

Friday, 15 June 2011

The Chair
Sydney Region East Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Architecture
Urban Design
Planning
Interior Architecture

Attention: Angela Kenna
Panel Secretariat

**RE: 2011SYE023 and DA14/2012, 36 Shoreline Drive, Rhodes
Request for amendments to draft conditions of consent**

Dear Angela,

We write on behalf of the Applicant, Bridgehill Rhodes Pty Ltd to request amendments to the draft conditions of consent for the above mentioned project. The amendments relate to draft conditions No. 1, 18, 21 and 42, as follows:

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Condition 1 – GCP1 Approved Plans and Supporting Documents

The architectural drawings referred to in the table of architectural drawings prepared by SJB Architects submitted are all Revision no. 12. We request that the table be amended to reflect the amended architectural drawings.

Auckland
Brisbane
Melbourne
Shanghai
Sydney

Condition 18 – Stormwater management

We request that condition 18(b) be amended by deleting the words 'entire' and 'fully' to read, as follows:

"18(b) The ~~entire~~ basement levels must be ~~fully~~ waterproofed".

The Applicant raises concerns with draft condition no. 18 (b) requiring the basements to be fully waterproofed. It is not clear what 'fully waterproofed' means and this could be interpreted by the Principal Certifying Authority to mean secure from any water penetration.

Westbourne Constructions have advised the Applicant the basements are intended to be constructed with conventional basement construction with waterproofed walls, slab on Fortecon (waterproof membrane), perimeter drainage and subsoil drainage. This construction method has been used in the nearly complete Site 1B, Shoreline Avenue, Rhodes development a nearby waterfront development where Bridge Hill Developments is the developer.

It is understood that fully waterproofing basements are usually required where basements are located below the ground water table and therefore full waterproofing is a practical necessity.

In the case of the subject site and development, the basement levels are built above the ground water table and as such full water proofing is not a practical necessity. The waterproofing methods employed in the Site 1B basement construction are considered appropriate for the below ground conditions of the subject site.

Architectus Group Pty Ltd
ABN 90 131 245 684

Managing Director:
David Sainsbery
Nominated Architect
NSWARB 5551
ARBV 13176

Condition 21 – Off-street Waste Collection Loading Bay

Condition 21 requires that: *“prior to the issue of a Construction Certificate, the applicant must submit detailed plans to and obtain a written approval from the Appropriate Road Authority, for any works in the road reserve relating to the on-street waste collection loading bay identified in the approved plans in Marquet Street adjacent the driveway crossing and entry/exit to the parking levels”.*

It is also understood that determination of the DA will include determination of the proposed location for on-street waste collection point and that it is the detailed design of the space that requires separate approval from the Appropriate Road Authority. It is understood that Council's traffic committee is required to give consideration of the waste collection zone on Marquet Street, being located within the public domain and their approval. The Applicant provided advice to Council that the on-street collection can be accommodated in Marquet Street in terms of garbage truck movements.

We request that the condition be amended to allow the separate approval be obtained prior to the issue of a Construction Certificate for Level 01 Podium Level and levels above. This amendment will allow commencement of basement and podium construction in accordance with the approved drawings, without potential delays for the separate approval, enabling the orderly construction to commence. The waste collection zone will not be required until the occupation of the building.

Condition 42 – CCV8 Off-Street Car Parking Space Provision

We request that the number of visitor car parking spaces be revised from 11 spaces to 10 spaces, in accordance with the amended architectural drawing 4413 A-0202 Revision 12 submitted to the Council. The amended drawing shows two (2) adjoining visitor spaces as disabled spaces in place of three (3) standard sized car spaces.

If you have any queries please do not hesitate to contact me the undersigned on 8252 8470.

Yours sincerely,



Murray Donaldson
Associate Director and Urban Planner
Architectus Group Pty Ltd

cc.

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