


# MEMORANDUM

**To:** Sydney East Joint Regional Planning Panel  
**From:** Sandra Bailey Acting Manager Assessment  
**Date:** 10 March 2016  
**Subject:** 110 Princes Street, Ryde LDA2015/0435 2015SYE147



I refer to the draft conditions contained in Attachment 1 of the Council Assessment Report. Council and the applicant have agreed to revised wordings for condition 35 and 50. These conditions should read as follows. For the purposes of the Panel to understanding what changes have occurred, the words to be deleted are shown in bold strike through and words to be inserted are shown in bold italics.

35. **Public Infrastructure Works** – Public infrastructure works shall be constructed as outlined in this condition of consent. All works must be completed to Council's satisfaction at no cost to Council, prior to the issue of any Occupation Certificate.

Engineering drawings prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) are to be submitted to Council for approval prior to the issue of a Construction Certificate for Stage 3. The design of the works shall be in accordance with City of Ryde DCP 2014 Part 8.3 Driveways, Part 8.5 - Public Civil Works, and Part 8.2 - Stormwater Management as amended by the Deed of Agreement, and all relevant Australian Codes and Standards.

The drawings shall include plans, sections, existing and finished surface levels, drainage pit configurations, kerb returns and other relevant details for the new works and also demonstrate the smooth connection of the proposed works into the remaining street scape.

- (a) ~~The full reconstruction of the road for the Princes Street frontage of the development site in accordance with Clause 1.1.4 – Constructing Half Road of the City of Ryde DCP 2014 Part 8.5 – Public Civil Works.~~
- (b) The removal of all redundant vehicular crossings and the replacement with new kerb and gutter. Proposed kerb profiles are to be provided to ensure proper connections to the existing kerb and gutter.
- (c) 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.
- (d) Construction of new plain concrete footpath 1.20m wide at 600mm offset from the boundary line along the Princes Street frontage of the site.
- (e) Construction of the driveway (vehicular) access to the basement levels of the apartment buildings from Road 21. In order to avoid the access driveway looking like a public road, kerbs shall not be returned to the boundary alignment line.
- (f) Construction of the roundabout at the intersection of Morrison Road and Princes Street. Note – These plans are required to be approved by Ryde Traffic Committee.
- (g) Construction of the 4 traffic calming devices on Morrison Road and Charles Street at the approach to the Putney Shopping Centre. (These devices are to be identified in the road safety audit referred to in condition 33. These devices will also be required to be approved by the Ryde Traffic Committee).

- (h) Construction of a traffic calming device on Charles Street between Henry Street and Kenneth Street. Note – These plans are required to be approved by the Ryde Traffic Committee.
- (i) 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.

**Note:** 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" as amended by the Deed of Agreement..

**50. Dilapidation Report.** To ensure Council's infrastructures are adequately protected a dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles 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 but 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 submitted to Council's Traffic Development Engineer, prior to works commencing with another similar report submitted at completion and prior to issue to the issue of an Occupation Certificate for the final apartment building. The reports shall be used by council to assess whether restoration works will be required prior to the issue of the Occupation Certificate for the final apartment building. **Where relevant, the dilapidation report prepared for the initial construction and demolition activities on the site should be used to determine the required restoration works. Specifically for the road pavement on Princes Street in front of the development site, the report must include detailed visual condition assessment of the road pavement together with results of Benkelman Beam or similar approved deflection testing conducted at the same spots, and assessment by a qualified Geotechnical or Civil Engineer to confirm requirements for pavement rectification work, if any. Any works that are required to be undertaken are to be done in accordance with Part 8.5 of DCP 2014 and completed prior to the issue of an Occupation Certificate for the final residential building.**

**If the rectification works are unable to be completed prior to the issue any Occupation Certificate for the final building, the applicant is to obtain a Bond in favour of City of Ryde Council to an amount to be determined by City of Ryde Council prior to any Occupation Certificate of the final building. The rectification works are to be completed within 6 months of the date of any Occupation Certificate of the final building.**

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

It is recommended that the JRPP approve the DA subject to the conditions in attachment 1 with the exception of conditions 35 and 50. Conditions 35 and 50 are to be amended to read as per this memorandum.