

Alan Bright
Acting Director, Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Bright,

**Exhibition of Project Application for Rozelle Village/Balmain Leagues Club
Development off Victoria Road, Rozelle (MP11_0015)**

Thank you for your letter dated 17 April 2012 requesting Transport for NSW (TfNSW) comments on the environmental assessment documentation for the proposed Rozelle Village development (MP11_0092).

We understand that the proposed mixed use development involves redevelopment of the site generally bounded by Victoria Road, Waterloo Road and Darling Street. The proposal involves extensive excavation below-ground level that are predominately for car parking purposes.

As you are aware, the proposed development is in proximity to the approved CBD Metro project. Furthermore, pursuant to Clause 88(4) of the *State Environmental Planning Policy (infrastructure) 2007* ("Infrastructure SEPP"), concurrence is required from TfNSW to ensure that the proposed development will not have an adverse impact on the future viability of the corridor. In issuing such concurrence, TfNSW considered the likely effects of the proposed development on:

1. The practicability and cost of carrying out development for the purposes of the CBD Metro on the relevant land in the future;
2. The structural integrity or safety of, or ability to operate, the CBD Metro; and
3. The land acquisition costs and the cost of the construction, operation or maintenance of the CBD Metro.

TfNSW has reviewed the relevant documentation and found that the proposed development architectural plans do not include structural details or excavation levels of its foundations. In addition, it was found that an assessment is required that indicates that the running tunnels and the proposed basement structure can co-exist.

Our review also found that the proposed development falls within the Zone of Influence of the Metro running tunnels (as defined by the *'Development Guidelines within the vicinity of Sydney Metro Network Line 1'*, document reference no.CBD-2100-PBACH-R-GN-0159). Encroachment of the proposed building basement excavation within the Zone of

Influence is expected to be of a high risk to the potential future Rozelle metro station cavern as a consequence of interpreted geological conditions and vertical separation between the cavern and the extent of the basement. However, without details of the proposed foundations arrangement and loadings of the building basement or accurate information regarding the building footprint, a definitive judgment cannot be reached. For instance, piles will not be permitted where they are required to encroach within the protection zone.

Therefore, it is requested that structural details of proposed foundations with excavation levels be provided to TfNSW for review. This information is to be provided to TfNSW prior to the Department of Planning and Infrastructure completing their assessment of the proposal, in order for TfNSW to determine whether concurrence would be issued under the Infrastructure SEPP.

We would also like to highlight that as one of the conditions of consent that would be required as part of issuing of concurrence for the development, the developer and/or landowners would need to enter into a deed agreement with TfNSW. The deed would ensure that the ability for the future Metro to be developed would not be comprised.

Should you have any questions or require more information, please contact Michael Gheorghiu on 8202 3200 / 0419 265 659 or michael.gheorghiu@transport.nsw.gov.au

Yours sincerely



22/6/12

Mark Ozinga
**Manager, Land Use and Transport Planning
Planning and Programs**

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