

9 December 2010

The Director, Government Land & Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

Dear Sir/Madam,

**RE: STRATA PLAN 76902 – 1 TOWNS PLACE, WALSH BAY
BARANGAROO HEADLAND PARK – MAJOR PROJECT APPLICATION
MP10_0048**

We write on behalf of the Owners Corporation of SP76902, known as "Towns Place" which consists of 65 residential and 2 retail lots, bordered by Hickson Road, Towns Place and Dalgety Road.

The Owners support the concept of a Headland Park for passive recreational use, but object to aspects of the proposed works particularly:-

- 1. transportation to, storage at, and use of contaminated fill in the reconstruction of the headland;**
- 2. use of gate 3 by heavy vehicles, particularly heavy vehicles and articulated vehicles, as a vibration and noise nuisance to residents;**
- 3. potential structural damage and nuisance from vibration due to sandstone excavation and truck movements associated fill transport.**

The Owners request Department of Planning to require "Towns Place" to be included in the safeguards which are recommended for some existing structures immediately adjacent to the site in relation to ground vibration during excavation of sandstone from the site.

1. Transportation & Storage of Contaminated Fill & Removal of Pavement

It is noted that a considerable amount of fill is proposed to be transported from the Stage 1 excavation for basement car parking to the Headland Park Site as

well as tonnes of pavement to be removed from the Headland Site in preparation for the excavation of sandstone.

A key issue is regarding receipt and handling of fill and the excavation of proposed access pits for the micro-tunnelling of the sewage pipeline, where possible airborne particulates, chemical constituents, particularly polycyclic aromatic hydrocarbons, as well as coal tar odours may be experienced at properties to the east of the Headland Park Site.

The Owners strongly represent that **contaminated fill** not be used in the reconstruction of the headland nor stored on site at the Northern Headland in any way that could compromise the health or quiet enjoyment of residents.

2. Heavy Vehicle Movements into and out of Gate 3 (Dalgety Road/Towns Place)

The owners strongly represent that heavy vehicles should be restricted to use Gates 4 or 5 exclusively situated on Hickson Road. All drivers should be aware of the local traffic restrictions as to speed.

3. Noise and Vibration Impacts

The excavation of sandstone from the Headland using rock saws and rock hammers is of major concern, as to noise and ground vibration. We note that extraction is proposed to occur during 2011 and 2012, a considerable period of time. As the bedrock will be drilled and excavated, there is potential for surrounding residences to sustain structural damage due to vibration over this long period. Even should there be no, or limited structural damage, transmission of vibration through rock and into the building could be a material nuisance to residents of Towns Place.

It was proposed by the proponent that a register of noise complaints should be maintained within the site office and be made available to interested parties. We agree with this proposal.

It has been proposed by the proponent to Establish Direct Communication with Affected Parties. The owners request representation on this liaison forum.

"Towns Place" has a heritage listing and contains a significant building being the old weighbridge, a sandstone building on the corner of Hickson Road and Towns Place. The Owners request that a Structural Engineer undertakes an inspection to report on the current condition of the "Towns Place" buildings, at no cost to the Owners, and that measures be taken to protect the property from structural damage with a further inspection and report by the Structural Engineer on completion of the works.

Thank you for considering our submission and we look forward to your reply and our active engagement in future consultation.

No political donations have been made by the Owners Corporation.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Deanne Holz', written in a cursive style.

Deanne Holz
Licensed Strata Manager