

Tom Hutchison

From: Coffey John [John.Coffey@environment.nsw.gov.au]
Sent: Monday, 6 November 2006 5:19 PM
To: 'Tom Hutchison'
Cc: Michelle Cramsie (E-mail); Davies Helen
Subject: RE: Meriton - Rhodes DAs

Tom

We would prefer to receive only the finalised EA's. These should be in the documentation submitted to Planning. Then Planning will send us copies for our review and comment, to Planning.

Rgds

John Coffey
Manager, Special Projects
Contaminated Sites
NSW Department of Environment and Conservation

Ph: (02) 9995 5621
Fax: (02) 9995 5930
Mobile: 0411 722 674
john.coffey@environment.nsw.gov.au

-----Original Message-----

From: Tom Hutchison [mailto:tomh@meriton.com.au]
Sent: Monday, 6 November 2006 5:10 PM
To: Coffey John
Subject: RE: Meriton - Rhodes DAs

John,

Thanks for your correspondence. Does this mean that want me to refer the Preliminary Environmental Assessment reports for the roads and landscaping or would you rather wait until the documentation has been finalised and submitted with the Department of Planning?

Regards, Tom

Tom Hutchison
Senior Town Planner

Meriton Apartments Pty Ltd
Level 11, 528 Kent Street Sydney NSW 2000
Phone: 9287 2568
Fax: 9287 2768
Email: tomh@meriton.com.au

-----Original Message-----

From: Coffey John [mailto:John.Coffey@environment.nsw.gov.au]
Sent: Monday, 6 November 2006 5:00 PM
To: Tom Hutchinson (E-mail)
Cc: Michelle Cramsie (E-mail); Davies Helen
Subject: Meriton - Rhodes DAs

Tom

I have received your correspondence of 1 Nov about the landscaping, roads and drainage on your site at 42 Walker St Rhodes. In that correspondence you refer to Preliminary Environmental Assessment (EA) report being enclosed. I did not get those reports.

For the DA's for this site, we would only want to see the final EA's and I

suggest that this be done through the Planning process.

Rgds

John Coffey
Manager, Special Projects
Contaminated Sites
NSW Department of Environment and Conservation

Ph: (02) 9995 5621
Fax: (02) 9995 5930
Mobile: 0411 722 674
john.coffey@environment.nsw.gov.au

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except where the sender expressly and with authority states them to be the views of
the Department of Environment and Conservation (NSW).

Tom Hutchison

From: Graham Burgess [burgessg@email.cs.nsw.gov.au]
To: Tom Hutchison
Cc:
Subject: RE: 42 Walker Street, Rhodes
Attachments:

Sent: Mon 20/11/2006 4:43 PM

Thanks Tom

As discussed we don't have a regulatory role and have been mainly involved in issues relating to human health risks with the site remediations at both 40 and 42. These are very complex sites and we would prefer that no occupation occurs until all works are completed.

With regard to your letter of 1/11/06 in relation to roadwork's and landscaping we provided comments to Planning on 1 May 2006 when they referred the proposals to us for comment. As there is also a phase of the remediation that will be cleaning up contaminants in the adjacent Homebush Bay we asked for the landscaping to be managed to ensure that there is no public access to the Bay until all those works are completed. Similarly it was noted that recycled water may be used on the new landscaped areas. There are some guidelines for this, but policies are changing, and new ones are under development. Our main concerns are that there is an appropriate standard in relation to the level of human contact. This will depend on the origins of the water i.e. roofwater, stormwater, greywater, sewage. We fully support and encourage reuse and are happy to provide further advice on this as proposals are developed. DEC have also recently put out stormwater guidelines <http://www.epa.nsw.gov.au/stormwater/> and DEUS have draft guidelines out for private decentralised schemes.

FYI These are our recent comments back to the Department of Planning in relation to Lot 100 apartment proposal

Timing of Occupation of Apartments

Remediation of this and the adjacent (Lednez) site involves extensive soil and sediment excavation, and treatment of contaminated soils in thermal desorption plants. These processes are associated with considerable air and noise pollution impacts. While we have assessed these impacts as low risk for the existing residents of Rhodes Peninsula, there may be significant risks for any residents of this development should occupation occur while remediation is continuing either on the site itself or the adjacent Lednez site. It is preferable to delay any occupation of this site until remediation on both sites is completed. If this is not possible, then a human health risk assessment should be undertaken for residents of this development.

Risks to construction workers

Occupational risks for the remediation process have been assessed and an OH&S plan is in place for these workers. Should this proposed development proceed during the remediation process, then additional OH&S requirements may be needed for construction workers. WorkCover should be consulted for assessment requirements if the activities overlap.

It is also noted in the Environmental Assessment Report, p64, that roof water will be collected for irrigating landscaped areas and this is fully supported. Monographs can be found at the following link
<http://www.health.nsw.gov.au/public-health/ehb/water/rainwater.html>

The Report (p52) also indicates greywater may be used for landscaping. New guidelines are currently under development for recycled water systems and advice should be obtained from Department of Energy Utilities and Sustainability and Canada Bay Council on approval requirements.

With relation to the Childcare centre proposal (Lot 101) there was little detail in the conceptual plans we received and NSW Health advice to Planning was that as the clean-up criteria for the site was developed for soil access using the scenarios for high-density and open space there may be greater risk exposure to retained contaminants for children of a childcare centre than envisaged for residential scenarios. To address this it may be necessary to undertake an additional health risk assessment to ensure the site is suitable for that sensitive use or by ensuring the design of the childcare centre demonstrates that an appropriate barrier is created and maintained preventing access to contaminants. The same issues would apply in relation to occupation and should a childcare centre proceed we would not support an operating licence until remediation was completed on both sites. Alternatively should such occupation be sought in those circumstances then a specific health risk assessment should be undertaken. The monographs are at these links

<http://enhealth.nphp.gov.au/council/pubs/ecpub.htm>

Soil Series

1. Exposure Scenarios and Exposure Settings (2001) [PDF file, 206k]
2. Health-based Soil Investigation Levels (2001) [PDF file, 225k]
3. Composite sampling (1996) - [PDF file, 107k - only available in electronic version]

I trust this advice is useful and it is probably important that it is flagged up now with you so you can consider those issues in your development preparation. Please feel free to contact me as required and I will treat this email as our response to your letter if that is satisfactory to yourself

kind regards
Graham

Graham Burgess | Deputy Director | Public Health Unit (Eastern Zone)
Sydney South West Area Health Service
PO Box 374 | Camperdown | NSW 1450
Tel (02) 9515 9427 | Fax (02) 9515 9440 | Mobile 0417 494 641
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Web www.sswahs.nsw.gov.au

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please destroy it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Sydney South West Area Health Service.

-----Original Message-----

From: Tom Hutchison [mailto:tomh@meriton.net.au]
Sent: Monday, 20 November 2006 2:55
To: Graham Burgess
Subject: 42 Walker Street, Rhodes

Hi Graham,

Thanks for taking the time today to talk about the proposed developments that we are preparing at the subject address.

As discussed, we are finalising documentation for submission to the Department of Planning for multi-unit housing and associated local retail shops, one child care centre, roadworks and landscaping to create new open space for public dedication. The Director General has instructed that we consult with you prior to finalising the documents.

We understand that your main issues of interest relate to any occupation of the buildings and the quality of reused stormwater.

As discussed, in respect of the first issue, we do not intend to have the buildings ready for occupation before the remediation program has been completed on the subject site or the adjoining site (Lednez site). This is to be included in our Statement of Commitments for the projects.

In respect of the issue of reused stormwater, we would be required to comply with any of the relevant standards in the supply of such water. We understand that you are currently drafting certain requirements in this respect.

In view of the above, would you please give your confirmation that you would prefer to give full consideration to the applications once they are lodged with the Department of Planning and referred to you for comments at that time?

Looking forward to your reply.

Tom Hutchison
Senior Town Planner

Meriton Apartments Pty Ltd
Level 11, 528 Kent Street Sydney NSW 2000
Phone: 9287 2568
Fax: 9287 2768
Email: tomh@meriton.net.au

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25 November 2005

Mr Ray Blinkhorne
Sydney Water
PO Box A53
SYDNEY SOUTH NSW 1232

Dear Mr Blinkhorne,

**RE: Project Application referral requirement
Rhodes Peninsula**

Five Project Applications prepared in accordance with Part 3A of the Environmental Planning and Assessment Act 1979 were lodged for residential development of the Rhodes Peninsula with the Department of Planning on the 30 September 2005. Applications applied to Lots 100, 101, 102, 103 and 104 of 42 Walker Street Rhodes Peninsula.

Draft Director General Requirements have been issued for the Project Applications that must be taken into account for the detailed design of the proposed development. A requirement by the Director General is to consult with Sydney Water for comments.

Accordingly, please find enclosed copies of the Statement of Environmental Effects for 5 separate applications for Sydney Water comments.

The time frame of resubmitting the Applications back to the Department of Planning is on the 19 December 2005. Finalising the planning reports for resubmitting to the Department of Planning requires a week, so a response from Sydney Water by 11 December 2005 is necessary.

Should you require any further assistance, please do not hesitate to contact me in the first instance on 9264-7177 or wallerg@meriton.com.au.

Yours sincerely,
MERITON APARTMENTS PTY LTD

WALTER GORDON
Senior Development Manager



28 November 2005

Mr James Hall
Roads and Traffic Authority
PO Box 558
BLACKTOWN NSW 2142

Dear Mr Hall,

**RE: Project Application referral requirement
Rhodes Peninsula**

Five Project Applications prepared in accordance with Part 3A of the Environmental Planning and Assessment Act 1979 were lodged for residential development of the Rhodes Peninsula with the Department of Planning on the 30 September 2005. Applications applied to Lots 100, 101, 102, 103 and 104 of 42 Walker Street Rhodes Peninsula.

Draft Director General Requirements have been issued for the Project Applications that must be taken into account for the detailed design of the proposed development. A requirement by the Director General is to consult with the RTA for comments.

Accordingly, please find enclosed copies of the Statement of Environmental Effects for 5 separate applications for RTA comments.

The time frame of resubmitting the Applications back to the Department of Planning is on the 19 December 2005. Finalising the planning reports for resubmitting to the Department of Planning requires a week, so a response from RTA by 11 December 2005 is necessary.

Should you require any further assistance, please do not hesitate to contact me in the first instance on 9264-7177 or walterg@meriton.com.au.

Yours sincerely,
MERITON APARTMENTS PTY LTD

WALTER GORDON
Senior Development Manager



RDC 2005-1840

Meriton Apartments
DX 1177
SYDNEY NSW 2000

Attention: Mr Walter Gordon

**PROPOSED RESIDENTIAL DEVELOPMENT
42 WALKER STREET, RHODES PENINSULA**

Dear Walter,

I refer to your letter of 28 November 2005 with regard to the above-mentioned development, which you referred to the Roads and Traffic Authority (RTA) for comment, prior to the application being submitted to the Director General.

The RTA advises that the development application will be considered in detail when the development application is referred to the Authority by the Department of Planning.

However, it is noted that a Developer Contribution framework has been prepared for appropriate contributions and works in kind to be carried out to accommodate the traffic impact of the development (Rhodes Peninsula). Therefore, Meriton Apartments should provide a contribution in line with the Developer Contribution Framework.

In addition to the above, if a new road is proposed opposite Leeds Street at the intersection of Walker Street then appropriate traffic control measures should be investigated for this intersection due to sight distance restrictions, as a result of the railway bridge (and associated structures) over Leeds Street.


Any inquiries in relation to this development application can be directed to the undersigned by phone 8814 2047, or facsimile 8814 2107.

Yours Sincerely,


James Hall
Senior Development Assessment Officer
Operations and Services

9 December 2005



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Tom Hutchison

From: Tsirimiagos, Jim [Jim.Tsirimiagos@railcorp.nsw.gov.au] **Sent:** Tue 21/11/2006 12:08 PM
To: Tom Hutchison
Cc:
Subject: RE: 42 Walker Street, Rhodes
Attachments:  [42 Walker Street, Rhodes 15-11-06.pdf\(419KB\)](#)

*Jim Tsirimiagos
 Manager Land Use & Planning
 RailCorp Property
 ph: 9224 3928*

From: Tom Hutchison [mailto:tomh@meriton.net.au]
Sent: Monday, 20 November 2006 3:43 PM
To: Tsirimiagos, Jim
Subject: 42 Walker Street, Rhodes

Hi Jim,

Thanks for taking the time to talk about the Project Applications that we are preparing to the Department of Planning for the subject site.

As you are aware, the Project Applications will be referred to you for comment by the Department of Planning once they are submitted.

At this time, we seek your general comments to proceed with the preparation of the Applications. Pursuant to our discussions, can you please confirm that the main issues that you have flagged for developments on this particular site are electrolysis and rail vibration?

Looking forward to your reply.

Regards,
 Tom Hutchison.

Tom Hutchison
 Senior Town Planner

Meriton Apartments Pty Ltd
 Level 11, 528 Kent Street Sydney NSW 2000
 Phone: 9287 2568
 Fax: 9287 2768
 Email: tomh@meriton.net.au

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RailCorp

RailCorp Property
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DX 390 SYDNEY
Tel: (02) 9224 3930 Fax: (02) 9224 3962
Email: alexander.scott@railcorp.nsw.gov.au

20 November 2006

The Director, Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

ATTENTION: Michelle Cramsie

Dear Sir/Madam,

DEVELOPMENT APPLICATION – MP05_0039
Address: Lot 100, Precinct C, 42 Walker Street, Rhodes

I refer to the Department's letter dated 6 October 2006 regarding the proposed development at the above address.

Rail Corporation New South Wales (RailCorp) has reviewed the proposal and asks that the following issues be addressed in the conditions for this proposed development.

Noise and Vibration

RailCorp notes that a report detailing the likely noise and vibration effects of the Main Northern Railway on the proposed development accompanies this development application.

RailCorp acknowledges the findings of this report as follows:

Vibration Dose Values fall below those specified as the threshold for creating a low probability of adverse comment in British Standard BS 6472:1992 "Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80Hz)". Rail-related vibration is therefore unlikely to create any structural damage to the proposed buildings, or any loss of amenity and comfort to residents.

Internal noise levels are likely to exceed the threshold established in the SRA document *Interim Guidelines for Councils – Consideration of Rail Noise and Vibration in the Planning Process*. The report recommends window treatments on the eastern, northern and southern façades that will reduce internal noise levels to below the threshold.

RailCorp looks to the Department to ensure that the rail noise mitigation techniques recommended in the acoustic report are incorporated in the approved plans.



RailCorp

Stray Currents and Electrolysis from Rail Operations

RailCorp notes that the development application is not accompanied by an electrolysis risk report.

Stray currents as a result of rail operations may impact on the structure of the development. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer. Therefore, the Applicant should consider this possible impact, and engage an expert consultant when designing its buildings. It is requested that the Department impose the following condition of consent.

- *The Applicant is to procure a report on the Electrolysis Risk to the development from stray currents, and the measures that will be taken to control that risk. The Applicant is advised to consult an Electrolysis expert. The expert's report must be submitted to RailCorp for review by the Senior Electrolysis Engineer or nominated Electrolysis Section personnel.*

Contributions

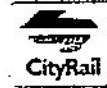
RailCorp reiterates its comments expressed in the letter of 20 October 2005, as follows:

RailCorp notes that the contributions for Precinct C under the Infrastructure Deed signed in June 2003 between RailCorp and Rhodes Peninsula Developments Pty Ltd (now Meriton) were based on a the maximum GFA of 53,300m² as established in the Sydney Regional Environmental Plan No. 29 – Rhodes Peninsula (SREP 29).

The current Project Applications note that provisions are in place under SREP 29 for an increased maximum GFA in Precinct C of 70, 850m² (page 27 of the Preliminary Assessment Report for Lot 100, 42 Walker Street).

The total residential floor space (excluding commercial and retail) proposed by the five Major Projects in Precinct C, is 72,373m². The GFA therefore exceeds that used to determine contributions towards the Rhodes station upgrade, in addition to exceeding the revised maximum GFA under SREP 29.

RailCorp requests that your Department condition these developments to refer the Applicant to the Transport Management Plan for Rhodes Peninsula and the need to recalculate contributions towards the Rhodes station upgrade. The Applicant should be directed to enter into discussions with RailCorp regarding these contributions.



RailCorp

Finally, it is asked that the Department forward to RailCorp a copy of the final development consent to enable RailCorp to monitor the applicant's compliance with rail related conditions of consent.

Thank you for providing RailCorp the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely

A handwritten signature in black ink, appearing to be "AS", with a long horizontal line extending to the right.

Alexander Scott
Town Planner
RailCorp Property

SYDNEY HARBOUR DESIGN REVIEW PANEL ADVICE SHEET NO: 06/06

PROJECT	Rhodes Precinct C – Lot 104, 42 Walker Street Residential Development
Presentation / Review Date	Friday 2 nd June 2006
Presented by:	Walter Gordon (Meriton Apartments) Alan Johnson (Meriton Apartments) Bob Nation (Nation Viney Architects)
Panel Present	Peter Mould John Richardson Helen Lochhead Keith Cottier
COI Declaration & Apologies	Apologies: Peter Droege
Also Present	Verity Humble-Crofts (DoP) Josephine Wing (DoP)
Documents made available	A3 set of plans and elevations
Inherited decisions	
Previous relevant SHDRP Advice	22/04/05, 21/10/05
General Observations	This Lot faces the Foreshore Park to the west and Homebush Bay beyond. It is fully visible from the harbour. The buildings are arranged around a central split-level courtyard. It maximises views and addresses the streets. The building form steps up the slope. As a general principle the Panel believes that these steps should be minimised. The scheme was presented at a preliminary phase in the design process.
Positives	The Panel supports the general building arrangement, the entry on the south-east corner and the concept of a pedestrian through-site link.
Concerns	The Panel was concerned with; <ul style="list-style-type: none"> • The number of steps adding to the complexity of the built form • Physical & visual access to the courtyard • The poor public address of the commercial area (shop) • The poor street address to the foyer of the north block • The lack of resolution of the private versus public open space in the courtyard • The street wall effect along the east elevation • The lack of detail about the perimeter wall on the western boundary
Recommended Major Changes	The building steps be reduced to one only for each block i.e. south block should be 4 storeys and 7 storeys only with no intermediate step.

SYDNEY HARBOUR DESIGN REVIEW PANEL ADVICE SHEET NO: 09/06

PROJECT	Rhodes Precinct C – Lot 104, 42 Walker Street Residential Development
Presentation / Review Date	14 th July 2006
Presented by:	Walter Gordon (Meriton Apartments) Bob Nation (Nation Viney Architects)
Panel Present	Peter Mould John Richardson Helen Lochhead Keith Cottier Peter Droege
COI Declaration	
Also Present	Verity Humble-Crofts (DoP) Josephine Wing (DoP)
Documents made available	Elevations, floor plans
Inherited decisions	
Previous relevant SHDRP Advice	21/03, 18/05, 24/05, 28/05, 01/06, 06/06
General Observations	As per previous advice sheet 06/06 and, It was noted that the drawings were incomplete and presented some conflicting information.
Positives	As per previous advice sheet 06/06
Concerns	As per previous advice sheet 06/06 and, The street wall effect along the east elevations has been alleviated by the reduction in height shown in the latest proposal. The panel still believes the plaza should be lowered so as to give views from the street through to the harbour and better address to the north block. The commercial area should be at street level and ideally addressing the northeast corner. The partially solid balcony treatments give greater rhythm and scale to the building and should turn the corners to be expressed on the western elevation, which would benefit from greater modulation. The pergola form on the roof of the northern block should be simple in form and be more dominant as shown on the plan (as apposed to the representation on the elevation). The colour and treatment of the lift-overrun

SYDNEY HARBOUR DESIGN REVIEW PANEL ADVICE SHEET NO: 09/06

	element (orange box) does not seem to relate to other elements of the building.
Recommended Major Changes	As per previous advice sheet 06/06 and, Review the roof pergola, and balcony treatment.
Recommended Supporting Action	As per previous advice sheet 06/06
Circulation of Advice	DoP, applicant, Bob Nation