
SW-5	The proposed development is within the Macquarie Park SCAMP and is part of the Lane Cove catchment.	Noted.
SW-6	The Services Concept Design proposes connection to the existing DN300 main that passes through the development as well as diversion of this main. The development can connect to this existing DN300 main.	The confirmation from Sydney Water that the development can connect to the existing 300mm sewer main is reflected in the sewer masterplan drawings within the Updated Building Services Report (Appendix W).
SW-7	However, there is a high-risk overflow (risk rating 3) downstream of the development. To protect the environment of receiving waterways, the EPA puts requirements on spilling volume and frequency from the high-risk overflows. To maintain this requirement, volume and frequency of spill from the overflow should not be increased due to any growth and development activities in the catchment.	The high-risk overflow will be completed with the infrastructure modelling. Sydney Water have advised that modelling will need to wait until they have updated the current infrastructure. Refer sections 3.3 and 3.4 of the Updated Building Services Report (Appendix W).
SW-8	Hence, the developer will need to engage a hydraulic consultant to develop a solution to ensure that the current performance of the system will not deteriorate in both dry and wet weather due to the addition of the development.	The applicant has engaged WSce as a Sydney Water Service Provider to develop a solution to ensure that the current performance of the system will not deteriorate in both dry and wet weather due to the addition of the development. Refer sections 3.3 and 3.4 of the Updated Building Services Report (Appendix W).
SW-9	If any adjustment/deviation of the existing DN300 main is required, the developer must provide design plans and longitudinal sections of the proposed adjustment/deviation.	Design plans and sections will be submitted for approval where the existing 300mm sewer main is proposed to be adjusted or changed. Refer to section 3.41 of the Updated Building Services Report (Appendix W).
SW-10	All works connecting to this main need to comply with the WSA code.	All works connecting to the existing 300mm sewer main will comply with the WSAA Code as per section 3.41 of the Updated Building Services Report (Appendix W).

1.8 NSW State Emergency Service

No.	Extract	Comment
SES-1	Zoning should not enable development that will result in an increase in risk to life, health or property of people living on the floodplain	Noted. All sensitive uses have been relocated from flood prone areas on the site.
SES-2	The site is at risk of isolation from local creek flooding in floods above the 1% AEP event.	The amended Concept SSDA incorporates two internal road crossings and a pedestrian crossing elevated above the PMF level to overcome any risk of isolation.
SES-3	The Flood Risk Assessment (Cardno, 2022) shows that the eastern side of the site is subject to inundation below a 5% AEP event. In a PMF, the hazard is generally above H5, where all buildings are vulnerable to structural damage and less robust buildings subject to failure. Given the vulnerable community members proposed to be located at the site, we advise that these areas are avoided for development in the site plan. In particular, we recommend relocating the two proposed Aged Care buildings in the south-eastern portion of the site to avoid this risk.	To address SES's concern, sensitive uses have been relocated away from the creek corridor. The entirety of the resurfaced creek corridor has been situated within Kikkiya Park.
SES-4	The post development conditions also indicate significant changes in flood behaviour, including an increase in the flood footprint and hazard across the site. Advice should be sought from the Biodiversity Conservation Division of the Department of Planning and Environment.	The trunk drainage infrastructure that was proposed previously has been replaced with an approach based on reestablishing the watercourse and creek corridor through the subject property up to Epping Road
SES-5	In terms of the proposed school, it is the preference of NSW SES that educational facilities are closed early prior to the onset of flooding resulting in the school being isolated, preferably prior to the commencement of the school day if severe weather is anticipated. It is unrealistic to assume parents or caregivers will not attend the school to pick up children in circumstances of flooding or place themselves in danger to retrieve the children from the school. As an example, a recent Land and Environment Court case (Zaki Property Pty Ltd v Wollongong City Council [2022] NSWLEC 1526) documents the risks associated with human behaviour in flash flooding, this particular case was in relation to a proposed Child Care Centre.	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>
SES-6	Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. This has been a consideration in the Flood Risk Assessment prepared for the proposal, as well as consideration of up to a 20% increase in rainfall as a result of climate change.	Section 4 in the Updated Flood Risk Assessment (Appendix I) describes the assessments of 20 yr ARI, 100 yr ARI, 100 yr ARI + 10% (CC1), 100 yr ARI + 20% (CC2) and PMF events under Benchmark Conditions. Section 5 of the Flood Risk Assessment describes the assessments of 20 yr ARI, 100 yr ARI, 100 yr ARI + 10% (CC1), 100 yr ARI + 20% (CC2) and PMF events under reference scheme conditions.
SES-7	Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes. In the context of future development, self-evacuation of the community should be achievable in a manner which is consistent with the NSW SES's principles for evacuation.	Noted. Detailed evacuation route strategies will be developed during the future detailed DA stages on the site.
SES-9	As the site is prone to flash flooding, with no formal warning systems there would be insufficient time to evacuate. In addition, evacuation would likely result in an increased risk given the vulnerable population proposed for the site. Therefore, ideally the access/egress routes should provide rising road access and/or be	To address SES's concern, sensitive uses have been relocated away from the creek corridor. The entirety of the resurfaced creek corridor has been situated within Kikkiya Park.

No.	Extract	Comment
	passable up to at least a 1 in 500 year local flooding. This standard has been adopted for the Hawkesbury Nepean Valley evacuation routes. However, consideration must be given to the impact this would have on the adjacent development.	The amended Concept SSSA proposes ground floor levels at or above the PMF level for buildings incorporates two internal road crossings and a pedestrian crossing elevated above the PMF level to overcome any risk of isolation. Refer to the Updated Flood Risk Assessment (Appendix I) for further detail.
SES-10	Evacuation must not require people to drive or walk through flood water.	Noted. No future evacuation routes will involve individuals being required to drive or walk through flood water.
SES-11	Development strategies relying on deliberate isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation.	Noted. Further information on the detailed evacuation plans will be provided as part of the future detailed SSSA stage.
SES-12	'Shelter in place' strategy is not an endorsed flood management strategy by the NSW SES for future development. Such an approach is only considered suitable to allow existing dwellings that are currently at risk to reduce their risk, without increasing the number of people subject to such risk. The flood evacuation constraints in an area should not be used as a reason to justify new development by requiring the new development to have a suitable refuge above the PMF. Allowing such development will increase the number of people exposed to the effects of flooding. Other secondary emergencies such as fires and medical emergencies may occur in buildings isolated by floodwater. During flooding it is likely that there will be a reduced capacity for the relevant emergency service agency to respond in these times. Even relatively brief periods of isolation, in the order of a few hours, can lead to personal medical emergencies that have to be responded to. The occupants are also likely to be without water, sewerage, electricity, communications and other services. These factors can impose additional loads on emergency services during floods. For these reasons, shelter in place is a last resort alternative.	To address SES's concern, sensitive uses have been relocated away from the creek corridor. The amended Concept SSSA incorporates two internal road crossings, and a pedestrian crossing elevated above the PMF level to overcome any risk of isolation.
SES-13	People who are sheltering may change their minds and enter floodwater attempting to leave, into high hazard floodwater (in this instance the hydraulic hazard unsafe for elderly and children). This was observed in the Northern Rivers flooding in 2017 and 2022.	To address SES's concern, sensitive uses have been relocated away from the creek corridor. The amended Concept SSSA proposes ground floor levels at or above the PMF level for buildings incorporates two internal road crossings and a pedestrian crossing elevated above the PMF level to overcome any risk of isolation.
SES-14	Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.	Noted. Further information on detailed evacuations from each of the development lots will be provided during the future DA stages.
SES-15	The NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.	Noted. A flood evacuation plan will be prepared for each future detailed SSSA on the development lots.
SES-16	NSW SES is the legislated authority responsible for ordering flood evacuation. This responsibility cannot be transferred to a reliance on a private evacuation plan.	To address SES's concern, sensitive uses have been relocated away from the creek corridor. The entirety of the resurfaced creek corridor has been situated within Kikkiya Park.
SES-17	It should also be noted that the Manual (see sections 3.6, A-5, L-5, L-6.9.6 and N-7) specifically precludes the practice of consent conditions requiring a site plan if	

No.	Extract	Comment
	that plan is trying to overcome an underlying flood risk that would otherwise be considered too high to permit approval. In other words, if the existence of a flood plan is ignored, is the underlying flood risk unacceptable in the context of the proposed development.	
SES-18	This work is labour intensive and like community flood education must be regularly reviewed and updated for the life of the development. This should include what will be established to ensure ongoing compliance. It is very common for consent conditions to be met in the development/construction phase, but not as common for ongoing management to be continued	To address SES's concern, sensitive uses have been relocated away from the creek corridor. The entirety of the resurfaced creek corridor has been situated within Kikkiya Park. The amended Concept SSDA proposes ground floor levels at or above the PMF level for buildings incorporates two internal road crossings and a pedestrian crossing elevated above the PMF level to overcome any risk of isolation.
SES-19	NSW SES is opposed to development strategies that transfer residual risk, in terms of emergency response activities, to NSW SES and/or increase capability requirements of the NSW SES.	To address SES's concern, sensitive uses have been relocated away from the creek corridor.
SES-20	Consent authorities should consider the cumulative impacts any development will have on risk to life and the existing and future community and emergency service resources in the future.	Noted.

1.9 Heritage NSW

No.	Extract	Comment
HNSW-1	Based on the assessment provided, Heritage NSW has no additional comments with respect to the proposed development proceeding. Heritage NSW does not require any further agency consultation in relation to this project.	Noted.

1.10 Fire and Rescue

No.	Extract	Comment
Recommendations		
FR-1	That an Emergency Response Plan (ERP) is developed for the site in accordance with HIPAP No.1.	An ERP and development considerations for fire brigade vehicles will be addressed in detail for each of the development lots during the future detailed DA stages, which will directly influence the design of the concept envelopes.
FR-2	That the FRNSW fire safety guideline access for fire brigade vehicles and firefighters that includes legislated requirements and development considerations (planning) is utilised and consulted.	

1.11 Schools Infrastructure NSW

No.	Extract	Comment
Construction Works		
SI-1	Work zones should not be proposed in locations that will compromise pedestrian, cyclist, and vehicular access to each of the affected schools (having regard to the proximity of each school to one another) and associated drop-off and pick-up spaces.	The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.
SI-2	Furthermore, SINSW requests that construction vehicles, including delivery vehicles, do not enter and exit the proposed work site during school drop-off and pick-up periods. This will ensure that safety and accessibility during drop-off and pick-up periods are not compromised as a result of the construction works.	Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.
Footpath Upgrades		
SI-3	<p>It is noted that the majority of footpaths are only 1m-1.2m wide, suitable only for very low pedestrian volume. To encourage sustainable travel for students, staff and visitors of the proposed development, the following upgrading of the following footpaths to 2.4m is recommended:</p> <ul style="list-style-type: none"> • footpath on the western side of Balaclava Road from Epping Road to Bus Stop ID 211311, in University Avenue • eastern side of Balaclava Road from Epping Road to the pedestrian crossing at University Avenue. • Northern side of Epping Road from Balaclava Road Herring Road • Western side of Herring Road, from Epping Road to Ivanhoe Road. 	<p>The school has since been removed from the masterplan and replaced with Kikkiya Park within the eastern section of the site.</p> <p>Refer to the Updated Architectural Drawings (Appendix E) and Updated Architectural Urban Design Report (Appendix F) prepared by BVN for further detail.</p>

1.12 Ausgrid

No.	Extract	Comment
Ausgrid-1	Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric and Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.	Noted.
Ausgrid-2	Ausgrid notes that in Appendix P “Services Concept Design” the proponent has already contacted Ausgrid regarding supply to the development. We encourage the proponent to continue to discuss connections to the site directly with Ausgrid.	Noted.

2.0 Organisations Including Community and Special Interest Groups

The below table provides a high-level description of the matters raised in the submissions categorised as 'organisations' by DPHI, and a summary of the response and references to where these issues have been covered in the detailed documentation as relevant.

Organisation	Summary of issues raised	Response
AMPC Capital	We request that DPE require the applicant to undertake a retail/economic impact assessment of the proposed 7,000m ² of retail (including a full line supermarket) on Macquarie Centre and other centres within 5km of the site. AMPC request the opportunity to review this retail impact assessment prior to DPE determining the SSDA.	A retail impact assessment is provided within Appendix HH
	In addition, having regard to the provisions of the Ryde Macquarie Park Development Control Plan (DCP) 2014 for the Macquarie Park Corridor (which recognises the importance of Macquarie Centre as the retail core of Macquarie Park), AMP Capital recommends that DPE requests the applicant to address the suitability of the site for 7,000m ² of retail, including a full line supermarket.	The suitability of the site for retail and non-residential purposes has been addressed within the retail impact assessment provided within Appendix HH .

3.0 Public Submissions

The following table sets out a summary of the issues raised in public submissions during the exhibition period. This table provides a high-level description of the issues raised in the submissions, a summary of the response, and a reference to where these issues have been addressed further in the detailed documentation provided within the Amendment Report. Further information regarding public submissions received is set out in **Section 2.0** of the Amendment Report.

Issue	Summary of issue raised	Response
Scale and density	I feel that it is not only unacceptable but also highly dangerous for the elderly residents in the facility, especially during the ongoing COVID-19 pandemic. The COVID-19 pandemic has highlighted the critical importance of providing elderly residents with safe, low-density living environments that minimise their exposure to infectious diseases. High-rise buildings, with their shared spaces, elevators, and close proximity to other residents, pose an unacceptable risk to the health and safety of elderly residents during this pandemic.	<p>The design of the buildings with seniors housing will be supplemented with significant amenity in the form of consolidated publicly accessible open spaces throughout the site and communal spaces within the built form.</p> <p>It is noted that the detailed design of the seniors housing buildings, including the provision of communal open space and interaction with the surrounding precinct will be provided during the future detailed DA stages.</p>
	The high-rise component of the plan will also have a significant impact on the quality of life for the elderly residents. The additional stress and anxiety caused by the potential for exposure to the virus, combined with the difficulty of accessing essential services and amenities on higher floors and free open spaces for exercises or movements, will have a damaging effect on their well-being.	<p>As aforementioned, the seniors housing buildings will be supplemented by significant internal amenity in the form of communal open space provision. Further detail will be provided during the future detailed DA stages for each of the development lots.</p> <p>Refer to the Updated Architectural Urban Design Report (Appendix F) for further information.</p>
Traffic and transport	Firstly, the size and scale of the project will cause significant traffic congestion in the area, particularly during peak hours. The additional traffic that brought by, according to the masterplan, the potential thousands of residents living in the 550-570 apartments and c.1000 students in the student accommodation, will put a strain on the already overburdened road network and public transportation system.	<p>The amended Concept SSDA has undergone significant traffic assessment. It is noted that the expected traffic generation arising from the amended Concept SSDA has significantly reduced in comparison to the previously exhibited masterplan. This is largely associated with the removal of the 1,000-student school from the scheme.</p> <p>The amended Concept SSDA in full is anticipated to result in a net gain of 287 vehicles during the AM peak hour and 383 vehicles during the PM peak hour throughout the local road network. It is noted that congestion on key local roads will be ease upon the delivery of the Morling Road Connection, which will disperse traffic away from the Epping Road / Herring Road intersection.</p> <p>Further detail is provided within the Updated Traffic and Transport Impact Assessment (Appendix H).</p>

Issue	Summary of issue raised	Response
Environmental	<p>Secondly, the proposed project will have a significant impact on the local environment. The construction process will result in the destruction of valuable green spaces and will increase the amount of waste generated in the area. Due to overdevelopment, green spaces have been materially reduced along Epping Road since 2018. Also the overlong construction process will cause great amount of air, noise and dust pollution.</p>	<p>The scale of development and requirement to achieve a cohesive and workable urban design has necessitate the removal of a large number of trees in the central portion of the site. In response to this, the amended scheme has made a considerable effort to retain high value trees, retaining 65% of the high value trees on the site (compared to 55% being retained within exhibited proposal).</p> <p>It is also noted that green spaces along Epping Road will be prioritised within the 10m green setback, where a high proportion of existing trees are proposed to be retained.</p> <p>Refer to the Updated Arboricultural Impact Assessment (Appendix G) for further detail.</p>
Level of engagement	<p>Based on the submitted Consultation Outcomes Report, only 3 members attended the drop-in session and 25 people attended the three information share webinar. This limited number of attendees cast a great doubt on the sufficiency of community engagement.</p>	<p>The amended Concept SSDA will be re-placed on public exhibition by the DPHI during the assessment process. It is noted that additional consultation has also been conducted as part of the Amendment Report, which involved letterbox drops, a newsletter and drop-in session with members of the public and existing residents.</p>
Operation of land uses	<p>There is a lack of secondary and primary schools in the area, particularly with the growing high-density in the neighbourhood (take Kent Rd Primary for instance). This masterplan needs to fill a very large void in the Christian schooling sector, as there is an overflow of students coming from nearby Northcross Christian Primary School on Lane Cove Rd in Ryde who 1) really have no affordable independent Christian High Schooling to be able stay in the local Ryde area, 2) is a land locked school, 3) has so much demand with many students on the paid waitlist not being able to be offered a place. A Christian Secondary school (and Primary school if space permits) would be the perfect fit for the education lot in Baptistcare's masterplan and the Principal of Northcross (Catherine Horsburgh) has responded positively to the potential of expanding Northcross into the secondary years at the Baptistcare Macquarie Park site. Particularly as Northcross has Baptist mission and values, they would be a perfect partnership with Baptistcare's own core mission and values.</p>	<p>It is noted that throughout the assessment process significant doubt for the demand of a school was raised, especially within the Macquarie Park Corridor area, where several new schools are proposed.</p> <p>In response, the school has been removed from the amended Concept SSDA.</p>
	<p>The provider you sign up with for the student accommodation should be a provider that cares for community living, to be in line with Baptistcare's own core mission and values such as "designing places not just spaces" (of which alot of accommodation providers, such as Iglu and Scape are, and if something similar were opened up by Baptistcare, this would be competing with the current Macquarie University Central Courtyard accommodation). There are great partnership potentials with existing neighbouring providers, who have long affiliation with Macquarie University and know this sector well and who are not land owners and are currently long-term tenants and would align with Baptistcare's mission and values such as Robert Menzies College which is a Christian ethos college.</p>	<p>Noted.</p>
	<p>I support an integration of this masterplan with the neighbouring properties to open up this space to be more a part of the community, by removing all boundary fences and inviting people to use this space to make it more of a community precinct rather</p>	<p>Opportunities for improved pedestrian connections to surrounding neighbouring properties (especially the Macquarie University Campus) have been addressed within the amended Concept SSDA. The publicly</p>

Issue	Summary of issue raised	Response
	<p>than a segregated property (such as in its current state with fences that only the Baptistcare side can access) which would contradict the intentions of a community village which Baptistcare states that it seeks to: invite the young to old; attracting people for local shopping trips; and creating more spaces for human connection.</p>	<p>accessible open spaces throughout the site will be easily accessible by the general public.</p> <p>Notably, there are no fences proposed to be implemented along the site's boundary with Macquarie University, with several access arrangements envisaged to be proposed to aid pedestrian permeability into the site from adjoining areas.</p> <p>Refer to the Updated Urban Design Report (Appendix F) for further information on pedestrian access and permeability throughout the site.</p>