



NSW GOVERNMENT  
**Department of Planning**

**Office of the Director General**

Ms Carolina De Wolf  
Sydney Water Corporation  
PO Box A53  
SOUTH SYDNEY NSW 1232

Y08/2808  
File: S08/01634

Dear Ms De Wolf

**Subject: Determination of application for a site compatibility certificate - State Environmental Planning Policy (Infrastructure) 2007 (I08\_023)**

I refer to your application of 10 October 2008 for a site compatibility certificate under clause 19(1) of State Environmental Planning Policy (Infrastructure) 2007 ('the SEPP') in relation to the proposed development of land owned by Sydney Water Corporation at Lot 2 DP 602362, known as 22 Henry Street, City of Ryde Council LGA.

I have made the determination to issue the site compatibility certificate under clause 19(5) of the SEPP on the basis that the site of the proposed development is compatible with surrounding land uses, having had regard to the matters in clause 19(6).

I would encourage you to discuss any future development proposals with Council at the earliest possible time, and I have attached a copy of Council's response to my Department for your consideration. It is apparent that higher density options for residential development may be permissible under the "Residential A" zoning and should be considered further before any meeting with Council.

Should you have any further enquiries about this matter, I have arranged for Michael Woodland, to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150 or email [michael.woodland@planning.nsw.gov.au](mailto:michael.woodland@planning.nsw.gov.au).

Yours sincerely

  
Sam Haddad  
Director General

28.11.2008.

**Additional Uses on State Land**  
**Determination of Certificate of Site Compatibility**  
Division 2 Part 2 of *State Environmental Planning Policy (Infrastructure) 2007*

---

I, the Director-General of the Department of Planning, pursuant to clause 19(5) of the *State Environmental Planning Policy (Infrastructure) 2007*, determine the application made by Sydney Water Corporation on 10 October 2008 by issuing this certificate.

For the purposes of obtaining consent to development referred in clause 18(3), I certify that in my opinion, the development of the site described in Schedule 1:

- is compatible with the surrounding land uses, having had regard to the matters specified in clause 19(6) subject to the requirements prescribed in Schedule 2; and
- is not likely to have an adverse effect on the environment and does not cause any unacceptable environmental risks to the land.

  
**Sam Haddad**  
Director-General  
Department of Planning

Date certificate issued: **28 November 2008.**

**Please note:** This certificate will remain current for 5 years from the date of issue.

---

**SCHEDULE 1**

**Site description:** Lot 2 DP 602362, known as 22 Henry Street Ryde, City of Ryde LGA.

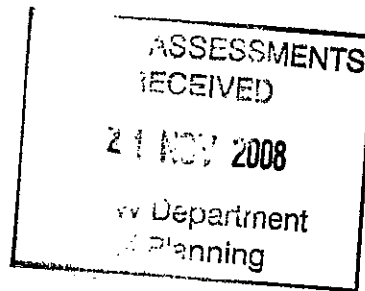
**Application made by:** Sydney Water Corporation

1. **Project description :** Use of a portion of the allotment (4,185m<sup>2</sup>) for residential purposes.

**SCHEDULE 2**

**Requirements imposed on certificate:** Nil.

---



Director, Urban Assessment  
Department of Planning  
GP Box 39  
SYDNEY NSW 2001

20 November 2008

Dear Sir/Madam

**Application for a Site Compatibility Certificate – 22 Henry Street, Ryde**

I wish to advise that Council has considered the Application for a Site Compatibility Certificate made on behalf of Sydney Water for the above property and wish to provide the following comments:

1. Council raises no objection to the site adopting the additional uses as permitted under the Residential A zoning of the Ryde Planning Scheme Ordinance or the R2 Low Density Residential zoning of the draft Local Environmental Plan 2008.
2. Council does raise objections to the indicative development option as contained in the supporting documents prepared by Architectus. As proposed the indicative development option fails to comply with Council's subdivision requirements as detailed in the Ryde Planning Scheme Ordinance and would result in the subdivision layout being inconsistent with the residential subdivision pattern in the immediate locality. For your information, I have attached a copy of the Council's requirements for lot sizes.

Council's Officers are of the opinion that it would be possible to provide an alternative subdivision layout that achieved the required density of 5 allotments as well as meeting the Council's requirements. For this reason, it is recommended that the Department of Planning request that Sydney Water undertake a pre-lodgement with Council before any development application is submitted to Council.

If you wish to discuss the above, please do not hesitate to contact me on 9952 8209 between 9.30am and 2.30pm Monday to Friday.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Bailey'.

Sandra Bailey  
Team Leader Major Developments