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24 August 2011

Mr Michael Woodland  
Director, Urban Assessments  
NSW Department of Planning & Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Mr Woodland

**SECTION 75W PROJECT APPLICATION NO.MP10\_0057  
132-138 KILLEATON STREET, ST IVES (LOT 2, DP 748682) – CONDITION C35**

Pursuant to Section 75W (1) (a) of the Environmental Planning and Assessment Act, 1979, a "Modification of Approval" is sought to vary Condition C35 (a) (b) of Project Approval (MP10\_0057). Principally, these Conditions refer to the requirement for temporary dewatering in the basement, post construction.

This Section 75W(1) (a) modification seeks to alter this requirement and permit permanent dewatering, (rather than temporary dewatering), post construction, in a manner that will not detrimentally impact the existing water table, or the surrounding environment.

Jeffery and Katauskas Pty Ltd, Hydrogeological Engineers have assessed the proposal and prepared a report entitled, "Hydrogeological Assessment, dated the 5 August 2011. The report examines the existing groundwater levels and flow directions, the permeability of the soil, and flow rates into the proposed basement.

The report concludes that the proposed basement will intersect with the groundwater and recommends that over the long term, the additional water in the basement should be collected in sumps, and pumped into the Council stormwater system. The full report is to be found in the **Annexure 1**.

Hays Environmental Consulting has prepared a report, dated 22 August 2011 which comprises a plan of management for the proposed pump-out of water from the basement of the buildings. The report concludes that the proposed pump out system will not adversely affect any receiving waterway, both in terms of quantity and quality of water. A copy of the report is enclosed in **Annexure 2**.

As a result of being advised by the Hydrogeological Engineers and Hays that the water table and ground level flows can be maintained, it is proposed to amend condition C35(a)(b) to permit permanent dewatering of the basement. The dewatering system will be electronically activated upon water rising within the pump pit located on the basement floor.



Accordingly, the Conditions are recommended to be amended as follows:

### **EXISTING C35 CONDITION**

*"(a) The design and construction of the structure must preclude the need for permanent dewatering".*

*"(b) The design and construction of the structure that may be impacted by any watertable must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (it is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation safety margin must be determined by a suitably qualified professional."*

### **PROPOSED C35 CONDITION (a) (b)**

*"(a) The design and construction of the structure may permit permanent dewatering, post construction".*

*"(b) A pump system is to be installed that will collect additional run off from vehicles and seepage through the basement structure. The collected water will then be pumped out of the basement via an oil separator before being released into the Council stormwater system".*

### **JUSTIFICATION FOR THE MINOR CHANGES**

The modification proposes permanent dewatering of the basement for the following reasons:

- The amount of groundwater inflow is modest given the location of the water catchment in the area and the position of the basement, refer to Jeffery and Katauskas and the Hays reports;
- There are no negative environmental impacts associated with permanent dewatering, refer to Hays report ;
- This option will ensure the long term integrity of the basement for future users; and
- It is a practical solution, which can be readily maintained by the future owners corporation.

### **CONCLUSION**

Permanent dewatering of the basement will ensure protection of the basement structure, whilst at the same time allow for the transfer of groundwater from the basement into the Council stormwater system.

Should you have any queries please do not hesitate to contact me in the first instance.

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Yours faithfully

**MERITON APARTMENTS PTY LIMITED**



WALTER GORDON

**Manager Planning and Development**