

# Local Planning Panel

19 July 2023

# Application details

960A Bourke Street and 6 Geddes Avenue, Zetland

D/2022/548

Applicant: Mirvac Green Square Pty Ltd

Owner: Landcom (960A Bourke Street)

Minister for Public Works & Services & Landcom (6 Geddes Ave)

# Proposal

- site preparation works
- excavation
- soil treatment works and civil works

# Recommendation

approval subject to conditions

# Site



960A Bourke Street = 'Stage 3'

6 Geddes Ave = 'Stage 4'



aerial view of site



looking north



looking west



'Stage 4' site viewed from Green Square Plaza - looking south

# Background

- future development of these sites requires significant excavation of impacted material (Stage 3 = 46,000 cubic metres, Stage 4 = 24,200 cubic metres)
- previous RAP for Stage 3 approved disposing contaminated soil in off-site landfill
- now seeking to remediate Stage 3 with Stage 4 under a new RAP

# Proposal

- construct basement perimeter retention system on Stage 4 site
- transfer impacted material from Stage 3 to Stage 4
- store impacted material from both sites within Stage 4 site
- construct blinding slab on top



**GENERAL NOTES:**

- All dimensions to be verified on site.
- Supporting documentation or approvals prior to construction.
- Shades to architect for ambiguous details or where clarification is required.
- All drawings to be read in conjunction with specifications.
- All drawings to be read in conjunction with construction drawings.
- All structures to structural engineer's details.

**Other References:**

**Design Conditions:**

- A/C 2156 - 2017 Guidelines on settlements for commercial and residential developments.
- A/C 2158 - 11 Methods of testing soils for settlement.
- Engineering Soil Classification - soil types.
- Guidelines with Construction Tables and Structural Design Tables.
- All relevant information in accordance with drawings reference 2012-2017.

**Construction Method and Specifications:**

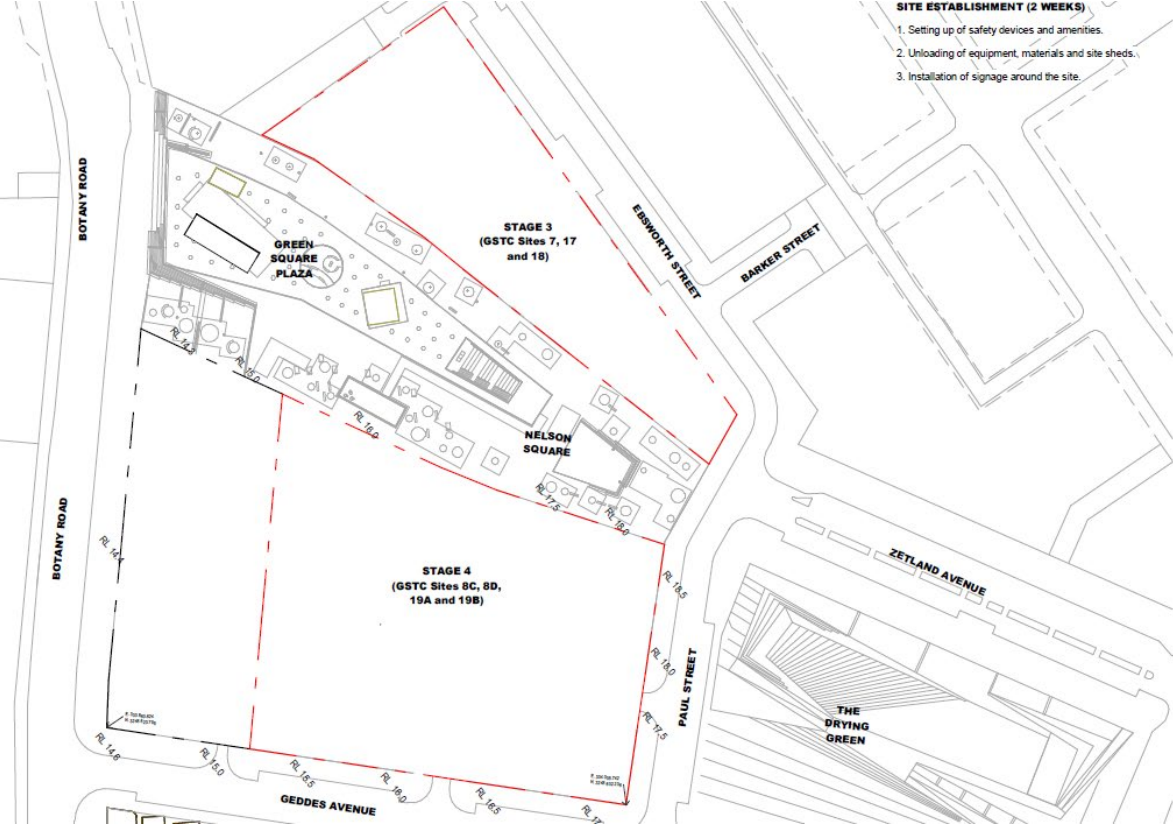
- The exact dimensions defined Architectural notes. To a dimension is to be established by the structural and/or confirm before proceeding.

**LEGEND:**

- Lot Boundary
- - - Site Boundary

500mm

200mm



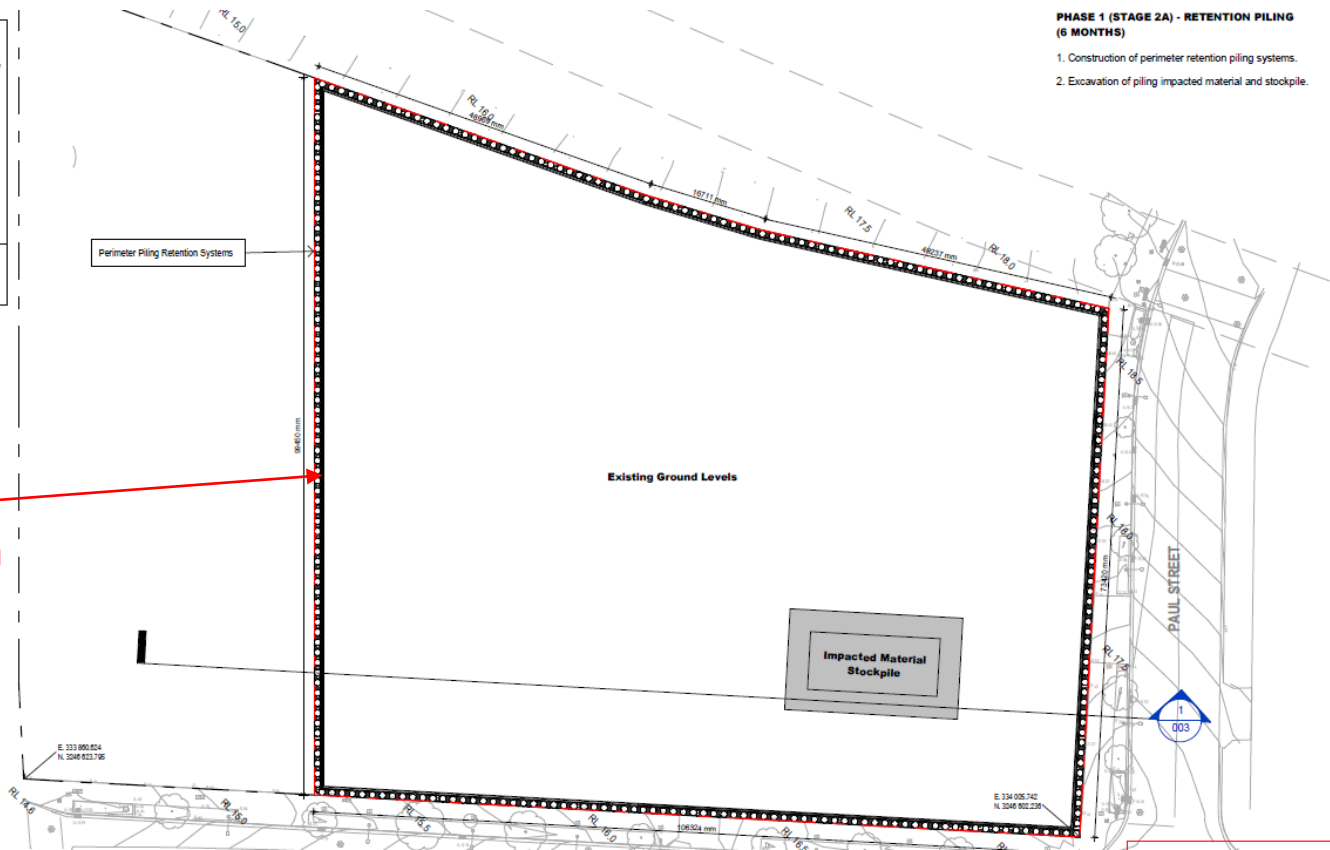
**SITE ESTABLISHMENT (2 WEEKS)**

1. Setting up of safety devices and amenities.
2. Unloading of equipment, materials and site sheds.
3. Installation of signage around the site.

<b>GENERAL NOTES:</b>
1. All dimensions to be verified on site.
2. Report any discrepancies or omissions prior to construction.
3. All work must be completed before any other construction is required.
4. All design to be made in consultation with specialist engineer.
5. All design to be made in consultation with specialist engineer.
6. All work to be completed in accordance with the specialist engineer's details.
<b>Other References:</b>
<b>Design Conventions:</b>
1. AS 2865-2001 (Adoption of amendments for concrete and related dimensions)
2. AS 2885.1-1 (Adoption of existing code for Engineering Concrete)
3. Reference to the Geotechnical Report
4. Reference to Construction Process and Visual Management Plan
5. All working information in accordance with Sewerage Bylaws 2013.22
<b>Dimensioning, labels and abbreviations:</b>
1. The sheet dimensions shall be in millimetres. A dimension is inconsistent with the sheet if it does not comply with the above.
<b>LEGEND:</b>
Impacted Material Stockpile

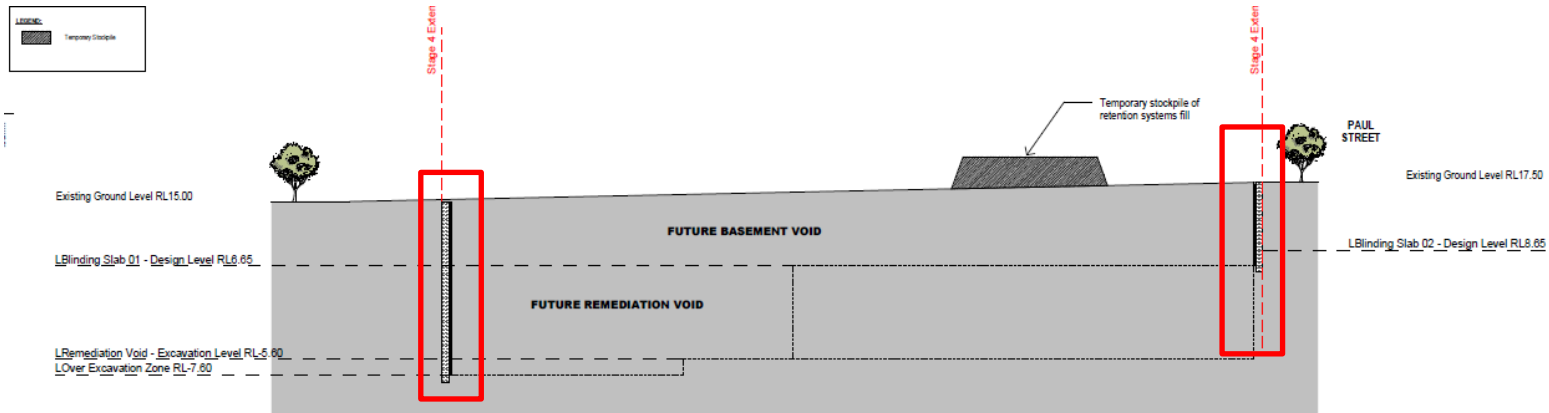
**PHASE 1 (STAGE 2A) - RETENTION PILING (6 MONTHS)**

1. Construction of perimeter retention piling systems.
2. Excavation of piling impacted material and stockpile.



construct basement perimeter system

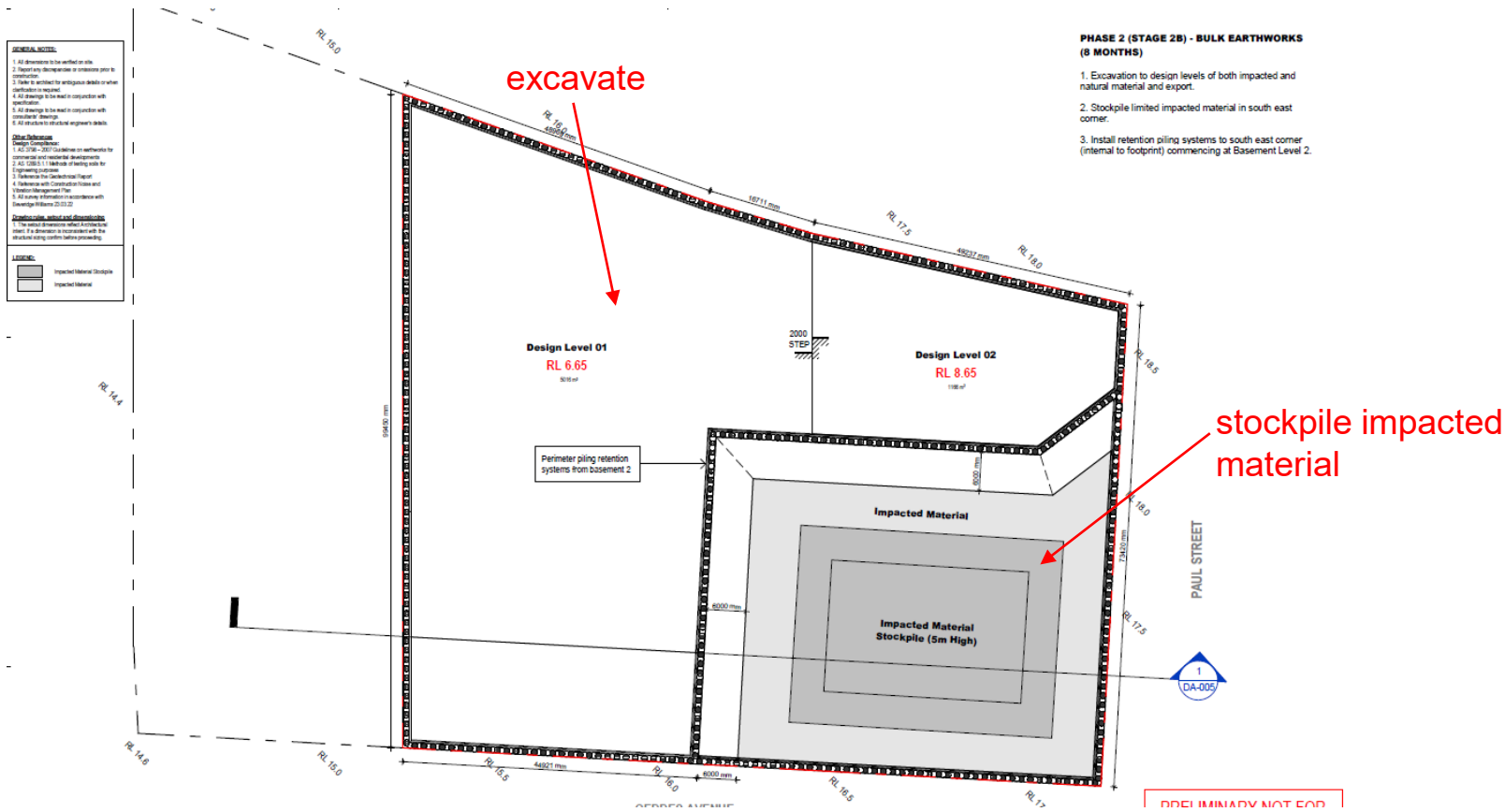
phase 1 plan

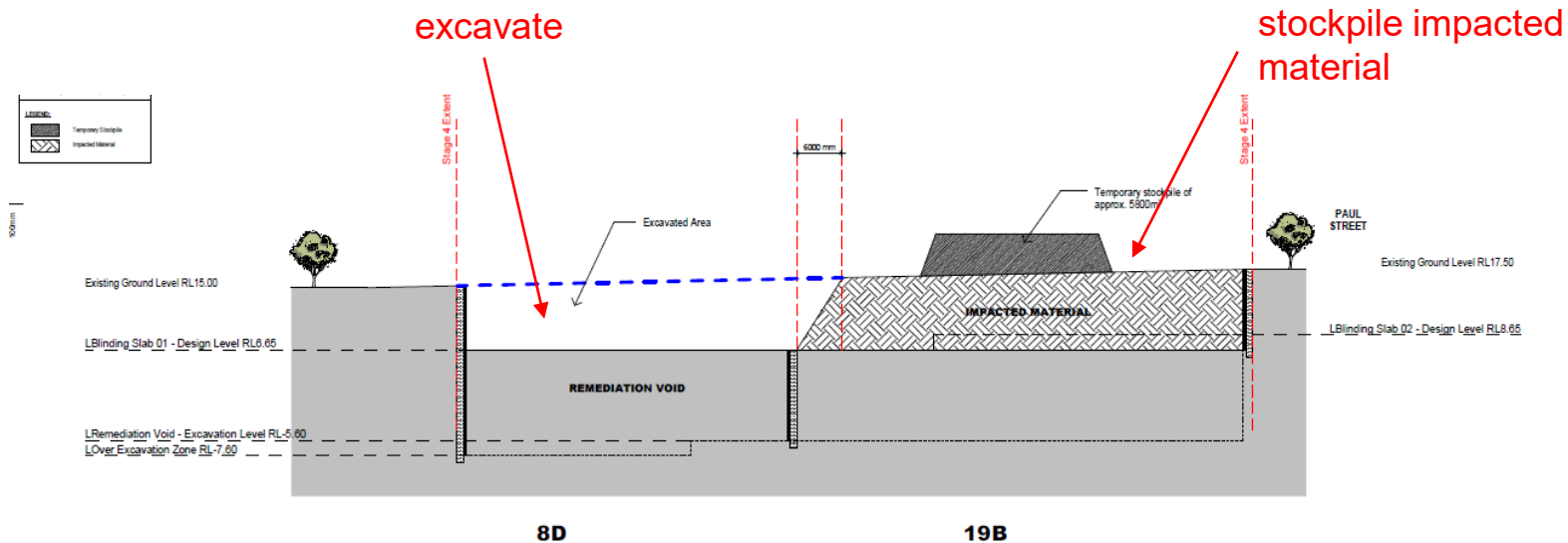


**1 Phase 1 - Retention Piling Section DA**  
 1 : 500

**8D**

**19B**



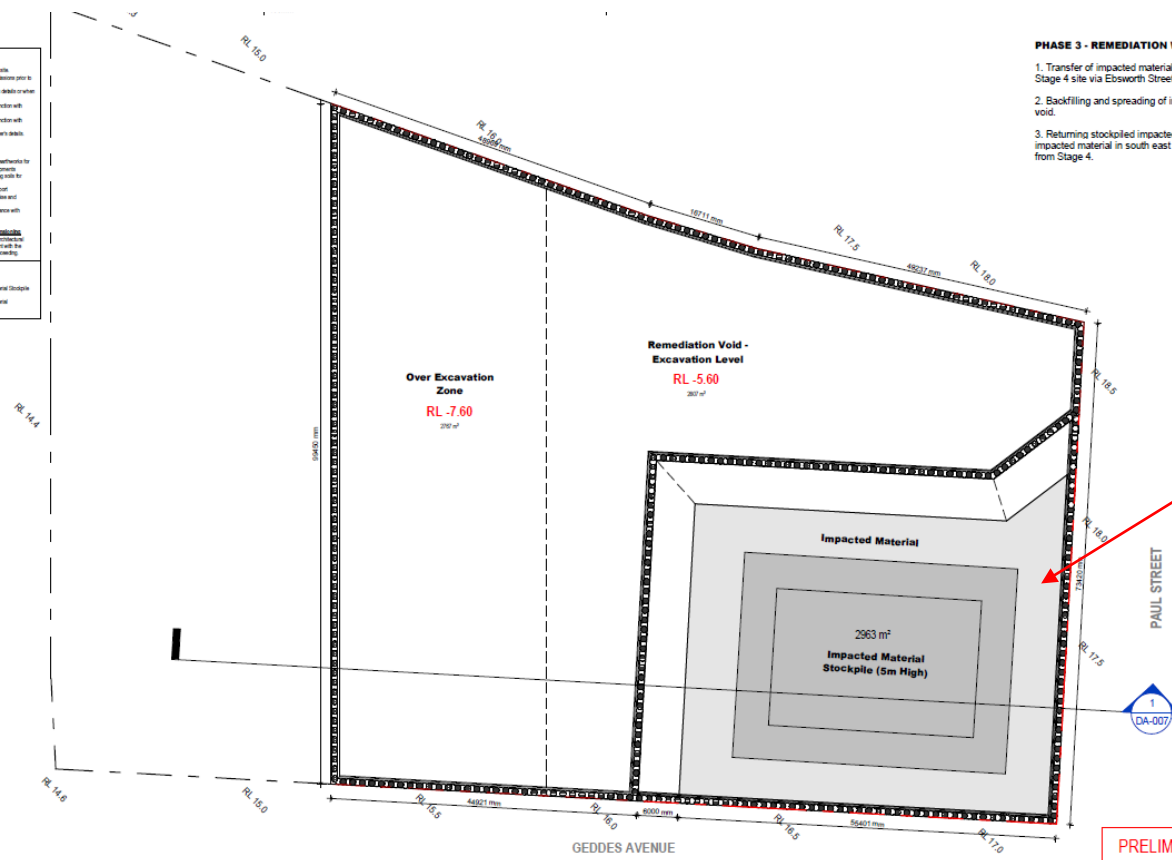


**1 Phase 2 - Bulk Earthworks Section DA**  
 1 : 500

- GENERAL NOTES:**
- All dimensions to be worked on site.
  - Report any discrepancies or omissions prior to construction.
  - Refer to drawings for any specific details or when clarification is required.
  - All drawings to be made in consultation with the relevant authority.
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- Other References:**
- Design Conditions:
- AS 2870 - 2001 Code of practice for concrete floor slabs.
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- Construction Method and Dimensions:**
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- LEGEND:**
- Impacted Material Stockpile
  - Impacted Material

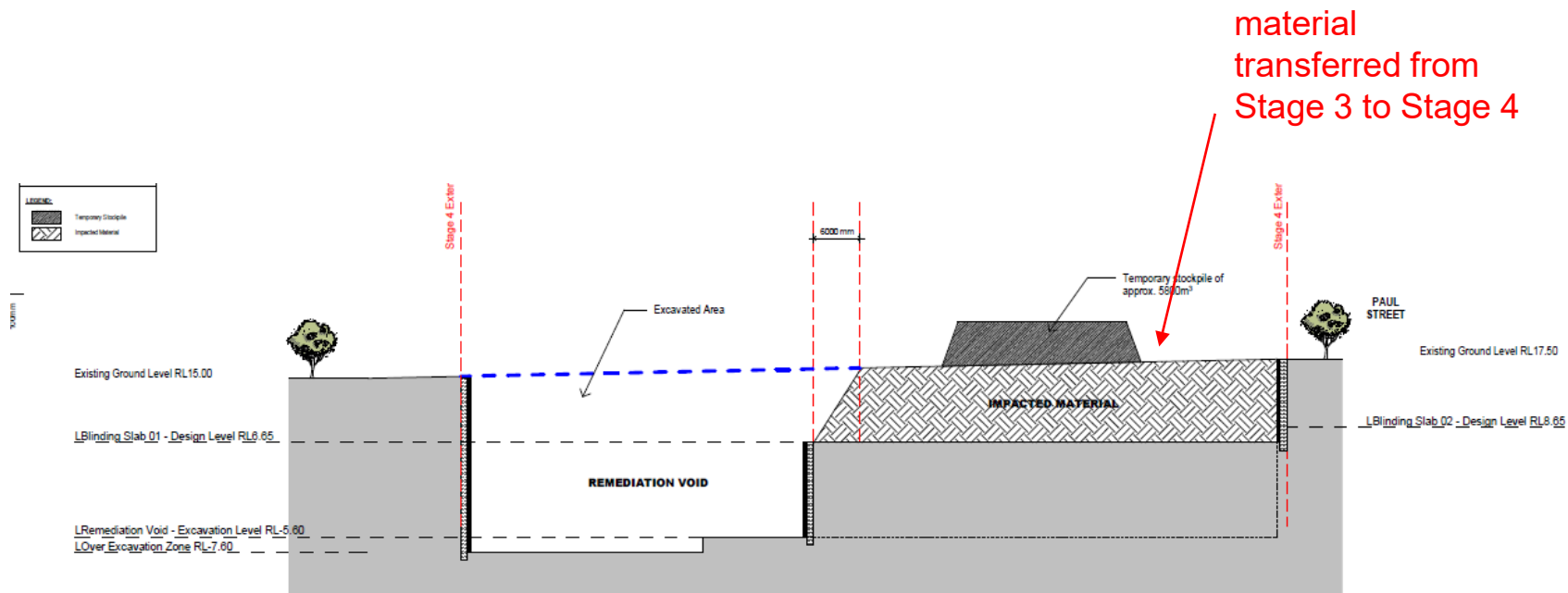
**PHASE 3 - REMEDIATION WORKS (4 MONTHS)**

- Transfer of impacted material from Stage 3 site to Stage 4 site via Ebsworth Street.
- Backfilling and spreading of impacted material within void.
- Returning stockpiled impacted material, and insitu impacted material in south east corner, within void from Stage 4.



material transferred from Stage 3 to Stage 4

PRELIMINARY NOT FOR CONSTRUCTION



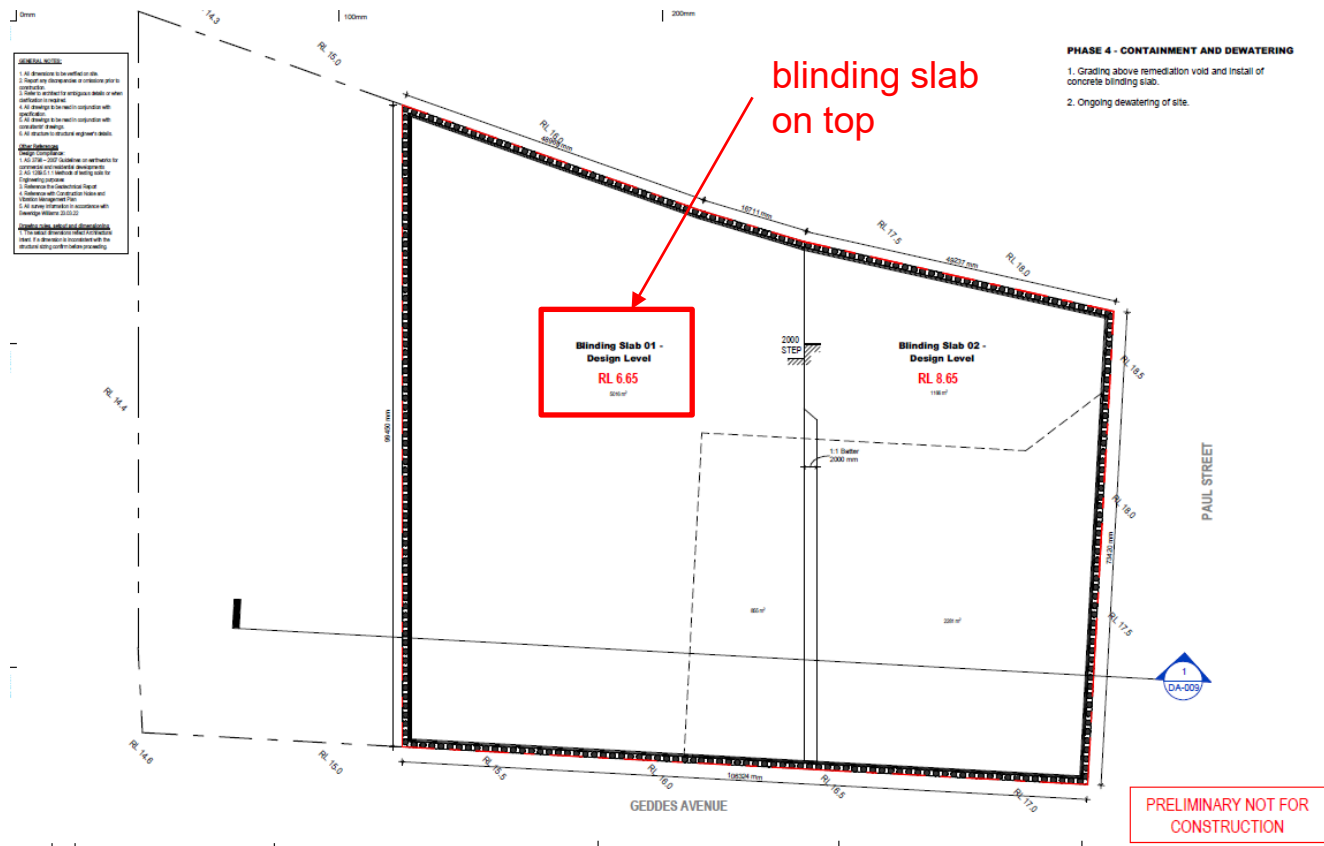
material transferred from Stage 3 to Stage 4

Phase 3 - Remediation Works Section

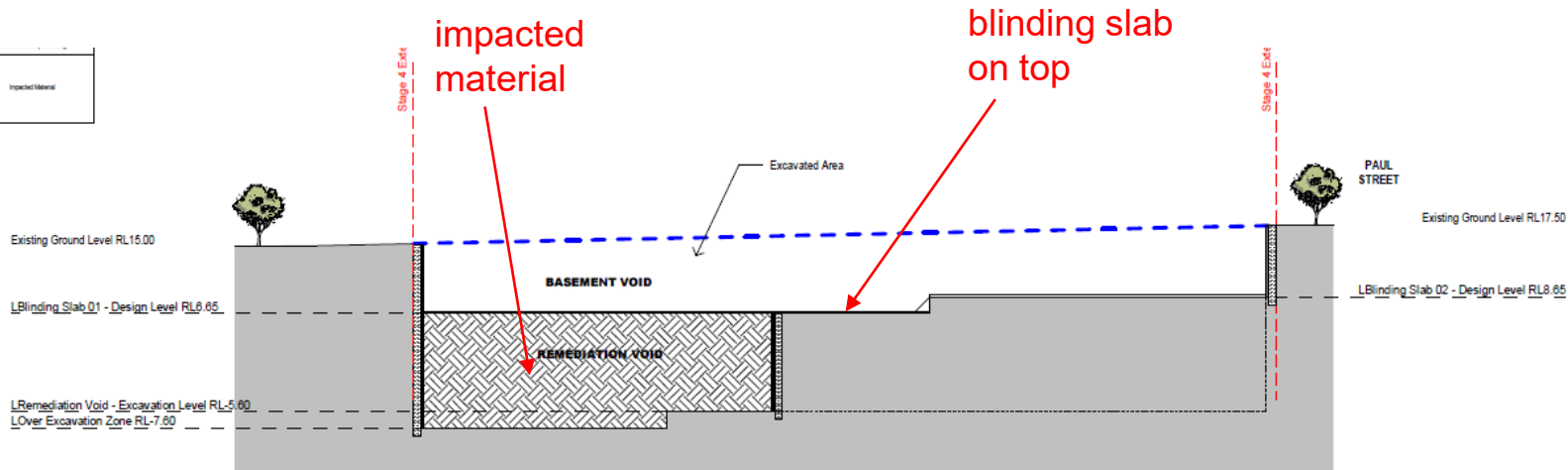
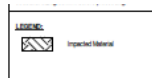
1 DA  
 1:500

8D

19B







Phase 4 - Containment and Dewatering

1 Section DA

1 : 500

8D

19B

# Proposal

- Designated Development (treatment and storage of more than 30,000 cubic metres of contaminated soil)
- Integrated Development
  - NSW Environmental Protection Authority (Protection of the Environment Act 1997) – GTA's provided
  - Department of Planning and Environment – Water (Water Management Act 2000) – approval not required

# Notification

- exhibition period 30 June to 29 July 2022
- 2,692 owners and occupiers notified
- no submissions received

# External referrals

Agency	Recommendation
NSW EPA (Integrated)	GTA's provided
Department of Planning and Environment – Water (Integrated)	controlled activity approval not required
Ausgrid	conditions provided
Transport for NSW	conditions provided

# Issues

- contamination
- flooding
- environmental impacts

# Contamination

- RAP previously approved for Stage 3 for disposal in off-site landfill
- new RAP submitted with this DA proposes containment of material in Stage 4
- RAP and Interim Audit Advice are acceptable

# Flooding

- site is flood affected
- level of the blinding slab is based on City's current Flood Model
- City is currently updating the Flood Model – yet to be completed. This may impact levels in the future
- condition of consent recommended requiring updated Flood Assessment based on the updated Flood Study prior to construction of blinding slab

# Environmental impacts

- traffic impacts – TfNSW support Construction Traffic Management Plan. Final to be submitted prior to CC
- construction impacts – Construction Environmental Management Plan is a recommended condition
- noise – Noise and Vibration Management Plan is a recommended condition
- NSW EPA provided General Terms of Approval



# Recommendation

approval subject to conditions