Newington Property Pty Ltd vs City of Ryde Council LEC Proceedings No. 2021/00149034

Amendments to Plans

The amendments to the plans in the NoM, relative to the Class 1, are as follows:

- Changes to the driveway entry arrangement to facilitate 2 way vehicle movement through the site.
- Amendment to Dwelling 1 to reduce the extent of hard paved areas behind the double garage.
- Amendment to Dwelling 1 to adopt a pitched roof form.
- Amendment to Dwelling 1 to adopt face brick, render and a pitched hipped roof with a tile finish.
- Provision of a landscape strip along the eastern side of the driveway
- Provision of additional landscaping to the western side of the driveway in front of Bedroom 2 and Bedroom 3 of Unit 2.
- Change to Bedroom 2 of Dwelling 2 to enable turn movements to the garage of Unit 3.
- Change to Unit 2 to introduce grasscrete behind the garage
- Change to Unit 2 to increase the setback from the garage to eastern boundary from 6.2m to 8m
- Change to Unit 2 to remove the loft space and adoption of a single storey form with pitched roof and adoption of face brick and tiled roofing.
- Redesign of Unit 3 to remove the loft space and adoption of a single storey form with pitched tiled roof.
- Redesign of Unit 3 to orient the living and dining areas towards the rear of the site and relocation of the alfresco area towards the rear
 of the site and adjustment to the bedroom locations.
- Change to Unit 3 to introduce grasscrete behind the garage and increased setback from the garage to the eastern boundary.
- Amendment to landscape plan to provide tree plantings in the front setback, and screen planting along the eastern boundary.

Numerical Comparison

The numerical elements of the proposal are nominated below.

Control and Standard	Class 1	Amended Plans	
FSR	0.38:1	0.37:1	
0.5:1			
Building Height (m)	Unit 1-8m	Unit 1- 8m	
9.5m Front	Unit 2- 5.14m	Unit 2- 4.75m	
5m Rear	Unit 3- 5.12m	Unit 3- 4.75m	
Building Height (Storeys)	Unit 1- 2 storey	Unit 1- 2 storey	
2 Storey Front	Unit 2- 2 storey	Unit 2- 1 storey	
1 Storey Rear	Unit 3- 2 storey	Unit 3- 1 storey	
Front Setback 6m	6.005m	6.005m	
Side Setback + Rear Setback	West: 3m-5m	West: 3m-3.5m	
4.5m- with up to 50% to be 3m	East: 5.1m-7m	East: 5.1m-8.5m	
	South: 3.25m-4.51m	South: 3.25m-4.51m	
Pervious Area 35%	357m ² (35%)	359.94m² (35%)	

Private Open Space Areas	Unit 1: 62m ²	Unit 1: 62m ²
	Unit 2: 56m ²	Unit 2: 56m ²
35m ² minimum dimension of	Unit 3: 158m ²	Unit 3: 158m ²
4m.		
	Includes alfresco.	Includes alfresco.

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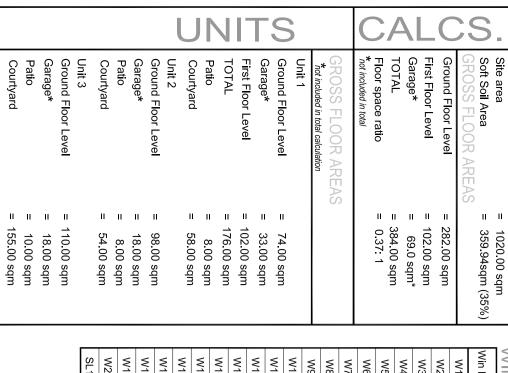
Form | Environment and Planning | Development Application | July 2020

Date

Page 2 of 7

PROPOSED MULTI DEVELOPME ISSUE FOR DA

Z0. DEAKIN ED MULTI UNIT HOUSING STREET, WEST RYDE, NSW 2114

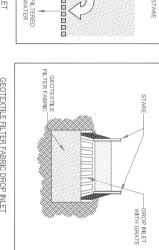


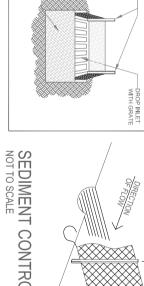
Courtyard

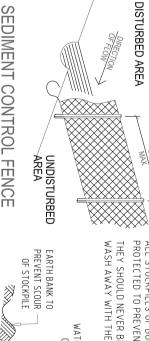
Win No.	Width	Height	Qty.	Notes
W1	600	2100	6	awning window + fixed panel
W2	2100	900	2	sliding window
£W	2400	006	11	sliding window
W4	900	900	3	sliding window + obscure
W5	900	2400	1	glass louvre + obscure
W6	5300	2400	1	sliding door + fixed panel above 5.3w X 0.45h
W7	1200	2400	1	awning + fixed panel
W8	4100	2400	1	sliding door + fixed panel above 4.1w X 0.45h
W9	2500	2400	1	sliding door
W10	3000	750	_	sliding window
W11	3700	2400	_	sliding door
W12	900	2400	_	awning window + fixed panel
W13	600	1200	ω	awning window
W14	1800	2400	_	fixed panel
W15	600	2100	_	fixed panel
W16	7000	550	2	awning + fixed panel
W17	4800	550	2	awning + fixed panel
W18	1500	900	_	sliding window
W19	450	900	_	fixed panel
W20	4500	2400	_	sliding door
SL1	600	600	ω	skylight

TEMPORARY CONSTRUCTION EXIT / ENTRANCE

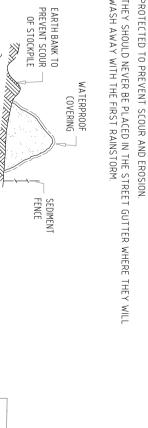
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PRIVATE OPEN SPACE

NUMBER OF STOREYS

PREVAILING WINDS

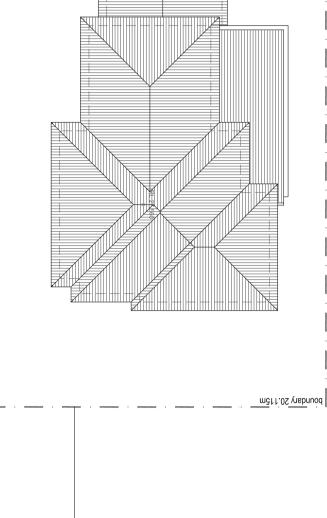
PEDESTRIAN CIRCULATION



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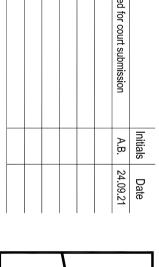
STREET

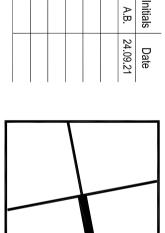


STREET DEAKIN

boundary 50.745m

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Mervell Client:

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Project No.	Date:	Da	Drawn:	Address:
ROOF PLAN / SITE ANALYSIS	/ SITE /	PLAN	ROOF	Mervell

Title

RESIDENTIAL **DA I**DESIGNWOR X INDUSTRIAL

SCALE 1:200

ROOF PLAN

boundary 20.115m

COMMERCIAL

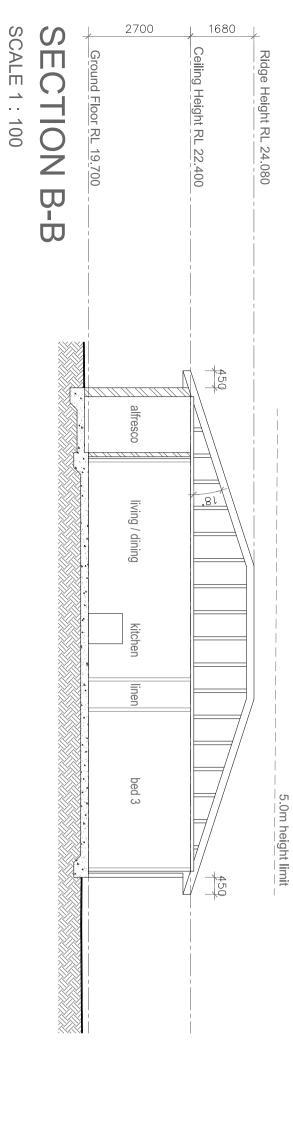
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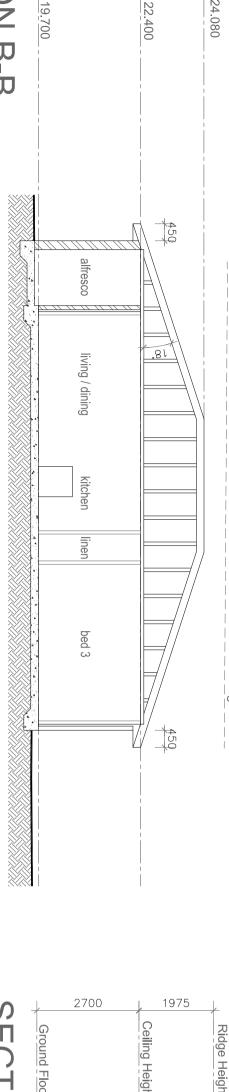
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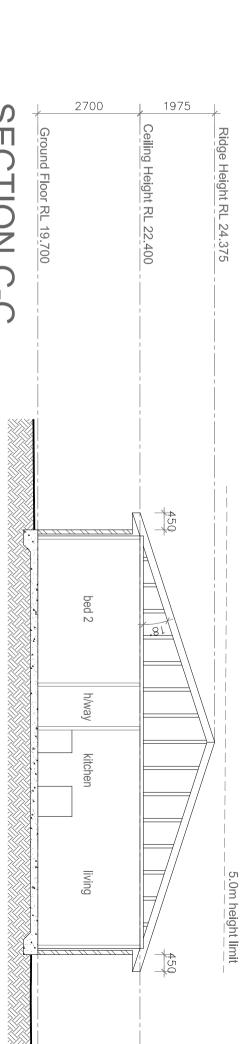
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North Parramatta, NSW 2151 t. 0411 983 593
e. danny@dadesignworx.com.au
w. www.dadesignworx.com.au BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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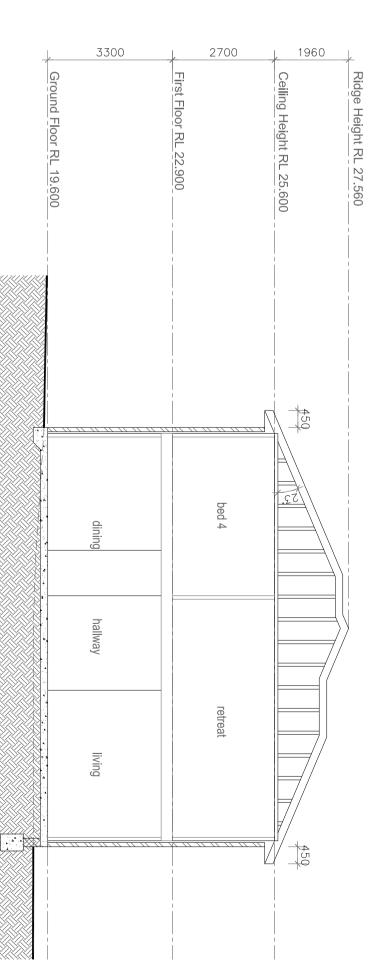






SECTION C-C SCALE 1: 100

9.5m height limit



SECTION D-D SCALE 1: 100

DEAKIN STREET



DA IDESIGNWOR X SCALE 1:200

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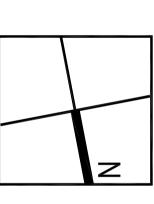
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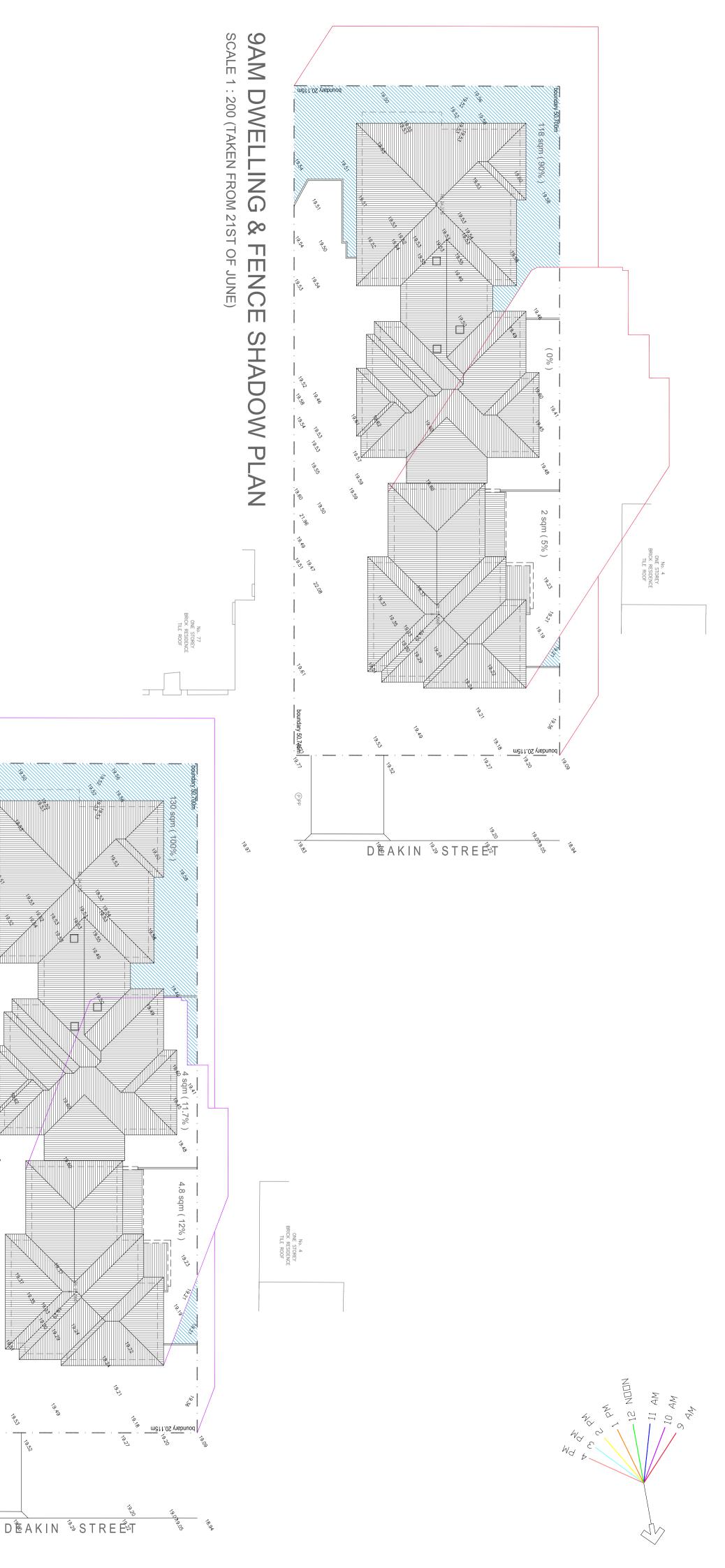
drawings prepared for court subr A.B. 24.09.21



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TREE PROTECTION ZONE

STRUCTURAL ROOT ZONE



10AM DWELLING & FENCE SHADOW PLAN

No. 77 ONE STOREY BRICK RESIDENCE TILE ROOF

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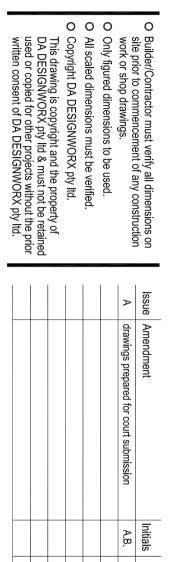
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SCALE 1: 200 (TAKEN FROM 21ST OF JUNE)



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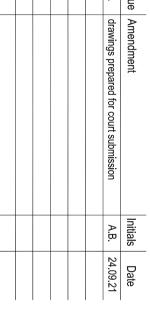
3D PERSPECTIVES

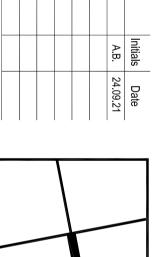
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INDUSTRIAL

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

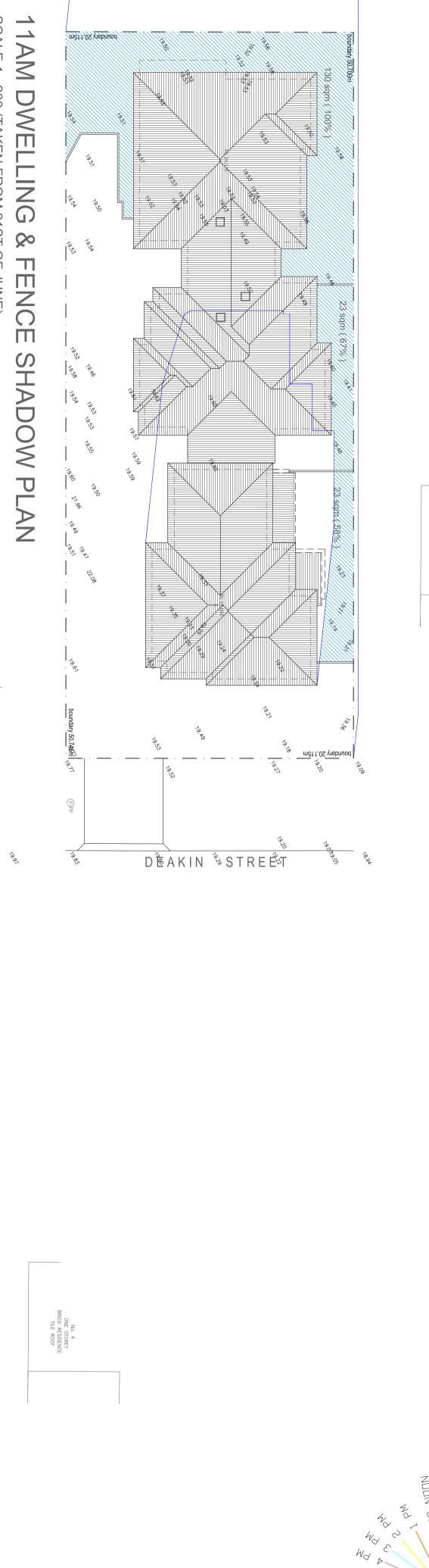
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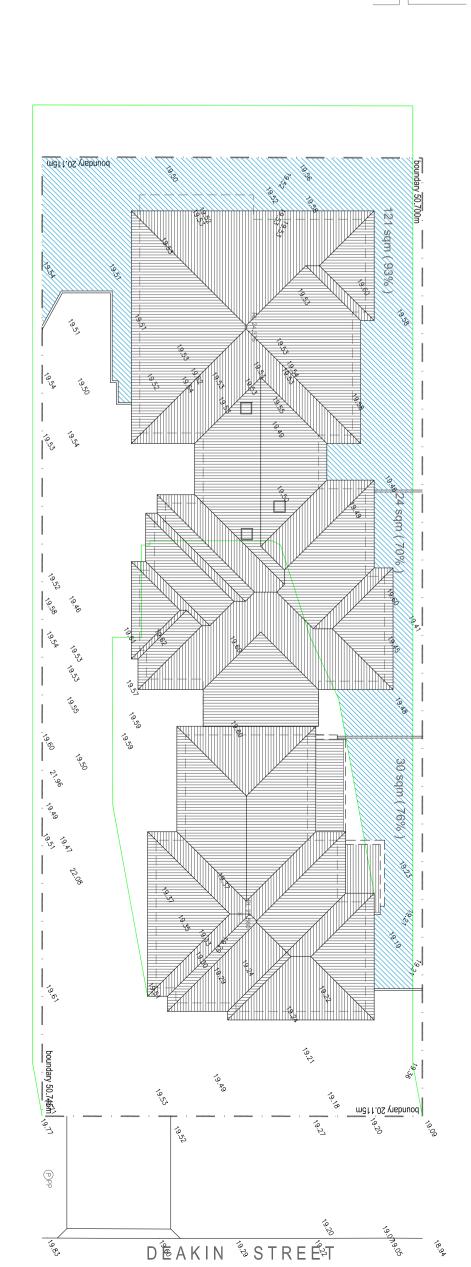
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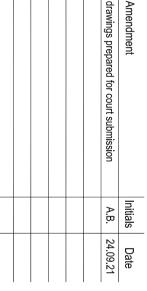


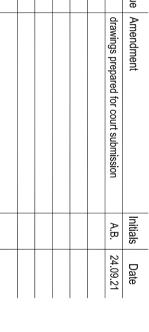
12PM DWELLING & FENCE SHADOW PLAN

No. 77 ONE STOREY BRICK RESIDENCE TILE ROOF

19.91

SCALE 1:200 (TAKEN FROM 21ST OF JUNE)





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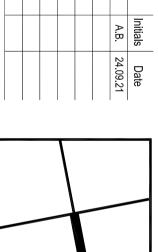
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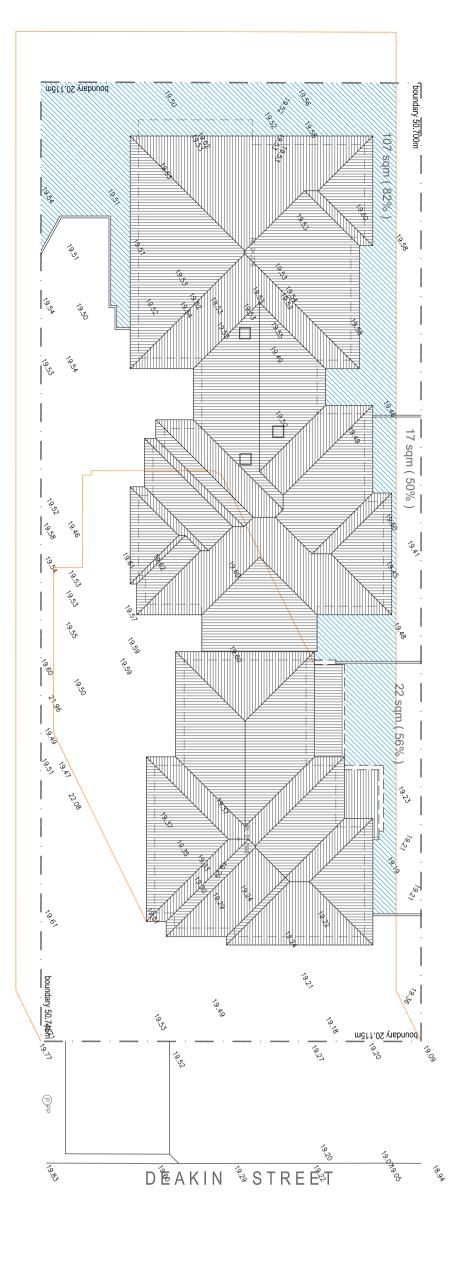
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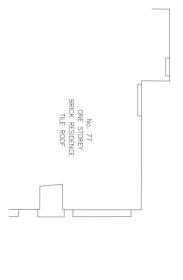
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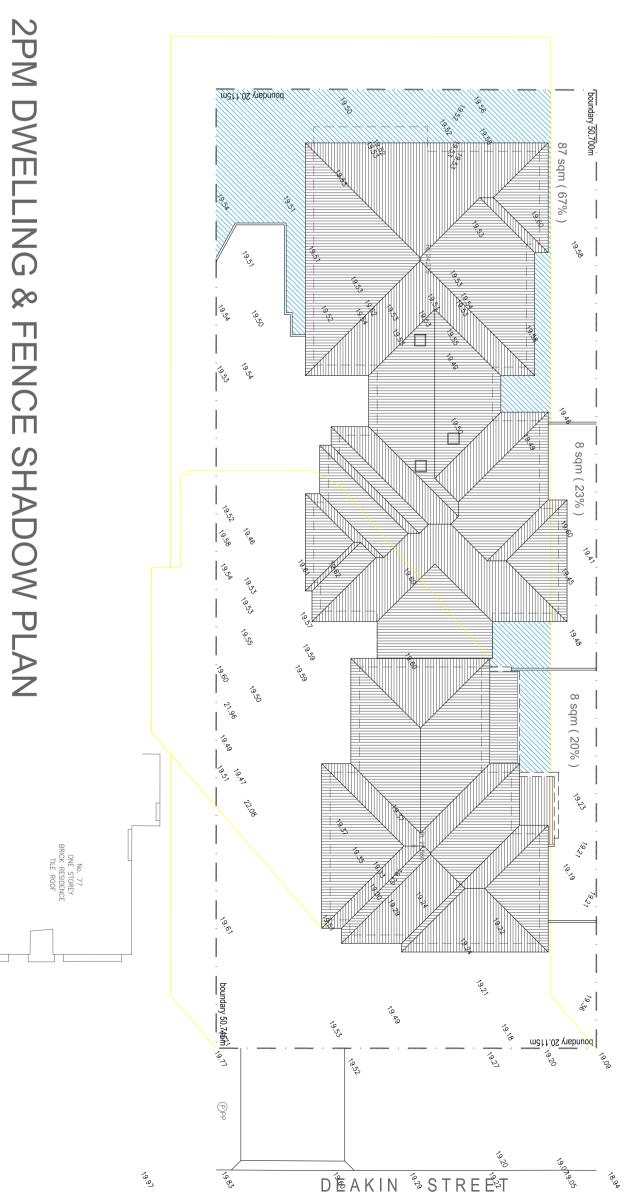
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1PM **DWELLING** FENC Ш SHADOW PLAN

SCALE 1: 200 (TAKEN FROM 21ST OF JUNE)





SCALE 1: 200 (TAKEN FROM 21ST OF JUNE)



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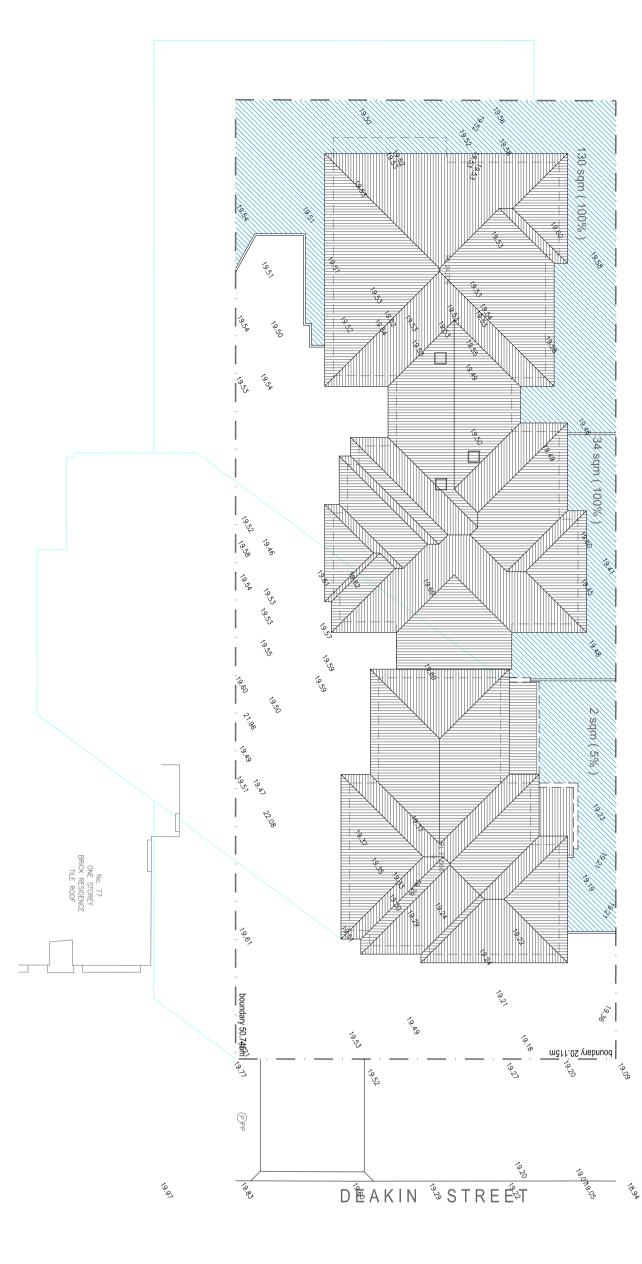
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3PM DWELLING Qo FENCE SHADOW PLAN

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LING & FENCE SHADOW PLANS	SHADC	ENCE	DWELLING & FI	Mervell
			Title:	Client:



SCALE 1: 100 **GROUND FLOOR PLAN**

INDUSTRIAL

BASIX

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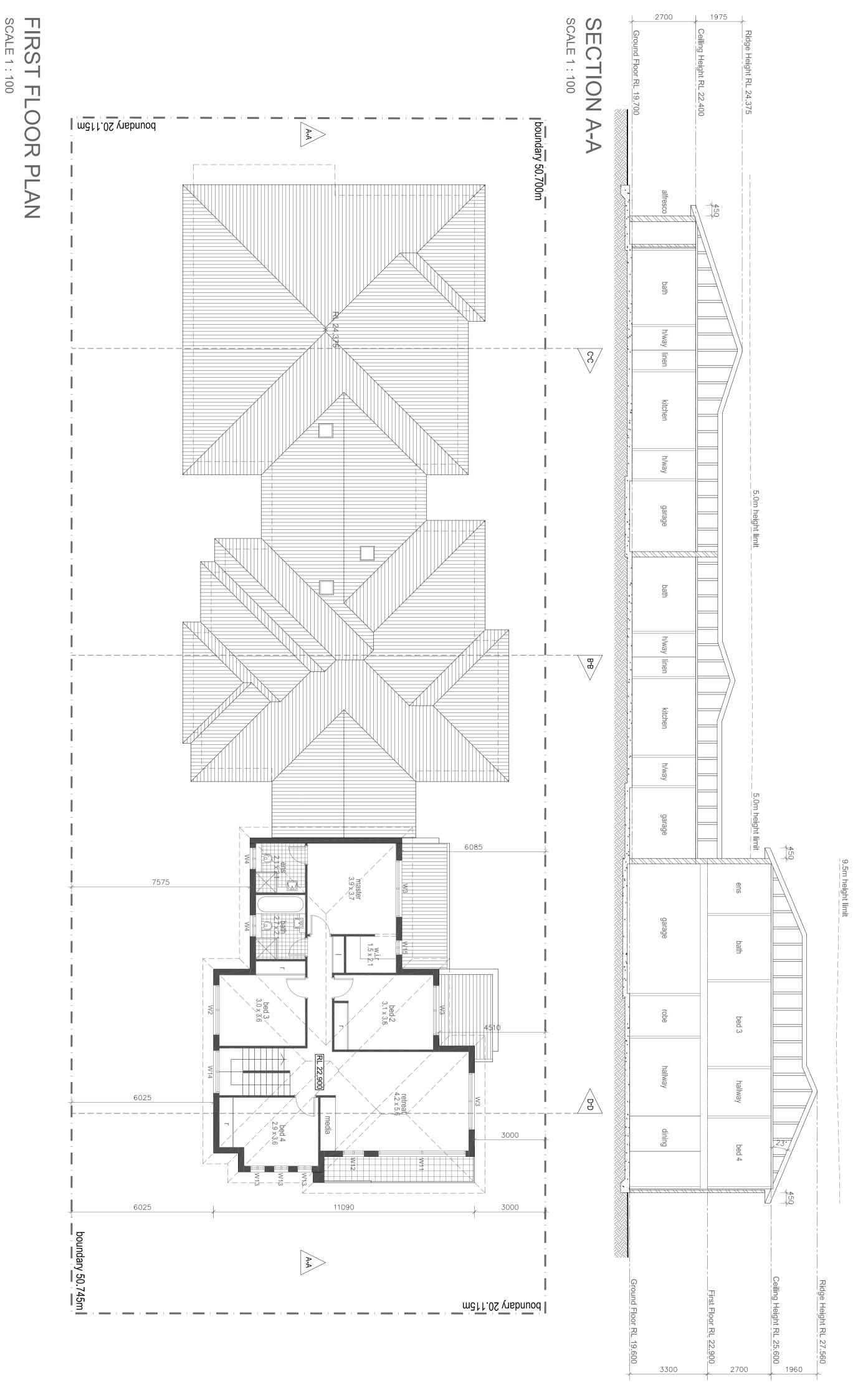
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24.09.21

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2 Deakin Street,
West Ryde. N.S.W Client:
Mervell PROPOSED MULTI UNIT HOUSING DEVELOPMENT Drawn:
A.B.
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D.B. of 07 GROUND FLOOR PLAN Date: 24-09-21 Scale: 1:100 DA-07 20-069

STRUCTURAL ROOT ZONE



DA IDESIGNWOR X

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o INDUSTRIAL INTERIOR FITOUTS

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MANUF AUSTRAL

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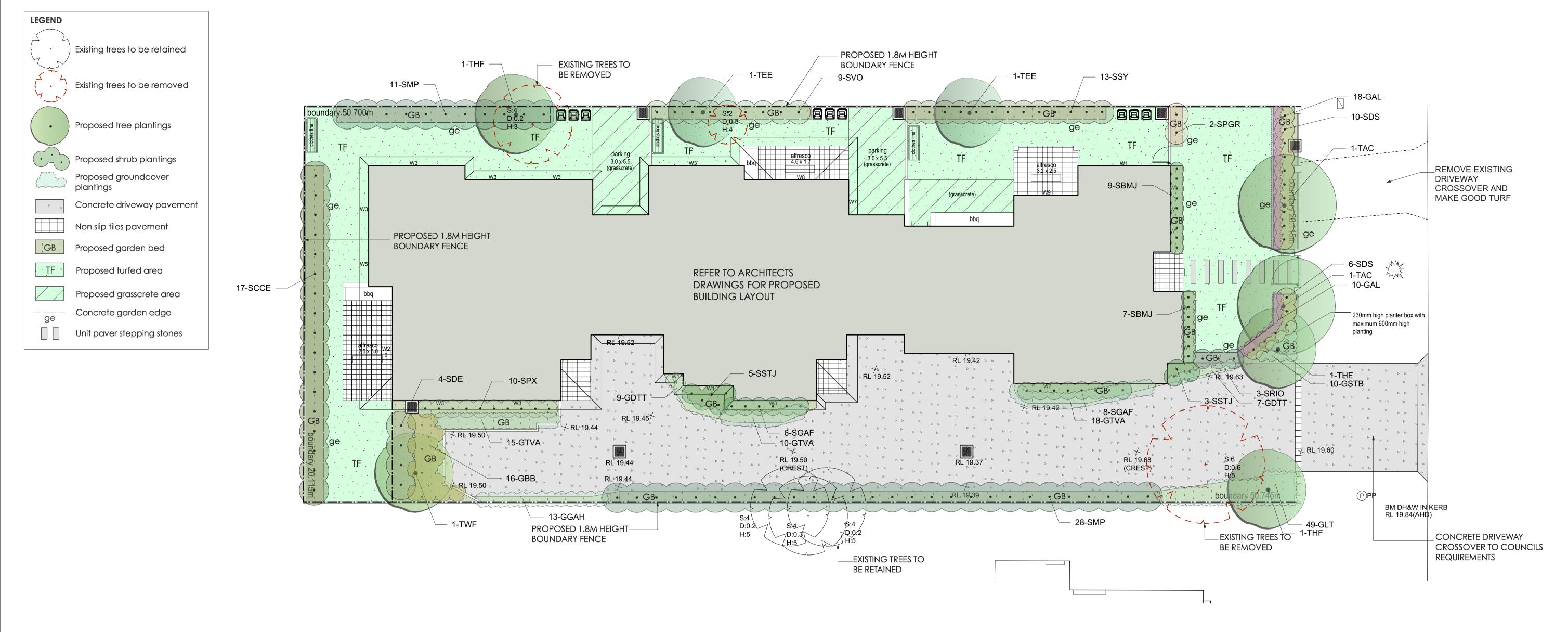
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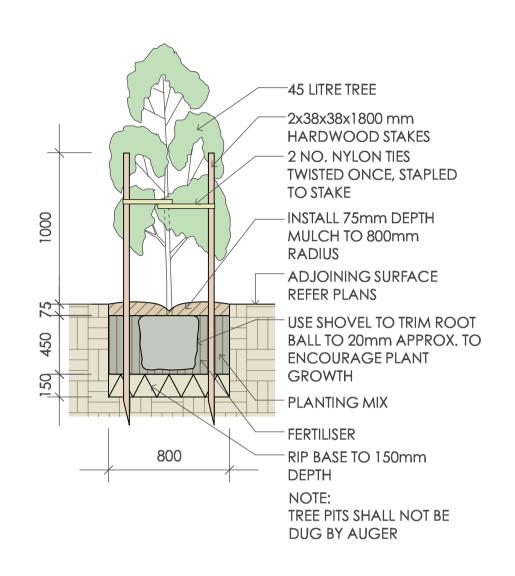
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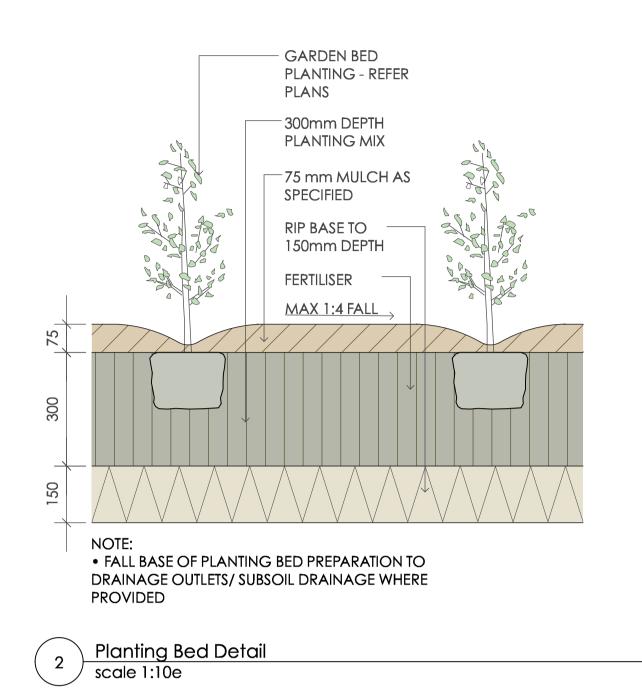


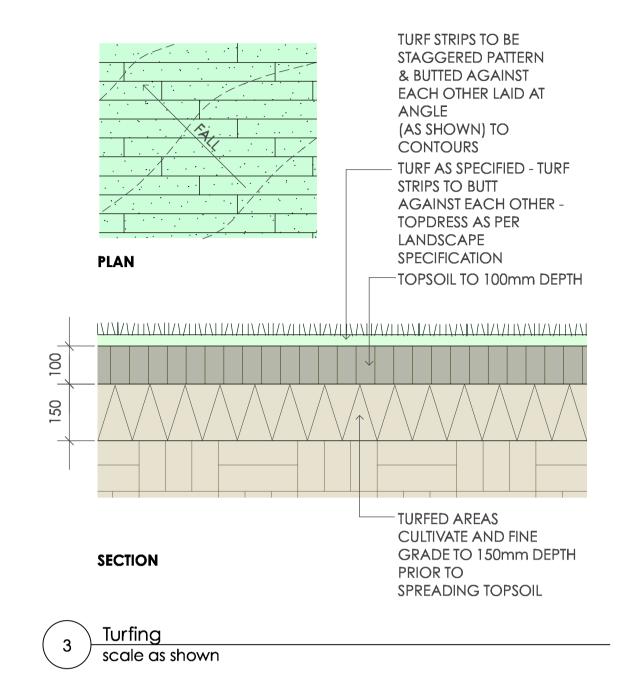
Trees TAC 2 TEE 2 THF 3 TWF 1 Shrubs SBMJ 16 SCCE 17 SDE 4 SDS 16 SGAF 14 SMP 39 SPGR 2 SPX 10 SRIO 3 SSTJ 8 SSTJ 8 SSY 13 SVO 9 Ground Covers							
ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
Trees							
TAC	2	Smooth-barked Apple	Angophora costata	45Litre	15 - 20m	6 - 10m	N
TEE	2	Eumundi Quandong	Elaeocarpus eumundi	45Litre	6 - 8m	3.5 - 6m	N
THF	3	Native Frangipani	Hymenosporum flavum	45Litre	8 - 12m	3.0 - 4m	N
TWF	1	Weeping Lilly Pilly	Waterhousia floribunda	45Litre	6 - 8m	3.5 - 6m	N
Shrubs							
SBMJ	16	Japanese Box	Buxus microphylla var japonica	200mm	0.8 - 1.0m	0.6 - 0.8m	
SCCE	17	Scarlet Bottlebrush	Callistemon citrinus 'Endevour'	200mm	3 - 5m	2.0 - 3.5m	N
SDE	4	Gymea Lily	Doryanthes excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
SDS	16	Duranta Gold	Duranta 'Sheenas Gold'	200mm	0.8 - 1.2m	0.9 - 1.2m	
SGAF	14	Florida Gardenia	Gardenia augusta 'Florida'	200mm	0.8 - 1.0m	1.0 - 1.5m	
SMP	39	Orange Jessamine	Murraya paniculata	200mm	2.0 - 3.0m	2.0 - 3.0m	
SPGR			Photinia glabra 'Rubens'	300mm	3 - 5m	2.0 - 3.5m	
SPX			Philodendron xanadu	200mm	0.8 - 1.0m	0.8 - 1.0m	
SRIO	Oriental Pearl Hawthorn		Rhaphiolepis indica 'Oriental Pearl'	200mm	0.9 - 1.2m	0.9 - 1.2m	
SSTJ	TJ 8 Birds Of Paradise		Strelitzia juncea	200mm	0.9 - 1.5m	0.9 - 1.2m	
SSY	SSY 13 Cascade Lilly Pilly		Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SVO	9	Dense Form Viburnum	Viburnum odoratissmum 'Dense Form'	200mm	2 - 3m	1.5 - 2.0m	
Ground C	overs						
GAL	28	Litle Ruby	Alternanthera 'Little Ruby'	150mm	0.3 - 0.4m	0.6 - 0.9m	
GTVA	43	Variegated Star Jasmine	Trachelospermum 'Variegatum'	150mm	0.3 - 0.4m	3.0 - 4.0m	
GSTB	10	Trident Blue	Senecio Trident Blue	150mm	0.4 - 0.5m	0.4 - 0.5m	N
GLT	49	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
GGAH	13	Treasure Flower	Gazania hybrid 'Double Gold'	150mm	0.15 m	0.5 - 0.8m	
GDTT	16	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
GBB	16	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

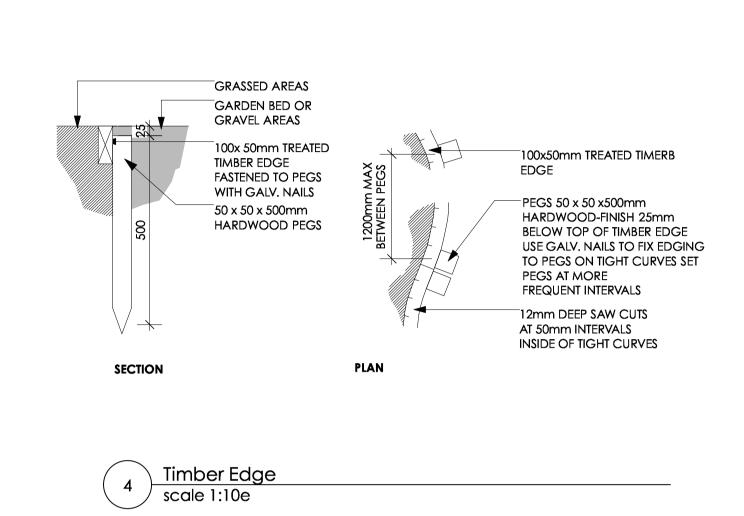
GENERAL NOTES: 1. Do not scale of drawings. Follow written					DESIGNED:	PREPARED FOR:	PREPARED BY:		PROJECT:	DRAWING TITLE:		DATE:	EMBER 2021
dimensions. If in doubt obtain written advice from the Superintendent. 2. Verify all dimensions on site. 3. Refer to legend for all symbol and	С	REVISION	CL	26.09.21	GD	NEWINGTON PROPERTY PTY LTD		Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landsc. Architect: Bao Ly	PROPOSED MULTI UNIT HOUSING	Landscape Plan		SCALE: 1:100 FULL SIZE: A1	
code keys. 4. Read in conjunction with the specifications 5. Read in conjunction with all associated drawings	A ISSUE	COURT SUBMISSION FOR DA AMENDMENT	CL CL DRAV	02.09.21 09.12.20 /N DATE	DRAWN:		GREENLAND DESIGN Landscape Architects	PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gd@greenlanddesign.com.au	PROJECT ADDRESS: NO. 2 DEAKIN STREET WEST RYDE	0 1 2	5m	DRAWING NO: 2281.GD.01	



45 Litre Tree Planting







SPECIFICATION NOTES

PLANTING MATERIALS

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of 50% Black Soil

20% Coarse Sand

30% Organic Material as available from Australian Native Landscapes, Phone: [02] 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Mulch: Mulch to garden bed:

Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded hardwood mulch to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

Spread mulch so that after settling, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches). Place after the preparation of the planting bed, planting and all other work. Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Plants are available from **Andreasens Green** wholesale nursery, contact Darren (02) 8777 4713, email darren@andreasensgreen.com.au or approved equivalent. Tured areas:

All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points.

All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

PREPARATION AND HARDWORKS

Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the

• 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Concrete Edge

MATERIALS: Concrete to be off white colour.

INSTALLATION: Supply and install 150 x 100mm (width) reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rinsing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall convenience at the granting of practical completion and shall extend for 26 weeks.

Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Superintendent. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.

- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth.

- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.

- Spray to control pests and diseases.

- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent. - Report any incidence of plants stolen or destroyed by vandalism.

- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.

- Prune and shape plants as directed or where necessary.

- Make good any defects or faults arising out of defective workmanship or materials. - Fertilise lawn areas to maintain healthy growth.

- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.

- Mow lawn to maintain neat healthy growth.

- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

- All finished levels are to be verified by Contractor on site.

- All landscape works be in strict accordance with Council's landscape code and

- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.

GENERAL NOTES: 1. Do not scale of drawings. Follow written					DESIGNED:	PREPARED FOR:	PREPARED BY:		PROJECT:	DRAWING TITLE:	DATE: SEPTEMBER 2021
dimensions. If in doubt obtain written advice from the Superintendent.Verify all dimensions on site.Refer to legend for all symbol and	С	revision	CL	26.09.21	GD	NEWINGTON PROPERTY PTY LTD		Greenland Design Pty Ltd ABN 73 139 152 855 Registered Landsc. Architect: Bao Ly	PROPOSED MULTI UNIT HOUSING	Landscape Details & Specification	SCALE: varies ISSUE: FULL SIZE: A1
code keys. 4. Read in conjunction with the specifications 5. Read in conjunction with all associated	B	COURT SUBMISSION FOR DA	CL CL	02.09.21 09.12.20	DRAWN:		GREENLAND DESIGN Landscape Architects	PO Box 3228 Wetherill Park NSW 2164 T: 0403 164 198 E: gd@greenlanddesign.com.au	PROJECT ADDRESS:	, and the second	DRAWING NO:
drawings	ISSUE	AMENDMENT	DRAW						NO. 2 DEAKIN STREET WEST RYDE		2281.GD.02



Date: 01 October 2021 Ref: TEL2021145.SW.DA

City of Ryde Council

To whom it may concern,

Re: Council's letter

Proposal: 2 Deakin Street, West Ryde

In response to your letter for the above-mentioned Development Application Submission (LDA2021/0034), we are pleased to present you with feedback and response to further facilitate your team's assessment. Below is a response/summary outlining actions taken to address Council's comments and concerns:

No	Comments	Consultant Response
32(1)	An onsite detention system must be located under the driveway area and be designed to accommodate all hardstand areas from the lot. Based on the hardstand coverage of 664m2, the OSD must have minimum storage of 16.93m3 and a PSD of 17.60L/s. Note the design parameters must be verified by the Stormwater Engineer prior to issue.	The updated stormwater plans under TEL2021145 show that the OSD system is located under the driveway with volume provided 19.80m³ and a PSD of 19.55L/s and the area drainage to the OSD is 737.6m².
32(2)	The driveway (and OSD) has a circuitous failure mode which results in stormwater runoff directed to the rear boundary. To ensure there is no adverse impacts arise in the event of an extreme storm event or failure of the system, the southern and western boundary fences must provide a solid base (water-tight) so as to direct any errant runoff back to the point of discharge to Deakin Street.	Addressed, Please refer to the stormwater plans TEL2021145 dated 01/10/2021, sheet 101.
32(3)	Further to the above, the level along the driveway must be graded such that the unit 1 garage (RL19.50m) I afforded at least 150mm freeboard above lowest point of the driveway, where surcharge flows will be directed to.	The 150mm freeboard is provided in the revised plans. Please refer to the stormwater plans TEL2021145 dated 01/10/2021, sheet 101.
33	In accordance with Council's community stormwater management policy, an onsite stormwater detention (OSD) system must be implemented in the stormwater management system of the development. As a minimum, the OSD system must;	Addressed, Please refer to the stormwater plans TEL2021145 dated 01/10/2021, sheet 103.



01 October 2021 Ref: TEL2021145.SW.DA Date:

- (a) provide site storage requirement (SSR) and permissible site discharge (PSD) design parameters complying with Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management).
- (b) incorporate a sump and filter grate (trash rack) at the point of discharge from the OSD system to prevent gross pollutants blocking the system or entering the public drainage service.
- (c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and
- (d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100-year ARI 5-minute storm event.

Detailed engineering plans and certification demonstrating compliance with this condition & Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) are to be submitted with the application for a Construction Certificate.

34 The basement pump system must be dual submersible and shall be sized and constructed in accordance with Section 9.3 of AS 3500.3.

> The wet well must be designed and constructed in accordance with section 9.3 of AS 3500.3. except that the sump volume is to be designed to accommodate storage of runoff accumulating from the 100yr ARI 3-hour storm event, in the event of pump failure as per the requirements of Council's DCP - Part 8.2 (Stormwater and Floodplain Management).

Direct connection of the pumps rising main to the kerb will not be permitted. The rising main must discharge to the sites drainage system, upstream of the onsite detention system (if one is provided) or any rainwater tank which is utilised for irrigation only.

Pump details and documentation demonstrating compliance with this condition are to be submitted in conjunction with the Stormwater Not Applicable

Page 2 of 3



Date: 01 October 2021 Ref: TEL2021145.SW.DA

	Management Plan for the approval of the Certifying Authority, prior to the release of any Construction Certificate for construction of the basement level.	
68	The alignment of stormwater infrastructure is to be located as far away from existing trees to be retained as practical. Should the excavation for the stormwater pits and trenches conflict with any major structural roots (greater than >25 mm diameter) of existing trees, their location and alignment is to be modified in consultation with the Project Arborist to avoid impact. Under no circumstances should roots be severed or cut without prior approval from the Project Arborist.	Not Applicable

Please do not hesitate to contact me for any further discussion.

Yours faithfully,

TELFORD CIVIL Pty Ltd Yours truly, PER

Dr. Michel Chaaya

B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., NER, Civil/Structural Engineer (EA ID: 612963)

MCLAREN TRAFFIC ENGINEERING

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232 Postal: P.O Box 66 Sutherland NSW 1499

Telephone: (02) 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

30th September 2021

Mervell Pty Ltd 29 Stewart Street, Lilyfield NSW 2040 Attention: Josh Bakhos

LETTER OF RESPONSE TO STATEMENT OF FACTS & CONTENTIONS FOR THE RESIDENTIAL DEVELOPMENT AT 2 DEAKIN STREET, WEST RYDE

Dear Josh,

Reference is made to your request to provide Letter of Response to Statement of Facts & Contentions (SOF&C) dated 23rd June 2021 for the Residential Development at 2 Deakin Street, West Ryde, with proposed plans depicted in **Annexure A**). The Council raised contentions relevant to traffic and parking within the SOF&C are shown below italicised with a response provided thereafter.

Contention 7 Parking

Inadequate parking is provided for the number of dwellings proposed

7.1 Relevant planning requirements

Ryde Development Control Plan 2014

Part 3.4: Multi Dwelling Housing

Section 3.8.1 - Car Parking

a. <u>On site car parking must be provided in accordance with the requirements</u> identified under Part 9.3 Parking Controls in this DCP.

Section 3.8.2 – Manoeuvrability

Controls:

 Vehicles must be able to enter and leave the garages and parking areas using a single 3 point turn.

.

f. All parking areas are to be designed in accordance with the Australian Standards AS 2890.1.

Section 9.3 Parking Controls

Reference: 210578.01FB



2.2 Residential Land Uses

Controls:

Residential Development – Medium Density (Multi Dwelling Housing)

1 space / one bedroom or two bedroom dwelling

2 spaces / three or more bedroom dwelling

1 visitor space / four dwellings.

Particulars

(a) The plans nominate an area for the purpose of visitor parking, but also indicate that this area will be used for manoeuvring out of the garage of Unit 3. The visitor parking space and Unit 3 conflict with one another and would prevent reversing and exiting the site in a forward direction

MTE Response: The plans have been amended to ensure that no reliance upon the visitor space is required for the entry and exit from Unit 3. Swept paths have been undertaken and are reproduced in **Annexure B** demonstrating this.

(b) Visitors would be unable to leave the site in a forward direction without first reversing 15m

MTE Response: The plans have been amended to provide a turning area for visitors to leave the site in a forward direction that does not require the vehicle to reverse 15m. Refer to **Annexure B** for swept paths.

(c) A sufficiently sized passing bay is not provided at the entry to the site

MTE Response: The modified plans provide the ability for vehicles to pass at the entry driveway. Refer to **Annexure B** for reference, demonstrating successful passing of a B99 and B85 design vehicle.

(d) The driveway corners within the front setback are provided with an acute angle, creating amenity and safety impacts

MTE Response: The amended plans provide a smooth transition at the entry driveway, allowing for two-way passing to occur. There will be no safety impacts generated by the design of the access driveway.

(e) The driveway is in close proximity to an existing power pole on Deakin Street. A 1m clearance from the face of power pole to the edge of driveway has not been demonstrated. The vehicular crossing location does not achieve the required clearance.

MTE Response: The amended plans demonstrate the 1m clearance to the face of the power pole from the edge of the driveway / vehicle crossing.

(f) Swept paths have not been prepared in accordance with AS2890

MTE Response: Swept paths have been undertaken in accordance with *AS2890.1:2004* and are reproduced in **Annexure B** for reference. Council's requirement for movements into and out of spaces within a single 3 point turn have been designed for, which is not a requirement of *AS2890.1:2004*.



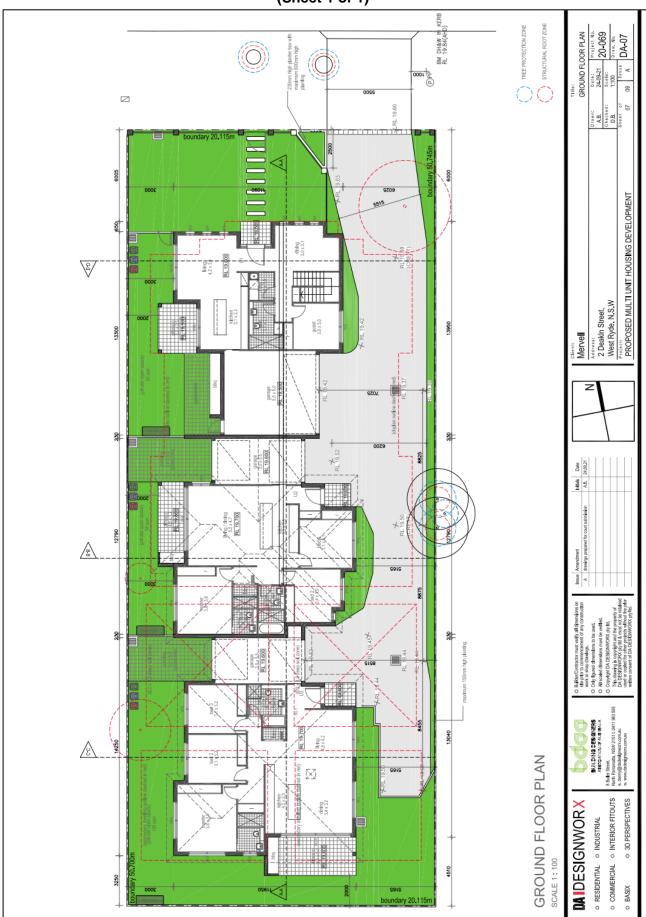
Please contact Mr Matthew M^cCarthy on 9521 7199 should you require further information or assistance.

Yours faithfully McLaren Traffic Engineering

Matthew M^cCarthy Senior Traffic Engineer BE Civil Engineering
Masters of Engineering Science
RMS Accredited Level 1 Road Safety Auditor
RMS Accredited Work Zone Traffic Management Plan Designer and Inspector

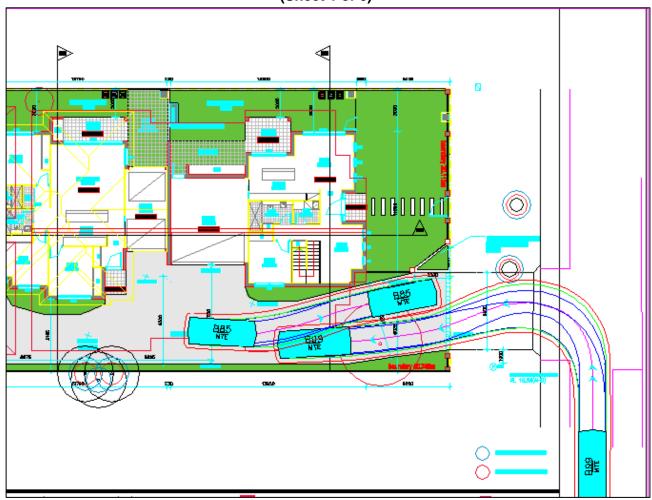


ANNEXURE A: AMENDED PLANS (Sheet 1 of 1)





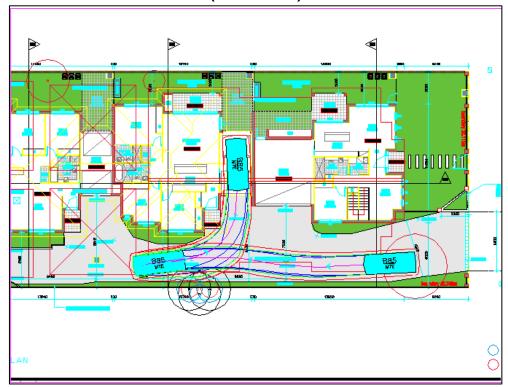
ANNEXURE B: SWEPT PATH TESTING (Sheet 1 of 6)

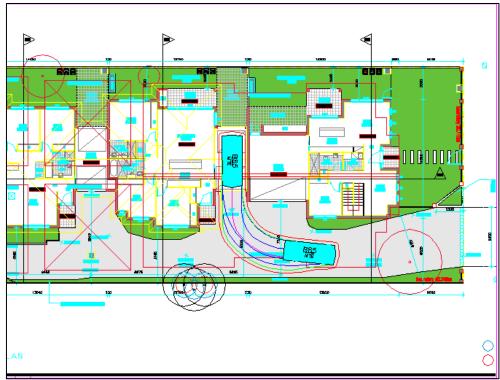


B99 passing B85 within the site boundary
Tested @ 5km/h
Successful



ANNEXURE B: SWEPT PATH TESTING (Sheet 2 of 6)

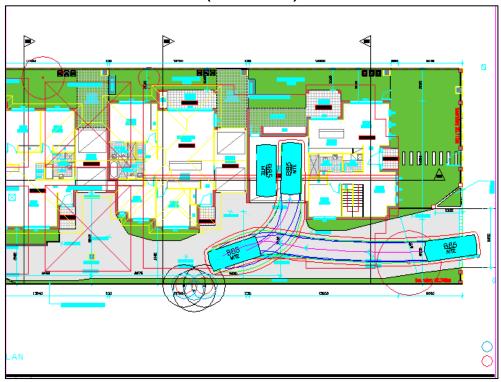


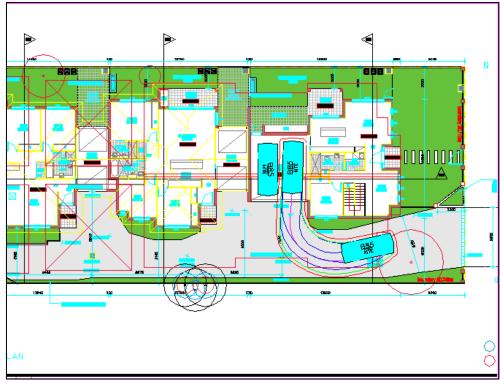


B85 into and out of Unit 2
Tested @ 5km/h
Successful – 2 movement in, 1 out



ANNEXURE B: SWEPT PATH TESTING (Sheet 3 of 6)

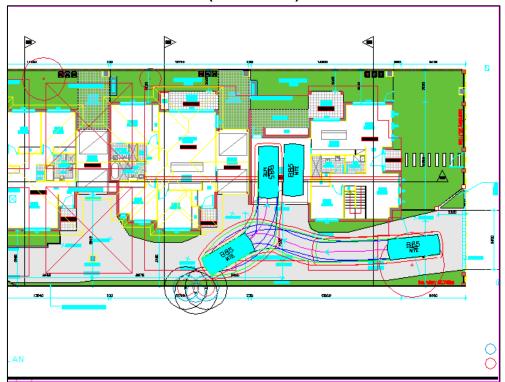


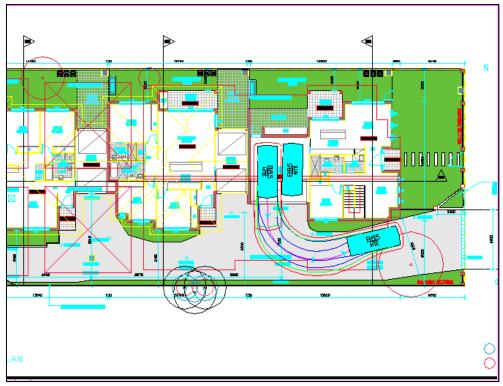


B85 into and out of Unit 1
Tested @ 5km/h
Successful – 2 movement in, 1 out



ANNEXURE B: SWEPT PATH TESTING (Sheet 4 of 6)

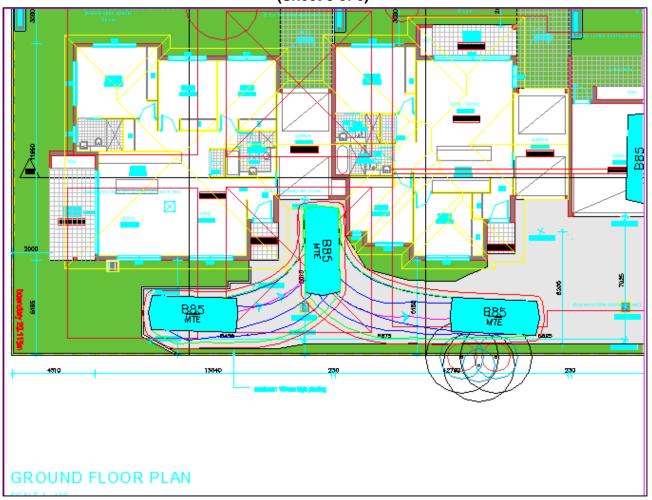




B85 into and out of Unit 1
Tested @ 5km/h
Successful – 2 movement in, 1 out



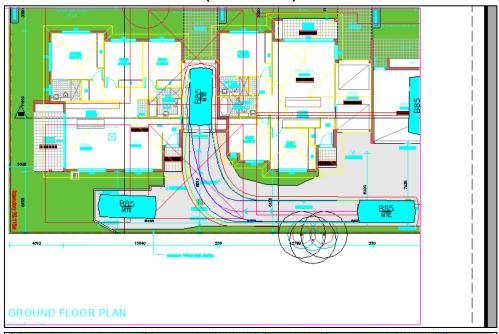
ANNEXURE B: SWEPT PATH TESTING (Sheet 5 of 6)

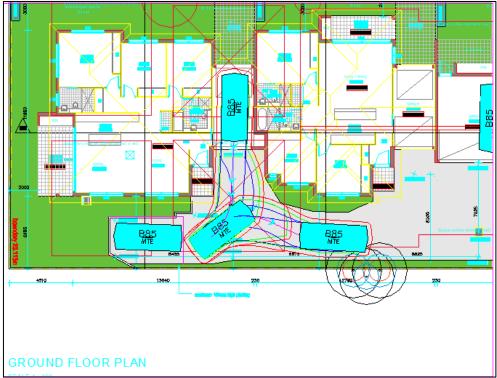


B85 into and out of visitor space
Tested @ 5km/h
Successful – 1 movement in 2 out



ANNEXURE B: SWEPT PATH TESTING (Sheet 6 of 6)





B85 into and out of Unit 3
Tested @ 5km/h
Successful – 1 movement in 2 out