

## Department of Planning and Environment

Our ref: SUB23/258135

Wayne Rylands  
Chief Executive Officer

Ryde City Council  
Locked Bag 2069  
NORTH RYDE NSW 1670

23 November 2023

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**Subject:** Notice of proposed seniors housing development – Attention: Carine Elias, Manager Development Assessment

Dear Mr Rylands

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a seniors housing development, and invite Council's written comments on the development proposal:

**Property:** 20-22 Raymond St, Eastwood NSW 2122  
Lots 34 & 35 in DP 35375

**Proposal:** Demolition of 2 dwellings and associated structures, tree removal, and the construction of a seniors housing development containing 10 dwellings, comprising 5 x 1-bedroom and 5 x 2-bedroom independent living units, parking for 5 cars, associated site works, landscaping and fencing, and consolidation into a single lot.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are available to view on the NSW Planning Portal ref: P5-2023-130 and via this drop box link [20-22 Raymond St, Eastwood](#) for Council's review and comments:

- |                       |                                     |
|-----------------------|-------------------------------------|
| • Survey plan         | • Erosion and sediment control plan |
| • Site analysis plan  | • BASIX & NatHERS Certificates      |
| • Architectural plans | • Building Code of Australia Report |
| • Demolition plan     | • Access Report                     |
| • Block analysis plan | • Arborist Report                   |
| • Landscape plan      | • Geotechnical Report               |
| • Stormwater plan     | • Traffic Report                    |
|                       | • Waste Management Plan             |

## Department of Planning and Environment

Please email Council's comments to Howard Taylor, Planner, LAHC at [howard.taylor1@fac.s.nsw.gov.au](mailto:howard.taylor1@fac.s.nsw.gov.au) by **20 December 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [communityengagement@dcj.nsw.gov.au](mailto:communityengagement@dcj.nsw.gov.au).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

**Manager, Community Engagement**  
**NSW Land and Housing Corporation**

Lynne Welch  
Manager, Community Engagement  
Department of Planning and Environment  
NSW Land and Housing Corporation  
4 Parramatta Square, 12 Darcy Street  
Parramatta, NSW 2124

Email: [howard.taylor1@facs.nsw.gov.au](mailto:howard.taylor1@facs.nsw.gov.au)

Attention: Howard Taylor

12 January 2024

Our Ref: D23/164704  
Your Ref: SUB23/258135

Dear Howard,

**Proposed Seniors Housing Development at 20-22 Raymond Street, Eastwood  
by NSW Land and Housing Corporation (LACH)**

I refer to your letter dated 23 November 2023 in relation to an application for Seniors Housing Development under State Environmental Planning Policy (Housing) 2021 for the above-mentioned site.

The documentation accompanying the application has been reviewed and Council is of the opinion that the development is inconsistent with the criterion referred to under Division 8 of the Housing SEPP, therefore the proposed development does not meet the thresholds for self-approval under the SEPP.

Please find attached Council's detailed assessment with regards to the relevant provision of the SEPP.

City of Ryde Council appreciates the opportunity to make this submission and trusts that the issues raised will be duly considered in the assessment of the application by the Department.

Should you wish to discuss the matters raised in the submission or require further information and clarification, please contact, Lashta Haidari - Senior Town Planner at Development Advisory Services on 0478 263 978 or email to [Lashtah@ryde.nsw.gov.au](mailto:Lashtah@ryde.nsw.gov.au)

Yours sincerely



Sandra Bailey

**Executive Manager City Development**

Attachment 1 – Detailed Comments and Conditions

# ATTACHMENT 1

## City of Ryde Submission

Seniors Housing Development at 20-22 Raymond Street, Eastwood  
Department 's reference: SUB23/258135

Council reference: D23/164704  
Submission Date: 12 January 2024

## SUMMARY

Thank you for providing City of Ryde Council (Council) with the opportunity to comment of the application made to the Department by the NSW Land and Housing Corporation for the site known as 20-22 Raymond Street in Eastwood under the provision of Division 8 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The following comments within the submission are made in consideration of the proposed development's consistency with the criteria listed in Division 8 of the Housing SEPP which related to Senior's housing development lodged by the relevant authority being either Aboriginal Housing Office and Land and Housing Corporation. Council notes that the proposed development has been lodged by the NSW Land and Housing Corporation being the relevant authority, and therefore the provision of Division 8 – Clause 108B is relevant to the assessment of the application.

### Introduction – Current Development and site context

In reviewing the proposal, the following key features of the site and its location are noted:

- The site consistent of two separate lots, being Lots 34 and 35 within DP 35375 known as 20 and 22 Raymond Street in Eastwood. The site is located on the southern side of Raymond Street with total site area of 1448m<sup>2</sup>.
- The site has a frontage measuring 38m to Raymond Street. The site is currently occupied by two single storey dwelling houses. Each of the dwelling houses is serviced by a dedicated driveway from Raymond Street.
- The site is zoned R2 – Low Density Residential under the provision of Ryde Local Environmental Plan 2014.
- The adjoining and surrounding site are also zoned R2 Low Density Residential and are characterised by single and two storey detached dwelling houses and dual occupancy developments in Landscape settings.



**Figure 1:** Site Location

## KEY FEATURES OF THE APPLICATION

Council notes that the key aspects of the application are as follows:

- Demolition works, site preparation including the removal of trees.
- The construction of a seniors housing development containing 10 dwellings, comprising 5 x 1-bedroom and 5 x 2-bedroom independent living units,
- Parking for 5 cars a grade towards the rear of the site,
- Associated site works, landscaping and fencing,
- Consolidation into the two lots into a single lot.

## State Environmental Planning Policy (Housing) 2021

### Permissibility

The site is zoned R2 Low Density Residential under Ryde Local Environmental Plan 2014 (RLEP 2014). The proposed development is defined as 'seniors housing' under the provisions of RLEP 2014 and is prohibited in the R2 zone.

Nevertheless, the provisions of the Housing SEPP prevail where there is an inconsistency with another environmental planning instrument. Senior's housing is permitted with consent under Section 81 of the Housing SEPP as the R2 zone is a prescribed zone under Section 79 of the SEPP. The subject land is not excluded from the provisions of the Housing SEPP set out under Section 80(1)(b).

Section 108B of the Housing SEPP permits seniors housing development that may be carried out by LAHC as 'development without consent' subject to the provisions set out under that clause.

The Housing SEPP is very specific in terms of the matters that LAHC must consider in determining whether or not to proceed with a seniors housing development that meets the thresholds for self-approval under the SEPP. There are locational and detailed design requirements that also need to be considered. These are discussed below.

### 1. Site related requirements

There is insufficient information submitted for Council to determine whether the proposal complies with Section 93 of the Housing SEPP which relates to the accessibility of the site to services and facilities such as shops and other retail/commercial services, community services recreation facilities and the practice of a general medical practitioner.

The access report submitted with the application does not assess whether the site is within 400m walking distance of a bus stop that is suitably serviced to provide access to facilities and services and whether the overall gradient of the path of travel for a person in a wheelchair is adequate.

Therefore, given the above Council is unable to determine whether Section 93 of the SEPP is satisfied.

### 2. Non-discretionary Development Standards

Table 1 outlines the standards that for self-contained dwellings as set out in Section 108 of the SEPP, that if complied with, a consent authority cannot require compliance with more onerous standards. Council provides an analysis of these standards below:

Standards that cannot be used for refusal for self-contained dwellings			
Development Standard	Required	Proposal	Complies/comment
Building Height:	9.5m or less	8.8m	Yes
Density and Scale:	Floor Space Ratio 0.5:1 or less (724m <sup>2</sup> )	Provided 780.05m <sup>2</sup> which equates to 0.54:1	<b>No</b> (Refer to discussion below)
Landscaped Area:	Minimum 35m <sup>2</sup> per dwelling (10 x 35m <sup>2</sup> = 350m <sup>2</sup> )	435m <sup>2</sup>	Yes
Deep Soil Zone:	Minimum 15% of area of site (15% x 1453m <sup>2</sup> = 217.95m <sup>2</sup> )  Minimum 65% (29.8m <sup>2</sup> ) to be preferably located at rear of site	242 m <sup>2</sup> Min dimension = 3m min.  167 m <sup>2</sup> is located at the rear of the site.	Yes
Solar Access:	Seventy percent (70%) of living areas & main private open space to receive minimum 2 hrs direct solar access between 9 am and 3 pm at mid-winter.	At least 70% of the units living areas and private open space achieve 2 hours of direct solar access to private open space and living areas between 9am and 3pm mid-winter	Yes
Private Open Space:	Ground Level:  Minimum 15m <sup>2</sup> per dwelling.  One area minimum 3m x 3m, accessible from living area.  Upper Level's: 1 Bedroom: Minimum 6m <sup>2</sup> and minimum dimensions 2m.  2 or more bedrooms: Minimum 10m <sup>2</sup> Minimum dimensions 2m	Minimum of 15 per dwelling is provided with the minimum of 3m x 3m	Yes
Car parking:	Minimum 1 car parking space for each 5 dwellings (LAHC concession) - 2 car parking spaces required.	The proposal meets the requirements for car parking in the Housing SEPP.	Yes

Table 1: Compliance Table – Housing SEPP

### Non-compliance to Non-Discretionary Development Standards

One key issue associated with the proposal pertains to the variation of floor space ratio, prescribed under the Housing SEPP as a non-discretionary development standard under 108(2)(c).

Section 4.15(3) of the *Environmental Planning and Assessment Act 1979* specifically addresses non-compliances to non-discretionary development standards and states:

“If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:

subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard”.

Point 2 refers to a provision of an environmental planning instrument (EPI) which allows flexibility in the application of a development standard which is taken to mean a request to vary the standard via



Clause 4.6 of the Standard Instrument and, in this respect, a development application should be accompanied by a request under Clause 4.6 to vary each non-compliance to a non-discretionary development standard. This is further confirmed by the Department of Planning guidelines for preparing Clause 4.6 requests for proposal that do not comply with non-discretionary development standards.

Given the above, the application is required to submit a Clause 4.6 to the non-discretionary Development Standard and therefore the application cannot proceed under the Section 108B of the Housing SEPP in that Clause 4.6 needs to be submitted to a consent authority under Part 4 of the EP and Act 1979 in that a Development Application is required.

The proposed development does not meet the thresholds for self-approval under the SEPP.

### **3. Seniors Living Policy: Urban Design Guidelines for Infill Development**

The Housing SEPP articulates a range of design principles that the LAHC must consider in determining whether or not to proceed with a proposed seniors housing activity. The applicant has not provided a detailed assessment of the activity against the *Seniors Living Policy*. Notwithstanding, the criteria under *Seniors Living Policy* have been used by Council to determine whether the bulk and scale of the proposed development is suitable and consistent with the character of the Locality.

The zoning of the site being R2 – "*Low Density Residential*" and the applicable built form controls, do not provide for or encourage apartment or townhouse style buildings in the locality. The R2 zone anticipates that future development within the R2 zone should be similar in scale and have the appearance to detached style housing or attached dual occupancy within landscape setting, which is the predominant for low density housing. The proposed development is in the form of 10 independent living units with grade parking occupying the majority of the rear setback. The building form and the location of the parking as proposed are inconsistent with the predominant low-density nature of the development within the surrounding R2 zoned residential area.

The appearance of the development is found not to be consistent with the character of the area and the development does not maintain the visual pattern and predominant scale of detached housing in the locality, which is the overwhelming character of the R2 zone.

If seniors housing development is deemed compatible on the subject site, future development should present as a detached nature and articulated form to be reflective of the adjoining R2 Low Density Residential Zone. The rear setback should also be compatible with those required for the R2 under Ryde LEP 2014 and not occupied by parking facilities which will have adverse amenity impacts on the adjoining developments in terms of acoustic and lighting concerns.

Therefore, the overall built form of the proposed development is considered unacceptable and inconsistent with character of the locality.

### **4. Traffic**

The development site currently accommodates two (2) single storey dwelling houses. Section 3.3.1 of the TfNSW Guide to Traffic Generating Developments suggests 0.85 weekday peak hour vehicle trips per hour per dwelling for dwelling houses. On this basis, the existing residential dwellings on site are expected to generate up to 2 (rounded up from 1.7) vehicle trips per hour during peak periods. The TfNSW Guide to Traffic Generating Developments also provides the following trip generation rates for medium density residential flat buildings:

- Units and flats up to two bedrooms: Weekday peak hour vehicle trips = 0.4-0.5 per dwelling
- Units and town houses (three or more bedrooms): Weekday peak hour vehicle trips = 0.5-0.65 per dwelling



Based on the above trip generation rates, the proposed development is estimated to generate between 4 and 5 vehicle trips per hour during the peak periods. As a result, the net additional traffic generated by the proposed development would be in the order of 2 to 3 vehicle trips per hour during the peak periods.

This amount of additional traffic is not expected to create significant impact on the operation of the surrounding road network.

#### On-street Waste Collection:

The Site Waste Minimisation and Management Plan report indicates that the bins will be presented to the street weekly for Council Collection.

Given that the waste collection arrangement is in the form of kerbside waste collection, it is recommended that on-street parking at the site's street frontage be restricted to **"No Parking 5AM-11AM Thursdays, Waste Vehicles Excepted"** to ensure that adequate on-street space is provided for being used by waste trucks on the day of waste collection.

This requirement is provided in the below conditions.

### **5. Waste**

The plans do not currently demonstrate bulky waste storage. A separate room or undercover caged area of a minimum 5 square metres, with instructive signage must be provided for the storage of bulky discarded items such as furniture and white goods, awaiting Council pickup, to prevent illegal dumping in the public domain. Bulky items storage areas should be located adjacent to waste storage areas.

The bulky waste storage area must include a minimum 1.5 metre doorway. Access to the bulky waste storage room must be unobstructed by include a hardstand surface from the storage area to the collection point.

Plans are to be amended to reflect the above.

### **6. Landscaping and trees**

Given the applications removal of trees and reduction of canopy cover on the site, the application should provide additional landscaping and canopy cover on the site to align with the Urban Forest Strategy April 2023. Council recommends that:

- Additional planting of street trees should be provided, with a minimum of 4 trees (consistent with Council's Species list in Table 15, page 82 of the [Urban Forest Strategy](#)) to be planted in the road reserve immediately at the front of the property.
- Removal of the existing trees, whilst permissible, will have a material impact on canopy coverage. Therefore 3 x Larger Canopy Trees (mature size larger than 10m) should be required to be planted as the new trees identified in the Landscape Plan.

Landscaping plans should be amended to reflect the above.

### **7. Stormwater and Development Engineering**

Council does not support the applicant's stormwater strategy as it is inconsistent with Council's stormwater policy. The proposed onsite detention systems design parameters have not been correctly implemented, noting the design has simply applied the rates to the net site area. Under the

Councils DCP controls, the onsite detention design parameters are principally based on hardstand area and also account for any hardstand areas which bypass the system. The applicants consultant must refer to the Councils DCP Part 8.2 (*Stormwater and Floodplain Management*) and associated Technical Manual (page 83) which presents a calculation method for this aspect. The design must be in accordance with this methodology so as to be compliant with the DCP.

In this regard, the applicant is to amend their stormwater plan in accordance with Council's DCP. The amended design is to be resubmitted with the Final REF Package.

The development will present a considerable intensification of the site, poses high potential to reduce the condition of the public domain during the works and will result in one of the existing driveway crossovers being made redundant. Accordingly it is expected that the development restore concrete footpath, kerb and gutter fronting the development site, removes the redundant driveway / gutter crossover and restores concrete kerb in this area. To ensure this is address, Council has provided required conditions in this document.

## **8. Conclusion**

Please note that under the *Environmental Planning and Assessment Regulations 2021* (EPAR 2021), the Review of Environmental Factors (REF) document may require to be notified on the NSW Planning Portal depending on the cost of works (more than \$5 Million) or if separate approvals are required under a different Act. Refer clause 171 of the EPAR 2021. This should be confirmed by the applicant.

Council's view is that the REF in its current form does not comply with clause 108B of the Housing SEPP, therefore is not considered to be a development that can be "without consent" as the plans submitted demonstrate that it does not comply with the FSR non-discretionary development standards. In this regard a Clause 4.6 request would be required under part 4 of the EPA Act 1979 requiring a Council development application to be submitted and consented too.

Alternatively, the applicant can amend their plans to be consistent with the Housing SEPP to ensure the development can be carried out "without consent". Council requests that if the application is amended that the final REF be provided to Council.

Should the applicant proceed via the "without consent" process, then the REF is to be prepared consistent with the Department of Planning and Environment *Guidelines for Division 5.1 assessments June 2022*.

Subject to the preparation of the REF consistent with DPE's guidelines and clause 171 of the EPAR 2021, Council provides the below recommended conditions that the applicant is to consider during the finalization of the REF and prior to undertaking works.

## 9. Recommended Conditions

Council provides the below recommended conditions that any REF and associated crown works certificate is to consider.

### A) Traffic Conditions

#### **Conditions– General**

1. **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*.

**Reason:** To ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken.

2. **Construction Traffic Management Plan.** Before any works commence / before the issue of any construction or crown works certificate, whichever is earliest, a Construction Traffic Management Plan (CTMP) for all construction works, including demolition activities, must be prepared by a suitably qualified traffic engineer. The CTMP must include any Traffic Control Plans / Traffic Guidance Schemes and must be submitted to and approved by Council.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment), with payment made prior to receipt of approval from Council's Traffic Services Department for the CTMP.

**Reason:** To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

3. **Over Size / Over Mass Vehicles Permit.** An Oversize Overmass approval from the National Heavy Vehicle Regulator (NHVR) must be submitted to the principal certifier. The person acting on this consent/ determination must submit an application for an Oversize Overmass Permit through NHVR's portal ([www.nhvr.gov.au/about-us/nhvr-portal](http://www.nhvr.gov.au/about-us/nhvr-portal)) prior to driving through local roads within the City of Ryde LGA.

**Reason:** To ensure maintenance of Council's assets.

4. **Road Activity Permits** - Prior to carrying out any work in, on or over a road reserve, consent from Council is required as per the Roads Act 1993. The applicant is required to review the "Road Activity Permits Checklist" (available from Council's website: <https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2023-07-road-activity-permits-checklist.pdf>) and apply for the relevant permits for approval by Council. Types of road activity permits potentially required include Road Use Permit, Work Zone Permit, Road / Footpath / Driveway / Nature Strip / Kerb & Gutter Opening Permit, Temporary Placement of Elevated Tower, Crane or Concrete Pump, Operation of a Crane Over Air Space Permit, Construction Hoarding Permit and Skip Bin on Nature Strip Permit. Penalties apply for failure to comply.

**Reason:** To ensure the amenity and state of the public domain is maintained.

### ***During Construction***

5. **Implementation of the Construction Traffic Management Plan.** All construction works are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management controls must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council's Traffic Services Department for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to the principal certifier or Council on request.

**Reason:** To ensure that the controls stated in the approved CTMP are carried out by the builder during construction.

### ***Prior to Crown work Occupation Certificate***

6. **Signage and Linemarking (External) - Approval.** Before the issue of an occupation certificate, a signage and linemarking plan must be prepared by a suitably qualified traffic engineer to the satisfaction of Council's Traffic Services Department for restricting on-street parking at the site's street frontage to "**No Parking 5AM-11AM Thursdays, Waste Vehicles Excepted**" to ensure that adequate on-street space is provided for being used by waste trucks on the day of waste collection.

**Note:** The person acting on this approval is advised that traffic and parking changes may need to be referred to the Ryde Traffic Committee, which generally meets once a month. As such, adequate time should be allowed for the review and approval process.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).

**Reason:** To ensure that adequate on-street space is provided for being used by waste trucks on the day of waste collection.

7. **Signage and Linemarking (External) – Implementation.** Before the issue of any occupation certificate, the installation of the signage and linemarking, as per the plan approved by Council, is to be carried out by the person acting on this approval. All costs associated with the supply and construction of the signage and linemarking are to be borne by the person acting on this approval (at no cost to Council).

**Reason:** To ensure that the works approved in the signage and linemarking plan are installed.

## **B) Public Domain Conditions**

### ***Conditions of Consent – General***

8. **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.

**Reason:** Ensure compliance with relevant Planning Instruments and Standards

9. **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.

**Reason:** Protection of infrastructure and compliance with relevant Authorities requirements

10. **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.

**Reason:** Compliance with relevant Acts

11. **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.

**Reason:** Ensure public safety and protection of infrastructure

12. **Land Boundary / Cadastral Survey** – If any design work relies on critical setbacks from land boundaries or subdivision of the land is proposed, it is a requirement that a land boundary / cadastral survey be undertaken to define the land. The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.

**Reason:** No encroachment of private works on public land

### ***Prior to Crown work Construction Certificate***

13. **Public Domain Improvements – Design for Construction Certificate** - The public domain is to be upgraded in Raymond Street frontages of the development site in accordance with the City of Ryde Development Control Plan 2014 Part 8.5 Public Civil Works. The works shall include paving and must be completed to Council's satisfaction at no cost to Council.

A public domain plan for the following works shall be submitted to, and approved by Council's City Infrastructure Directorate, prior to the issue of the relevant Construction Certificate.

- (a) Footpath paving as specified in the condition of consent for public infrastructure works.

- 14. Public Infrastructure Works - Design for Construction Certificate** – 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 Infrastructure 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 and other relevant details for the new works. 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 full reconstruction of half road width for the Raymond Street of the development site in accordance with the City of Ryde DCP 2014 *Part 8.5 - Public Civil Works*, Clause 1.1.4 – *Constructing Half Road*.
- (b) The removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction.
- (c) The re-construction of kerb and gutter along the Raymond Street frontage of the development site. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter along Raymond Street.
- (d) The re-construction of footpath along the Raymond Street frontage of the development site
- (e) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- (f) Signage and linemarking details.
- (g) Staging of the public civil works, if any, and transitions between the stages.
- (h) 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:**

- 1. 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.
- 2. 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.
- 3. 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 Infrastructure Directorate.
- 4. 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.

**Reason:** Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments and standards

- 15. Vehicle Footpath Crossing and Gutter Crossover** – A new vehicle footpath crossing 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 so it has a service life consistent with that of the



development, and 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.

Prior to the issue of the crown works Construction Certificate, an application shall be made to Council for approval under Section 138 of the Roads Act, 1993, for the construction of the vehicle footpath crossing and gutter crossover. The application shall include engineering design drawings of the proposed vehicle footpath crossing and gutter crossover.

The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B85 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.\

All grades and transitions shall comply with Australian Standard AS 2890.1-2004 *Offstreet Parking* and Council's specifications. The new crossing shall be constructed at right angle to the alignment of the kerb and gutter, and located no closer than 1m from any power pole and 3m from any street tree unless otherwise approved by Council. The wing of the new crossing is to be at minimum 600 mm clearance from the existing stormwater pit on the east. Fees are payable at the time of the application, in accordance with Council's Schedule of Fees and Charges.

The Council approved design details shall be incorporated into the plans submitted to the Principal Certifier, for the application of the Construction Certificate.

**Reason:** Improved access and public amenity

- 16. 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 completion of the development. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for the External Works. The applicant 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 \$20,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate 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.

**Reason:** Ensure compliance with specifications

- 17. 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.

**Note:** An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.

**Reason:** Ensure compliance with Council's requirements



- 18. Anticipated Assets Register - Changes to Council Assets -** In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land as part of the development works. The new elements may include but are not limited to new road pavements, new Multi-Function Poles (MFPs), new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council's Assets and Infrastructure Department. The listings should also include any assets removed as part of the works.

The Anticipated Asset Register is to assist with council's future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process. Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Public Domain Works-As-Executed plans.

**Reason:** Record of civil works

### ***Prior to Commencement of Construction***

- 19. Notice of Intention to Commence Public Domain Works –** Prior to commencement of the public domain works, a Notice of Intention to Commence Public Domain Works shall be submitted to Council's City Infrastructure Directorate. This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.

**Note:** Copies of several documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

**Reason:** Ensure compliance and record of works

- 20. Notification of adjoining owners & occupiers – public domain works -** The Applicant shall provide the adjoining owners and occupiers written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners.

**Reason:** Ensure compliance and record of works

- 21. Pre-construction inspection -** A joint inspection shall be undertaken with Council's Engineer from City Infrastructure Directorate prior to commencement of any public domain works. A minimum 48 hours' notice will be required when booking for the joint inspection.

**Reason:** Ensure compliance and communicate Council's requirements

- 22. 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.

(a) Road pavement,

- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and
- (f) Any other relevant infrastructure.

The report is to be dated and submitted to, and accepted by Council's City Infrastructure Directorate, prior to any work commencing. All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

**Reason:** Protection of Council's infrastructure

- 23. 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.

**Reason:** Ensure public amenity and safety

### ***During Construction***

- 24. 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.

The Applicant shall submit to Council's City Infrastructure 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.

- a) 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.
- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
- c) Upon compaction of the applicable sub-base course.
- d) 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).
- e) Upon installation of any formwork and reinforcement for footpath concrete works.
- f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.

**Reason:** Ensure compliance with relevant standards

### ***Prior to Crown Works Occupation Certificate***

- 25. 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.

**Reason:** Ensure public safety and protection of infrastructure

- 26. 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.

**Reason:** Record of Completed Works

- 27. Registered Surveyor Final Certificate** – Upon completion of all construction works, and before the issue of any Occupation Certificate, a Certification from a Registered Surveyor must be submitted to Council, stating that all works (above and below ground) are contained within the site's land boundary.

**Reason:** Ensure Compliance and no encroachments

- 28. 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.

**Reason:** Ensure Compliance

- 29. Post-Construction Dilapidation Report** – To ensure Council's infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed 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 of any observable defects to the following infrastructure where applicable.

- (a) Road pavement,
- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and
- (f) Any other relevant infrastructure.

The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council's City Infrastructure Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Compliance Certificate for External Works and Public Infrastructure Restoration.

All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the Dilapidation Report is submitted.

**Reason:** Protection of public assets

- 30. Final Inspection – Assets Handover** - For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Infrastructure Directorate following the completion of the external works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees & Charges at the time.

A minimum 48 hours' notice will be required when booking for the final inspection.

**Reason:** Ensure Compliance

- 31. Compliance Certificate – External Works and Public Infrastructure Restoration** – Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Infrastructure Directorate confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

**Reason:** Ensure Compliance

## **C) Waste Conditions**

### ***Demolition Conditions***

32. **Tip Dockets** identifying the type and quantity of waste disposed/recycled during demolition are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

**Reason:** To ensure waste is managed

### ***Prior to Crown Works Construction Certificate***

33. Any changes to the Waste Management Plan dated 08/09/2023 or DA BGH72 plans which were utilized to evaluate the waste collection by Council, have to be approved by the Waste Department at the City of Ryde Council before the issue of a Crown Works Construction Certificate to ensure the waste collection is not affected.

**Reason:** To ensure waste is managed

34. Two separate receptacles must be provided inside each dwelling to store up to two days' worth of waste and recyclables awaiting transfer to the communal bin disposal areas to ensure source separation of recyclables.

**Reason:** To ensure waste is managed

35. All waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through opening including the door.
- 240L Bins – width 600mm, depth 800mm, height 1100mm
  - Bulky Waste Storage Room – 1.5m

**Reason:** To ensure waste is managed

36. A Waste Management Plan to be submitted for consideration and approval by the City of Ryde Council illustrating how all tenancies will provide a Food Organics and Garden Organics (FOGO) service which demonstrates a 75% diversion rate from landfill in accordance with the 'NSW Waste Avoidance and Resource Recovery Strategy 2014-2021' and Councils Waste DCP provisions.
- The Waste Management Plan is to outline the operational details of the FOGO service that is to be provided for all tenancies within the development site including (but not limited to):
    - Storage requirements
    - Required waste infrastructure and equipment (within individual tenancies and communal waste storage areas)
    - Collection infrastructure.

**Reason:** To ensure waste is managed

### ***During Construction***

37. Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation & Management Plan for spot inspections.

**Reason:** To ensure waste is managed

38. The area surrounding the construction site must be maintained to reduce the incidence of illegal dumping and management of litter from the site and workers associated with the site must be undertaken.

**Reason:** To ensure waste is managed

#### ***Prior to Crown Works Occupation Certificate***

39. Suitable arrangements must be made with the City of Ryde Council for the provision of garbage services to the premises prior to the issue of any Occupation Certificate

**Reason:** To ensure waste is managed

40. Once the registered Occupation Certificate has been provided to Council, waste services will be provided.

**Reason:** To ensure waste is managed

41. The paving from the waste storage area or garbage and recycling room must be moderately graded with no steps or uneven surfaces so that the waste containers can be safely and easily maneuvered to the collection point.

**Reason:** To ensure waste is managed

42. External areas for the storage of garbage must be paved with concrete graded to a floor waste connected to the sewerage system and be roofed to exclude rainwater. The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation and a hose with a trigger nozzle must be provided adjacent to the garbage storage area to facilitate cleaning.

**Reason:** To ensure waste is managed

#### ***Operational Conditions***

43. Council does not support the use of private contractors for the collection of domestic waste. All domestic waste will be collected by the Council waste collection contractor.

**Reason:** To ensure waste removal for residential properties is undertaken by Council.

44. Signs will be required to be placed within the bin area to encourage correct recycling and reduce contamination. City of Ryde will provide the required signage to be erected in the waste room. The Applicant is to contact Council for the required signage.

**Reason:** To ensure waste areas are maintained

45. Garbage and recycling bins must always be stored on-site between collections.

**Reason:** To ensure waste areas are maintained

46. All waste storage areas must be maintained in a clean and tidy condition at all times.

**Reason:** To ensure waste areas are maintained

47. All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

**Reason:** To ensure waste areas are maintained

48. Unwanted household items must be stored onsite until the night prior to a Pre-booked household cleanup collection.

**Reason:** To ensure waste is managed

End of Submission







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**From:** Lashta Haidari <LashtaH@ryde.nsw.gov.au>

**Sent:** Wednesday, 13 March 2024 11:40 AM

**To:** William <William@mslengineers.com.au>

**Cc:** Sanju Reddy <SanjuR@ryde.nsw.gov.au>

**Subject:** RE: RE: RE: Seniors Living at 20-22 Raymond Street, Eastwood - Stormwater Plan for "in principal" support (D24/25729)

Hi William,

My apologies!

I saw the site was in the Eastwood area and assumed it was in the Eastwood catchment.

Zone 1 is the correct zone in this instance, so please ignore that point.

Regards

Lashta

**Lashta Haidari**

Development Advisory Officer - Town Planner

DEVELOPMENT ADVISORY SERVICES

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**North Ryde Office** Riverview Business Park, Building 0, Level 1, 3 Richardson Place, North Ryde

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**From:** William <[William@mslengineers.com.au](mailto:William@mslengineers.com.au)>

**Sent:** Wednesday, March 13, 2024 11:07 AM

**To:** Lashta Haidari <[LashtaH@ryde.nsw.gov.au](mailto:LashtaH@ryde.nsw.gov.au)>

**Cc:** Sanju Reddy <[SanjuR@ryde.nsw.gov.au](mailto:SanjuR@ryde.nsw.gov.au)>

**Subject:** CM: RE: RE: Seniors Living at 20-22 Raymond Street, Eastwood - Stormwater Plan for "in principal" support (D24/25729)

Hi Lashta,

Thank you for the review of our stormwater plans.

I referred to OSD Catchment Map for RCC, and our site is located within Zone 1, right? Why Eastwood Catchment as you mentioned? I would assume the blue line is the boundary between Zone 1, 2 and Eastwood Catchment.



William Tsui  
Senior Structural/Civil Engineer  
B.E (Civil) MIEAust



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**From:** Lashta Haidari <[LashtaH@ryde.nsw.gov.au](mailto:LashtaH@ryde.nsw.gov.au)>

**Sent:** Wednesday, 13 March 2024 10:46 AM

**To:** William <[William@mslengineers.com.au](mailto:William@mslengineers.com.au)>

**Cc:** Sanju Reddy <[SanjuR@ryde.nsw.gov.au](mailto:SanjuR@ryde.nsw.gov.au)>

**Subject:** FW: RE: Seniors Living at 20-22 Raymond Street, Eastwood - Stormwater Plan for "in principal" support (D24/25729)

Hi William,

I refer to your query requesting comments on the stormwater Plan for the proposed development at 20-22 Raymond Street, Eastwood. Council's Development Engineer has reviewed the plan that was send by you, and has provided the following comments:

I've reviewed the plans and have no objections in principle however there are two matters that warrant attention:

- Details are lacking concerning the presence of subsurface drainage for the retaining wall spanning the width of the site at the rear. I would assume this will have some subsurface drainage installed as per good structural design practise however the stormwater plan is ambiguous on this matter. It could possibly be addressed in hidden in some detailed note or such however it would be prudent to have this clarified.
- The OSD design has referred to "Zone 1" yet the site is in the Eastwood Catchment. This must be corrected, it appears the site will require a lower PSD and higher SSR. See attached spreadsheet.

Regards

**Lashta Haidari**

Development Advisory Officer - Town Planner  
DEVELOPMENT ADVISORY SERVICES

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**Lashta Haidari**

Development Advisory Officer - Town Planner

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Our ref: SUB23/258134

[REDACTED]  
9 Raymond Street  
EASTWOOD NSW 2122

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



23 November 2023

**Subject:** Proposed seniors housing development

Dear [REDACTED]

I am writing to you from the NSW Land and Housing Corporation (LAHC) to update you about our plans to redevelop the housing site at 20-22 Raymond Street, Eastwood and seek your feedback on our detailed design.

### What we are proposing

We are proposing to replace the existing aged properties and redevelop the site with a new two-storey seniors' housing development which will include:

- 10 homes in total – 5 one-bedroom units and 5 two-bedroom units
- 5 on-site car parking spaces
- landscaping and fencing across the site
- consolidation into a single lot

### What we have done so far

In July 2023 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to: concentration of social housing, traffic, parking and anti-social behaviour.

In response to this feedback, I can confirm:

- The NSW Land and Housing Corporation (LAHC) relies on the land it already owns to build new homes, rather than purchasing new sites, which currently places some limits on where new homes can be built. Our new developments are well designed and built modern homes with landscaped gardens that make a positive contribution to the existing streetscape. This project will help house more vulnerable people in better quality homes.
- As part of the planning process, LAHC commissioned a traffic and parking report to assess the potential traffic impacts of the development and inform the design to manage any potential impacts. The Traffic Report concludes that the on-site parking and impacts to the local road network is negligible.
- In relation to car parking, the proposed development is provided with 5 car parking spaces, which is consistent with the amount of car parking required for a site located in an accessible area under State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

## Department of Planning and Environment

- Like the rest of the community, the majority of tenants are good neighbours and law-abiding people, and tenants that are placed in new social housing developments are good tenants who don't have a history of vandalism or anti-social behaviour. The proposed development at 20-22 Raymond Street, Eastwood will be for people 60 years and over.

### What is happening now?

We have recently completed a detailed design process for 20-22 Raymond Street, Eastwood. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

### How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: [communityengagement@dcj.nsw.gov.au](mailto:communityengagement@dcj.nsw.gov.au) or phone: 1800 738 718.

All feedback should be received **by 20 December 2023** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,



Lynne Welch  
Manager, Community Engagement  
NSW Land and Housing Corporation

### About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>





## Appendix G – Response to Ryde Council Recommended Conditions

Council's Recommended Conditions	Response
<b>Traffic Conditions</b>	
<p><b>Traffic Management.</b> 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.</p> <p>Reason: To ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken.</p>	<p>Noted.</p> <p>LAHC is required to comply with applicable traffic management procedures and Australian Standards.</p>
<p><b>Construction Traffic Management Plan.</b> Before any works commence / before the issue of any construction or crown works certificate, whichever is earliest, a Construction Traffic Management Plan (CTMP) for all construction works, including demolition activities, must be prepared by a suitably qualified traffic engineer. The CTMP must include any Traffic Control Plans / Traffic Guidance Schemes and must be submitted to and approved by Council.</p> <p>All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment), with payment made prior to receipt of approval from Council's Traffic Services Department for the CTMP.</p> <p>Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.</p>	<p>Addressed by inclusion of additional Identified Requirement No. 79 for a Construction Management Plan, prepared by a suitably qualified traffic engineer, to be submitted to LAHC during the construction documentation stage.</p>
<p><b>Over Size / Over Mass Vehicles Permit.</b> An Oversize Overmass approval from the National Heavy Vehicle Regulator (NHVR) must be submitted to the principal certifier. The person acting on this consent/ determination must submit an application for an Oversize Overmass Permit through NHVR's portal (<a href="http://www.nhvr.gov.au/about-us/nhvr-portal">www.nhvr.gov.au/about-us/nhvr-portal</a>) prior to driving through local roads within the City of Ryde LGA.</p> <p>Reason: To ensure maintenance of Council's assets.</p>	<p>Addressed by inclusion additional of Identified Requirement No. 80 to obtain an Oversize/Over Mass Vehicles Permit if necessary.</p>
<p><b>Road Activity Permits.</b> Prior to carrying out any work in, on or over a road reserve, consent from Council is required as per the Roads Act 1993. The applicant is required to review the "Road Activity Permits Checklist" (available from Council's website: <a href="https://www.ryde.nsw.gov.au/files/assets/public/forms-">https://www.ryde.nsw.gov.au/files/assets/public/forms-</a></p>	<p>Not applicable.</p> <p>LAHC, as a Public Authority does not require approval to undertake work in the road reserve.</p> <p>Clause 5 of Schedule 2 of the savings, transitional and other provisions of the <i>Roads Act 1993</i> provides that a</p>

## Appendix G – Response to Ryde Council Recommended Conditions

and-documents/2023-07-road-activity-permits-checklist.pdf) and apply for the relevant permits for approval by Council. Types of road activity permits potentially required include Road Use Permit, Work Zone Permit, Road / Footpath / Driveway / Nature Strip / Kerb & Gutter Opening Permit, Temporary Placement of Elevated Tower, Crane or Concrete Pump, Operation of a Crane Over Air Space Permit, Construction Hoarding Permit and Skip Bin on Nature Strip Permit. Penalties apply for failure to comply.

Reason: To ensure the amenity and state of the public domain is maintained.

Public Authority, such as the NSW Land and Housing Corporation, does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road.

An additional Identified Requirement (No 81) is recommended to ensure that all proposed works within the public road and public domain shall be designed and constructed to Council's standards and specifications.

**Implementation of the Construction Traffic Management Plan.** All construction works are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management controls must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council's Traffic Services Department for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to the principal certifier or Council on request.

Reason: To ensure that the controls stated in the approved CTMP are carried out by the builder during construction.

As detailed above, addressed via Identified Requirement No. 79.

**Signage and Linemarking (External). Approval.** Before the issue of an occupation certificate, a signage and linemarking plan must be prepared by a suitably qualified traffic engineer to the satisfaction of Council's Traffic Services Department for restricting on-street parking at the site's street frontage to "No Parking 5AM-11AM Thursdays, Waste Vehicles Excepted" to ensure that adequate on-street space is provided for being used by waste trucks on the day of waste collection.

Note: The person acting on this approval is advised that traffic and parking changes may need to be referred to the Ryde Traffic Committee, which generally meets once a month. As such, adequate time should be allowed for the review and approval process.

All fees and charges associated with the review of this plan are to be paid (as per Council's Fees and Charges current at the time of payment).

Addressed by inclusion of additional Identified Requirement No. 82 to ensure signage and restricting parking at the site's street frontage to "no parking between 5:00am – 11:00pm on Thursdays" is provided prior to occupation. The Signage and Linemarking Plan shall be prepared in consultation with Council.

It is noted that under Section 6.9 (previous Section 109M) of the *Environmental Planning and Assessment Act 1979*, the NSW Land and Housing Corporation, as a Crown authority, is not required to obtain an Occupation Certificate.

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Reason: To ensure that adequate on-street space is provided for being used by waste trucks on the day of waste collection	
<p><b>Signage and Linemarking (External).</b> Implementation. Before the issue of any occupation certificate, the installation of the signage and linemarking, as per the plan approved by Council, is to be carried out by the person acting on this approval. All costs associated with the supply and construction of the signage and linemarking are to be borne by the person acting on this approval (at no cost to Council).</p> <p>Reason: To ensure that the works approved in the signage and linemarking plan are installed.</p>	As detailed above, addressed via Identified Requirement No. 82.
<b>Public Domain Conditions</b>	
<p><b>Design and Construction Standards.</b> 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.</p> <p>Reason: Ensure compliance with relevant Planning Instruments and Standards</p>	<p>Noted.</p> <p>Engineering and stormwater measures are addressed in Identified Requirements No. 6, 42 and 81, and are to be designed in accordance with Council's policies.</p>
<p><b>Public Utilities and Service Alterations.</b> 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.</p> <p>Reason: Protection of infrastructure and compliance with relevant Authorities requirements</p>	<p>Noted.</p> <p>Addressed in standard Identified Requirement Nos. 38-41 where service authority clearances shall be obtained, and No. 67 where costs of any necessary adjustments to utilities are borne by the NSW Land and Housing Corporation.</p>
<p><b>Works on Public Roads.</b> 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.</p> <p>Reason: Compliance with relevant Acts</p>	<p>Not applicable.</p> <p>As per above, LAHC as a Public Authority, does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road. Identified Requirement No. 81 will ensure any works over the public road reserve will be undertaken in accordance with Council's relevant policies.</p>
<b>Public areas and restoration works.</b> 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	<p>Noted.</p> <p>Generally addressed in Identified Requirement No. 71.</p>

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<p>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.</p> <p>Reason: Ensure public safety and protection of infrastructure</p>	
<p><b>Land Boundary / Cadastral Survey</b> – If any design work relies on critical setbacks from land boundaries or subdivision of the land is proposed, it is a requirement that a land boundary / cadastral survey be undertaken to define the land. The land boundaries should be marked or surveyed offset marks placed prior to the commencement of any work on site.</p> <p>Reason: No encroachment of private works on public land</p>	<p>Noted.</p> <p>Generally addressed in standard Identified Requirement No. 57.</p>
<p><b>Public Domain Improvements – Design for Construction Certificate.</b> The public domain is to be upgraded in Raymond Street frontages of the development site in accordance with the City of Ryde Development Control Plan 2014 Part 8.5 Public Civil Works. The works shall include paving and must be completed to Council's satisfaction at no cost to Council.</p> <p>A public domain plan for the following works shall be submitted to, and approved by Council's City Infrastructure Directorate, prior to the issue of the relevant Construction Certificate.</p> <p>(a) Footpath paving as specified in the condition of consent for public infrastructure works.</p>	<p>Not applicable, as footpath paving currently exists across the street frontage of the development site.</p>
<p><b>Public Infrastructure Works - Design for Construction Certificate.</b> 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.</p> <p>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 Infrastructure 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.</p> <p>The drawings shall include plans, sections, existing and finished surface levels and other relevant details for the new works. The Applicant must submit, for approval by</p>	<p>Noted.</p> <p>Generally addressed in Identified Requirement Nos. 42 and 81. All engineering drawings and associated documentation will be in accordance with approved plans and will form part of the construction documentation stage, to be approved by LAHC, in consultation with Council.</p> <p>Under Section 6.28 (previous S.109R) of the <i>Environmental Planning and Assessment Act 1979</i>, the NSW Land and Housing Corporation, as a Crown authority, is authorised to certify its own building works as complying with the state's building laws (ie the Building Code of Australia) and is therefore exempt from the need to obtain a construction certificate under Section 6.7 of the Act.</p>

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Council as the Road Authority, full design engineering plans and specifications for the following infrastructure works:

- (a) The full reconstruction of half road width for the Raymond Street of the development site in accordance with the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road.
- (b) The removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction.
- (c) The re-construction of kerb and gutter along the Raymond Street frontage of the development site. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter along Raymond Street.
- (d) The re-construction of footpath along the Raymond Street frontage of the development site
- (e) Stormwater drainage installations in the public domain in accordance with the DA approved plans.
- (f) Signage and linemarking details.
- (g) Staging of the public civil works, if any, and transitions between the stages.
- (h) 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:

1. 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.
2. 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.
3. 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 Infrastructure Directorate.
4. City of Ryde standard drawings for public domain infrastructure assets are available on the Council website. Details that are relevant may be replicated in

- (a) LAHC is only responsible for the reconstruction of any public assets damaged during demolition or the construction of the development, not repairs to or replacement of assets already damaged prior to commencement of work on the site. In this regard, full half road reconstruction for Raymond Street is not applicable.
- (b) Noted. Redundant vehicular crossings and replacement of new kerb and gutter will be undertaken where necessary, as per approved Demolition Plan and standard Identified Requirement No. 11.
- (c) Noted. Addressed via standard Identified Requirement No. 11.
- (d) Not applicable. Existing footpath along Raymond Street to remain and no additional footpath works proposed. Any damage caused during building works will be repaired in accordance with standard Identified Requirement No. 71.
- (e) Noted and addressed by Identified Requirement No. 42.
- (f) Noted. As per above additional Identified Requirement No. 82.
- (g) Reconstruction of half road not applicable as per above. Therefore, staging of public civil works does not apply for the proposed development.
- (h) Addressed in Identified Requirements No. 11 & 67.

Noted.

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the public domain design submissions; however Council's title block shall not be replicated.

Reason: Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments and standards

**Vehicle Footpath Crossing and Gutter Crossover.** A new vehicle footpath crossing 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 so it has a service life consistent with that of the development, and 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.

Prior to the issue of the crown works Construction Certificate, an application shall be made to Council for approval under Section 138 of the Roads Act, 1993, for the construction of the vehicle footpath crossing and gutter crossover. The application shall include engineering design drawings of the proposed vehicle footpath crossing and gutter crossover.

The drawings shall be prepared by a suitably qualified Civil Engineer using the standard B85 vehicle profile. The drawings shall show the proposed vehicle footpath crossing width, alignment, and any elements impacting design such as service pits, underground utilities, power poles, signage and/or trees. In addition, a benchmark (to Australian Height Datum) that will not be impacted by the development works shall be included.\

All grades and transitions shall comply with Australian Standard AS 2890.1-2004 Offstreet Parking and Council's specifications. The new crossing shall be shall be constructed at right angle to the alignment of the kerb and gutter, and located no closer than 1m from any power pole and 3m from any street tree unless otherwise approved by Council. The wing of the new crossing is to be at minimum 600 mm clearance from the existing stormwater pit on the east.

Fees are payable at the time of the application, in accordance with Council's Schedule of Fees and Charges.

The Council approved design details shall be incorporated into the plans submitted to the Principal Certifier, for the application of the Construction Certificate.

Noted.

Generally addressed in Identified Requirement Nos. 10 & 11. However, as per above, LAHC as a Public Authority does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road.

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Reason: Improved access and public amenity	
<p><b>Public Domain Works – Defects Security Bond</b> - 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 completion of the development. The defects liability period shall commence from the date of issue by Council, of the Compliance Certificate for the External Works. The applicant 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 \$20,000 shall be lodged with the City of Ryde prior to the issue of a Construction Certificate 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.</p> <p>Reason: Ensure compliance with specifications</p>	<p>Not applicable.</p> <p>The payment of a security bond is not considered to be appropriate for a Crown authority. The NSW Land and Housing Corporation will undertake the works to meet the agreed standards and specifications.</p>
<p><b>Engineering plans assessment and works inspection fees.</b> 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 &amp; Charges at the time of the issue of the plan approval, prior to such approval being granted by Council.</p> <p>Note: An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.</p> <p>Reason: Ensure compliance with Council's requirements</p>	<p>Noted.</p> <p>Addressed in Identified Requirement Nos. 10 and 81.</p>
<p><b>Anticipated Assets Register.</b> Changes to Council Assets - In the case that public infrastructure improvements are required, the developer is to submit a listing of anticipated infrastructure assets to be constructed on Council land as part of the development works. The new elements may include but are not limited to new road pavements, new Multi-Function Poles (MFPs), new concrete or granite footways, new street trees and tree pits, street furniture, bus shelters, kerb and gutter and driveways. This information should be presented via the Anticipated Asset Register file available from Council's Assets and Infrastructure Department. The listings should also include any assets removed as part of the works.</p> <p>The Anticipated Asset Register is to assist with council's future resourcing to maintain new assets. There is potential for the as-built assets to deviate from the</p>	<p>Addressed by inclusion of additional Identified Requirement No. 83. A Final Asset Register detailing any infrastructure assets constructed on Council land as part of the development works will be provided to Council prior to occupation.</p>



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anticipated asset listing, as issues are resolved throughout the public domain assessment and Roads Act Approval process. Following completion of the public infrastructure works associated with the development, a Final Asset Register is to be submitted to Council, based upon the Public Domain Works-As-Executed plans.

Reason: Record of civil works

### **Notice of Intention to Commence Public Domain Works.**

Prior to commencement of the public domain works, a Notice of Intention to Commence Public Domain Works shall be submitted to Council's City Infrastructure Directorate. This Notice shall include the name of the Contractor who will be responsible for the construction works, and the name of the Supervising Engineer who will be responsible for providing the certifications required at the hold points during construction, and also obtain all Road Activity Permits required for the works.

Note: Copies of several documents are required to be lodged with the Notice; no fee is chargeable for the lodgement of the Notice.

Reason: Ensure compliance and record of works

Noted.

Generally addressed in Identified Requirement No. 30.

**Notification of adjoining owners & occupiers – public domain works.** The Applicant shall provide the adjoining owners and occupiers written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners.

Reason: Ensure compliance and record of works

Noted.

Partially addressed in standard Identified Requirement No. 26, requiring notice to be provided to adjoining properties 5 days prior to works commencing as per requirements of SafeWork NSW. It is not anticipated that proposed works will interfere with the use of neighbouring driveways.

**Pre-construction inspection.** A joint inspection shall be undertaken with Council's Engineer from City Infrastructure Directorate prior to commencement of any public domain works. A minimum 48 hours' notice will be required when booking for the joint inspection.

Reason: Ensure compliance and communicate Council's requirements

Not applicable.

Pursuant to s6.28 (previous S.109R) of the Act, the NSW Land and Housing Corporation, as a Crown authority, can certify its own building works as complying with the state's building laws (ie the Building Code of Australia) and, therefore supervision and inspections carried out by Council are not required for Crown development.

**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

Addressed by inclusion of additional Identified Requirement No. 84 to ensure a sufficient Dilapidation Report is provided to Council prior to commencement of works.

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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.

- (a) Road pavement,
- (b) Kerb and gutter,
- (c) Footpath,
- (d) Drainage pits,
- (e) Traffic signs, and
- (f) Any other relevant infrastructure.

The report is to be dated and submitted to, and accepted by Council's City Infrastructure Directorate, prior to any work commencing. All fees and charges associated with the review of this report shall be in accordance with Council's Schedule of Fees and Charges and shall be paid at the time that the Dilapidation Report is submitted.

Reason: Protection of Council's infrastructure

**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.

Reason: Ensure public amenity and safety

Addressed by inclusion of additional Identified Requirement No. 85 to ensure a temporary footpath crossing is provided, where required.

**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.

The Applicant shall submit to Council's City Infrastructure 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.

- a) 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.

Not applicable.

As per above, inspections with Council will be undertaken where necessary. No significant public domain works are expected to be undertaken as a result of the proposed development.

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- b) Upon excavation, trimming and compaction to the subgrade level - to the line, grade, widths and depths, shown on the approved civil engineering drawings.
  - c) Upon compaction of the applicable sub-base course.
  - d) 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).
  - e) Upon installation of any formwork and reinforcement for footpath concrete works.
  - f) Final inspection - upon the practical completion of all civil works with all disturbed areas satisfactorily restored.
- Reason: Ensure compliance with relevant standards

**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.

Reason: Ensure public safety and protection of infrastructure

Noted.

Addressed in Identified Requirement No. 71. This standard Identified Requirement has been amended to ensure a certificate from the Supervising Engineer is provided to Council prior to occupation.

**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.

Noted.

Addressed in standard Identified Requirement No. 72 and additional Identified Requirement No. 83.

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Reason: Record of Completed Works	
<p><b>Registered Surveyor Final Certificate.</b> Upon completion of all construction works, and before the issue of any Occupation Certificate, a Certification from a Registered Surveyor must be submitted to Council, stating that all works (above and below ground) are contained within the site's land boundary.</p> <p>Reason: Ensure Compliance and no encroachments</p>	<p>Noted.</p> <p>Addressed in standard Identified Requirement No. 57.</p>
<p><b>Supervising Engineer Final Certificate.</b> 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.</p> <p>Reason: Ensure Compliance</p>	<p>Addressed in amended Identified Requirement No. 71.</p>
<p><b>Post-Construction Dilapidation Report.</b> To ensure Council's infrastructures are adequately protected a post-construction dilapidation report on the existing public infrastructure in the vicinity of the completed 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 of any observable defects to the following infrastructure where applicable.</p> <p>(a) Road pavement,</p> <p>(b) Kerb and gutter,</p> <p>(c) Footpath,</p> <p>(d) Drainage pits,</p> <p>(e) Traffic signs, and</p> <p>(f) Any other relevant infrastructure.</p> <p>The report shall include summary statement/s comparing the pre and post construction conditions of the public infrastructure. The report is to be dated and submitted to, and accepted by Council's City Infrastructure Directorate, prior to issue of the Occupation Certificate. The report shall be used by Council to compare with the pre-construction dilapidation report, and to assess whether restoration works will be required prior to the issue of the Compliance Certificate for External Works and Public Infrastructure Restoration.</p>	<p>As detailed above in additional Identified Requirement No. 84.</p>

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<p>All fees and charges associated with the review of the report shall be in accordance with Council's Schedule of Fees and Charges, and shall be paid at the time that the Dilapidation Report is submitted.</p> <p>Reason: Protection of public assets</p>	
<p><b>Final Inspection – Assets Handover.</b> For the purpose of the handover of the public infrastructure assets to Council, a final inspection shall be conducted in conjunction with Council's Engineer from City Infrastructure Directorate following the completion of the external works. Defects found at such inspection shall be rectified by the Applicant prior to Council issuing the Compliance Certificate for the External Works. Additional inspections, if required, shall be subject to fees payable in accordance with Council's Schedule of Fees &amp; Charges at the time.</p> <p>A minimum 48 hours' notice will be required when booking for the final inspection.</p> <p>Reason: Ensure Compliance</p>	<p>Not applicable.</p> <p>As per above, inspections with Council will be undertaken where necessary. No significant works within the public domain are expected from the proposed development and any damages to Council assets will be restored in accordance with standard Identified Requirements.</p>
<p><b>Compliance Certificate.</b> External Works and Public Infrastructure Restoration – Prior to the issue of any Occupation Certificate, a compliance certificate shall be obtained from Council's City Infrastructure Directorate confirming that all works in the road reserve including all public domain improvement works and restoration of infrastructure assets that have dilapidated as a result of the development works, have been completed to Council's satisfaction and in accordance with the Council approved drawings. The applicant shall be liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.</p> <p>Reason: Ensure Compliance</p>	<p>Not applicable.</p> <p>As per above, LAHC as a Public Authority, does not require consent from a Road Authority to exercise its functions in respect of an unclassified road that is not a Crown road.</p>
<p><b>Waste Conditions</b></p>	
<p><b>Tip Dockets</b> identifying the type and quantity of waste disposed/recycled during demolition are to be kept in accordance with the Site Waste Minimisation &amp; Management Plan for spot inspections.</p> <p>Reason: To ensure waste is managed</p>	<p>Noted.</p> <p>Further approval from Council not required however, waste disposal matters are addressed in Identified Requirement No. 53.</p>
<p>Any changes to the Waste Management Plan dated 08/09/2023 or DA BGH72 plans which were utilized to evaluate the waste collection by Council, have to be approved by the Waste Department at the City of Ryde Council before the issue of a Crown Works Construction</p>	<p>Noted.</p> <p>Addressed in Identified Requirement No. 37. Standard Identified Requirement No. 37 has been amended to require the Final Waste Management Plan to be provided to Council where there are any changes relating to the collection arrangements. A final Waste</p>

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<p>Certificate to ensure the waste collection is not affected.</p> <p>Reason: To ensure waste is managed</p>	<p>Management Plan will be prepared and submitted to LAHC by the building contractor prior to the commencement of any works</p>
<p>Two separate receptacles must be provided inside each dwelling to store up to two days' worth of waste and recyclables awaiting transfer to the communal bin disposal areas to ensure source separation of recyclables.</p> <p>Reason: To ensure waste is managed</p>	<p>Addressed by inclusion of additional Identified Requirement No. 86 to ensure two separate receptacles are provided inside each dwelling.</p>
<p>All waste storage areas which have a doorway must be wide enough to allow the bins allocated to the property to fit through opening including the door.</p> <ul style="list-style-type: none"> <li>• 240L Bins – width 600mm, depth 800mm, height 1100mm</li> <li>• Bulky Waste Storage Room – 1.5m</li> </ul> <p>Reason: To ensure waste is managed</p>	<p>Noted.</p> <ul style="list-style-type: none"> <li>• It is noted that the bin enclosure doorway is sufficient in width to allow for appropriate manoeuvring of bins.</li> <li>• Additional bulky waste storage area is not provided due to safety concerns and ongoing management issues, as detailed in the REF.</li> </ul>
<p>A Waste Management Plan to be submitted for consideration and approval by the City of Ryde Council illustrating how all tenancies will provide a Food Organics and Garden Organics (FOGO) service which demonstrates a 75% diversion rate from landfill in accordance with the 'NSW Waste Avoidance and Resource Recovery Strategy 2014-2021' and Councils Waste DCP provisions.</p> <ul style="list-style-type: none"> <li>• The Waste Management Plan is to outline the operational details of the FOGO service that is to be provided for all tenancies within the development site including (but not limited to): <ul style="list-style-type: none"> <li>○ Storage requirements</li> <li>○ Required waste infrastructure and equipment (within individual tenancies and communal waste storage areas)</li> <li>○ Collection infrastructure.</li> </ul> </li> </ul> <p>Reason: To ensure waste is managed</p>	<p>Consideration of FOGO service required in Waste Management Plan (Identified Requirement No. 37)</p>
<p>Tip Dockets identifying the type and quantity of waste disposed/recycled during construction are to be kept in accordance with the Site Waste Minimisation &amp; Management Plan for spot inspections.</p> <p>Reason: To ensure waste is managed</p>	<p>Noted.</p> <p>As per above, generally addressed in Identified Requirement No. 53.</p>
<p>The area surrounding the construction site must be maintained to reduce the incidence of illegal dumping and management of litter from the site and workers associated with the site must be undertaken.</p>	<p>Noted.</p> <p>Generally addressed in Identified Requirements No. 66. The site will be secured and restricted from public access.</p>



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Reason: To ensure waste is managed	
Suitable arrangements must be made with the City of Ryde Council for the provision of garbage services to the premises prior to the issue of any Occupation Certificate	Noted.  LAHC will ensure suitable arrangements will be made with City of Ryde Council in relation to garbage services for the premises prior to occupation.
Reason: To ensure waste is managed	
Once the registered Occupation Certificate has been provided to Council, waste services will be provided.	Noted.  As per above explanation.
Reason: To ensure waste is managed	
The paving from the waste storage area or garbage and recycling room must be moderately graded with no steps or uneven surfaces so that the waste containers can be safely and easily maneuvered to the collection point.	Noted.  Waste storage area is compliant with the Housing SEPP Schedule 4 provisions and therefore, additional identified requirement not required.
Reason: To ensure waste is managed	
External areas for the storage of garbage must be paved with concrete graded to a floor waste connected to the sewerage system and be roofed to exclude rainwater. The floor waste must be provided with a fixed screen in accordance with the requirements of Sydney Water Corporation and a hose with a trigger nozzle must be provided adjacent to the garbage storage area to facilitate cleaning.	Bin enclosure area is roofed (sheet metal roof).  Requirements addressed by inclusion of additional Identified Requirement No. 87.
Reason: To ensure waste is managed	
Council does not support the use of private contractors for the collection of domestic waste. All domestic waste will be collected by the Council waste collection contractor.	Noted.  Waste Management Plan states garbage collection will be undertaken by Council's waste collection contractor.
Reason: To ensure waste removal for residential properties is undertaken by Council.	Additional Identified Requirement not required.
Signs will be required to be placed within the bin area to encourage correct recycling and reduce contamination. City of Ryde will provide the required signage to be erected in the waste room. The Applicant is to contact Council for the required signage.	Addressed by inclusion of additional Identified Requirement No. 88.
Reason: To ensure waste areas are maintained	
Garbage and recycling bins must always be stored on-site between collections.	Final Waste Management Plan Identified Requirement No. 37 has been amended to address this requirement.
Reason: To ensure waste areas are maintained	
All waste storage areas must be maintained in a clean and tidy condition at all times.	Final Waste Management Plan Identified Requirement No. 37 has been amended to address this requirement.
Reason: To ensure waste areas are maintained	

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All wastes generated on the premises must be stored and disposed of in an environmentally acceptable manner.

Reason: To ensure waste areas are maintained

Final Waste Management Plan Identified Requirement No. 37 has been amended to address this requirement.

Unwanted household items must be stored onsite until the night prior to a Pre-booked household cleanup collection.

Reason: To ensure waste is managed

Final Waste Management Plan Identified Requirement No. 37 has been amended to address this requirement.