

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

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

Every registered owner of the land must sign this form.

3.a) Type of owner(s)☒ Land owner

(Torrens title)

☐ Unit owner

(Strata title)

Common seal /
stamp required**Legal authority**☐ Power of attorney☐ Executor☐ Trustee☐ Body corporate☐ Outdoor dining /

footpath activity

Proceed to Part 4

☐ Council☐ Land owner
(Company title)**3.b) Owners address same as location of the proposed development?** ☒ YesIf yes, please proceed to
number of owners (3.c)☒ No
no.Title ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Other

Given Name

CRAIG FRANK JOHN & WENDY

Family Name

MUNNS & ~~OCHTMAN~~ OCHTMAN

Address

Suburb

Postcode

Preferred contact

☒ Mobile☐ Phone☐ Email

Mobile

0418692075

Phone

Business phone

Home phone

Email

3.c) Number of owners

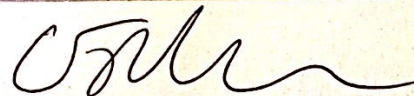
2

3.d) ConsentAs owner of the land (or legal authority) to which this application relates, I
consent to this application. I also consent for authorised City of Ryde officers
to enter the land to carry out inspections relating to this application.

Name of owner 1

CRAIG FRANK JOHN MUNNS

Signature




Date

17/10/21

Name of owner 2

WENDY OCHTMAN

Signature



Date

17/10/21

Name of owner 3

Signature

Date

3.e) Legal authority

Without ALL the owner's consent, we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative or as a Body Corporate, you must state the nature of your legal authority and attach documentary evidence (eg. Power of attorney, executor, trustee, company director, etc). If the owner is a company, this form must be signed by two directors or a director and company secretary and the common seal must be stamped on this form if applicable. If the company has a sole director a separate letter stating sole director status on company letterhead to be provided.

Name(s) of legal
authoritiesPosition title / and
Company

Signatures

Date

Company / Strata Stamp or seal
to be affixed if applicable

PROPOSED MULTI UNIT HOUSING DEVELOPMENT

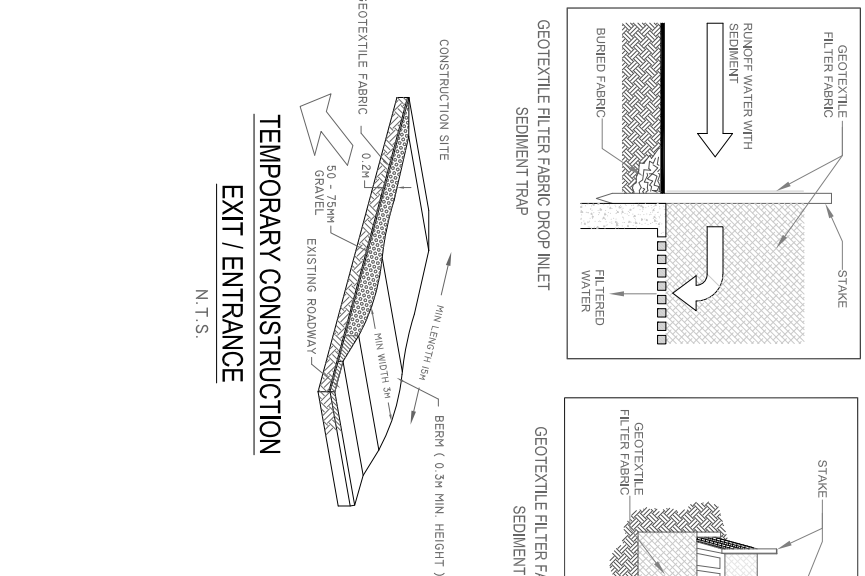
ISSUE FOR DA

No. 2 DEAKIN STREET, WEST RYDE, NSW 2114

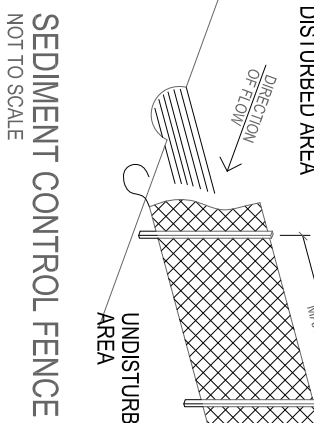
CALCS.	Site area = 1020.00 sqm Soft Soil Area = 359.94sqm (35%)
GROSS FLOOR AREAS	
Ground Floor Level	= 282.00 sqm
First Floor Level	= 102.00 sqm
Garage*	= 69.0 sqm*
TOTAL	= 384.00 sqm
Floor space ratio	= 0.37 : 1
*not included in total	
GROSS FLOOR AREAS	Not included in total calculation
Unit 1	
Ground Floor Level	= 74.00 sqm
Garage*	= 33.00 sqm
First Floor Level	= 102.00 sqm
TOTAL	= 176.00 sqm
Patio	= 8.00 sqm
Courtyard	= 58.00 sqm
Unit 2	
Ground Floor Level	= 98.00 sqm
Garage*	= 18.00 sqm
Patio	= 8.00 sqm
Courtyard	= 54.00 sqm
Unit 3	
Ground Floor Level	= 110.00 sqm
Garage*	= 18.00 sqm
Patio	= 10.00 sqm
Courtyard	= 155.00 sqm

Win No.	Width	Height	Qty.	Notes
W1	600	2100	6	awning window + fixed panel
W2	2100	900	2	sliding window
W3	2400	900	11	sliding window
W4	900	900	3	sliding window + obscure
W5	900	2400	1	glass louver + 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	1	sliding window
W11	3700	2400	1	sliding door
W12	900	2400	1	awning window + fixed panel
W13	600	1200	3	awning window
W14	1800	2400	1	fixed panel
W15	600	2100	1	fixed panel
W16	7000	550	2	awning + fixed panel
W17	4800	550	2	awning + fixed panel
W18	1500	900	1	sliding window
W19	450	900	1	fixed panel
W20	4500	2400	1	sliding door
SL.1	600	600	3	skylight

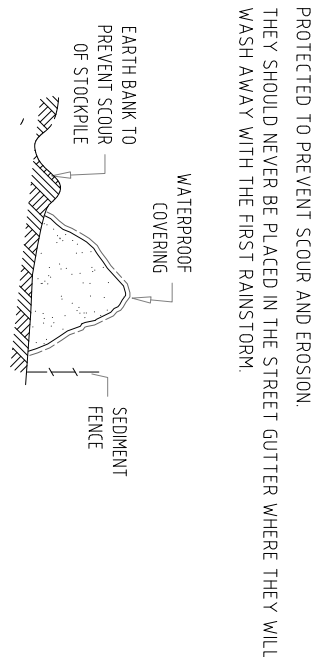
WINDOW SCHEDULE



DISTURBED AREA



UNDISTURBED AREA



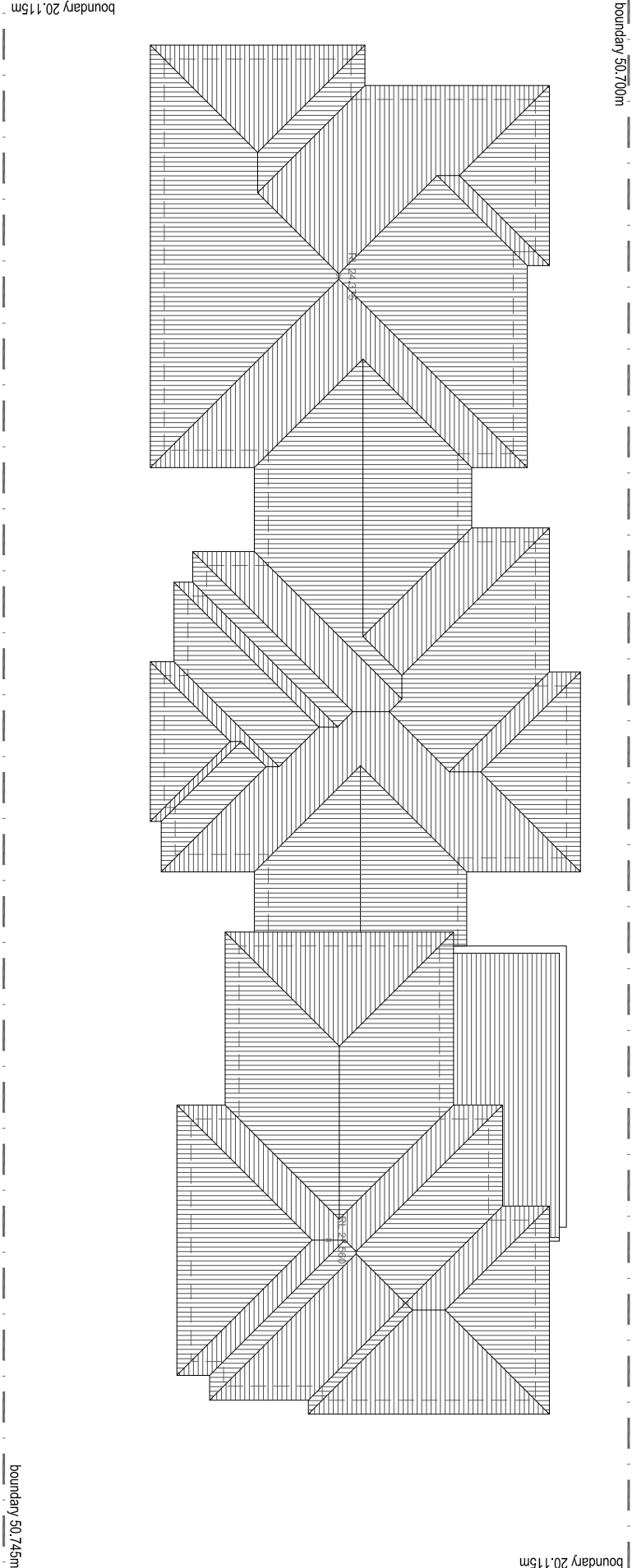
LEGEND :

1	PEDESTRIAN CIRCULATION
2	PREVAILING WINDS
1/2	NUMBER OF STOREYS
P	PRIVATE OPEN SPACE



SITE ANALYSIS PLAN

SCALE 1 : 200



ROOF PLAN

SCALE 1 : 200

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- BASIX
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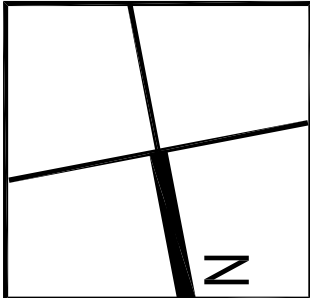


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Issue	Amendment	Initials	Date
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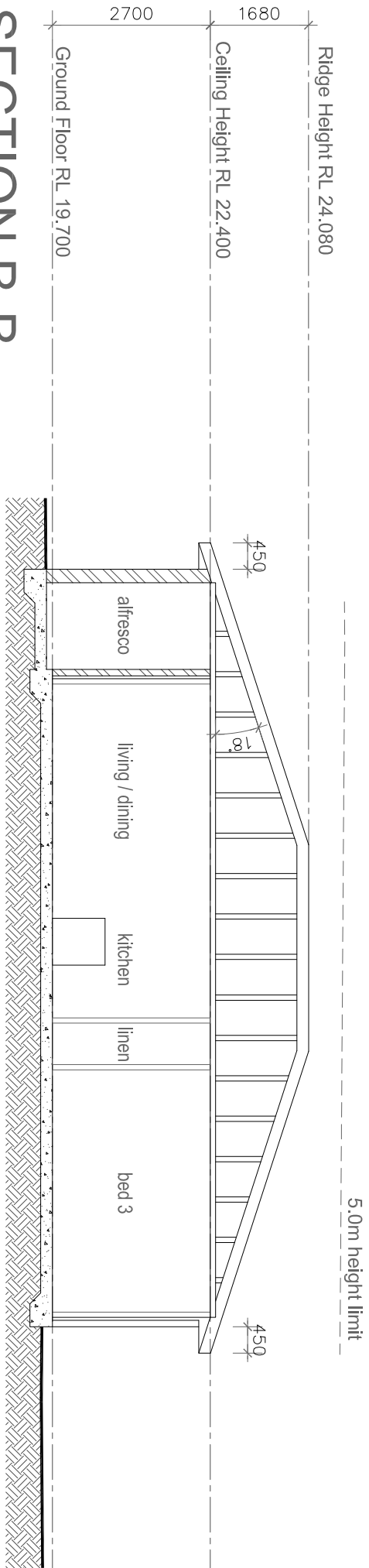
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Mervell

Address:
2 Deakin Street,
West Ryde, N.S.W

Project:
PROPOSED MULTI UNIT HOUSING DEVELOPMENT

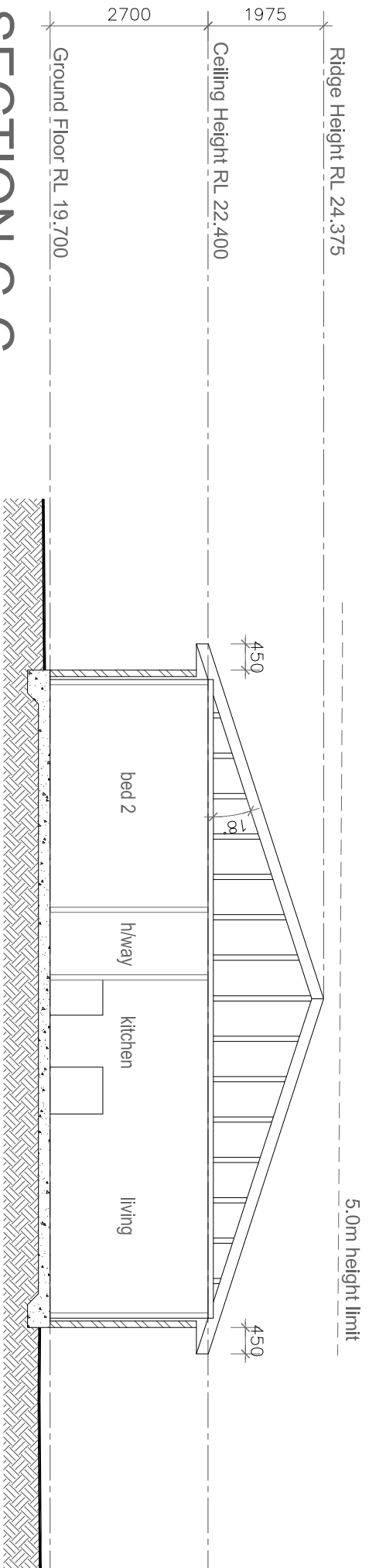
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ROOF PLAN / SITE ANALYSIS

Drawn:	Date:	Project No.
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Checked:	Scale:	Draw. No.
D.B.	1:200	DA-01



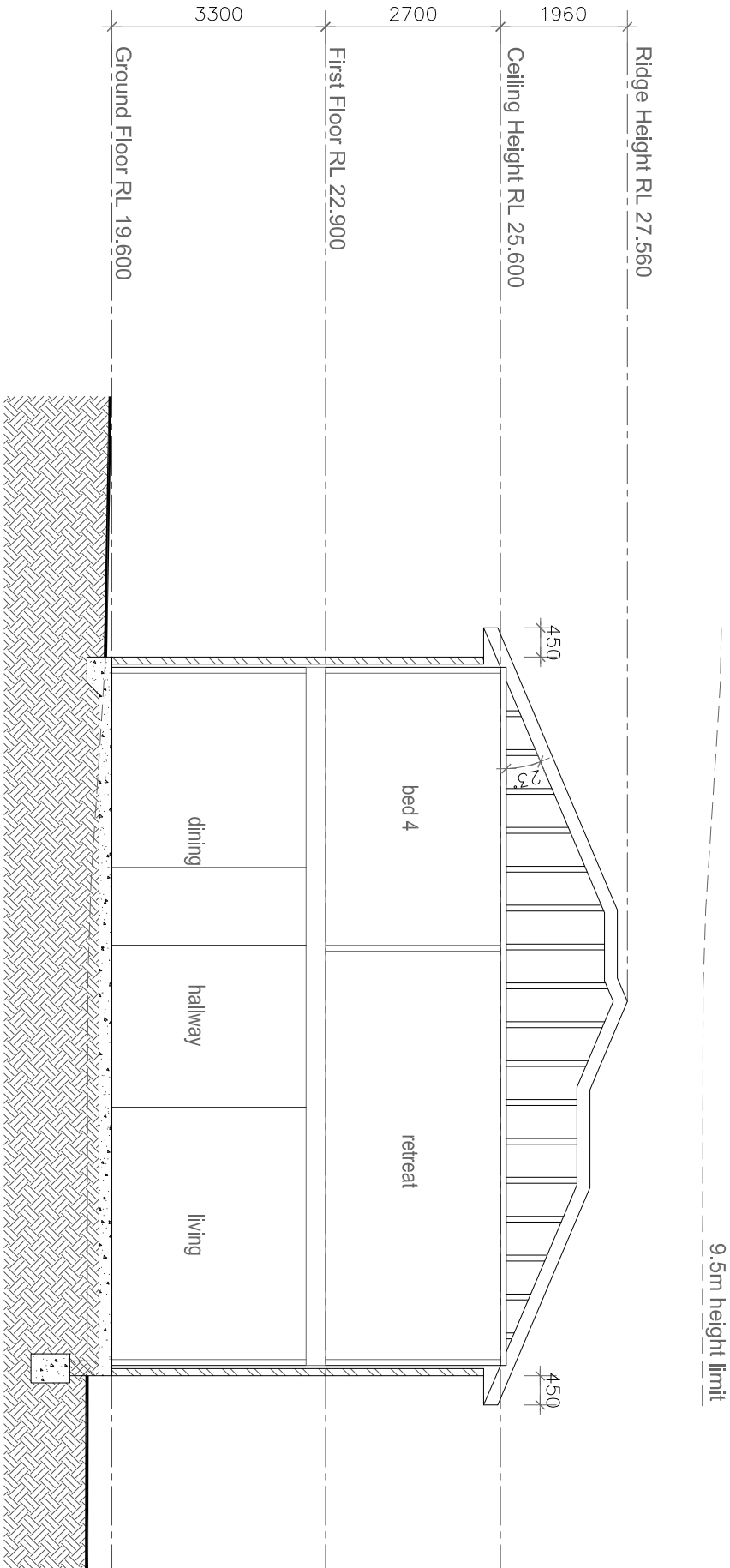
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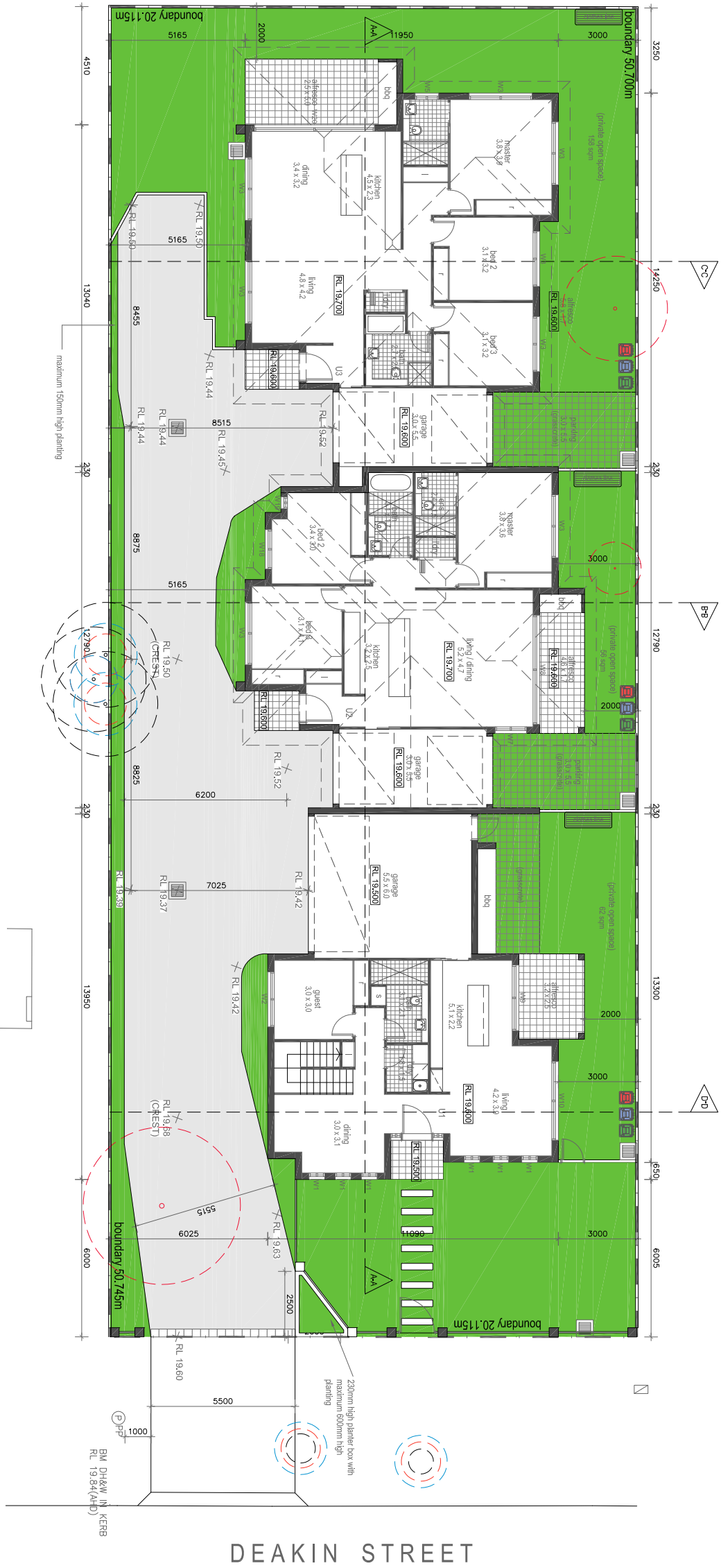
SECTION C-C

SCALE 1 : 100



SECTION D-D

SCALE 1 : 100



DEAKIN STREET



SITE PLAN

SCALE 1 : 200

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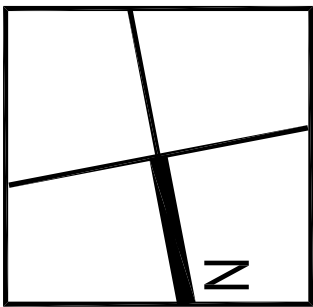


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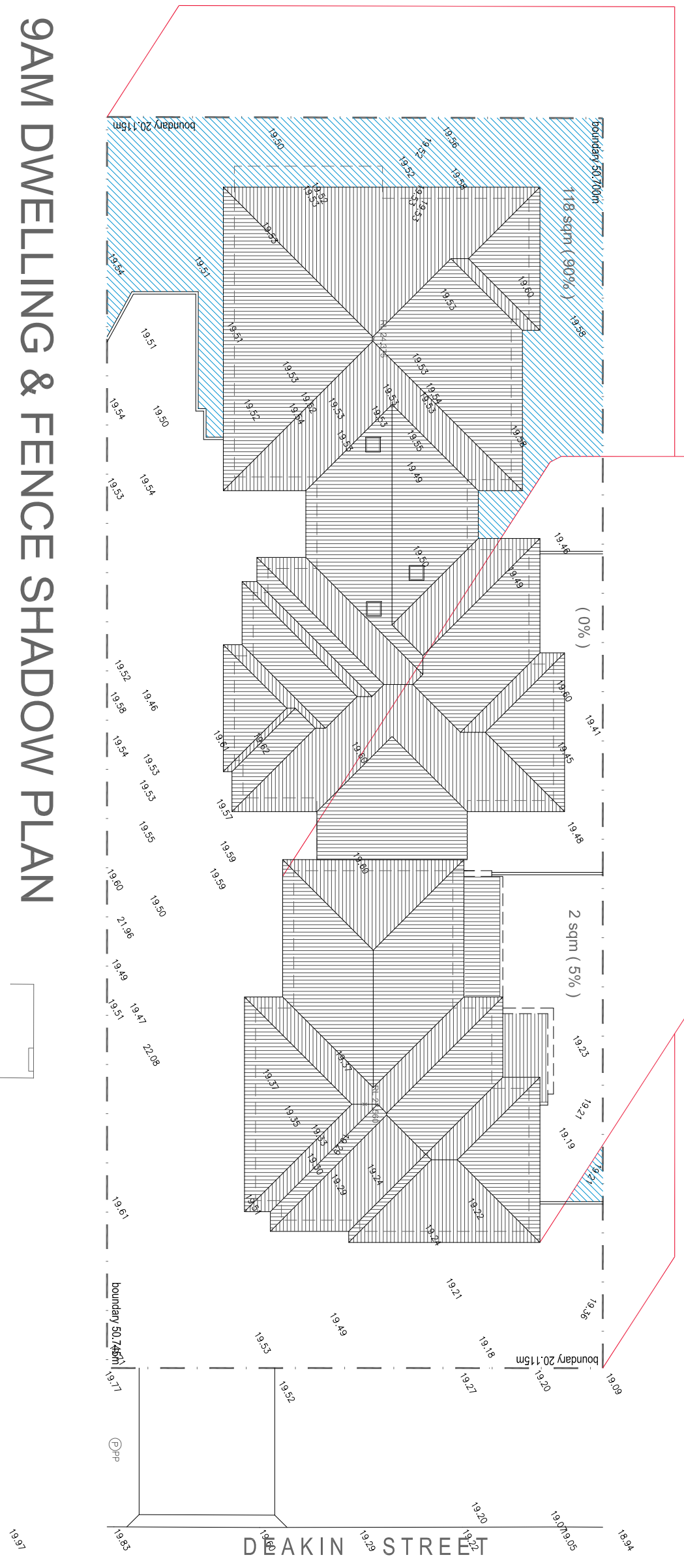
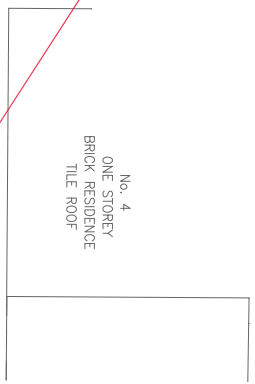
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Issue Amendment		Initials	Date
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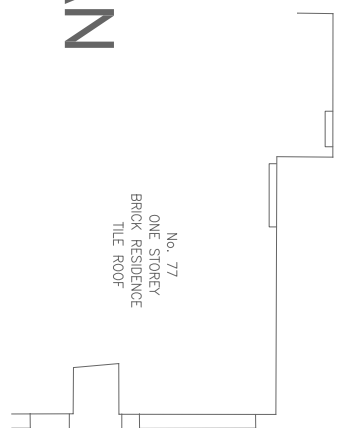
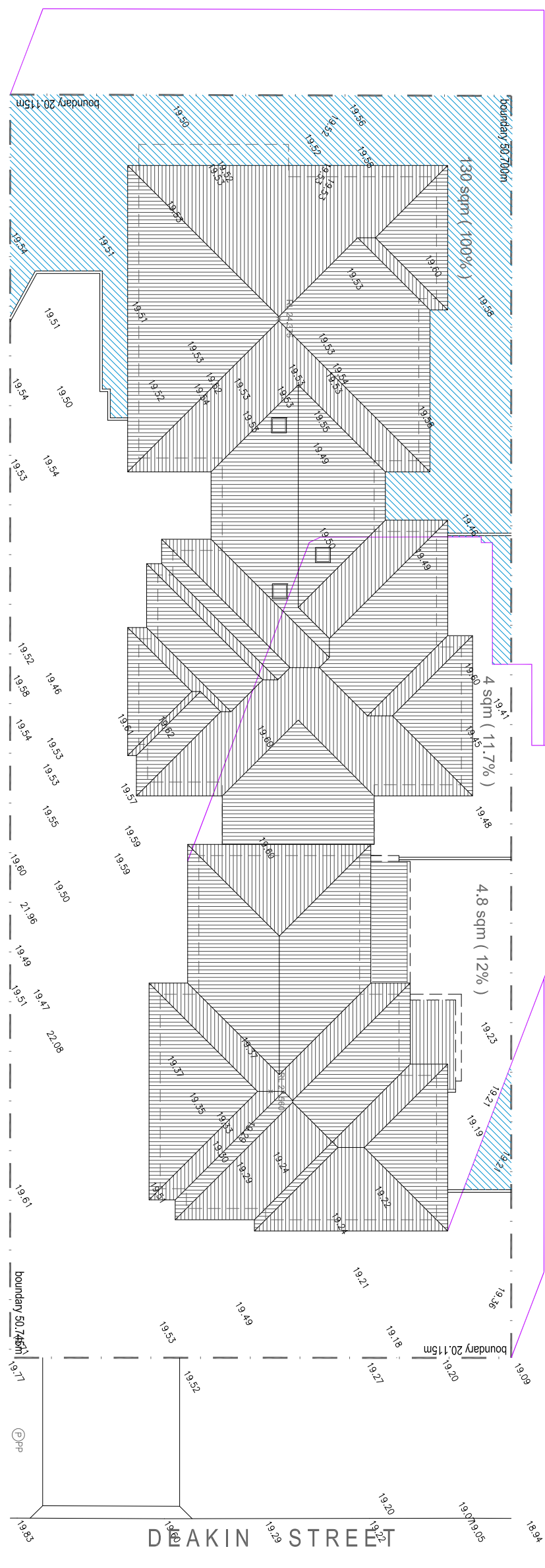
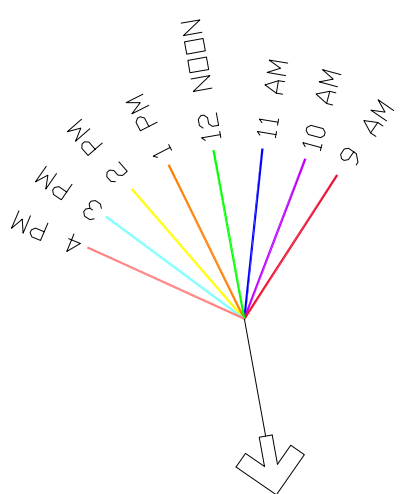
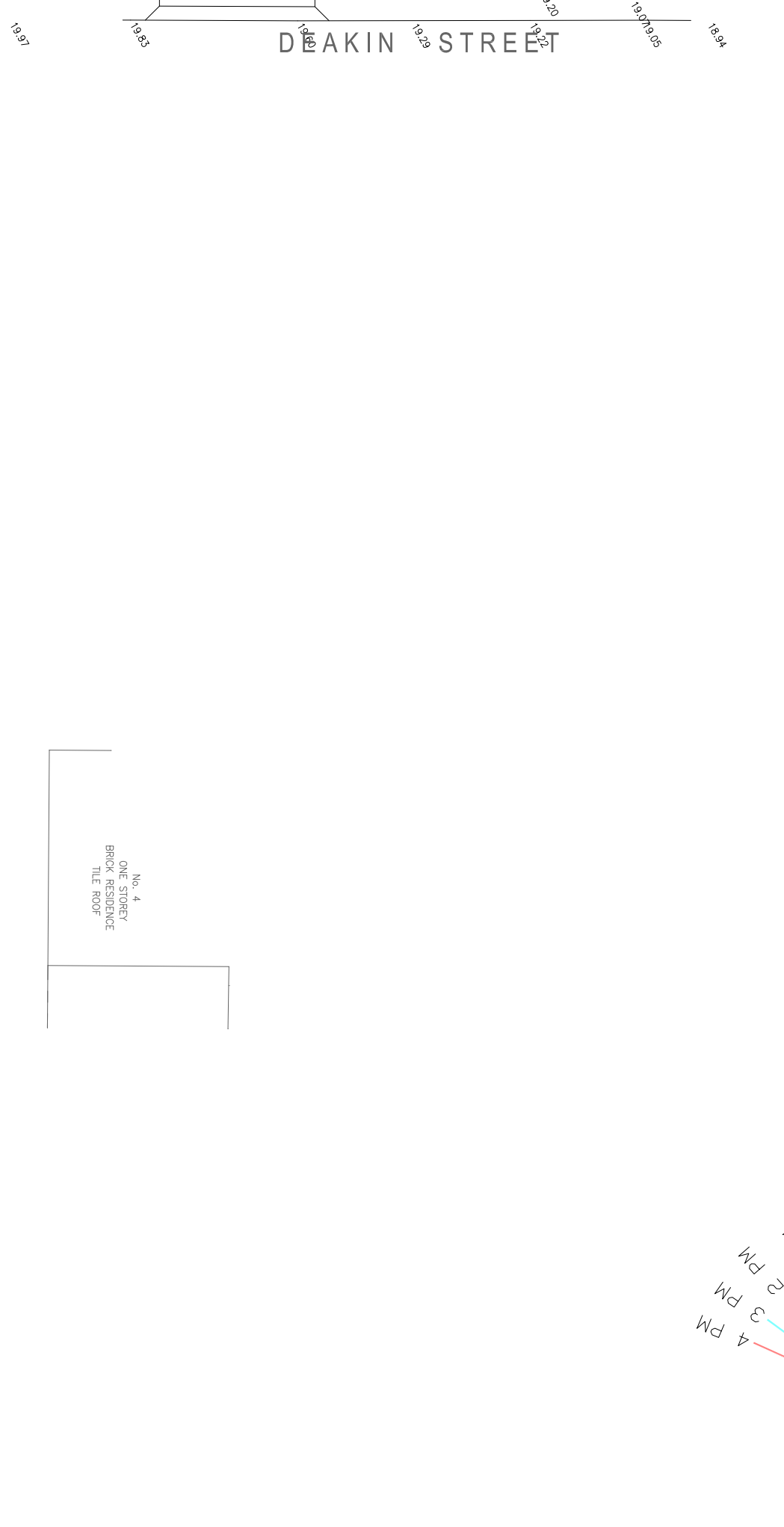
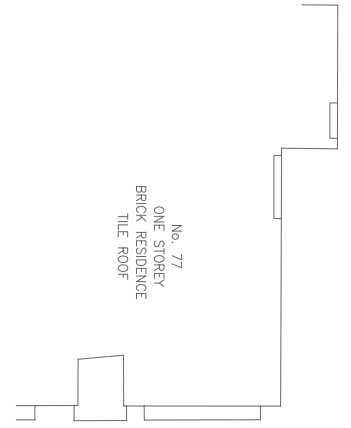


Client:		Title:	
Mervell		SITE PLAN / SECTIONS	
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2 Deakin Street,		A.B.	24-09-21
West Ryde. N.S.W		Checked:	Scale:
Project:		D.B.	1:100/200
PROPOSED MULTI UNIT HOUSING DEVELOPMENT		Sheet of	Issue
		02	09 A
		Draw. No. DA-02	
		Project No. 20-069	



9AM DWELLING & FENCE SHADOW PLAN

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10AM DWELLING & FENCE SHADOW PLAN

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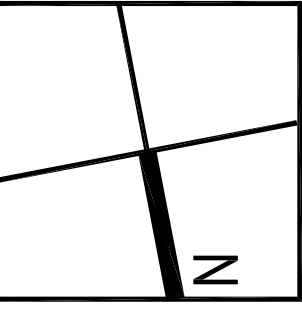
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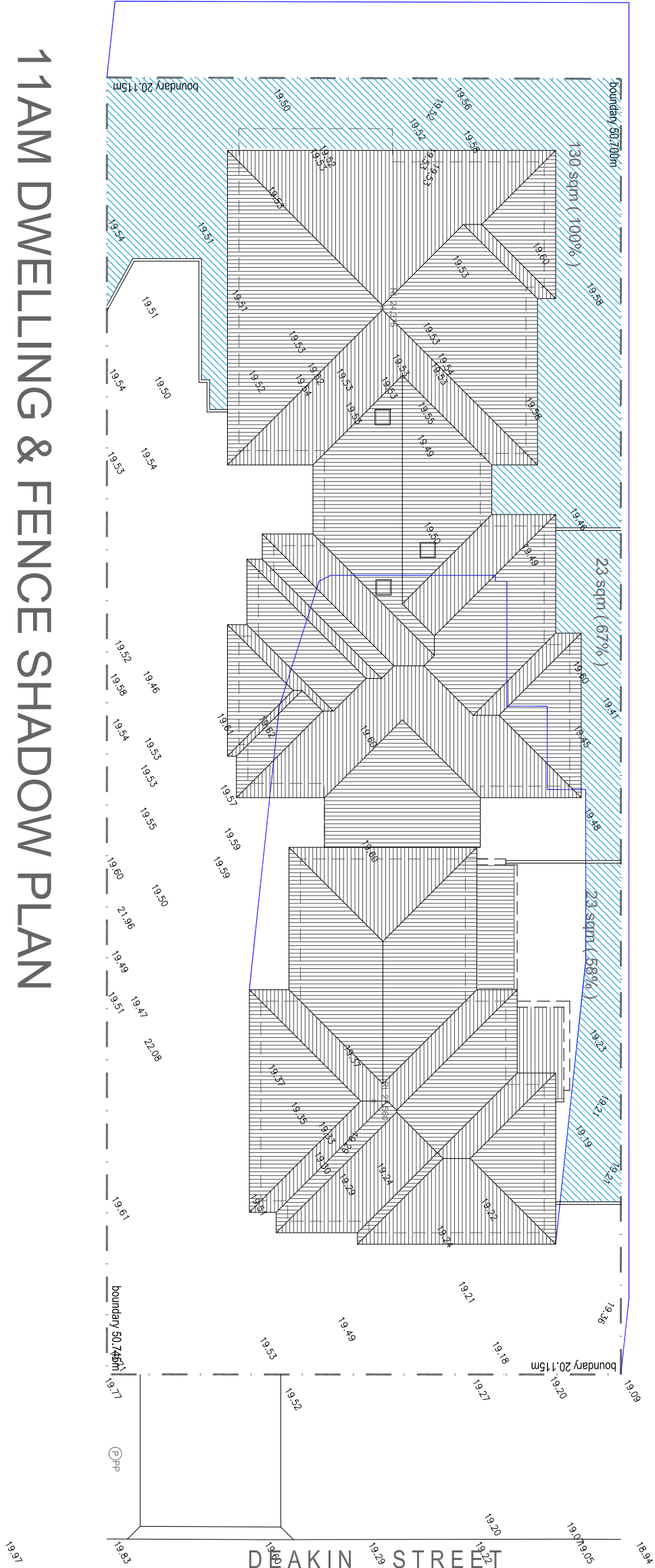
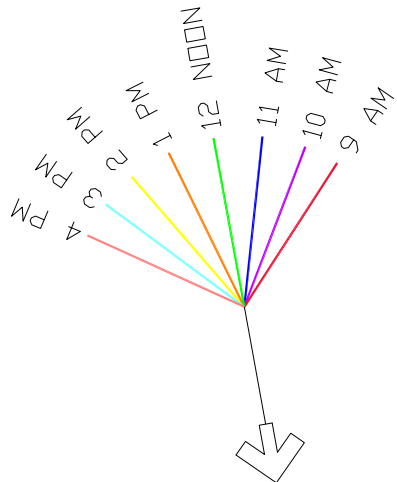
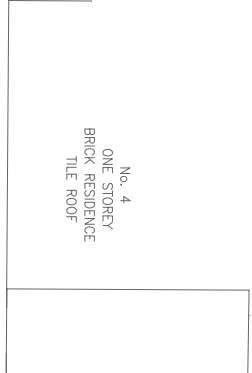
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Issue	Amendment	Initials	Date
A	drawings prepared for court submission	A.B.	24.09.21

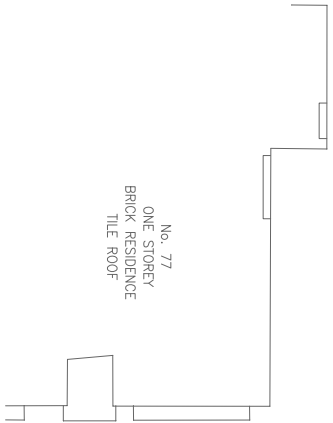
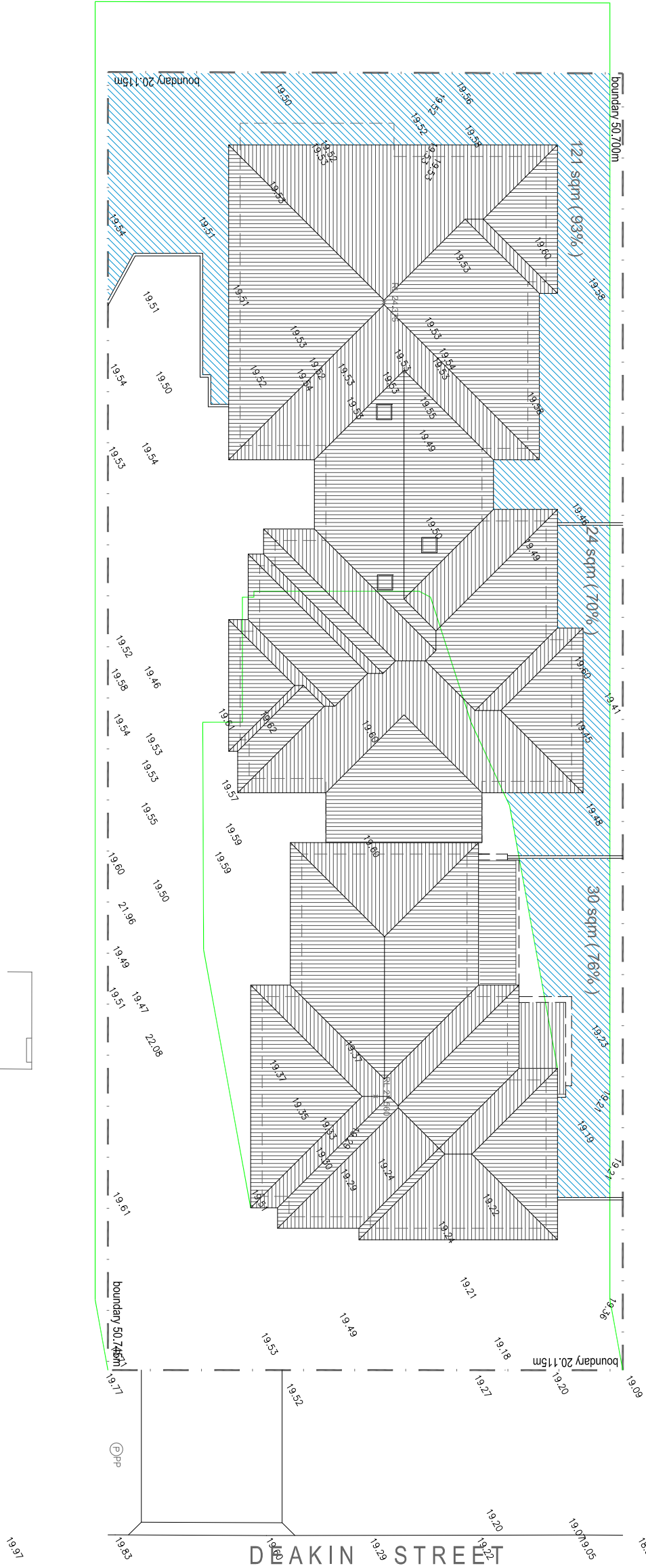


Client:		Title:	
Mervell		DWELLING & FENCE SHADOW PLANS	
Address:		Drawn:	Date:
2 Deakin Street,		A.B.	24-09-21
West Ryde, N.S.W		Checked:	Scale:
Project:		D.B.	1:200
PROPOSED MULTI UNIT HOUSING DEVELOPMENT		Sheet of	Issue
		03	09 A
		Project No. 20-069	
		Draw. No. DA-03	



11AM DWELLING & FENCE SHADOW PLAN

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



12PM DWELLING & FENCE SHADOW PLAN

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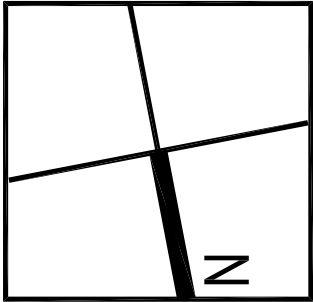
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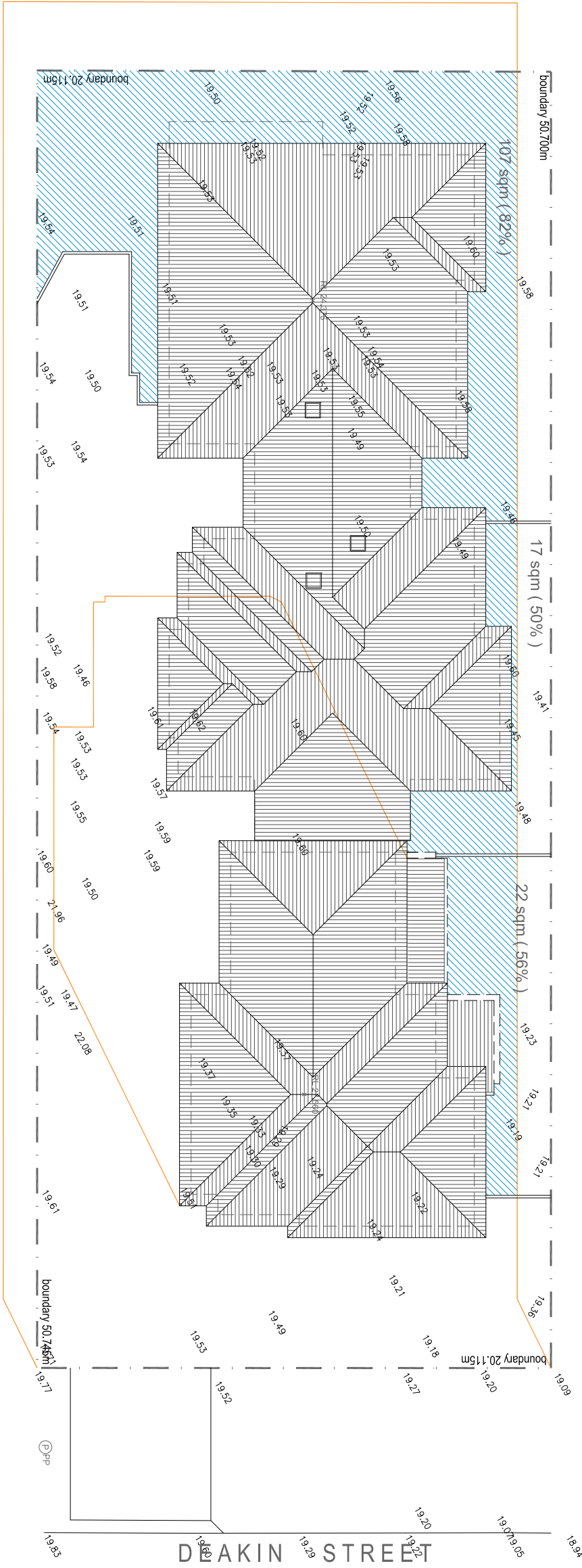
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A	drawings prepared for court submission	A.B.	24.09.21

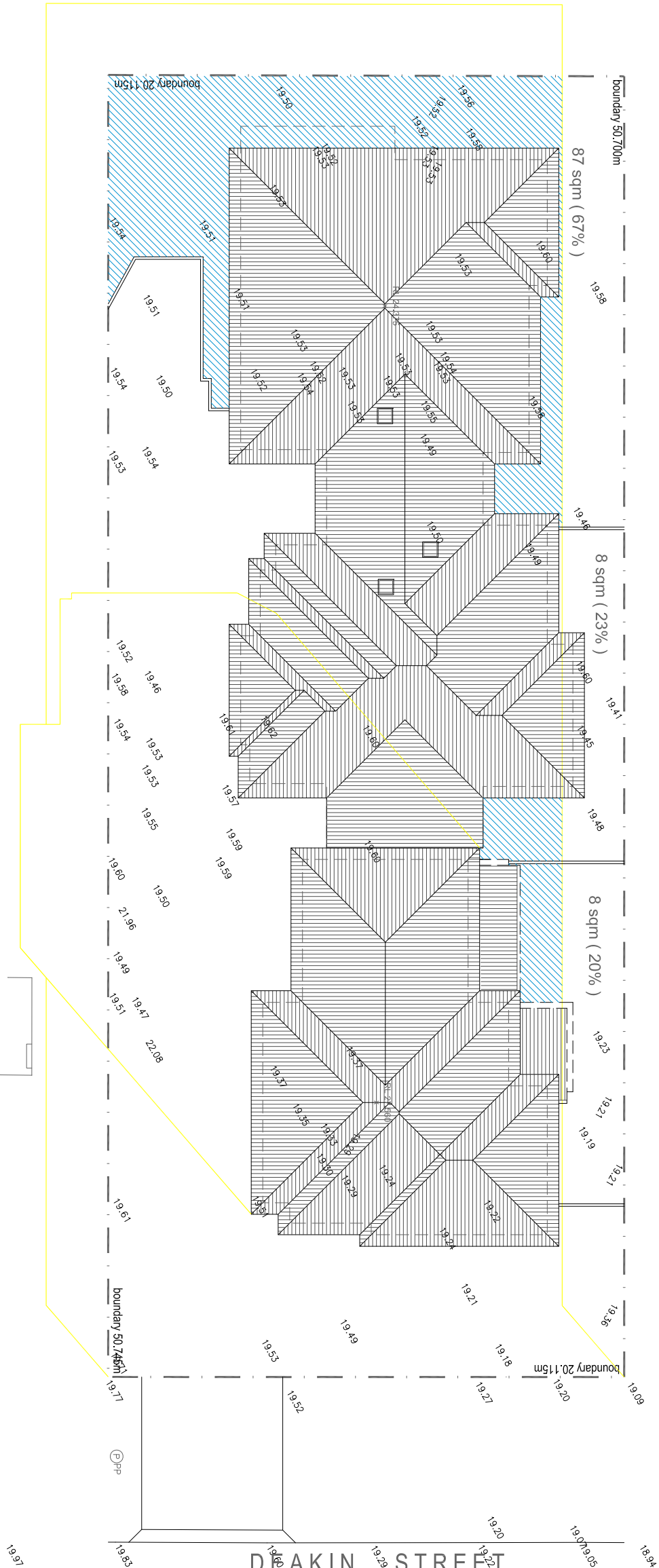
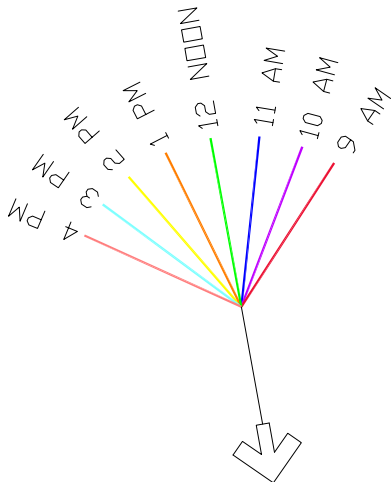
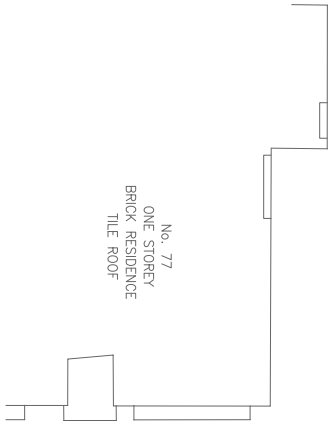


Client:	Mervell	Title:	DWELLING & FENCE SHADOW PLANS
Address:	2 Deakin Street, West Ryde. N.S.W	Drawn:	A.B.
Project:	PROPOSED MULTI UNIT HOUSING DEVELOPMENT	Checked:	D.B.
		Date:	24-09-21
		Scale:	1:200
		Project No.:	20-069
		Draw. No.:	DA-04
		Sheet of	04
		Issue	A



1PM DWELLING & FENCE SHADOW PLAN

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2PM DWELLING & FENCE SHADOW PLAN

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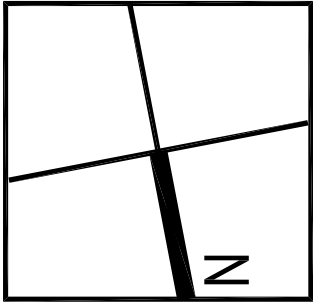


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Issue	Amendment	Initials	Date
A	drawings prepared for court submission	A.B.	24.09.21



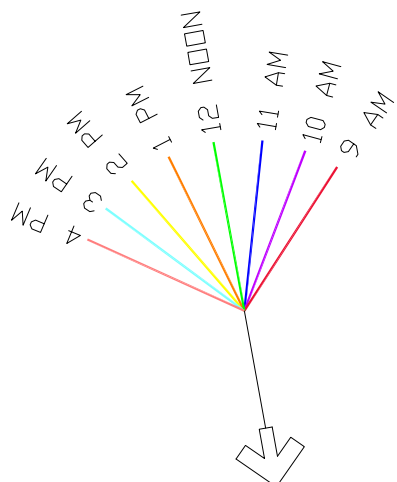
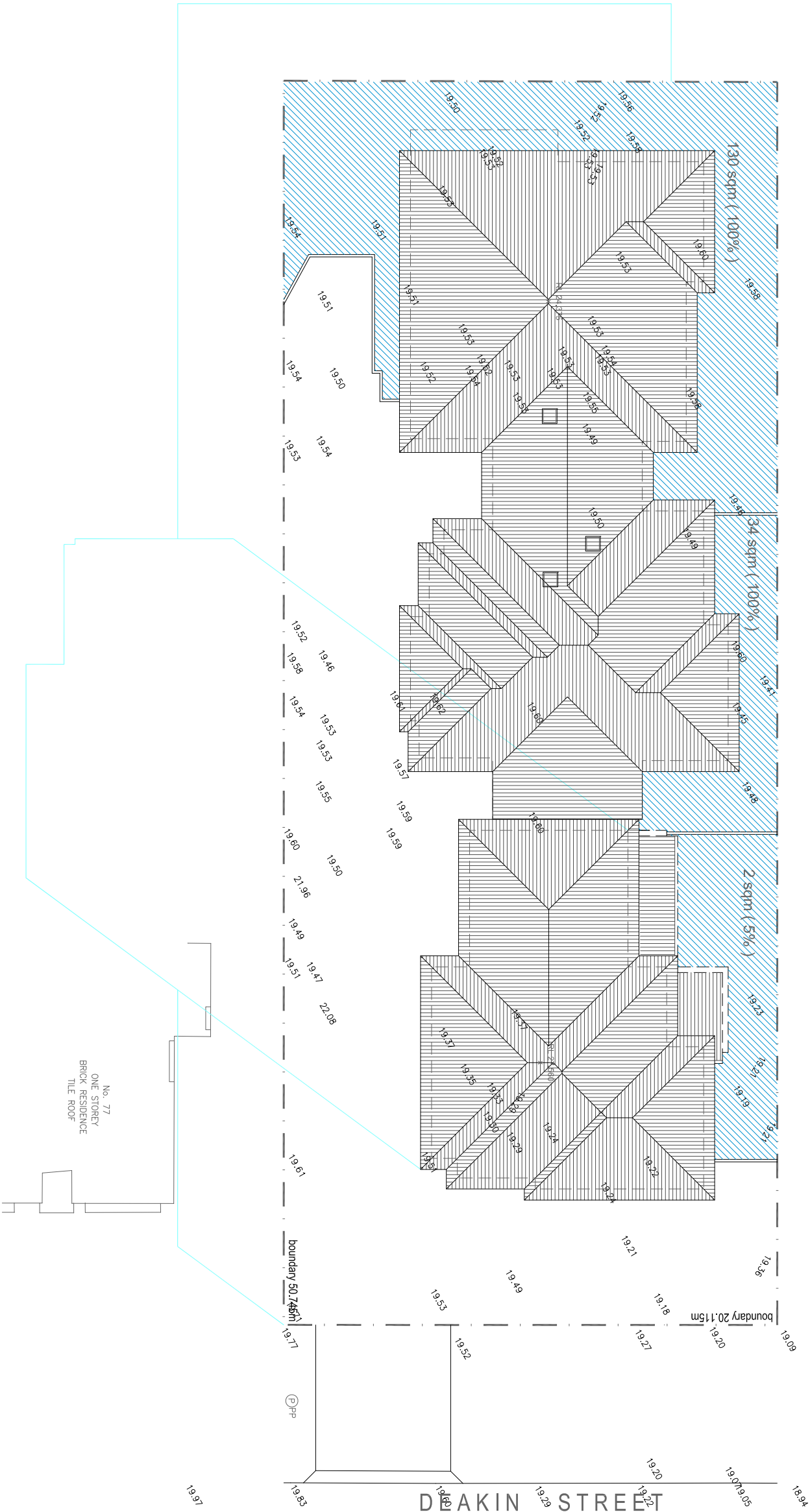
Client: **Mervell**

Address: **2 Deakin Street,
West Ryde. N.S.W**

Project: **PROPOSED MULTI UNIT HOUSING DEVELOPMENT**

Title: **DWELLING & FENCE SHADOW PLANS**

Drawn: A.B.	Date: 24-09-21	Project No. 20-069
Checked: D.B.	Scale: 1:200	Draw. No. DA-05
Sheet of 05	Issue A	



3PM DWELLING & FENCE SHADOW PLAN

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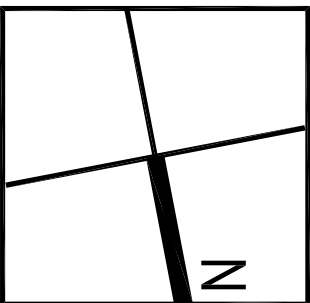
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Issue	Initials	Date
A drawings prepared for court submission	A.B.	24.09.21



Client:

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Address:

2 Deakin Street,

West Ryde. N.S.W

Project:

PROPOSED MULTI UNIT HOUSING DEVELOPMENT

Title:

DWELLING & FENCE SHADOW PLANS

Drawn:

A.B.	24-09-2
Checked:	Scale:

Black

D.B.

Sheet

Draw. No.

Issue A | DA-06



GROUND FLOOR PLAN

SCALE 1 : 100

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- INTERIOR FITOUTS
- 3D PERSPECTIVES



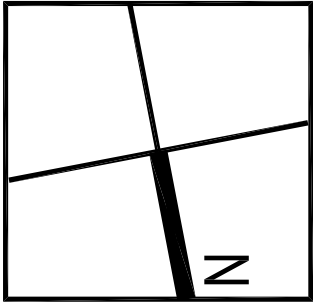
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Issue	Amendment	Initials	Date
A	drawings prepared for court submission	A.B.	24.09.21



- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE

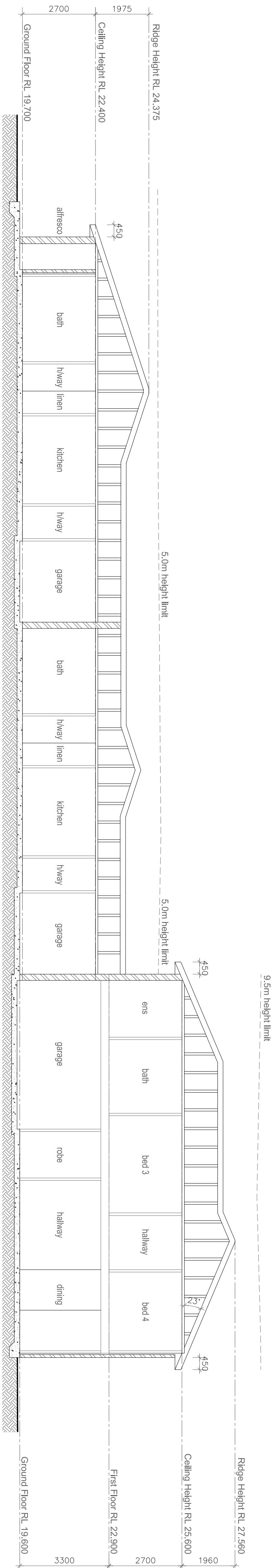
Client:
Mervell

Address:
2 Deakin Street,
West Ryde, N.S.W

Project:
PROPOSED MULTI UNIT HOUSING DEVELOPMENT

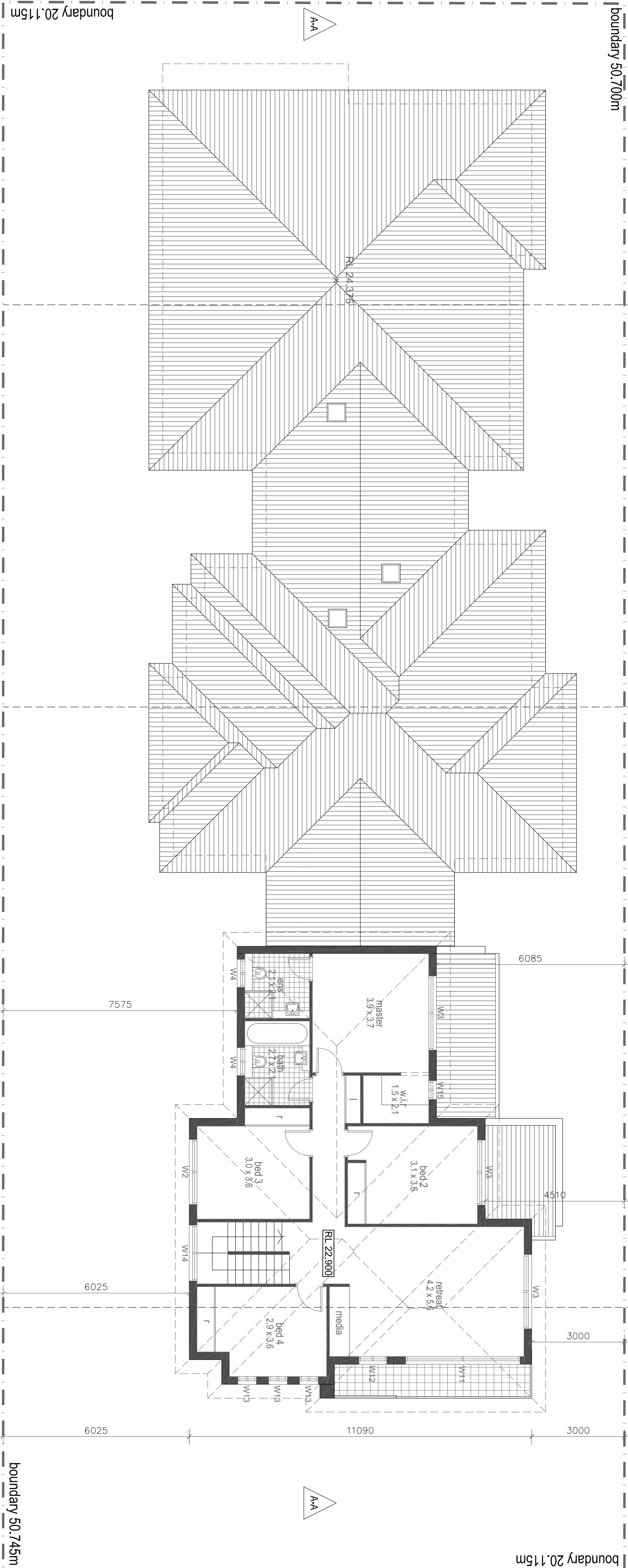
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GROUND FLOOR PLAN

Drawn:	Date:	Project No.
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Checked:	Scale:	Draw. No.
D.B.	1:100	DA-07



SECTION A-A

SCALE 1 : 100



FIRST FLOOR PLAN

SCALE 1 : 100

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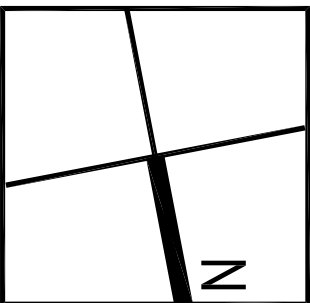
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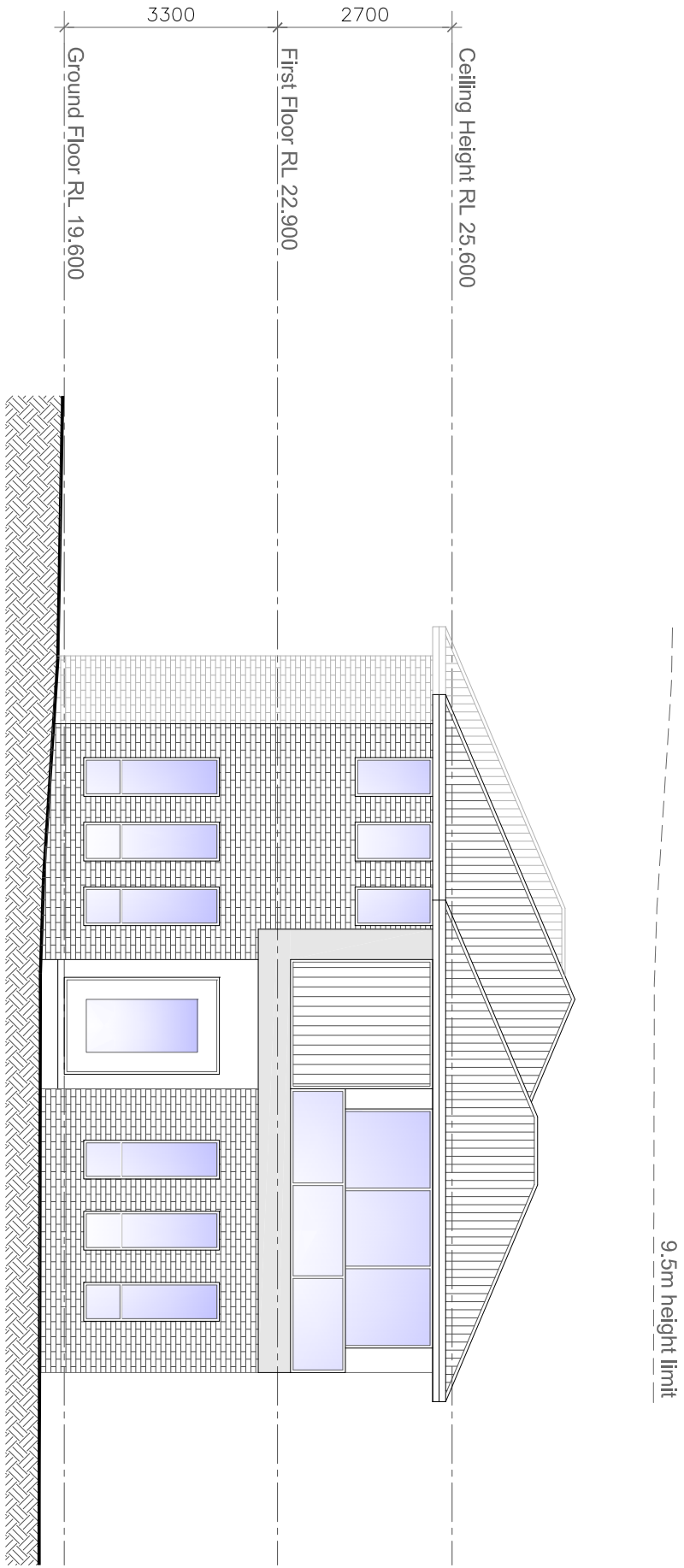
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Issue	Amendment	Initials	Date
A	drawings prepared for court submission	A.B.	24.09.21

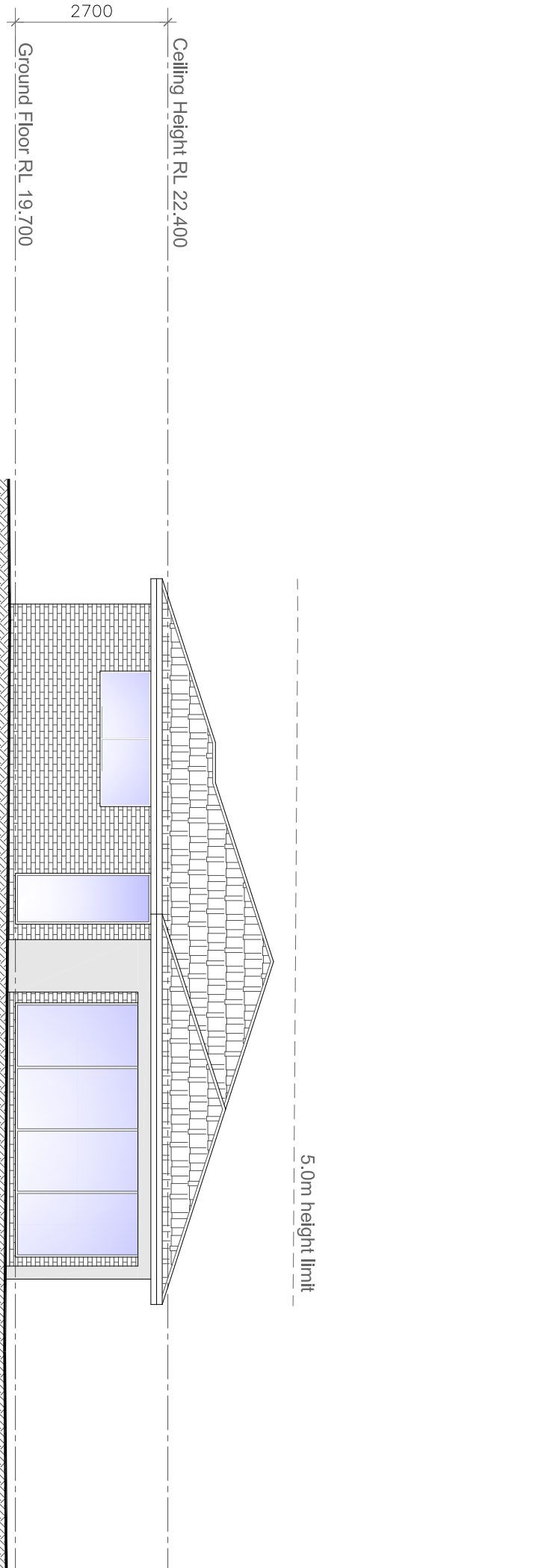


Client:	Mervell	Title:	FIRST FLOOR PLAN / SECTION A-A
Address:	2 Deakin Street, West Ryde. N.S.W	Drawn:	A.B.
Project:	PROPOSED MULTI UNIT HOUSING DEVELOPMENT	Checked:	D.B.
		Scale:	1:100
		Sheet of	08
		Issue	A
		Project No.	20-069
		Draw. No.	DA-08



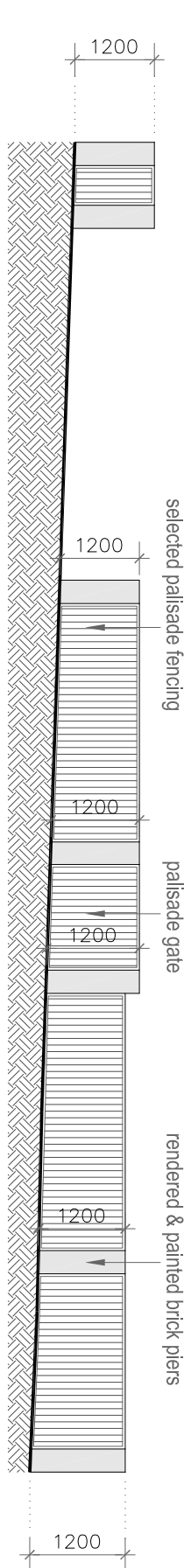
NORTH ELEVATION

SCALE 1 : 100



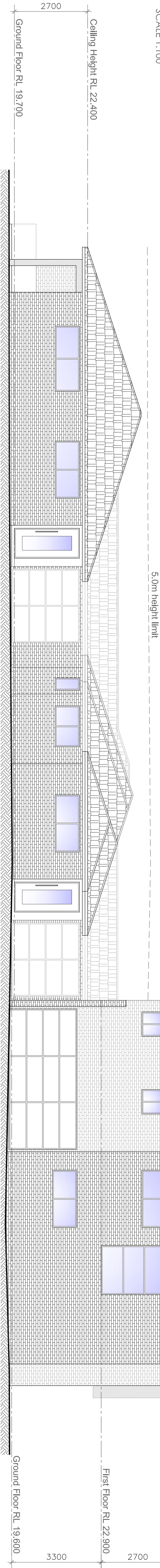
SOUTH ELEVATION

SCALE 1 : 100



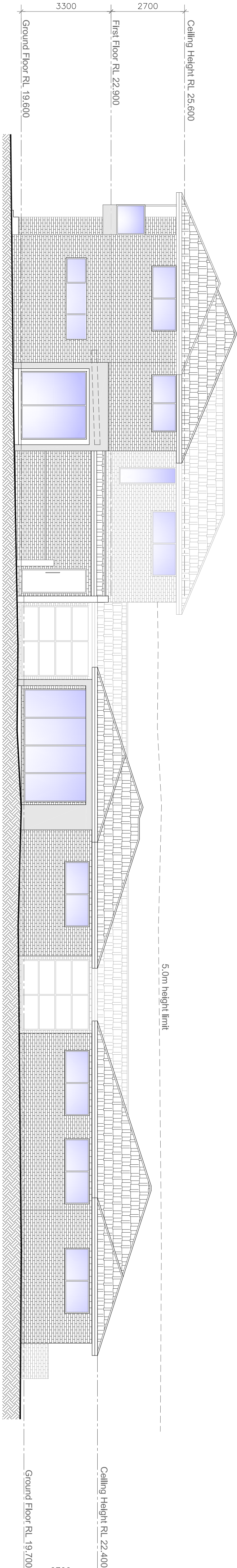
FRONT FENCE DETAIL (AS SEEN FROM DEAKIN STREET)

SCALE 1:100



EAST ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100

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Issue	Amendment	Initials	Date
A	drawings prepared for court submission	A.B.	24.09.21

Client:
Mervell

Address:
**2 Deakin Street,
West Ryde. N.S.W**

Project:
PROPOSED MULTI UNIT HOUSING DEVELOPMENT

Title:
ELEVATIONS / FENCE DETAIL

Drawn:	Date:	Project No.
A.B.	24-09-21	20-069
Checked:	Scale:	Draw. No.
D.B.	1:100	DA-09
Sheet of	Issue	
09	09	A

DRIVEWAY

MANUF. :
COLOUR : GREY OR EQ.



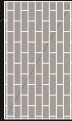
WINDOWS

MANUF. :
COLOUR : BLACK OR EQ.



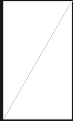
BRICK

MANUF. : AUSTRAL
COLOUR : SIMMENTAL SILVER OR EQ.



RENDER

MANUF. : DULUX
COLOUR : LEXICON OR EQ.



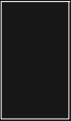
RENDER 2

MANUF. :
COLOUR : MONUMENT OR EQ.



TIMBER

MANUF. : BLOWOOD
COLOUR : CEDAR OR EQ.



ROOF

MANUF. :
COLOUR : MONUMENT OR EQ.

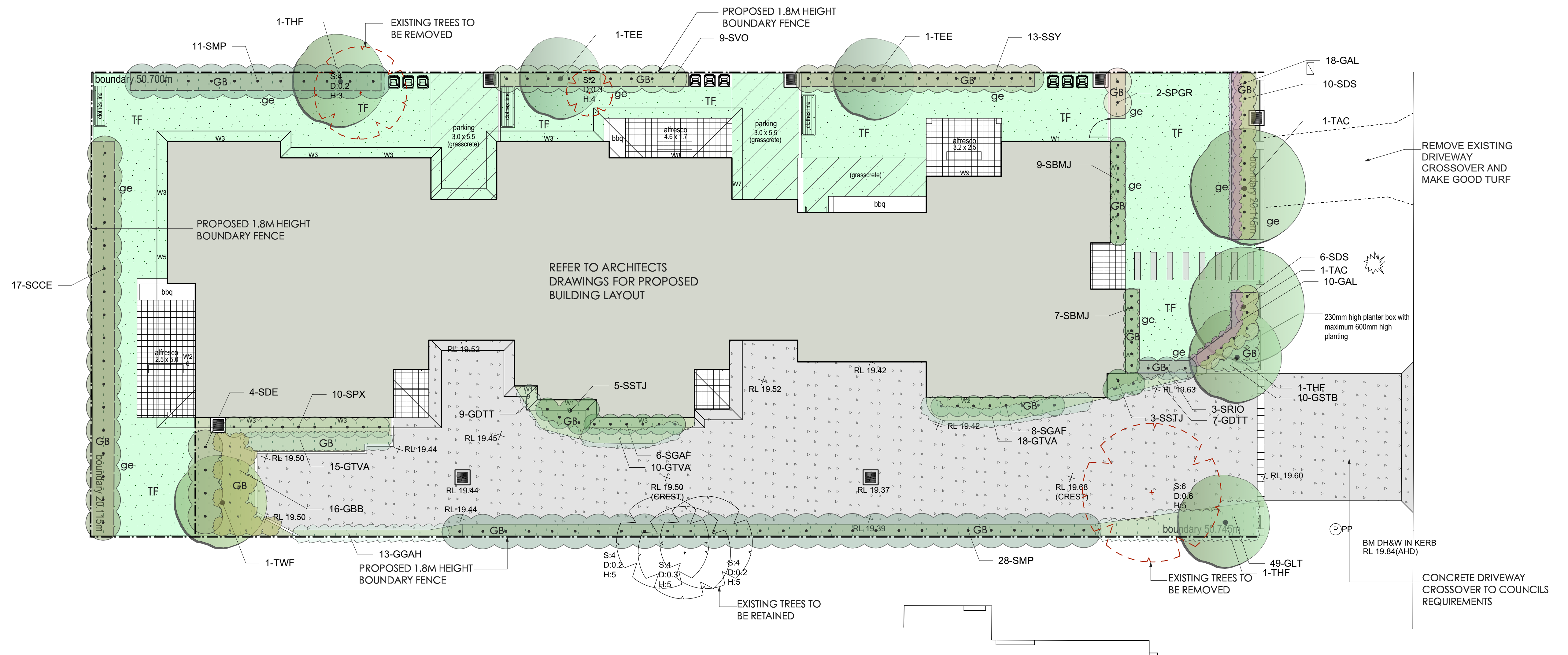


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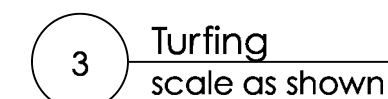
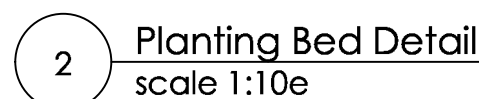


COLOUR SCHEDULE - 2 DEAKIN STREET, WEST RYDE



Plant Schedule							
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 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
SDE	4	Gymea Lily	Dorothy's 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	Muraya paniculata	200mm	2.0 - 3.0m	2.0 - 3.0m	
SPGR	2	Dwarf Photinia	Photinia glabra 'Rubens'	300mm	3 - 5m	2.0 - 3.5m	
SPX	10	Philodendron	Philodendron xanadu	200mm	0.8 - 1.0m	0.8 - 1.0m	
SRIO	3	Oriental Pearl Hawthorn	Rhaphiolepis indica 'Oriental Pearl'	200mm	0.9 - 1.2m	0.9 - 1.2m	
SSTJ	8	Birds Of Paradise	Strelitzia juncea	200mm	0.9 - 1.5m	0.9 - 1.2m	
SSY	13	Cascade Lilly Pilly	Syzygium 'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SVO	9	Dense Form Viburnum	Viburnum odoratissimum 'Dense Form'	200mm	2 - 3m	1.5 - 2.0m	
Ground Covers							
GAL	28	Little Ruby	Alternanthera 'Little Ruby'	150mm	0.3 - 0.4m	0.6 - 0.9m	
GTV	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
CGAH	13	Treasure Flower	Gazania hybrid 'Double Gold'	150mm	0.15 m	0.5 - 0.8m	
GDDT	16	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
GBB	14	Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

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



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

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 664m ² , the OSD must have minimum storage of 16.93m ³ 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 19.80m ³ and a PSD of 19.55L/s and the area drainage to the OSD is 737.6m ² .
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.

Date: 01 October 2021

Ref: TEL2021145.SW.DA

	<p>(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).</p> <p>(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,</p> <p>(c) ensure the OSD storage has sufficient access for the purpose of ongoing maintenance of the system, and</p> <p>(d) ensure the drainage system discharging to the OSD system is of sufficient capacity to accommodate the 100-year ARI 5-minute storm event.</p> <p>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.</p>	
34	<p>The basement pump system must be dual submersible and shall be sized and constructed in accordance with Section 9.3 of AS 3500.3.</p> <p>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).</p> <p>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.</p> <p>Pump details and documentation demonstrating compliance with this condition are to be submitted in conjunction with the Stormwater</p>	Not Applicable

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)



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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

Reference: 210578.01FB

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. *On site car parking must be provided in accordance with the requirements identified under Part 9.3 Parking Controls in this DCP.*

Section 3.8.2 – Manoeuvrability

Controls:

- a. *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

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.

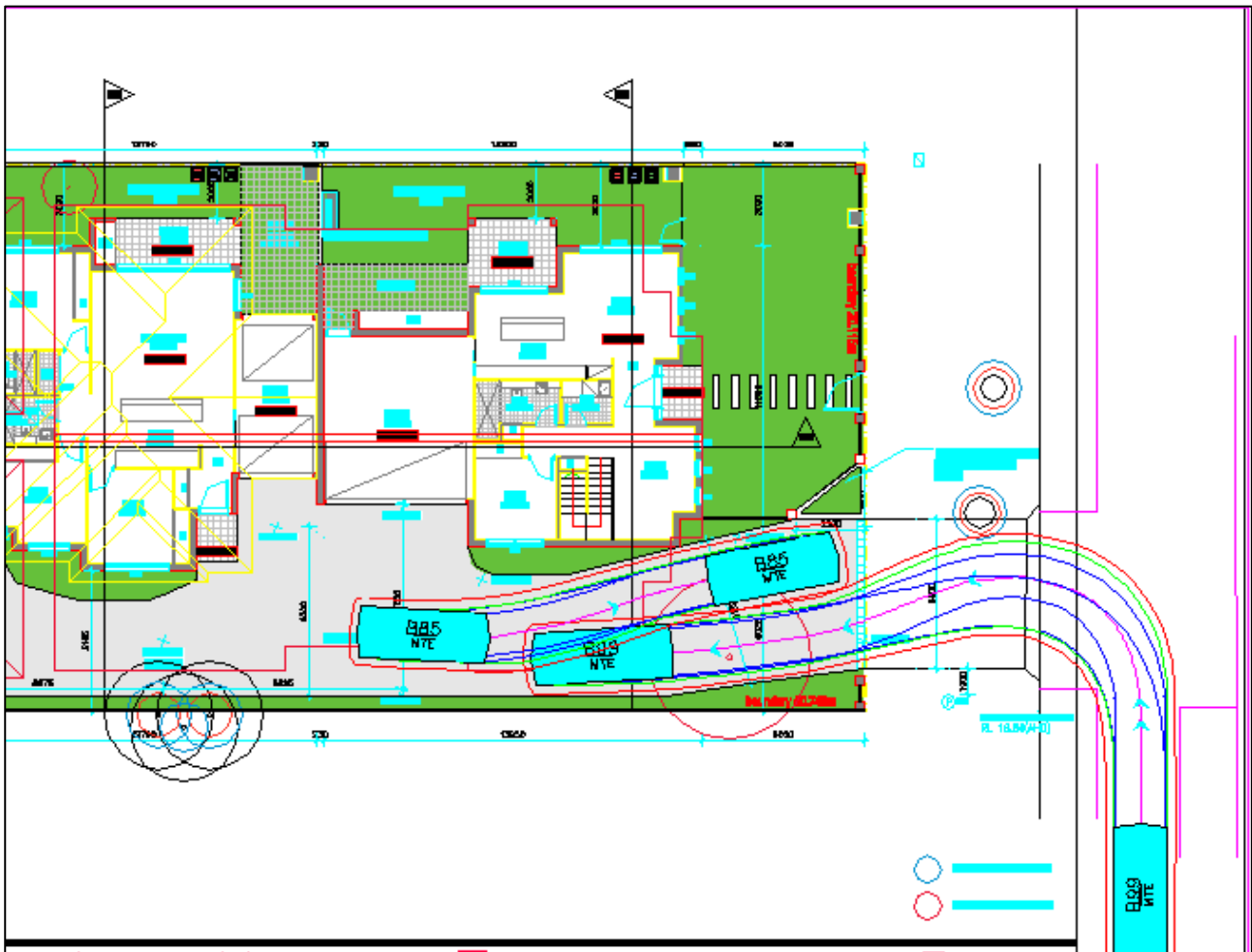
Please contact Mr Matthew M^CCarthy on 9521 7199 should you require further information or assistance.

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

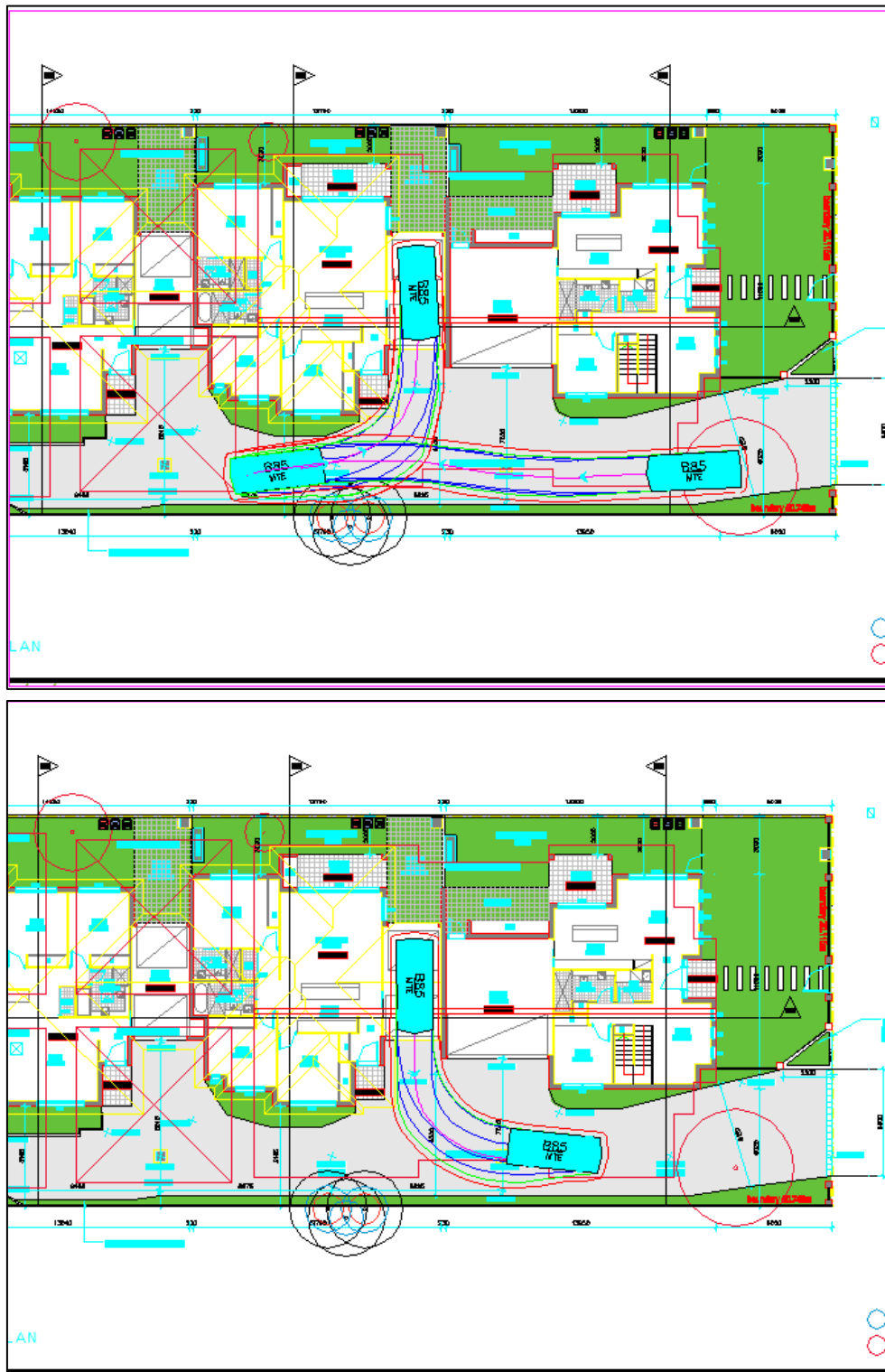
ANNEXURE B: SWEEP PATH TESTING
(Sheet 1 of 6)



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

Blue – Vehicle Tyres
Green – Vehicle Body
Red – 300mm Clearance

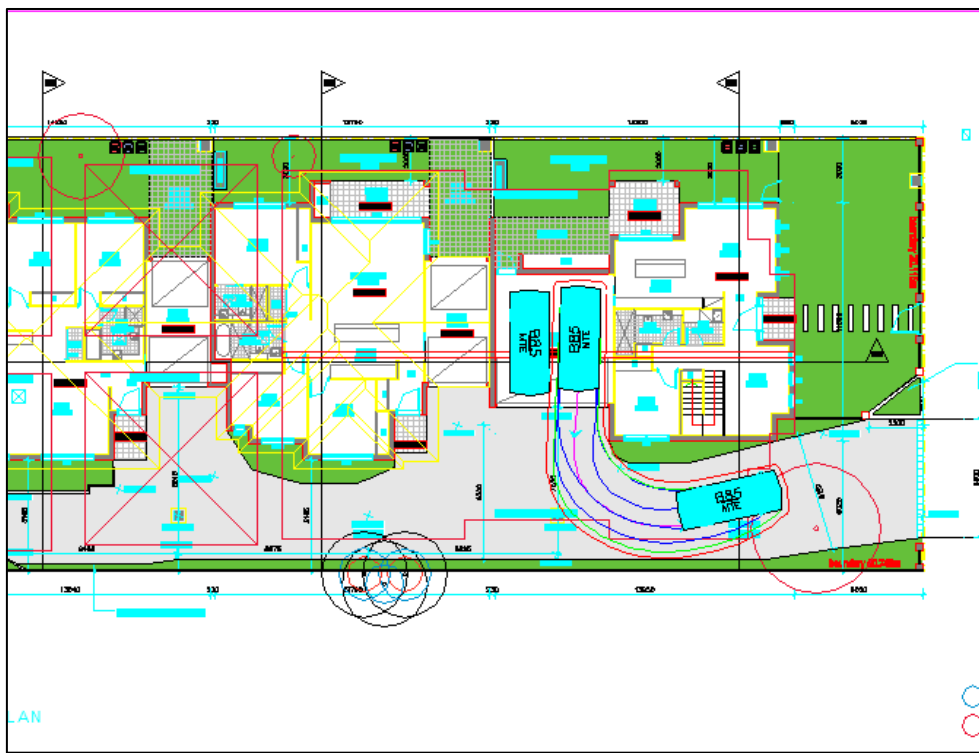
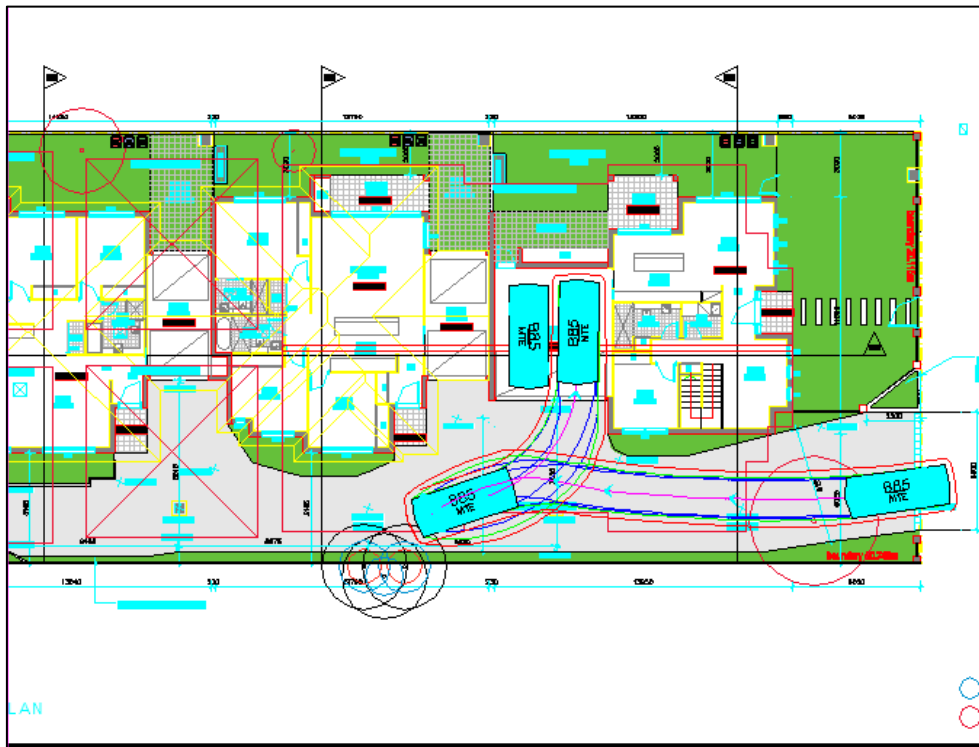
ANNEXURE B: SWEEP PATH TESTING (Sheet 2 of 6)



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

Blue – Vehicle Tyres
Green – Vehicle Body
Red – 300mm Clearance

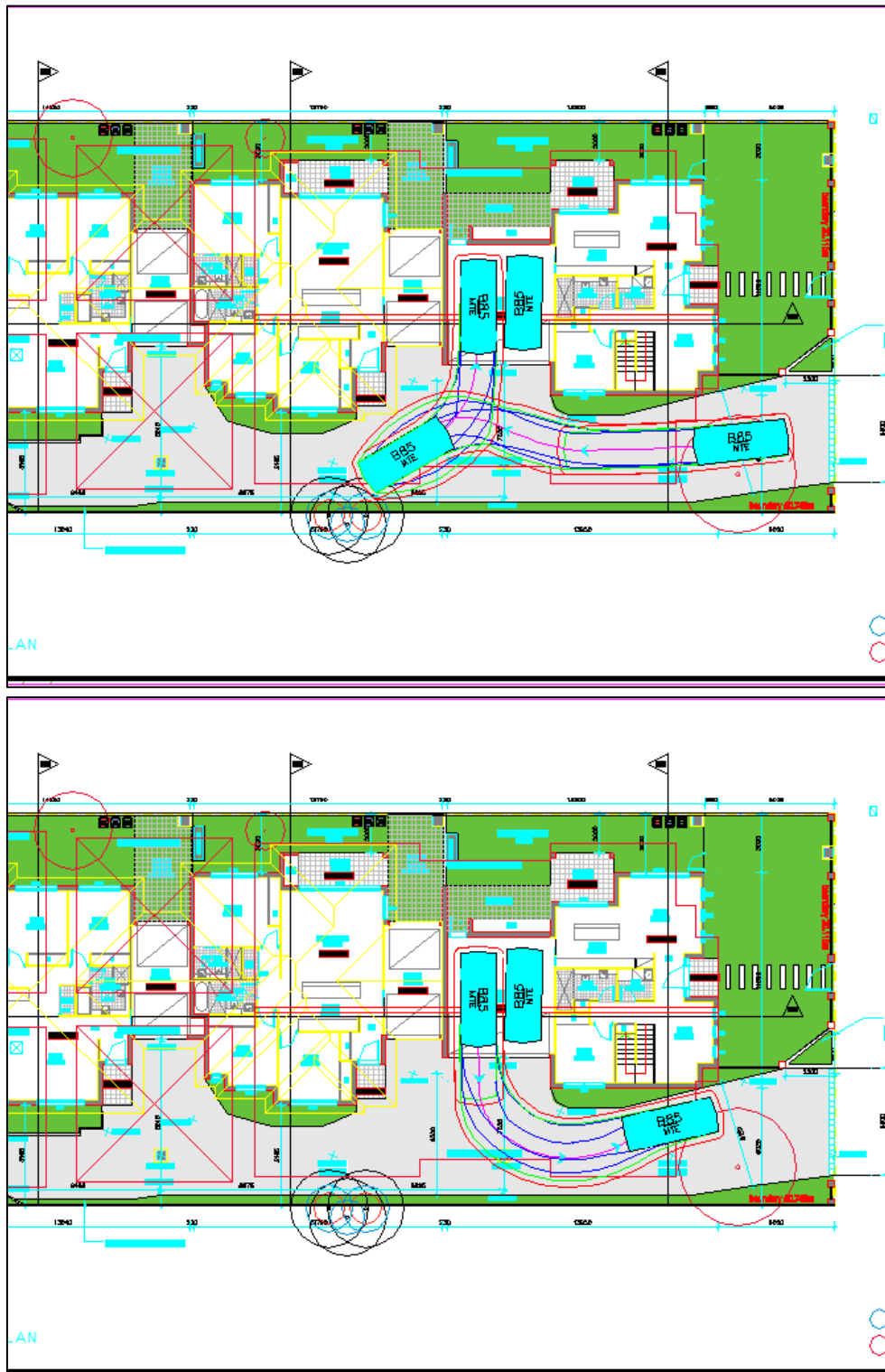
ANNEXURE B: SWEEP PATH TESTING
(Sheet 3 of 6)



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

Blue – Vehicle Tyres
Green – Vehicle Body
Red – 300mm Clearance

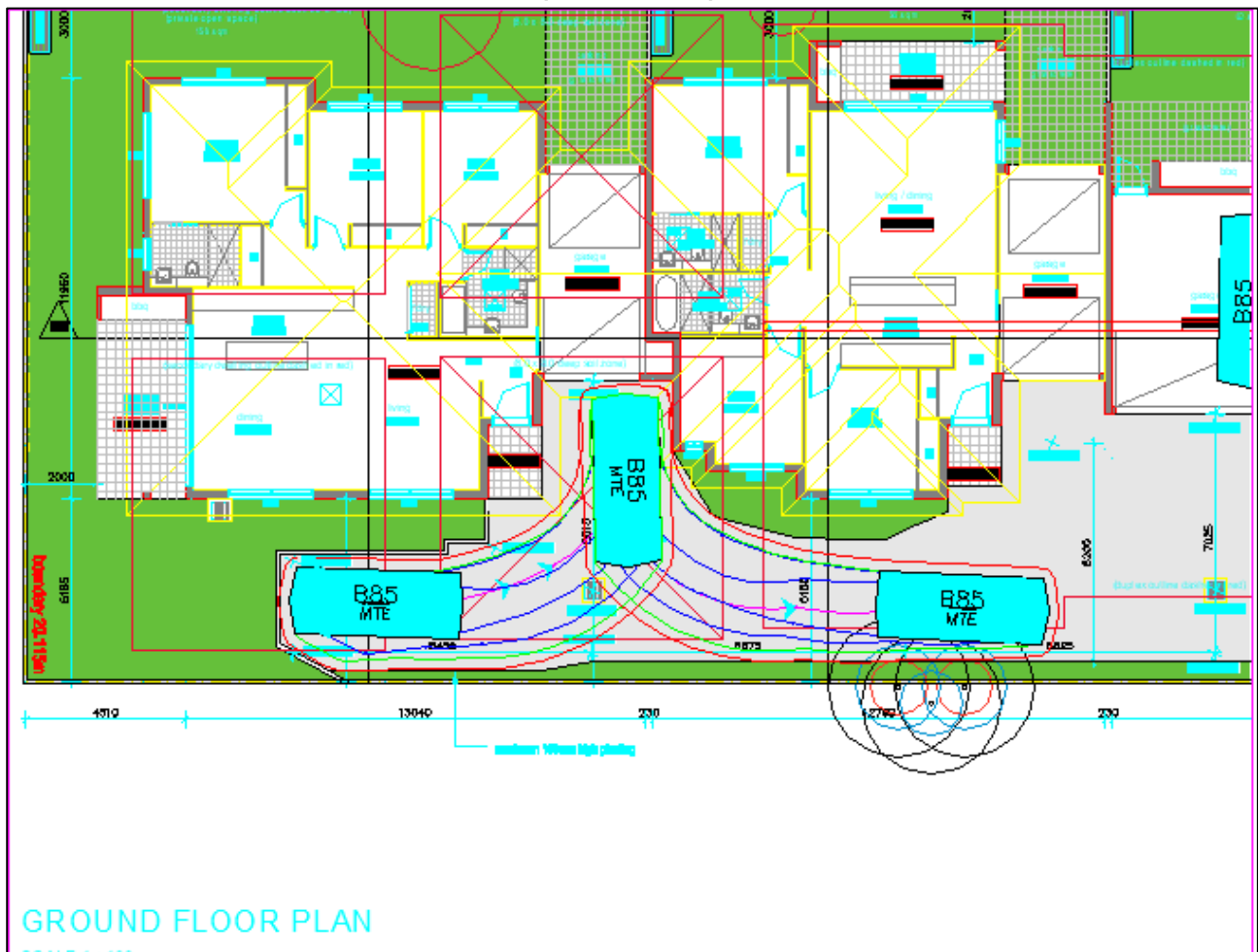
ANNEXURE B: SWEEP PATH TESTING
(Sheet 4 of 6)



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

Blue – Vehicle Tyres
Green – Vehicle Body
Red – 300mm Clearance

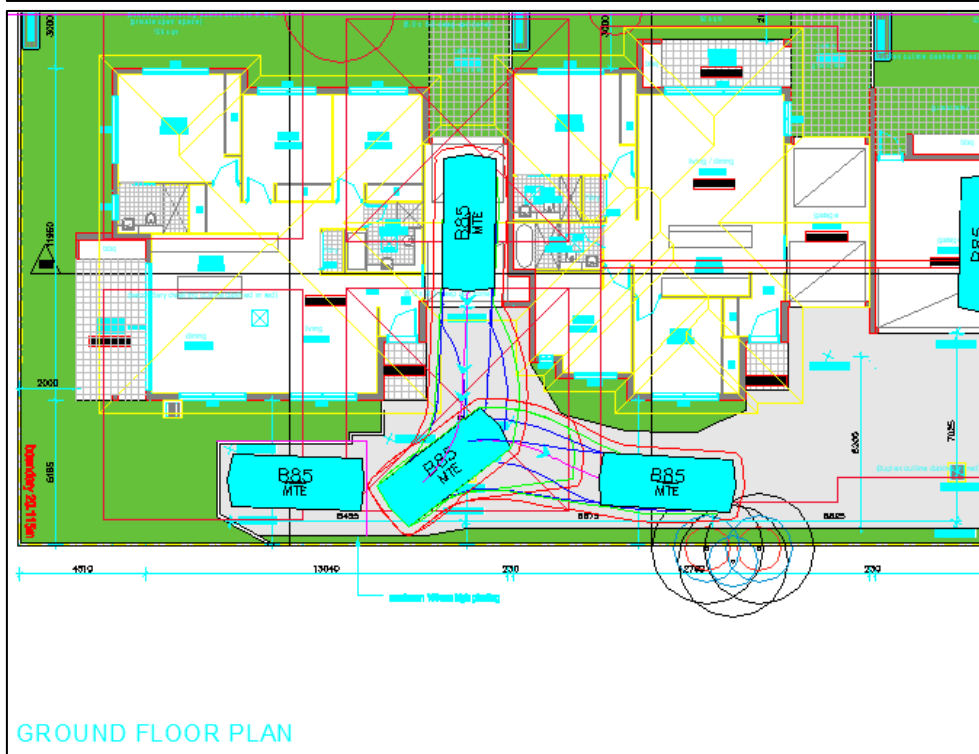
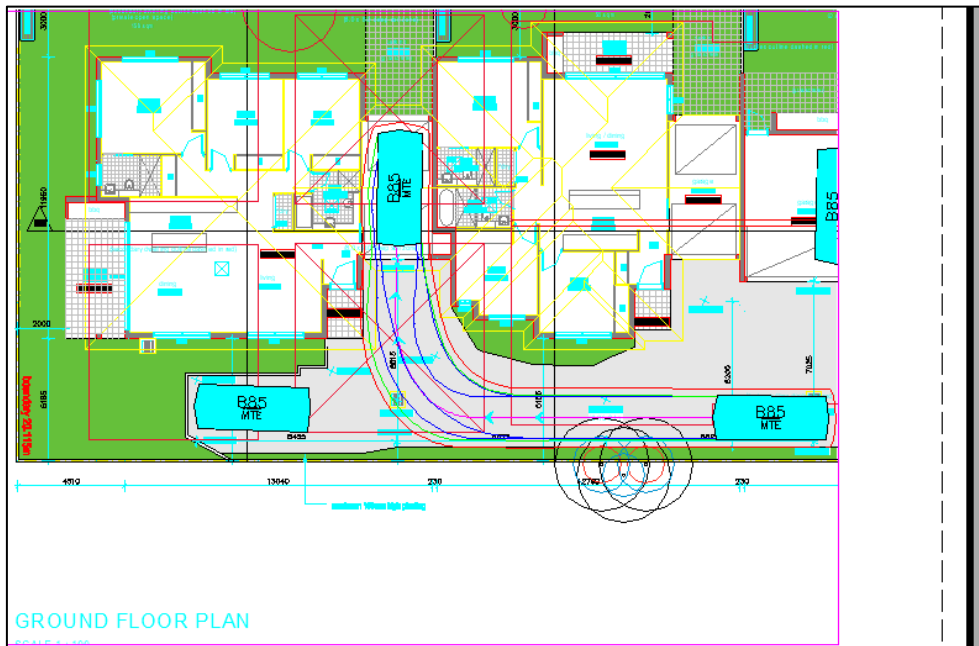
ANNEXURE B: SWEEP PATH TESTING
(Sheet 5 of 6)



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

Blue – Vehicle Tyres
Green – Vehicle Body
Red – 300mm Clearance

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



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

Blue – Vehicle Tyres
Green – Vehicle Body
Red – 300mm Clearance