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Ref: D21/25015

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Dear Andrew

Council's submission to SSD-10451 for the Royal Institute for Deaf and Blind Children (RIDBC) Centre of Excellence at Macquarie University campus

I refer to the subject matter and wish to advise you that Council has reviewed the available documents provided for RTS exhibited on the DPIE Planning Portal

The following issues are raised:

- 1) No traffic assessment has been undertaken for Culloden Road adjoining the subject site, which will be directly impacted by the proposed development;
- 2) No queuing analysis has been undertaken with respect to the student pick-up/drop-off within the porte cochere; and

The following comments and recommendations should apply:

1. The Voluntary Planning Agreement between the Council of the City of Ryde and Macquarie University executed on 7 February 2013 made in accordance with Section 7.4 (previous s 93F) of the Environmental Planning and Assessment Act, 1979 applies to the development.
2. Traffic Management. Traffic management procedures and systems must be in place and practised during the construction period to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 - 2019 and Part 8.1 of City of Ryde Development Control Plan 2014: Construction Activities.
3. Design and Construction Standards – All engineering works shall be carried out in accordance with the requirements as outlined within Council's DCP 2014 Part 8.5 Public Civil Works and relevant Development Control Plans except as amended by the conditions herein.

4. Public Utilities and Service Alterations – All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant's expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.
5. Works on Public Roads – Any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.
6. Construction Staging – For any staging of the public domain works, the applicant shall provide a detailed construction management and staging plan.
7. Public areas and restoration works - Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council. Council's standards and specifications are available on the Council website.
8. Land Boundary / Cadastral Survey – If any design work is planned which relies on critical setbacks from land boundaries and further subdivisions of the land, it is a requirement that a land boundary / cadastral survey be undertaken prior to design being finalised .
9. The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.
10. Public domain improvements - The public domain is to be upgraded in Culloden Road frontage of the development site in accordance with the City of
11. Ryde Public Domain Manual. The work is to include paving, street furniture and plantings, and must be completed to Council's satisfaction at no cost to Council.
12. A public domain plan for the following works shall be submitted to and approved by Council's City Works & Infrastructure.
 - a. Footpath paving as specified in the condition of consent for public infrastructure works.
 - b. Street trees to be provided;

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

- c. All telecommunication and utility services are to be placed underground along the development site. The extent of works required in order to achieve this outcome may involve works beyond the frontages of the development site. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant for decommissioning the existing network and constructing the new network; and are to be submitted to and approved by Council and relevant utility authorities.
 - d. New street lighting using LED luminaires is to be designed and installed to Australian Standard AS1158:2010. The street lighting will remain on the Ausgrid street lighting network.
 - e. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to and approved by Council's City Works & Infrastructure.
13. Public Infrastructure Works – Public infrastructure works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council.

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

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, existing and proposed signage and line-marking, and other relevant details for the new works. The drawings shall also demonstrate the smooth connection of the proposed road works with the remaining street scape.

The Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications for the following infrastructure works:

- (a) The construction of any new vehicular crossings.
- (b) The construction of new kerb and gutter along the Culloden Road frontage of the development site. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter.
- (c) Construction of a new footway from the boundary line along the frontage of the development site in accordance with the City of Ryde Public Domain Technical Manual Chapter 6: Macquarie Park.

NOTE: A root mapping report for all street trees designated to be retained must be provided to Council to support the granite footway width, alignment and slab depth as specified with the public domain design plans. Any excavation within the TRE Protection Zone specified for all street trees must be carried out under the supervision of the Project Arborist and in accordance with their recommendations.

- (d) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- (e) Signage and line-marking details.
- (f) Staging of the public civil works, if any, and transitions between the stages.

- (g) The relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along with the public domain plans submission. All the requirements of the Public Authority shall be complied with.

Notes:

- The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths, prior to setting the floor levels for the proposed building.
 - Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
 - Prior to submission to Council, the Applicant is advised to ensure that the drawings are prepared in accordance with the standards listed in the City of Ryde DCP 2014 Part 8.5 - *Public Civil Works*, Section 5 "*Standards Enforcement*". A checklist has also been prepared to provide guidance, and is available upon request to Council's City Works Directorate.
 - City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in the public domain design submissions; however Council's title block shall not be replicated.
14. Vehicle Footpath Crossing and Gutter Crossover – A new vehicle footpath crossings and associated gutter crossover shall be constructed at the approved vehicular access location/s. Where there is an existing vehicle footpath crossing and gutter crossover, the reconstruction of this infrastructure may be required in order that it has a service life that is consistent with that of the development, and that it is also compliant with current Council's standards and specifications. The location, design and construction shall be in accordance with City of Ryde Development Control Plan 2014 Part 8.3 Driveways and Part 8.5 - Public Civil Works and Australian Standard AS2890.1 – 2004 Offstreet Parking.
15. Public Domain Works – Defects Security Bond - To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works in the road reserve following dedication of the roads as public roads. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for the Public Infrastructure Works. The builder/civil contractor shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council's standard specification, during the twelve (12) months' defects liability period. A bond in the form of a cash deposit or Bank Guarantee of \$50,000 shall be lodged with the City of Ryde, to guarantee this requirement will be met. The bond will only be refunded when the works are determined to be satisfactory to Council after the expiry of the twelve (12) months defects liability period.
16. Engineering plans assessment and works inspection fees – The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.
17. Pre-construction inspection - A joint inspection shall be undertaken with Council's Engineer from City Works Directorate. A minimum 48 hours' notice will be required when booking for the joint inspection.

18. Pre-Construction Dilapidation Report - To ensure Council's infrastructures are adequately protected a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles, up to 100m either side of the development site, is to be submitted to Council. The report shall detail, but not be limited to, the location, description and photographic record (in colour) of any observable defects to the following infrastructure where applicable.
19. **Construction Pedestrian and Traffic Management Plan.** For all construction related activities including demolition, a Construction Pedestrian and Traffic Management Plan (CPTMP) and report shall be prepared by suitably qualified traffic engineering consultant and submitted to and approved by Council's Transport Department prior to issue of any Construction Certificate. Due to heavy traffic congestion throughout Macquarie Park, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CPTMP.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's Schedule of Fees and Charges with payment to be made prior to receipt of approval from Council's Transport Department for the CPTMP.

The CPTMP must include but not limited to the following:-

- a. Make provision for all construction materials to be stored on site, at all times.
- b. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- c. Make provision for parking onsite once the basement level parking is constructed. All Staff and Contractors are to use the basement parking once available.
- d. Specify the number of truck movements to and from the site associated with the construction works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site are not permitted unless approved by City Works Directorate.
- e. Include a Traffic Control Plan(s) prepared by a TfNSW/SafeWork NSW accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- f. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
- g. Specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.

footpath surface shall be carried out without this permit being obtained and a copy kept on the site.

24. Elevated Tower, Crane or Concrete Pump Permit - The applicant shall obtain an Elevated Tower, Crane or Concrete Pump Permit where any of these items of plant are placed on Council's roads or footpaths. This permit is in addition to either a Road Use Permit or a Work Zone Permit.
25. Crane Airspace Permit - The applicant shall obtain a Crane Over Airspace Permit where a crane on private land is operating in the air space of a Council road or footpath. Approval from the Roads and Maritime Services for works on or near State Roads is required prior to lodgement of an application with Council. A separate application for a Work Zone Permit is required for any construction vehicles or plant on the adjoining road or footpath associated with use of the crane.
26. Hoarding Permit - The applicant shall obtain a Hoarding Permit and pay the required fee where erection of protective hoarding along the street frontage of the property is required. The fee payable is for a minimum period of 6 months and should the period is extended an adjustment of the fee will be made on completion of the works. The site must be fenced to a minimum height of 1.8 metres prior to the commencement of construction and throughout demolition and/or excavation and must comply with WorkCover (New South Wales) requirements.
27. Skip Bin on Nature Strip - The applicant shall obtain approval and pay the required fee to place a Skip Bin on the nature strip where it is not practical to locate the bin on private property. No permit will be issued to place skips.
28. Temporary Footpath Crossing - A temporary footpath crossing, if required, must be provided at the vehicular access points. It is to be 4 metres wide, made out of sections of hardwood with chamfered ends and strapped with hoop iron, and a temporary gutter crossing must be provided.
29. Ryde Traffic Committee Approval - A plan showing details of the proposed signage and line marking, and/or traffic devices including pedestrian refuge, pedestrian crossing or LATM measures, shall be submitted to the Council and approved by the Ryde Traffic Committee prior to the installation of any traffic devices, signage and linemarking.
30. Hold Points during construction - Public Domain – Council requires inspections to be undertaken by a Chartered Civil Engineer (registered on the NER of Engineers Australia), for the public domain, at the hold points shown below.
31. The Applicant shall submit to Council's City Works Directorate, certification from the Engineer, at each stage of the inspection listed below, within 24 hours following completion of the relevant stage/s. The certificates shall contain photographs of the works in progress and a commentary of the inspected works, including any deficiencies and rectifications that were undertaken.
32. Prior to the commencement of construction and following the set-out on site of the position of the civil works to the levels shown on the approved civil drawings.
 - a. Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.

- b. Upon compaction of the applicable sub-base course.
 - c. Upon compaction or construction of any base layers of pavement, prior to the construction of the final pavement surface (e.g. prior to laying any pavers or asphalt wearing course).
 - d. Upon installation of any formwork and reinforcement for footpath concrete works.
 - e. Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.
33. Vehicle Footpath Crossing and Gutter Crossover – Construction - The proposed vehicle footpath crossings and gutter crossover shall be constructed and the Works may include the removal of any redundant vehicle footpath crossing and gutter crossover and reinstatement of kerb and gutter and restoration of road pavement.
34. Any adjustment or relocation of underground utilities as a result of the driveway construction must be carried out in accordance with the requirements of the utility authority. Minimum cover requirements of utility authorities must be maintained.
35. Road Occupancy Licence. Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows within the surrounding road network (e.g. lane closures, etc.).
36. Vehicular Access, Off-Street Car Parking and Servicing Areas Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to and approved by a Principal Certifying Authority (PCA) with a copy provided to Council for information:
- a) The off-street car parking (including the kiss and drop-off zone within the porte cochere) and heavy vehicle loading/unloading areas have been designed in accordance with the latest version of AS2890.1, AS2890.2 and AS2890.6;
 - b) Swept paths demonstrating that the largest heavy vehicle is capable of entering, manoeuvring and exiting the site in a forward direction without any issues; and
 - c) Swept paths demonstrating that passenger vehicles can access and vacate all parallel and angled parking spaces within the porte cochere without any issues.
37. Road Occupancy Licence. Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows within the surrounding road network (e.g. lane closures, etc.).
38. Vehicular Access, Off-Street Car Parking and Servicing Areas Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to and approved by a Principal Certifying Authority (PCA) with a copy provided to Council for information:
39. The off-street car parking (including the kiss and drop-off zone within the porte cochere) and heavy vehicle loading/unloading areas have been designed in accordance with the latest version of AS2890.1, AS2890.2 and AS2890.6;

40. Swept paths demonstrating that the largest heavy vehicle is capable of entering, manoeuvring and exiting the site in a forward direction without any issues; and
41. Swept paths demonstrating that passenger vehicles can access and vacate all parallel and angled parking spaces within the porte cochere without any issues.
42. Road Occupancy Licence. Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows within the surrounding road network (e.g. lane closures, etc.).
43. Implementation of Construction Pedestrian and Traffic Management Plan. All works and construction activities are to be undertaken in accordance with the approved Construction Pedestrian and Traffic Management Plan (CPTMP) for each stage of the development. All controls in the CPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate Transport for NSW' (TfNSW)/SafeWork NSW accreditation. Should the implementation or effectiveness of the CPTMP be impacted by surrounding major development not encompassed in the approved CPTMP, the CPTMP measures and controls are to be revised accordingly and submitted to Council's Traffic, Transport and Development Department for approval. A copy of the approved CPTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.
44. Vehicular Access, Off-Street Car Parking and Servicing Areas Prior to the commencement of construction, evidence of compliance with the following requirements must be submitted to and approved by a Principal Certifying Authority (PCA) with a copy provided to Council for information:
 - a. The off-street car parking (including the kiss and drop-off zone within the porte cochere) and heavy vehicle loading/unloading areas have been designed in accordance with the latest version of AS2890.1, AS2890.2 and AS2890.6;
 - b. Swept paths demonstrating that the largest heavy vehicle is capable of entering, manoeuvring and exiting the site in a forward direction without any issues; and
 - c. Swept paths demonstrating that passenger vehicles can access and vacate all parallel and angled parking spaces within the porte cochere without any issues.
45. Implementation of Construction Pedestrian and Traffic Management Plan. All works and construction activities are to be undertaken in accordance with the approved Construction Pedestrian and Traffic Management Plan (CPTMP) for each stage of the development. All controls in the CPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate Transport for NSW' (TfNSW)/SafeWork NSW accreditation. Should the implementation or effectiveness of the CPTMP be impacted by surrounding major development not encompassed in the approved CPTMP, the CPTMP measures and controls are to be revised accordingly and submitted to Council's Traffic, Transport and Development Department for approval. A copy of the approved CPTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

46. **Operational Traffic and Parking Management Plan.** An operational traffic and parking management plan (OTMP) is required to be prepared by the applicant and submitted to and approved by Council's Transport Department prior to the issue of an Occupation Certificate. The plan will need to provide details of how safety and efficiency of the school pick-up/drop off traffic will be managed, ensuring that the impact on the surrounding public roads (including on-street parking) is minimised.
47. **Signage and Linemarking – External.** A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to Council for endorsement by Ryde Traffic Committee and subsequent approval by Council, prior to the issue of any Occupation Certificate. **Note:** The applicant is advised that the plan will require approval by the Ryde Traffic Committee if the proposal requires change in existing parking conditions and hence, adequate time should be allowed for this process.
48. **Signage and Linemarking – Implementation.** The applicant is to install all signage and linemarking, as per the plan approved by the Ryde Traffic Committee. These works are to be undertaken prior to the issue of any Occupation Certificate.
49. **Vehicle Crossing and Gutter Crossover – Construction -** The proposed vehicle crossing(s) and gutter crossover(s) shall be constructed prior to the issue of any Occupation Certificate at no cost to Council. Works may include the removal of any redundant vehicle footpath crossing and gutter crossover and reinstatement of kerb and gutter and restoration of road pavement.

Any adjustment or relocation of underground utilities as a result of the driveway construction must be carried out in accordance with the requirements of the utility authority. Minimum cover requirements of utility authorities must be maintained.
50. **Compliance Certificate – Vehicle Footpath Crossing and Gutter Crossover -** A Compliance Certificate shall be obtained from Council's City Works Directorate and a copy submitted to the Principal Certifier prior to the issue of any Occupation Certificate, confirming that the vehicle footpath crossing and gutter crossover have been constructed in accordance with the Council's standards and requirements. Fees are payable for the issue of the Compliance Certificate, in accordance with Council's Schedule of Fees and Charges.
51. **Public Domain Improvements and Infrastructure Works – Completion –** All public domain improvements and infrastructure works shall be completed to Council's satisfaction, in accordance with the approved public domain plans and at no cost to the Council, prior to the issue of any Occupation Certificate.
52. **Restoration – Supervising Engineer's Certificate -** Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council a certificate from the Supervising Engineer confirming that the final restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure and replacement of any redundant vehicular crossings as a result of the construction works associated with this development site, have been completed in accordance with the Council's standards and specifications, and DCP2014 Part 8.5 *Public Civil Works*, or the Roads and Maritime Services' standards and specifications, where applicable.

53. **Electricity accounts for new street lighting** - Prior to the issue of any Occupation Certificate, the Applicant shall liaise with Council's Public Domain Development Section regarding the setting up of the electricity account/s in order to energise the newly installed street lighting.
54. **Compliance Certificates – Street Lighting** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a *Certificate of Compliance - Electrical Work (CCEW)* from the Electrical Contractor, and certification from a qualified Electrical Engineering consultant confirming that the street lighting in the public domain has been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.
55. **Compliance Certificate – External Landscaping Works** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, certification from a qualified Landscape Architect confirming that the public domain landscaping works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications.
56. **Public Domain Works-as-Executed Plans** – To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, Works-as-Executed (WAE) Plans shall be submitted to Council for review and approval. The WAE Plans shall be prepared on a copy of the approved plans and shall be certified by a Registered Surveyor. All departures from the Council approved details shall be marked in red with proper notations. Any rectifications required by Council shall be completed by the Developer prior to the issue of any Occupation Certificate.
- In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council shall be submitted in a form advised by Council. The list shall include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.
57. **Supervising Engineer Final Certificate** – Prior to the issue of any Occupation Certificate, the Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. The certificate shall include commentary to support any variations from the approved drawings.
58. **Public Domain Works-as-Executed Plans** – To ensure the public infrastructure works are completed in accordance with the approved plans and specifications, Works-as-Executed (WAE) Plans shall be submitted to Council for review and approval. The WAE Plans shall be prepared on a copy of the approved plans and shall be certified by a Registered Surveyor. All departures from the Council approved details shall be marked in red with proper notations. Any rectifications required by Council shall be completed by the Developer.
59. In addition to the WAE Plans, a list of all infrastructure assets (new and improved) that are to be handed over to Council shall be submitted in a form advised by Council. The list shall include all the relevant quantities in order to facilitate the registration of the assets in Council's Asset Registers.

60. Registered Surveyor Final Certificate – Upon completion of all construction works, a Registered Surveyor should be submitted to Council, stating that all works (above and below ground) are contained within the site's boundaries as defined according to the Consent Condition about the Land Boundary / Cadastral Survey.

61. Supervising Engineer Final Certificate –The Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved drawings and City of Ryde standards and specifications. The certificate shall include commentary to support any variations from the approved drawings.

Thank you very much for providing Council the opportunity to comment on the SSD for the proposed construction of a multi-storey building for the Royal Institute for Deaf and Blind Children (RIDBC) Centre within Macquarie University land.

If you require any clarification you may contact the undersigned.

Thank you



Sanju Reddy
Senior Coordinator – Building and Development Advisory Services