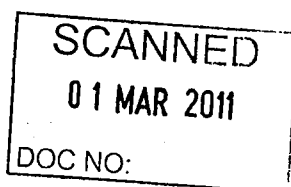


11 February 2011



Coffill Family  
PO Box 3020  
Rhodes 2138

General Manager  
City of Canada Bay Council  
Locked Bag 1470  
Drummoyne 1470

2 pages by facsimile to:  
9911 6550

Dear Sir,

**ENVIRONMENTAL ASSESSMENT EXHIBITION: MAJOR PROJECT MP10\_0105  
DEVELOPMENT AT LOT 201, DP1101828 – 40 WALKER STREET, RHODES  
COUNCIL REFERENCE NUMBER DA 609/2010**

Thank you for Council's letter of 20 December 2010.

My family objects to the proposal. As such, and having regard to the behaviour exhibited by representatives of one or more developers at a community meeting convened by Angela D'Amore last year, we would prefer that our name be withheld from public display. It is stressed that this antagonistic behaviour was by someone claiming to represent a developer, and I am unsure which one, hence it is not claimed to be connected with Billbergia Developments Pty Ltd. The developer(s) in question is/are unknown.

I have previously set out for Council the longstanding nature of my immediate and extended families' occupation of properties in Rhodes. This included the deterioration of amenity in Cavell Avenue caused by the presence of the Coptic Orthodox Church, increased vehicular traffic, and the broader problems caused by 'hurried' development in Rhodes West – meaning that a 'build now, worry later' mentality must have prevailed in some cases for certain developments to have been completed under Sydney Regional Environmental Plan 29 while other developers are seeking permission to build apartment blocks more than double the number of storeys provided for in SREP 29.

My family accepts the controls established in SREP 29. We remain opposed to development which includes buildings of more than 12 storeys above ground level. The issues that we have highlighted previously, such as:

- Traffic congestion;
- Impairment of rapid access for emergency services;
- Insufficiency of parking spaces throughout Rhodes (notwithstanding the proposed car space restrictions in newly-developed buildings);
- Dangerous driving practices which have increased (from both additional traffic and growing driver impatience) as development has proceeded;
- Dangers in riding bicycles around Rhodes;

- Further demand for already insufficient public transport seating;
- Increased litter and abandoned shopping trolleys;
- A rising level of crime, including aggravated assaults, robberies, etc,
- Lack of schooling facility vacancies although this has been well established; and
- Overshadowing of existing residences,

still stand. We feel that this list of reasons why expanded development needs to be constrained is not being addressed seriously by Council nor the Department of Planning. The social impacts of 'squeezing that little bit extra in' beyond SREP 29 controls requires real consideration, lest we end up with slum-like conditions in Rhodes West.

Additional open space will do nothing but enable developers to charge a premium price for the apartments to be created. The adjustment of floor space ratios and building heights above 12 storeys simply mean that the higher an apartment is, the better the view will become, the ambient noise will reduce, and developers can charge inflated prices to purchasers of the resultant residences. That a pittance of this Council-facilitated bonanza will be provided back to Council in cash, or in kind, at the expense of existing residents' amenity, is woeful.

Australand, as an example, has created residential developments at Wollri Creek and St Leonards. These are close to public transport, yet it is evident that profitable returns can be made from residential apartments with building heights of not greater than 12 storeys. It should also be noted that Shepherds Bay, across the Parramatta River to the north of the subject address, does not appear to have a multi-million dollar community centre. It is adjacent to the expansive Meadowbank Park, just as Rhodes West is adjacent to Bicentennial Parklands. The need for so much 'open space' is questionable, other than the effect that this will have on the prices that developers will charge for the resultant apartments.

My family remains vehemently opposed to the further overdevelopment described in the subject Major Project Application and we implore Council to objectively and adequately convey the existing community's concerns to the Department of Planning.

Would you kindly acknowledge receipt of this letter.

Yours faithfully,

G R Coffill & Family

SCANNED

24 FEB 2011

DOC NO:

Rene Chau  
Unit 528,  
60 Walker Street  
Rhodes NSW 2138

The General Manager  
Locked Bag 1470  
Drummoyne NSW 1470

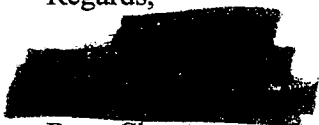
**Re Environmental Assessment Exhibition – Major Project Application  
MP10\_0105 & DA 609/2010  
Residential Development at Lot 201 DP1101828, 40 Walker Street, Rhodes**

Thank you for the recent advise of the above development. After detail review of the attached plans of the development. The following are a few concerns:

- 1) Staging of the development – as it was noted that the development of the Public open facility is a separate Development under Part 4 of the act and that the Residential development of the development is under Major Project, part 3a of the act. I am Concern on how is these works be staged. To reduce construction period and impact to the near by roads, and other public areas, will the development be first staged to complete all public facilities first, and stage residential construction limited to be retained to smaller construction sites? Other wise, if its has be lodged as separated developments, will the developer only be constructing the residential and will take longer then required to complete the separate DA.
- 2) As this development seems to have received a rezone to increase the numbers of apartments. What are the contribution plan of this extra planned number of residents be like. Has both local and state look into future growth of this suburb on Trains, Bus, Schools, and other public services.

The above is my comments on this development. I have no objections subject to above being considers and addressed.

Regards,



Rene Chau  
27/12/2010



**Maritime**

Ref No: MA 10/6130

25 February, 2011

The Director  
Metropolitan Projects  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam

**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION – MAJOR PROJECT APPLICATION MP 0105 AND DA 609/2010 – RESIDENTIAL DEVELOPMENT AT 40 WALKER STREET, RHODES**

I refer to a letter received from City of Canada Bay Council dated 14 December, 2010, in relation to the abovementioned matter.

NSW Maritime has reviewed the Project Application along with the accompanying documents and has no further comments.

In the event that you require further information relating to this matter please contact NSW Maritime's Assessments Officer, Robert Toohey on 9563 8824.

Yours Sincerely

Allan Young  
Manager, Planning, Environment and Spatial Information  
NSW Maritime

DA609/10



**Environment,  
Climate Change  
& Water**

SCANNED  
04 FEB 2011  
DOC NO:

Our reference: DOC10/56739,  
Contact: Stephanie Yu, 9995-5616

The Director  
Metropolitan Projects  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam

**Environmental Assessment – Major Project Application MP10\_0105 and DA609/2010 – Residential Development at 40 Walker Street, Rhodes**

We refer to correspondence from the City of Canada Bay to the Department of Environment, Climate Change and Water (DECCW) dated 14 December 2010 inviting comment on the Major Project Application from Bilbergia Developments Pty Ltd. The DECCW has considered this proposal and provides the following comments.

As you are aware this area (the former Union Carbide) is currently being remediated. DECCW has a regulatory role under the *Contaminated Land Management (CLM) Act 1997* and the *Protection of the Environment Protection (POEO) Act* for these remediation activities.

Remediation at the former Union Carbide site re-used some untreated contaminated material, replaced at depth on site in accordance with a remediation plan, which was approved by the DECCW and an accredited Contaminated Site Auditor. The final remediation works are the subject of review by the Site Auditor who will prepare a Site Audit Statement confirming the suitability of the site for the proposed use, being: open space, residential development or road construction.

DECCW involvement on this site, as a result of the remediation method, will require ongoing future regulation under Division 3 of the CLM Act, 'Ongoing maintenance of management action', through a s28 (Ongoing Maintenance Order) during the construction phase and a public positive covenant under s88E of the *Conveyancing Act 1919* prior to occupancy. In both cases the details of the owners obligations are contained within a site specific Environmental Management Plan, which is appended to the regulatory instrument.

Since a Site Audit Report for the site has not been completed as the remediation is still underway, we note that final remediation levels are unavailable for inclusion in the proposal. Whilst our preference would be that the development not disturb the final remediation levels as designed it is important that should reconfiguration be required the developers would need to gain an additional Site Audit Report, from a contaminated land Site Auditor accredited by DECCW, to ensure that the remediated Lots remain suitable for their new proposed use and configuration. Additionally, we note that the Site Management Plan included as Appendix T is a generic plan without mentioned Appendices.

Appendix AA provides Geotechnical and Groundwater Advice from Douglas Partners, whilst this information states that the shale is 'suitable for supporting the proposed buildings using appropriately

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designed piles', the advice did not describe the types of piles anticipated. DECCW would like to insist that driven piles (piles which result in little or no material extracted during their placement) be required across this and any other proposal for the former Union Carbide site.

Prior to approval, if material reconfiguration or materials extracted from beneath the Maintenance Layer is anticipated by the proponent, a detailed Waste Management Plan would be required to determine if any excavated material could safely and legally disposed of in NSW.

Should you have any questions with regard to this response, please contact our staff member Stephanie Yu on 9995-5616.

Yours sincerely

*NIALL* 1/2/2011

**NIALL JOHNSTON**  
**Manager Contaminated Sites Section**

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