

# MEMORANDUM

**To:** Local Planning Panel Members

**From:** Stuart Ratcliff – Assessment Officer

**Date:** 12 August 2025

**Subject:** Item 1 – 8 Murrell Street, Macquarie Park (LDA2025/0068)

The above matter is included on the agenda for the meeting of the Ryde Local Planning Panel (RLPP) to be held on 14 August 2025 (Item 1).

The applicant for this Development Application has reviewed the 'Recommended Conditions of Consent' provided at Attachment 1 of the Officer's Report prepared in relation to this Item.

The applicant has raised questions in relation to several of the recommended conditions. These are addressed in the following:

## Condition 10

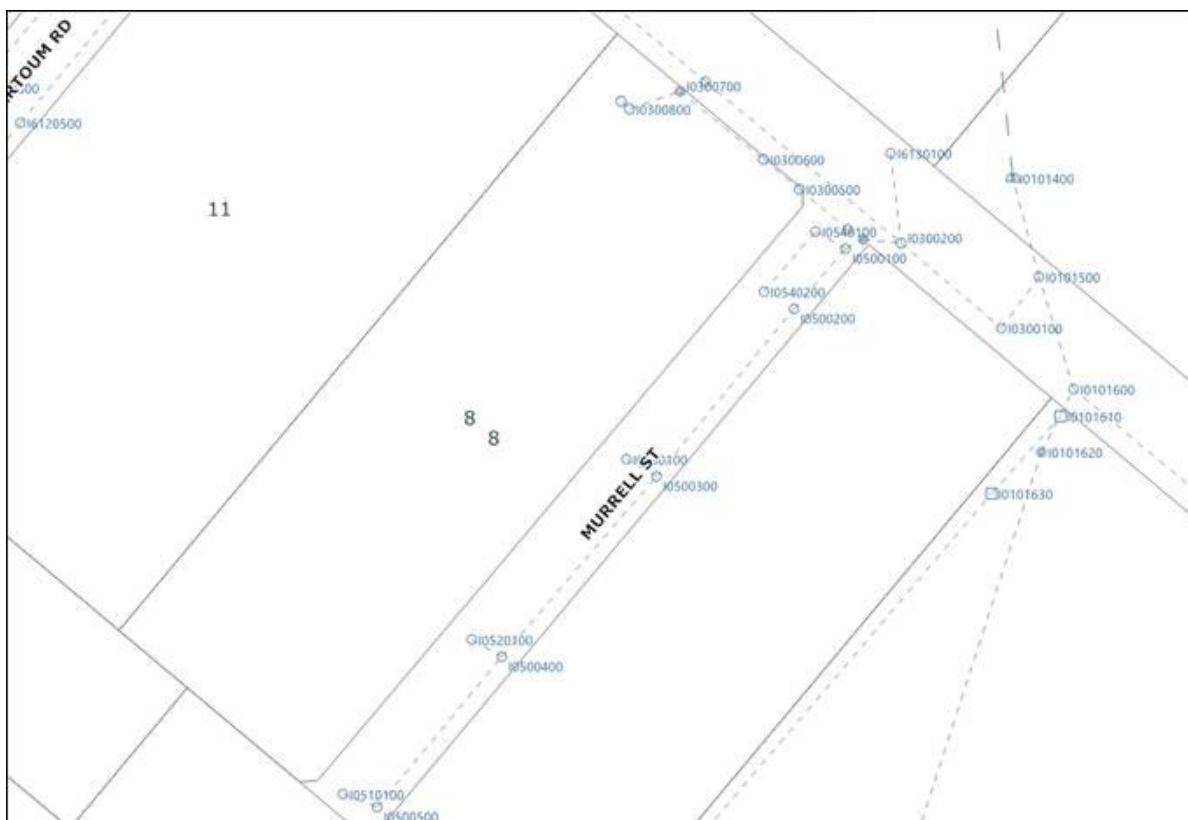
The applicant has raised concern in relation to 'A' of this condition. This recommended condition reads:

(10)	<b>Detailed Design submission to Council</b> Before the issue of a construction certificate, Civil design plans are to be prepared and certified by a Chartered Professional Civil Engineer (CPEng) or Registered Professional Civil Engineer (RPEng) and provided to Council's City Infrastructure Department for approval. The plans must include the following: <ul style="list-style-type: none"><li>A) Council's existing 600 mm and 375 mm diameter pipeline adjacent the proposed new water main must be physically located via non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey and civil design plans.</li><li>B) Detailed civil plans must include long sections demonstrating that the proposed water main along Murrell Street and Talavera Road does not conflict with existing Council stormwater infrastructure. Both horizontal and vertical clearances must be clearly annotated on the plans, including sections and long sections.</li><li>C) Cross sections must be provided at all locations where the proposed water main crosses or is located near Council stormwater pipes or other drainage infrastructure, to confirm adequate clearances.</li></ul>
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	<p>D) The depth and position of the proposed water main must be clearly indicated relative to all Council stormwater assets (including pipes and pits) to allow accurate assessment.</p> <p>E) A minimum horizontal clearance of 1.0 metre must be maintained from the outermost edge of Council stormwater pipes to ensure ongoing access for maintenance and future works is not impeded.</p> <p>F) Council may permit the proposed water main to cross over Council assets, provided sufficient clearance is demonstrated and there is no impact on asset integrity or access.</p> <p>G) In accordance with the Council DCP 2014- Title Encumbrances: <i>2.1.3 Building near or over a Drainage Easement</i>, Council will not consent to permit any construction over a council drainage easement that will prevent or hamper constructing, reconstructing, maintaining, repairing, cleansing or gaining access to the pipes or easement.</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).</p> <p><b>Condition reason:</b> To ensure the civil design complies with the Australian Standards and Council's requirements and has sufficient details to obtain a construction certificate.</p>
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The applicant has questioned the location of the pipes referenced and submits that if the pipes are unlikely to be impacted, this part of the condition should be removed.

Council's Stormwater and Floodplain Management Engineer has advised that, as the exact location of the pipe to be constructed as part of the subject application is unknown, this condition should remain. Council's records provide a general indication of the location of the pipelines referenced by the condition, but not an exact location, as shown in Figure 1, below:



**Figure 1:** Indicative location of the existing pipelines referenced by recommended Condition 10A.

The Engineer has advised that it is the applicant's responsibility to identify the exact location of Council drainage assets using non-destructive methods. A minimum horizontal clearance of 1.0 metre must be maintained from the outermost edge of all Council stormwater pipes. For the Construction Certificate stage, Council requires updated plans showing the surveyed pipe location, including exact position, depth, invert level, and other relevant details.

Noting the above, it is not recommended that this condition be altered.

### Condition 11

The applicant has requested the wording of this condition be made clear that the restoration works required by this condition only relate to impacts arising from the extent of works relating to the installation of the new water main. This is not an unreasonable request and is accepted.

The applicant has also questioned the relevance of the requirement of **Condition 11(3)** that the existing road carriageway be widened by 200mm. This has been raised with Council's Engineering and Project Delivery Officer who agrees that this requirement cannot be reasonably be enforced, noting that the widening of the road is not directly related to the nature of the works proposed.

It is recommended that the condition be amended to read as follows (with new wording added in **bold** and wording to be deleted removed by ~~strikethrough~~):

<b>(11)</b>	<b>Infrastructure Reinstatement</b>
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Before the issue of any Construction Certificate, infrastructure restoration plans **relating to any impacts arising from the extent of works associated with the installation of the new water main** are required to be prepared by a Chartered Civil Engineer (registered on the NER of Engineers Australia) and are to be submitted to and approved by Council's City Infrastructure Directorate. Confirmation of Council approval is to be provided to the principal certifier. The plans 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 and must include:

1. The location of proposed watermain installation, any access pits to be installed, and the extent of proposed trenching in reference to the existing public domain infrastructure. The drawings shall include all relevant public domain infrastructure impacted including:-

- granite footpaving,
- kerb and gutter,
- Road pavement and parking bays
- kerb inlet pits and sub surface drainage infrastructure,
- median strips and signage and line marking
- Multi-function poles (MFPs)–

2. full details of existing public domain infrastructure to be restored in accordance with Council's standard drawings. Details of works should include:

- Full depth reconstruction (450mm) of the Murrell Street Carriageway between the road centreline and kerb alignment on the eastern side of the road.
- Reconstruction of Talavera Road carriageway. Scope to be determined following inspection by Council.
- Reinstatement of granite footway including concrete blinding slab.
- Reinstatement of median strip on Talavera Road.
- Reinstatement of Multi-Function Poles (MFPs) in accordance with approved lighting designs and Council's MFP design guide. Details of any lighting arrangements, required to maintain compliance with AS1158 Lighting of Roads and Public Spaces, must be provided to Council.
- Any interim arrangements to facilitate stormwater management during the water main installation works.
- Permanent reinstatement of existing stormwater management infrastructure.
- Reinstatement of signage and line marking.
- Full reinstatement of kerb and gutter along Murrell Street and Talavera Road.
- Details of any proposed staging of the water main installation works.

	<ul style="list-style-type: none"> <li>• Restoration or full reinstatement of any other element of existing public domain infrastructure, impacted by the water main installation works.</li> <li>• Details of the relocation/adjustment of any 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.</li> </ul> <p><del>3. The realignment of the kerb and gutter to be reinstated along the eastern side of the Murrell Street carriageway in order to widen the existing road carriageway by 200mm.</del></p> <p><u>Notes:</u></p> <p>1. 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.</p> <p>2. 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.</p> <p>All fees and charges associated with the review of this plan are to be paid (as per Council’s Fees and Charges). The approval public domain plans and documentation are to be presented to the Principal Certifier.</p> <p><b>Condition reason:</b> Provision and upgrade of public assets and to ensure compliance with Council's relevant Planning Instruments.</p>
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### Condition 37

The applicant has also requested the wording of this condition be made clear that the restoration works required by this condition only relate to impacts arising from the extent of works relating to the installation of the new water main. This is not an unreasonable request and is accepted.

It is recommended that the condition be amended to read as follows (with new wording added in **bold**):

(37)	<p><b>Stormwater (post-construction CCTV report)</b></p> <p>Before the issue of an occupation certificate / equivalent final certification, a post-construction electronic closed circuit television report (track mounted CCTV camera footage) prepared by an accredited operator, is to be submitted to the satisfaction of Council’s City Infrastructure Department <b>(relating to any impacts arising from the extent of works associated with the installation of the new water main)</b>. The report must detail:</p>
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	<p>A) Date and time of inspection</p> <p>B) Condition of the existing drainage line adjacent to the site</p> <p>C) Comparison of the pre-commencement condition of the existing drainage line to the current condition</p> <p>D) If required rectification works required to Council's drainage network</p> <p>Note: The person acting on the consent must contact Council's City Infrastructure Department to obtain a map of Council's existing stormwater network in the vicinity prior to conducting the CCTV survey.</p> <p>All fees and charges associated with the review of the report must be paid in accordance with Council's fees and charges, at the time that the report is submitted.</p> <p><b>Condition reason:</b> To verify the post-construction condition of Council's drainage assets.</p>
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Should the Panel be accepting of these amendments, these amendments can be inserted into the Notice of Determination should the Panel be of a mind to approve the subject application.

Regards,

Stuart Ratcliff

Assessment Officer