

Environment & Planning

To: The Panel Secretariat
Joint Regional Planning Panel

From: Andy Nixey – Senior Town Planner
City of Ryde

Date: 22 April 2015

File: LDA2014/0522

Subject: 110 Princes Street, Ryde – JRPP Ref:
2015SYE003
Proposed changes to Conditions 28, 29, 92 and 116

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Teamwork
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Ethics
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The purpose of this memo is to seek changes to recommended Condition nos 28, 29, 92 and 116 as follows:


1. **Changes to Condition 28 (Public Domain Works – footpath landscaping):**
Council requests an amendment to the first paragraph and parts (a), (c) and (d) of this condition.

The change to the first paragraph involves inserting reference to the Deed of Agreement between Council, RRCS and Frasers in respect of Road 21. This reference has been added to the second sentence of the paragraph.

The change to part (a) alters the requirement for a footpath to be constructed on both sides of Road 21 to one side. This will still satisfy Council's Public Domain requirements.

Part (c) is requested to be altered to delete the requirement for undergrounding of telecommunication and utility services of the development site. This is because the Deed of Agreement does not relate to external streets with the exception of Victoria Road. Council also does not have a DCP that requires undergrounding in this area and the existing poles are located on the western side of Princes Street.

The requested changes to Part (d) involve alterations to the specifications in order for the lighting of Road 21 to achieve pedestrian luminance category P2. The requested change to Part (d) also deletes the final sentence which required existing street lighting along the Princes Street frontage to be upgraded to LED luminaires and alters the final paragraph slightly with regard to certification of the new network. Again, given the Deed of Agreement does not relate to Princes Street and given the existing light poles are located on the western side of Princes Street, it would be unreasonable to require the applicant to complete this change.



It is therefore requested that condition 28 of LDA2014/0522 be amended to read as follows:

28. Public domain Works – Footpath Landscaping. Public domain improvement works are to be undertaken along the Princes Street frontage of the development site in accordance with the City of Ryde DCP 2014 Part 8.5 Public Civil Works. Additionally, the public domain along Road 21 is to be constructed in accordance with AMCORD, Austroads guidelines and the City of Ryde DCP 2014 Part 8.5 Public Civil Works as amended by the Deed of Agreement. The work is to include but not be limited to, footpath paving, kerb and gutter and street tree planting.

Full details, including plans, specifications, sections, finished levels and other relevant details shall be submitted to Council for approval prior to the issue of a Construction Certificate for Stage 1. The drawings shall incorporate the following:


- (a) Construction of concrete footpath paving 1.2m wide along the Princes Street frontage of the development site, and 1.5m wide along one side of Road 21. The footpath shall be located 600mm from the boundary alignment.
- (b) Provision of street trees along the Princes Street frontage of the development site and along Road 21, in accordance with Council's secondary streets planting details.
- (c) Underground telecommunication and utility services along Road 21.
- (d) New street lighting serviced by Ausgrid underground power and LED luminaires shall be designed and installed to Australian Standard AS1158.3.1-1999 Road Lighting, with vehicular luminance category V5 and pedestrian luminance category P2 along the eastern side of Road 21.

Plans for the new network are to be prepared and certified by a suitably qualified Electrical Design Consultant and are to be submitted to Council and Ausgrid for approval prior to commencement of work.

2. **Changes to Condition 29 (Public Domain Works – Infrastructure):** Council requests an amendment to the second paragraph and parts (b), and (h) of this condition.

The change to the second paragraph again involves inserting reference to the Deed of Agreement between Council, RRCS and Frasers.

The change to part (b) alters the requirement for half road reconstruction on Princes Street to full reconstruction of the road pavement over a minimum width of 500mm measured from the lip of the gutter. This is considered a more reasonable requirement given there is no vehicular access proposed from the site onto Princes Street and an existing vehicular access in this location is to be removed.



With regard to part (h) of the condition, it is requested that this be deleted as the required construction of a new road entry and roundabout at the intersection of Morrison Road and Road 21 has already been completed.


It is therefore requested that condition 29 of LDA2014/0522 be amended to read as follows:

29. Public Domain Works – Infrastructure. Detailed engineering plans for the public domain infrastructure works in Princes Street and Road 21, prepared by a Chartered Civil Engineer (with NPER registration with Engineers Australia), are to be submitted to Council for approval prior to the issue of a Construction Certificate for Stage 1.

The design shall be generally in accordance with AMCORD and Austroads guidelines and the City of Ryde Development Control Plan 2014 Part 8.2 - Stormwater Management, where applicable, and Part 8.5 - Public Civil Works as amended by the Deed of Agreement.

The following works shall be completed at no cost to Council, prior to the issue of an Occupation Certificate for the first apartment building:

- (a) The removal of any redundant vehicular crossing in Princes Street and replacement with new kerb and gutter.
- (b) Where new kerb and gutter is being constructed adjacent to existing road pavement, full reconstruction of the road pavement will be required over a minimum width of 500mm measured from the lip of the gutter, in accordance with Council's road pavement specifications.
- (c) Construction of new concrete footpath along the Princes Street frontage of the site.
- (d) The construction of new kerb and gutter and flexible pavement in Road 21.
Note: In accordance with advice received from the applicant's Geotechnical Engineers GeoEnviro Consultancy Pty Ltd, Council is satisfied with the determination of Design Traffic Loading for the three roads, No's 21, 22 and 27. In terms of subgrade conditions Council notes laboratory results with in-situ fill and clayey soil CBR values ranging from 1.5% to 6%. Council accepts the preliminary pavement thickness designs based on an assumed CBR value of 3%.
Final pavement thickness design shall be determined upon completion of subgrade formation and additional subgrade sampling and CBR testing and incorporated into road construction plans. Prior to pavement construction, the final pavement thickness design is to be approved for construction by the Private Certifying Authority (PCA). Final pavement design, test results, amended construction plans and certification from the PCA is to be submitted to Council for information prior to pavement construction.
- (e) The construction of stormwater drainage infrastructure.
- (f) The construction/relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to council and their requirements being fully complied with.

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- (g) Adjustment of levels and grades of all infrastructure (footpath, kerb and gutter, road pavement, etc.) and provide a standard cross section and smooth transitions to existing infrastructure.
 - (h) Deleted.
 - (i) Supporting batters for Road 21.

3. **Changes to Condition 92 (Lighting):** Council requests an amendment to this condition in order to alter the street lighting luminance category from P2 to P3. P3 is the appropriate standard as condition 92 relates to lighting within common areas and private roads rather than Road 21 which is to be dedicated to Council.

It is therefore requested that condition 92 of LDA2014/0522 be amended to read as follows:

92. **Lighting.** Lighting is to be provided around the site and all lighting is to comply with the following requirements:

- Lighting is to be designed and installed in accordance with the relevant Australian and New Zealand Lighting Standards.
- Street lighting shall be provided along the private and access roads in accordance with Australian Standard AS1158.3.1-1999 Road Lighting, with pedestrian luminance category P3.
- A Lighting Maintenance Policy is required to outline the maintenance, monitoring and operation of lighting.
- Lighting is to be provided to all common areas including all car parking levels, stairs and access corridors and communal gardens.
- Lighting is to be automatically controlled by time clocks and where appropriate, sensors for energy efficiency in accordance with the BASIX Certificates referenced in Condition 3.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any relevant Occupation Certificate.

4. **Changes to Condition 116 (Plant Establishment Period/ Maintenance Period):** Council requests an amendment to this condition as the condition should only relate to trees within the public domain rather than to trees within the site. Condition 86 already requires all landscaping to be completed prior to the issue of the Occupation Certificate for the final apartment building.

It is therefore requested that condition 116 of LDA2014/0522 be amended to read as follows:

116.Plant Establishment Period/ Maintenance Period. The trees within the public domain will incur a 24 month maintenance period to ensure the successful establishment of the plant material. If any trees within this period die, they are to be replaced immediately.



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