

ARCBS 17 O’Riordan Street – City of Sydney Pre-DA Meeting

15 May 2008

City of Sydney Town Hall

Present		
Michael Soo (MS) – City of Sydney	Scott Falvey (SF) - Goodman	Richard Seddon (RS) - Goodman
Sandra Robinson (SR) – Robinson Planning	Glenn Scott (GS) - BVN	Andrea Fink (AF) - BVN
Distribution		
All of the above	Tim Farrell	David Wilson
Will Dwyer		

Item	Business	Action	Date
1.0	Design Review Panel <ul style="list-style-type: none"> required with CoS assessment of DA Two street perspectives from each side of the building will be required 	Note GS/AF to prepare perspectives	
1.1	Front Elevation <ul style="list-style-type: none"> MS expressed a preference for car access to basement to be from the sides Design will need to justify openings to the street for car parking 	Note	
1.2	Setbacks: <ul style="list-style-type: none"> MS noted that there is a building setback of 6m required from O’Riordan Street RS challenged this – the Green Square DCP has a 2.4m setback and dedication MS replied that the South Sydney DCP 1997 still had controls which need to be 	RS/SR to follow up, AF/GS/SR to justify setback in design terms as part of submission	

	<p>addressed in conjunction with the Green Square DCP Amendment and that any deviation from the 6m setback would need to be justified on the basis of design / streetscape analysis</p> <ul style="list-style-type: none"> SR questioned how the 6m setback was calculated – does it include or exclude the 2.4m setback and dedication – MS was unable to answer 	<p>– note the current controls state that in the event of an inconsistency the current controls (2.4m) should prevail</p>	
1.3	<p>S94 Contributions:</p> <ul style="list-style-type: none"> Might be VPA potential for the required setback dedication – need to check whether this is in the schedule of works in the Contributions plan Contributions levied at time of determination Possibility to argue for contributions based on actual work numbers not rate in the contributions plan, however Council reserves the right to charge the rate Opportunity to base reduce contributions by calculating the current number of employees and basing contributions only on the <u>net increase</u> in population 	<p>RS to check original DA for population number</p>	
1.4	<p>Approval Authority:</p> <ul style="list-style-type: none"> RS explained that the project satisfies clause 19 of Major Projects SEPP and may be considered a ‘Major Project’ by the Minister, however there was the possibility of the CoS being the delegated authority and noted timing requirements 	<p>Note</p>	

minutes+

	<ul style="list-style-type: none"> MS explained that CoS was achieving quite good determination periods however did note that the upcoming elections in September may cause a disruption – if we submit mid June, there is a 4 week notification period until end of July and then Council elections in September. 		
1.5	Energy Australia <ul style="list-style-type: none"> MS noted Goodman will need to consult with Energy Australia regarding power SF noted that we have consulted with Energy Australia 	Note	

Next meeting TBA



Minutes of Meeting

Meeting: Australian Red Cross Blood Service Proposed Development at O'Riordan Street, Alexandria – RTA Meeting

Project: 073495 – 17 O'Riordan Street, Alexandria

Date of Meeting: 21 May 2008

Time of Meeting: 3:00PM

Location: RTA Parramatta Office

Attendance: Garry Kenney (GK) RTA
Richard Seddon (RS) Goodman
Andrea Fink (AF) BVN
Gero Heimann (GM) BVN
Michael Lee (ML) MWT

Distribution: All Attendees

Item No.	Description	Action
1.	<p>RS began the meeting by providing background information to the development as follows:</p> <ul style="list-style-type: none">• Goodman has secured Australian Red Cross Blood Service (ARCBS) as the tenant• 13,400 m² GFA office/biomedical research and testing facility• three levels (and one mechanical plant level) plus one basement car parking level• access for trucks via two separate driveways – northern driveway provides entry to while southern driveway provides exit from the read loading area• access for the basement car park is via a combined entry/exit driveway located adjacent to the truck exit driveway• full access is required for all vehicle types and movements• on-site parking and other transport requirements would be provided as per South Sydney DCP 11 (RS indicated that ARCBS accepts parking constraints as provided in DCP 11).	Noted
2.	<p>ML continued by explaining that the level of development has been scaled down since the previous meeting with the RTA which also means the previous traffic generation estimate would also be reduced to about 85 vph.</p>	Noted

Item No.	Description	Action
3.	ML continued by indicating that the proposed development is anticipated to generate approximately two 19.0m articulated truck movements per week and these would occur well outside of the commuter peak periods (typically arrive 3:00am and leave by 10:00am). Deliveries by smaller trucks/courier vans would be approximately 30 movements in and 30 movements out per day.	Noted
4.	GK has not raised any initial objection to having full access to the site, but indicated that the traffic report will be required to provide substantiated evident in support of this, in particularly for articulated vehicles. However, GK indicated concern for other vehicles attempting to overtake semi-trailers while it accesses the site. ML indicated the semi-trailers straddle two lanes while turning which is acceptable.	Noted
5.	GK queried about whether a 900mm median is feasible within existing road reserve. ML responded that it is not possible to install median along O'Riordan Street, and it would be safety hazard for both pedestrians and vehicular traffic. It could also impact on right turning traffic to/from Johnson Street. GK agreed.	Noted
6.	GK also indicated that the traffic report will required to provide swept path diagrams at 1:250 scale showing articulated vehicles accessing the site.	Noted
7.	GK queried about any proposed road widening along O'Riordan Street. RS responded that the LEP&DCP does not indicate any proposal to widen O'Riordan Street, other than 2.4m setback and pedestrian dedication which the proposed design has incorporated. GK will check RTA database.	Noted
8.	ML pointed out that previously RTA requested for intersection analysis to be conducted at the Wyndham Road and Botany Road intersections. ML questioned the benefits of this given that these intersections are remote from the subject site. GK agreed.	Noted
9.	GK indicated that he has no objection to MWT assessing the development as described.	Noted
10.	RS indicated there has been initial consultation with City of Sydney. Generally CoS is supportive of the proposal, and that they have not raised any issues in relation to traffic and transport. GK will liaise with CoS traffic engineer for follow up feedback. RS also indicated that potentially, the proposed development could be assessed under Part 3A Major Project SEPP provisions.	Noted
11.	Meeting closed at 4:05pm.	Noted

Telephone: 9350 4473
Fax: 9350 4228
Officer: Jeya Jeyadevan
Our Ref.: 2008/16368F

26 May 2008

Whipps Wood Consulting
PO Box 558
Milsons Point NSW 1565

Attention: Mr Paul McDonald

Dear Sir,

**On Site Detention Requirements
17 O'Riordan Street, Alexandria**

With reference to your email dated 14 May 2008 regarding the On Site Detention requirements at the above location.

On Site Detention is not required as per the proposed development at the above location.

Applicant should approach Council for their stormwater requirements including any floodway requirements.

Water Sensitive Urban Design (WSUD)

Development of the above site presents an excellent opportunity to integrate the passage and treatment of stormwater using Water Sensitive Urban Design (WSUD). WSUD links water infrastructure, landscape design and the urban built form and is more attuned to natural hydrological and ecological process than conventional stormwater design.

Sydney Water is developing Stormwater Quality Policies and Guidelines and in the interim encourages all developers to implement best practice urban stormwater management using WSUD as summarised below:

1. Treat stormwater runoff to NSW EPA draft best practice treatment objectives:
 - 80% reduction in Total Suspended Solids
 - 45% reduction in Total Phosphorus
 - 45% reduction in Total Nitrogen
2. Maximise stormwater reuse through integrated water cycle management, which can reduce potable water demand and assist in achieving the above pollutant load reduction objectives.

To encourage WSUD, Sydney Water allows 50% of the required On-Site Detention volume to be offset by installing rainwater tanks. Up to 50% of the total rainwater tank volume can be used as an offset. To obtain the offset the rainwater tanks must be connected to toilets in addition to external use such as garden watering and washing cars.

The following link provides further detail on the NSW EPA's best practice treatment objectives in Table 8.1 (attached) of the draft Managing Urban Stormwater: Council Handbook –

<http://www.epa.nsw.gov.au/resources/chbody.pdf>

Further information on WSUD in the Sydney Region can be obtained by visiting the following website –

<http://www.wsud.org/>

If you have any queries please do not hesitate to contact me on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jeyadevan', with a horizontal line underneath.

Jeya Jeyadevan

DRAFT

Table 8.1 – Potential Stormwater Treatment Objectives

Pollutant:	Goal/Vision:	ESD Treatment Objective:
Post construction phase:		
Suspended solids (SS)	Suspended solids loads equal to that which would have been exported from the equivalent forested catchment	80% retention of the average annual load**
Total phosphorus (TP)	The load of phosphorus from the catchment that results in the attainment of the ambient water quality concentration objective	45% retention of the average annual load**
Total nitrogen (TN)	The load of nitrogen from the catchment that results in the attainment of the ambient water quality concentration objective	45% retention of the average annual load**
Litter	No anthropogenic litter in waterbodies. Input of organic litter equal to that which would have occurred from the equivalent forested catchment	Retention of litter greater than 50 mm for flows up to 25% of the 1 year ARI peak flow
Coarse sediment	Coarse sediment loads equal to those which would have been exported from the equivalent forested catchment	Retention of sediment coarser than 0.125 mm* for flows up to 25% of the 1 year ARI peak flow
Oil and grease (hydrocarbons)	No visible oil and grease (anthropogenic hydrocarbons) in waterbodies	In areas with concentrated hydrocarbon deposition, no visible oils for flows up to 25% of the 1 year ARI peak flow
Construction phase:		
Suspended solids	Suspended solids loads equal to those which would have been exported from the equivalent forested catchment	Maximum SS concentration of 50 mg/L for all 5 day rainfalls up to the 75 th percentile depth. All practical measures to reduce pollution are to be taken beyond this event.
Other pollutants	No export of toxicants (eg pesticides, petroleum products, construction chemicals) from the site	Limit the application, generation and migration of toxic substances to the maximum extent practicable

* based on idealised settling characteristics

** a design storm of 25% of the 1 year ARI flow is to be adopted for the design of certain elements of some stormwater treatment measures which can be used to meet this objective

Richard Seddon

From: Paul McDonald [PMcDonald@wwc.net.au]
Sent: Thursday, 5 June 2008 2:27 PM
To: Kingsley Slipper; Richard Seddon
Subject: FW: 17 O'Riordan Street

Hi,

Please see below Councils reply to my email. I will follow up again to get the details for the person to contact regarding the Council meeting.

Regards

Paul McDonald

Lower Ground, 48 Alfred St, Milsons Point NSW 2061
 PO Box 558, Milsons Point NSW 1565
 Phone: 02 8923 8444 Fax: 02 8923 8484
 Email: pmcdonald@wwc.net.au
 Web: www.wwc.net.au



From: Peter Donley [mailto:pdonley@cityofsydney.nsw.gov.au]
Sent: Thursday, 5 June 2008 2:16 PM
To: Paul McDonald
Cc: Habib Rehman
Subject: RE: 17 O'Riordan Street

Paul

My apologies for the delay

Response to your questions as follows:

1. Is our site situated in a floodplain area? According to the Green Square Flood study we only receive tail water. - **Yes it is in the floodplain and directly affected by overland flow along O'Riordan St**
2. Are we required to undertake a flood study for the site? - **Yes, based on data which the City can make available from the Cardno flood study titled "Flood Mitigation Options Report Green Square Town Centre (Draft dated 2 June 2008). You will need to contact Habib Rehman from Cardno Lawson Treloar - phone:9499-3000 (I have alerted him to your forthcoming enquiry). You will also need to sign the attached waiver and return to me within 7 days**
3. If our site is not in a floodplain area is our freeboard requirement then only 300mm? - **You will be required to provide for a 500mm freeboard above the 1% AEP event**
4. Council require a 500mm freeboard for the basement in a floodplain area. Is there any way that we can reduce the freeboard level? - **No**
5. Would Council consider under any circumstances the use of flood gates on the basement level entry to the building? - **No, not permitted in any new developments**

6. Sydney Water have stated that they do not require OSD for this site. Do Council have any OSD requirements for this site? - **Nil OSD is required**
7. If no flood study is required could Council indicate what the 1 in 100 year storm level for our property would be - **see above**

Regards
Peter

Peter Donley

nical Services Manager
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From: Paul McDonald [mailto:PMcDonald@wwc.net.au]
Sent: Thursday, 5 June 2008 9:36 AM
To: Peter Donley
Cc: Kingsley Slipper
Subject: 17 O'Riordan Street

Hi Peter,

Just following up from our phone conversation yesterday morning regarding the above mentioned project and the email that I had sent last week. If you are able to send the reply to that email through to me this morning that would be greatly appreciated.

Could you also include the contact details Alf to enable us to organise a meeting with Council. Thanks.

Regards

Paul McDonald
Lower Ground, 48 Alfred St, Milsons Point NSW 2061
PO Box 558, Milsons Point NSW 1565
Phone: 02 8923 8444 Fax: 02 8923 8484
Email: pmcdonald@wwc.net.au
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5/08/2008

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Richard Seddon

From: Myl Senthilvasan [msenthilvasan@cityofsydney.nsw.gov.au]
Sent: Thursday, 10 July 2008 9:18 AM
To: Richard Seddon; Peter Donley
Cc: Paul McDonald; Anthony Whipps
Subject: RE: Australian Red Cross Blood Service - 17 O'Riordan Street

Dear Richard

I refer to your e-mail below regarding the development proposal for the above site. The following clarify your dot points.

1. Proposed development should not have adverse flood impacts on any developments within the catchment for flood events up to and including the 1 in 100 year event. Outside the development site flood levels shall not be increased more than 10mm. The above site is marginally flooding at the front and therefore impacts by the proposed development would be very minimal.
2. Please find below the wording of **standard conditions** but we may require to modify to address specific site conditions. Until we review the final proposal we are unable to provide exact wording but this may be a guide.

STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT

STORMWATER AND DRAINAGE - MINOR DEVELOPMENT

ON SITE DETENTION

3. We don't recommend any products. However we found that other products such as CDS are more efficient and easy to clean and maintain. For Council applications we consider not only the cost but also other factors such as ease of maintenance, ease of construction, compact size etc.

Please ring me if you like to clarify any of the above information.

Myl Senthilvasan
 Senior Engineer Drainage & Environment
 City of Sydney
 456 Kent Street, Sydney NSW 2000
 Phone: 02 9246 7223; Fax: 02 9246 7712; Mobile: 0401 628 726

Sent: Wednesday, 9 July 2008 1:06 PM
To: Peter Donley; Myl Senthilvasan
Cc: Paul McDonald; Anthony Whipps
Subject: Australian Red Cross Blood Service - 17 O'Riordan Street

Hi Peter and Myl,

thank you for your time last week. to follow up on a couple of the points discussed, you were going to confirm:

- whether the 1 in 100yr flood event is correct to be designing towards for off site flood impacts (in the meeting you suggested that this would most likely be the case due to the distance of the site from Sheas Creek
- Waiver requirements regarding connection to the stormwater system so that we can make our legal

department aware of the requirements

- Water treatment standards - we had proposed an Ecosol RS4500

If you could address these items at your earliest convenience it would be appreciated.

Kind Regards,

Richard



+ Richard Seddon

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