

Trim File No.: SSWFU05/268-04
Trim Reference No.: SSWD10/14605

SYDNEY SOUTH WEST
AREA HEALTH SERVICE
NSW HEALTH

The Director
Metropolitan Projects
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

**Re: Residential Development at 52 – 58 Walker Street, Rhodes MP10_0058
and DA 342/2010**

This response from Sydney South West Area Health Service (SSWAHS) is in relation to the Environmental Assessment Exhibition for the proposed residential development at 52 – 58 Walker Street, Rhodes.

SSWAHS aims to protect and promote the health of the local population. We recognise that many personal, local and global factors affect health and illness. One of our strategic directions for 2007-2012 is to develop our capacity to influence healthy urban design and work with planning agencies to develop healthy urban environments. In recent times we have led and participated in Health Impact Assessments (HIA) of redevelopments and new developments within SSWAHS. We have also recently developed a Healthy Urban Development Checklist to provide guidance to health workers for commenting on development policies, plans and proposals. The Checklist web can be found at:
http://www.health.nsw.gov.au/policies/gl/2010/GL2010_001.html

In keeping with the Rhodes West Master Plan 2009 the overall design of the proposed development at 52-58 Walker Street appears to have many features that would create a healthy urban development including access to rail and bus and other facilities, pedestrian and cycling connections, provision of public open space and recreational facilities, energy efficiency, and recycling facilities. We would endorse the existing limits on the number of cars and the provision of bicycle spaces and bicycle route facilities.

We wish to submit the following comments for consideration:

Public Open Space

It is commendable that a large area (4,600 sq. m) of open space has been planned, and that the foreshore area is to be publicly accessible. However, it is not clear that the park will be designed to encourage a range of user groups. Proximity to the units alone may not be enough to encourage or facilitate a range of uses. The park should be designed to maximise usage as this creates opportunities for social interaction and improves safety.

Head Office

Liverpool Hospital (Eastern Campus)
Elizabeth Street Liverpool NSW 2170

Mailing Address

Locked Bag 7017 Liverpool BC 1871
Tel 61 2 9828 5700 Fax 61 2 9828 5769

General Correspondence

Email arearecords@swsahs.nsw.gov.au
Website www.sswhealth.nsw.gov.au

Royal Prince Alfred Hospital

KGV Building Level 11 Missenden Road
Camperdown NSW 2050
Tel 61 2 9515 9600 Fax 61 2 9515 9611

It would also be preferable to incorporate a variety of open spaces of different sizes, in different locations for different purposes to encourage people to use public space. The focus on one large park may not be sufficient for this purpose.

Housing Affordability

The Environmental Assessment Report states that increasing the supply of housing in Rhodes is the most effective way of reducing housing costs. We are not aware of any evidence that supports this view. There needs to be programs introduced that ensure that some housing units are affordable to lower income families and individuals.

Transport

The report states that there will be little impact on trip patterns and travel demands and will not result in any adverse traffic impacts. It is questionable whether this will be the case given the development comprises 583 apartments, with future adjacent developments planned, and the additional traffic particularly at peak times could be significant. The peninsular location of the apartments could exacerbate this potential problem. It is suggested that this issue be re-assessed.

Human Health

The human health risk assessment reports referred to on page 35 make no mention of the findings, and seem to have an emphasis on OH&S risks and no focus on the health of the resident community. Characteristics of urban development which can impact on the health of the community and need to be addressed include access to healthy food, opportunity for physical activity, access to quality employment, community safety and security, and access to services.

While the estimated increase in population associated with this development will not require a specific health facility, it would be expected that residents would be accessing existing health services. It is likely that some health services would be undertaking home visits, and these health staff will require access to short term (1-3 hour) parking within these developments.

Please do not hesitate to contact Peter Sainsbury, Director Population Health regarding the issues raised in this letter on phone: (02) 9612 0706 or by email:

sainsburyp@email.cs.nsw.gov.au

Yours sincerely



Mike Wallace
Chief Executive

Date: 19/8/10



**Environment,
Climate Change
& Water**

SCANNED

17 AUG 2010

DOC NO: ~~58382112~~

DA 342/10

Your reference: MP10_0058 and DA
342/2010
Our reference: DOC10/31219
Contact: Stephanie Yu, 9995-5616

Ms Narelle Butler
Manager Statutory Planning Services
City of Canada Bay
Locked Bag 1470
Drummoyne
NSW 1470

Dear Ms Butler

Major Project Application MP10_0058 and DA 342/2010 – Residential Development at 52-58 Walker Street Rhodes

We refer to your correspondence of 13 July with regard to the Major Project Application MP10_0058 and DA 342/2010 – Residential Development at 52-58 Walker Street Rhodes. We note that this proposal is to amend the development on Lot 101 and 103 at 52-58 Walker Street, increasing the approved building heights to enable construction of 24 and 25 story residential building blocks increasing the numbers of apartments and the density of development on Lots 101 and 102.

The Contaminated Sites Section of the Department of Environment and Climate Change (DECCW) has considered this Major Project Application as it relates to remediation and regulation matters under the *Contaminated Land Management (CLM) Act 1997*. We note that the proposed development site has been remediated to the satisfaction of DECCW and relevant Site Audit Statements have been issued by the Site Auditor confirming the sites suitability for this proposed use. We confirm that there is no regulation by DECCW under the powers of the *CLM Act*.

We provide this response from the perspective of the Contaminated Section of DECCW. Should you have any further questions with regard to this response please contact our staff member Stephanie Yu from this section on 9995-5616.

Yours sincerely

Niall Johnston 12/8/2010

NIALL JOHNSTON
Manager Contaminated Sites Section

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59-61 Goulburn St Sydney NSW 2000
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DA342/10

Your Reference:
Our Reference:
Contact:
Telephone:

MP10_0058/ DA342/2010
ID 10M1449 SYD10/00551
Stella Qu
8849 2520

SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

SCANNED

10 AUG 2010

DOC NO:

The General Manager
Canada Bay City Council
Locked Bag 1470
Drummoyne NSW 1470

Attention: Shannon Anderson or Sam Lettice

**MAJOR PROJECT APPLICATION MP10_0058 AND DA342/2010 - RESIDENTIAL
DEVELOPMENT AT 52-58 WALKER STREET, RHODES**

Dear Sir/Madam,

I refer to Council's correspondence dated 13 July 2010 with regard to the above-mentioned development application, which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) discussed the proposed development at its meeting held on 28 July 2010 and provides the following comments:

1. As stated in the RTA's previous letter dated 25 September 2009 (copy attached) to the Department of Planning, the RTA requested that the maximum number of parking spaces for the residential component be restricted to one space for every two units for a total 393 parking spaces. This was one of the conditions for allowing an increase of an additional 787 units within the Rhodes Peninsula development.

It is noted that this application intends to provide 694 car spaces comprising 630 resident parking spaces, 59 visitor parking spaces, 2 retail parking spaces and 3 childcare parking spaces to cater for 583 units and associated child care centre. While this represents a reduction in car parking to what is currently allowed, a further reduction in line with our previous comments is suggested. Notwithstanding, the RTA would be prepared to accept a car parking rate of 1 space per unit (583) with a reduction in visitor spaces to 17 giving a total parking provision of 600 spaces.

2. The traffic modeling of the intersections in the Assessment of Traffic and Parking Implications Report dated May 2010 (Ref No: 10068) is unacceptable. In the report, it shows that all the existing intersections operate above LOS C, which doesn't match with the reality where some intersections are now operating under pressure during peak hours. The report also doesn't include some critical intersections such as the Homebush Bay Drive/Concord Road intersection.

In addition the RTA's previous letter dated 22 June 2009 (copy attached) raised concerns that the traffic demand and the performance measures of the intersections were underestimated in the Traffic Report Rhodes Peninsula – "Traffic and Transport Analysis for Additional

Page 1 of 2

Roads and Traffic Authority
ABN 64 480 155 255



27-31 Argyle Street,
Parramatta NSW 2150

PO Box 973 Parramatta CBD NSW 2124
DX 28555 Parramatta

T 131 782

www.rta.nsw.gov.au

Development prepared by Masson Wilson Twiney dated 13 March 2009". At that time, the RTA requested that a Strategic Traffic Model should be prepared to evaluate a cumulative impact of developments within Rhodes Peninsula on the existing road network. The RTA has not received a revised traffic report or strategic traffic model for their review.

Based on the above comments, a revised traffic impact assessment report shall be submitted to the RTA for review and approval. The report shall evaluate the cumulative traffic impact of the proposed 583 development units, the retail component and the associated child care centre together with the all other developments within the Rhodes Peninsula area by using a Strategic Traffic Model.

Further comments will be provided on the development once the revised report has been reviewed.

Yours faithfully



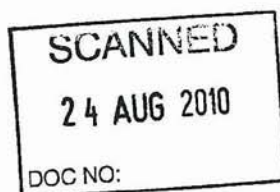
Ken Moon
Chairman, Sydney Regional Development Advisory Committee

6 August 2010

DA342/10

20 August 2010

Narelle Butler
City of Canada Bay
Locked Bag 1470
Drummoyne NSW 1470



Sydney
WATER

Attention: Sam Lettice

Dear Ms Butler,

Re: MP10_0058 and DA 342/2010 – Residential Development at 52-58 Walker Street, Rhodes

Thank you for your letter of 13 July 2010 regarding the major project application for the residential development at 52-58 Walker Street, Rhodes. Sydney Water has reviewed the Environmental Assessment and considered the impact of the increase in density for Lots 101 and 102.

Sydney Water has a planning strategy for sizing of sewer, potable and recycled water under the existing approved Local Environmental Plan. Allowing for the additional demands described in the Environmental Assessment, the existing servicing strategy is sufficient to serve this amended development.

Sydney Water provides the following additional comments for the City of Canada Bay's consideration.

Sydney Water Servicing

Sydney Water will further assess the impact of the developments when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests Council continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

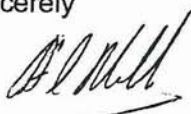
Sydney Water e-planning

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. 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
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager, Urban Growth Strategy and Planning

From: Maryanne Campanelli [Maryanne.Campanelli@maritime.nsw.gov.au]
Sent: Wednesday, 21 July 2010 10:32:11 AM
To: council
Subject: Major Project Application MP10_0058 and DA 342/2010 -Residential Development at 52-58 Walker St, Rhodes

Narelle Butler
Manager Statutory Planning Services,

Thank you for the opportunity to provide comment on the major project and development application for the residential development at 52-58 Walker St, Rhodes.

As an adjoining landowner, NSW Maritime has no specific comment to make at this stage.

Regards,

Maryanne Campanelli

Property, Planning and Infrastructure Division

NSW Maritime

Serving our Boating Community - Safe Waterways and Support for the Maritime Community

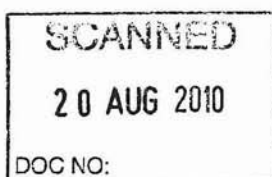
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Views expressed in this message are those of the sender rather than NSW Maritime unless the content of the message indicates to the contrary.

DA342/10



RailCorp

RailCorp Property
PO Box K349
Haymarket NSW 1238
Tel: (02) 8922 4062 Fax: (02) 8922 4890
Email: Alexandra.stathakis@railcorp.nsw.gov.au

18 August 2010

The General Manager
City of Canada Bay
Locked Bag 1470
Drummoyne NSW 1470

ATTENTION: Shannon Anderson & Sam Lettice

Dear Sir/Madam,

ENVIRONMENTAL ASSESSMENT EXHIBITION
Major Project Application- MP10_0058 and Development Application- 342/2010
52-58 Walker St, Rhodes

I refer to Council's letter dated 13 July 2010 regarding the Environmental Assessment Exhibition of the proposed development at the above address.

Rail Corporation New South Wales (RailCorp) has reviewed the proposal and asks that the following rail infrastructure projects be taken into consideration.

Northern Sydney Freight Corridor Program (NSFCP)

The NSFCP includes a number of infrastructure projects to improve freight and passenger rail services along the Main North Line between Sydney and Newcastle. This project will help reduce delays and improve capacity by separating freight and suburban passenger services.

The proponent should be aware that this project will result in more rail freight traffic on the Main North Line. Increasing the capacity of rail freight movements is one of the key transport visions outlined in the Sydney Metropolitan Strategy.

It should be noted that the works and operation of this line may result in noise and vibration increases in the area of the proposal. The proponent has undertaken a noise and vibration assessment on the impacts of the current rail corridor; however, there is potential for increases in these levels in the future. The proponent is advised to take this into consideration.

Thank you for providing RailCorp the opportunity to comment and please contact Nerida Morgan if you have any further enquires on 8922 1459 or email nerida.morgan@railcorp.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Alexandra Stathakis".

Alexandra Stathakis
Assistant Town Planner
RailCorp Property



Transport

Level 21, 227 Elizabeth Street, Sydney, NSW 2000
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ABN 25 765 807 817

SCANNED

27 AUG 2010

DOC NO:

Ms Narelle Butler
Manager
Statutory Planning Services
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

Dear Ms Butler,

MAJOR PROJECT APPLICATION 52 WALKER STREET RHODES (MP10_0058)

I refer to your letter dated 13 July 2010 seeking comment on the public exhibition of the Major Project Application for the residential redevelopment of 52 Walker Street, Rhodes. Transport NSW appreciates the opportunity to provide input to this application.

Transport NSW has reviewed the Environmental Assessment report, along with the accompanying assessment of traffic and parking implications and notes the high accessibility of the site to public transport and local facilities such as shops. The provision of one space per unit is noted and should also apply to three bedroom units. Alternatively, some studios could be approved without parking. Consideration should be given to incorporating car share opportunities and the unbundling of parking from specific units which has been recommended for Green Square and the Carlton United Brewery Site.

Transport NSW would support the incorporation of further specific measures aimed at actively promoting public transport use, walking and cycling by future residents of the site. This may include such things as completing a 'green' travel access guide for the site, integrating the internal walking and cycling networks with wider regional networks and allocating conveniently located secure bike parking for both residents and visitors. The Active Transport Planner's Toolkit has been attached for further information on active transport.

I trust that these comments are of assistance. Should you wish to discuss this matter further, please contact Naomi Brissett on 9268 2280 or email naomi.brissett@transport.nsw.gov.au.

Yours sincerely



19/08/10

David Hartmann
A/ Senior Manager
Centre for Transport Planning and Product Development

CD10/05414

Encl.