

07



# Transport

Michael Woodland  
Director, Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Attention: Amy Watson

Dear Mr Woodland,

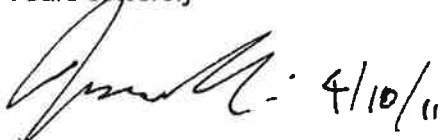
**EXHIBITION OF EA FOR CONCEPT PLAN APPLICATION – RESIDENTIAL  
DEVELOPMENT AT 74-76 BELMORE STREET RYDE (MP10\_0110)**

I refer to your letter dated 23 August 2011 regarding the above application. The Department of Transport (DoT) has reviewed the Concept Plan and provides the following comments:

- As identified in the Concept Plan, DoT supports the inclusion of bicycle parking within the development for residents and visitors to site. In addition to basement parking facilities, DoT supports bicycle parking at-grade, in a weather protected location, near entrances and subject to casual surveillance. This should also be included as part of future project applications at this site;
- DoT supports the inclusion of a pedestrian/cycle access link between Belmore Street and Porter Street, thus extending the pedestrian/cycle access route identified in the Meadowbank Employment Area Master Plan. Connection and access from the subject site to the link should be included as a condition of consent in the Concept Plan;
- As raised in the Transport & Accessibility Impact Assessment, DoT supports the inclusion of a site specific Travel Plan for residents to encourage public and active transport use. Further information on Travel Access Guide resources can be found at the Roads and Traffic Authority's (RTA) website, <http://www.rta.nsw.gov.au/>. This measure should be adopted as a condition of consent to be prepared prior to the issue of the occupation certificate for each building; and

Should you have any further questions, please contact Rowena Phua on 8202 2286 or [rowena.phua@transport.nsw.gov.au](mailto:rowena.phua@transport.nsw.gov.au).

Yours sincerely



James Li  
A/ Principal Manager, Statutory Planning  
Centre for Transport Planning

CD11/10987



Sydney  
**WATER**

16 September 2011

Mr Michael Woodland  
Director, Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
20 SEP 2011  
Scanning Room

**MP10\_0110 Residential Development at 74-76 Belmore Street, Ryde**

Att: Amy Watson

Dear Mr Woodland,

Thank you for your letter of 23 August 2011 requesting comment on the proposed residential development at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

**Water**

The 100mm drinking water main fronting the proposed development in Belmore Street does not comply with the Water Supply Code of Australia (Sydney Water Edition – WSA 03-2002) requirement for minimum sized mains for the scope of development. Sydney Water's Asset Planning group will be carrying out an update on the Hermitage system plan this financial year (2011/2012). Due to the high development rate in this supply zone and in the development area, pipe amplification will be required. Sizing of main amplifications will be given once the update of the system plan is completed. Further detailed drinking water requirements will be provided at the Section 73 application phase.

**Wastewater**

The current wastewater system has sufficient capacity to service the proposed development. A wastewater extension is required to service the proposed development. The Developer is to design and construct a 225mm wastewater main (connecting to the 225 mm main in Porter Street), which will provide a point of connection at least 1m inside the property's boundaries. All internal wastewater services are to connect to the new extended wastewater main.

**Sydney Water Servicing**

Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA.03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Council to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

**Sydney Water Corporation** ABN 49 776 225 038

1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | [www.sydneywater.com.au](http://www.sydneywater.com.au)

**Delivering essential and sustainable water services for the benefit of the community**

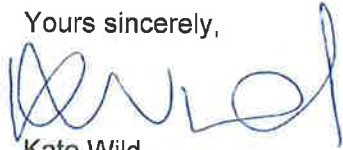
**Sydney Water e-planning**

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail [ainsley.rotgans@sydneywater.com.au](mailto:ainsley.rotgans@sydneywater.com.au).

Yours sincerely,



Kate Wild,  
Manager, Urban Growth Strategy and Planning

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**SRDAC**

RTA Ref: RDC 10M1982 v2 SYD10/00749/02  
Contact: Angela Malloch T 8849 2041  
DoP Ref: MP10\_0110



**SYDNEY  
REGIONAL  
DEVELOPMENT  
ADVISORY  
COMMITTEE**

Director  
Metropolitan and Regional Projects South  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
13 SEP 2011  
Scanning Room

Attention: Amy Watson

**ENVIRONMENTAL ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT  
74-76 BELMORE STREET, RYDE**

Dear Sir/Madam,

Reference is made to your correspondence dated 23 August 2011, concerning the abovementioned development application which was referred to the Roads and Traffic Authority (RTA) for comment. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 7 September 2011.

Below are the Committee's recommendations and RTA's comments on the subject application:

1. The RTA does not support the use of rates obtained for existing residential developments for the calculation of traffic generation from this development, i.e. 0.3 trips per dwelling. The RTA recommends the traffic generation rate of 0.4 trips per dwelling be applied. Applying the RTA's traffic generation rate indicates a trip generation of 188 vehicles per hour in the peak. The rate of 0.4 trips per dwelling shall be applied for all requested modelling below.
2. The operation of traffic control signals at Victoria Road/Bowden Street is proposed to operate at a level of service D with the proposed development. The extra delay and proposed degree of saturation is not considered acceptable by the RTA as any further increase could cause this intersection to fail. The applicant shall suggest improvements to this intersection to ameliorate the proposed intersection delay. The applicant is required to submit an electronic copy of the aaSIDRA analysis for this intersection for further review and comment by the RTA.
3. The traffic control signals at Constitution Road/Belmore Street are proposed to operate at a level of service B, the RTA raises concern with the additional traffic as the degree of saturation will rise to 1.00. The applicant shall suggest improvements to this intersection to ameliorate the proposed intersection delay. The applicant is required to submit aaSIDRA analysis for this intersection for further review and comment by the RTA.

Roads and Traffic Authority  
ABN 64 480 155 255

27-31 Apple Street,  
Parramatta NSW 2150

PO Box 973 Parramatta CBD NSW 2124  
DX 28355 Parramatta

T 131 782

[www.rta.nsw.gov.au](http://www.rta.nsw.gov.au)

4. All works associated with the proposed development shall be at no cost to the RTA.

Should you require any further clarification in relation to this matter, please call the contact officer named at the top of this letter.

Yours faithfully



Chris Goudanas  
Chairman, Sydney Regional Development Advisory Committee

9 September 2011



**Heritage Council**  
of New South Wales

3 Marist Place  
Parramatta NSW 2150

Locked Bag 5020  
Parramatta NSW 2124  
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500  
Facsimile: 61 2 9873 8599

[heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

Contact: Alejandra Rojas  
Phone: 02 9873 8559  
Fax: 02 9873 8599  
Email: [alejandra.rojas@planning.nsw.gov.au](mailto:alejandra.rojas@planning.nsw.gov.au)

Our ref:  
File number: 11/16823  
B number: B490726  
Your ref: MP10\_0110

Michael Woodland  
Director  
Metropolitan and Regional Projects South  
GPO Box 39  
**SYDNEY NSW 2001**

Dear Mr Woodland

**RE: 74-76 BELMORE STREET, RYDE (INCLUDES CROWLE HOUSE) – CONCEPT PLAN AND ENVIRONMENTAL ASSESSMENT – HERITAGE BRANCH COMMENTS**

Thank you for submitting the Belmore Street Concept Plan and Environmental Assessment (EA) for comment.

It is noted that the subject site is a locally listed heritage item. It is considered that Ryde Council have the resources and expertise to provide an appropriate level of assessment of the heritage impacts of the proposed development.

The following comments are provided for your consideration:

- **Enhancing the heritage setting** - The potential for redevelopment comes with a potential for enhancing the condition and setting of the heritage property. It is considered that an opportunity exists to further improve the views to and from the heritage property than that proposed. While a building is currently located between the heritage property and Belmore Street, this need not be replicated in the concept plan. The heritage curtilage should remove the indent on southern boundary line and include that area as part of the setting for the heritage property (see Attachment A).
- **Transition Area** - A transition area around the heritage curtilage should be provided to ensure that development at the heritage curtilage boundary does not have unacceptable visual impacts on views to and from the heritage property. This can occur if excessive bulk and scale is located at the heritage curtilage boundary. Within the transition area building heights should not exceed two storeys (Attachment B).
- **Future management of the heritage item** – the heritage property should be appropriately managed through the preparation of a Conservation Management Plan. This plan should be prepared according to Heritage Council guidelines and may be submitted to the Heritage Branch for review and comment. This plan should be submitted prior to any further approvals for works are granted.
- **Locally significant Archaeology** – the heritage assessment has not investigated impacts to potential locally significant archaeology. It is considered appropriate that prior to any approvals being granted for works, a baseline archaeological assessment be prepared identifying the areas of the site which may contain locally significant archaeology and how the impacts will be mitigated.

If you have any further enquiries regarding this matter, please contact Alejandra Rojas on (02) 9873 8559.

Yours sincerely

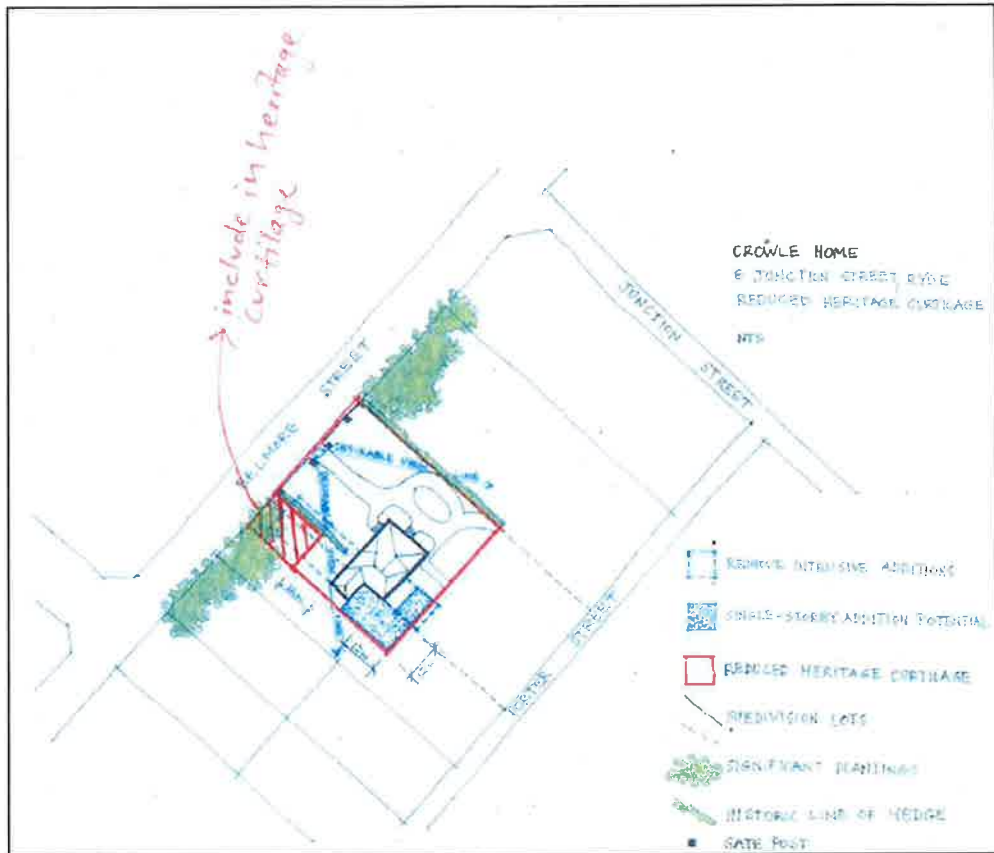


5/10/2011.

**Vincent Sicari**  
Manager – Heritage Conservation Team  
Heritage Branch  
Environment and Heritage Policy and Programs  
Office of Environment and Heritage  
**AS DELEGATE OF THE NSW HERITAGE COUNCIL**



## Attachment A: Enhancing Heritage Setting



## Attachment B: Transition Area

