

28 September 2010  
Reference Number: MP10\_0105

NSW Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

**ATTENTION:       MICHAEL WOODLAND, DIRECTOR  
METROPOLITAN PROJECTS**

Dear Sir

**RE:   Key issues and Assessment Requirements relating to Project Application  
for a Mixed Use Development on Sites 2A and 3A, 40 Walker Street,  
Rhodes (MP10\_105).**

I refer to the Department's request of 3 September 2010 to provide any additional key issues and assessment requirements which Council may have, in relation to the Draft Director General Requirements for Project Application MP10\_0105. Council is pleased to be able to do so.

**Project Description:**

The description of the Project should contain detailed elements of the proposal including numbers of units, and most importantly, public park.

**Location:**

This description should also include the relevant Lot numbers and DP numbers, as well as the reference to Site numbers 2A and 3A.

**Key Issues:**

**Point 2 - Built Form and Urban Design Impacts**

**First dot point**

Proponent should not refer to Amendment No. 1. Parliamentary Counsel has advised that the title of the draft LEP is Draft Canada Bay Local Environmental Plan (Rhodes West).

### **Point 3 - Public Domain/Open Space and Accessibility**

#### **Second dot point**

Add the following sentence: "A plan clearly identifying the area and shape of the public open space which is proposed to be dedicated, as separate from private landscaped and private communal areas."

#### **Additional dot point**

Please add the following statement to continue from the first sentence: " ..... with a commitment from the developer to accept the public art as a development requirement. Public art shall not be sought as an offset as part of the cost of embellishment of the open space in the Voluntary Planning Agreement. Public art was a requirement of the 2000 Planning Framework".

### **Point 4 Environmental and Residential Amenity**

Add additional sentence: "Additional environmental provisions which are incorporated in the VPA shall be included in this assessment."

### **Point 5 - Transport and Accessibility (Construction and Operational)**

#### **Additional dot point**

Demonstrate that the proposal has a sufficient number of access points to service the basement car park areas.

### **Point 6 - Noise and Vibration Assessment**

Spelling mistake "through" not "thought".

### **Point 7 - Ecologically Sustainable Development (ESD)**

This point should reference the ESD measures incorporated within the VPA which are beyond BASIX requirements.

### **Appendix A - Two additional dot points**

- "Council's Draft LEP and Planning Proposal for Rhodes West, including the Rhodes West exhibited Master Plan 2010, and Rhodes West DCP.
- Premier's Council for Active Living document "Designing Spaces for Active Living"

## **Appendix B**

### **Plans and Documents**

#### **Point 2 - Site Analysis Plan**

Add after the word constraints "including those resulting from the remediation of the site and its treatment with capping layers".

#### **Point 10 - Landscape Plan**

Add at the end of final sentence, "especially indicating how the 2-level transition with a 3m level change, is dealt with". A further sentence should be added "The Landscape Plan should address the objectives and principles of the report produced by Professor John Toon to guide the design of public space and layout of buildings in Precinct B."

#### **Additional dot point in Point 10**

A Streetscape Plan for Walker Street adjacent to Sites 1A, 2A and 3A which includes re-landscaping of the area of land up to the railway fence shall be submitted. Marked carparking and cycleway lanes shall be provided with suitable markings, on the eastern side of Walker Street, in accordance with Council's requirements.

#### **Point 11 - Accessibility**

Add the sentence: The Plan shall include accessible public access via Timbrol Avenue, proposing either a lift or an accessible ramp, with appropriate seating lighting and landscaping. These works, which were required as part of the development approval for Site 1A, shall not be considered as an offset together with public domain embellishment, in the VPA. They should however be detailed in the Landscape and Public Domain Plans.

#### **Point 17 - Waste Management/Garbage and Recycling Management Plan**

Consultation with Council in this regard is essential as new requirements for tower buildings are being prepared by Council.

#### **New Point 18**

Draft Construction Plan indicating the specific construction methods to be used to ensure the capping layers are not breached or compromised, and to ensure that there can be no leakage into basements to be built beneath the new areas of open space.

#### **New Point 19**

Cumulative Tables indicating the amount of GFA available to Billbergia having regard to the amount of GFA approved by the Department of Planning for Site 1A,40 Walker Street (built GFA to be verified by a Surveyor), the amount of remaining GFA

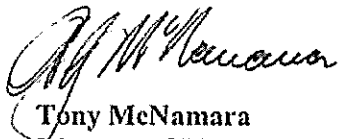
available for Sites 2A and 3A under the existing Planning Framework, as distinct from the bonus floorspace available under the Rhodes West Master Plan (15,704m<sup>2</sup>).

Clarification is sought in relation to the location and proposed use of "Building 1 which is a one-level building for non-residential uses facing south onto the public plaza". Is this building to be dedicated, or is it to be a retail use. The DA will need to address the permissibility of this building in the proposed residential zoning under the Rhodes West draft LEP. Retail is permitted in this zone, but as part of a mixed use building.

I trust that the above points requested by Council, can be added into the Director-General's requirements.

Should you require any discussion on any of the points raised, please do not hesitate to contact Ursula Lang on 9911 6405.

Yours faithfully



**Tony McNamara**  
**Director of Planning and Environment, City of Canada Bay**