

Project No: 953
20th August, 2013

The Hon Robert Borsak MLC
Committee Chair
Parliament House
Macquarie Street,
SYDNEY NSW 2000

**RE: Inquiry into the Agistment of Horses at Yaralla Estate –
Amended Transcript and Response to Questions Taken on Notice**

Dear Sir,

In response to your letter dated 12th August 2013, please find attached the Transcript dated Monday 5th August, 2013, with amendments marked by myself in red (Attachment 1).

Additionally, below are the responses to the questions taken on notice as highlighted in yellow within the attached Transcript:-

- (1) Question 1, Page 21: *Confirmation required if 'this is the first time you have done a report as a senior project manager on paddocks and animals and the standards required to house those animals adequately?'*

I have operated an agistment facility and maintained facilities that have provided agistment for up to 20 horses.

I have inspected many horse agistment facilities as part of my attendance at equestrian competitions.

I have conducted the review of many facility conditions and have provided professional advice for design, planning and adaptive reuse, including heritage listed properties.

- (2) Question 2, Page 22: *"...provide the Committee with a copy of that written brief?"*

Attached a copy of the brief provided by SLHD (Attachment 2).

- (3) Question 3, Page 29: *"Can you tell us what sort of soils they are, predominantly? We would like to know who their expert was and what qualification they had in pasture management?"*

Attached is the Sydney Environmental and Soil Laboratory Pty Ltd (SESL) Soils Report that includes detailed analysis of soil samples taken from the Estate (refer to Attachment 3).

Further analysis of the Estate's stock carrying capacity, based on information provided in the SESL Report, is included in Attachment 3.

The question of Environmental Partnership and SESL's qualifications is addressed in Attachment 4.

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- (4) *Question 4, Page 34: The question asked by Dr John Kaye is: how could Mr Turner, as a consultant who wrote the report this report, then sit on the tender report?*

It is my experience that this is common practice in all areas of government procurement and it is allowed under government procurement guidelines. Typically a consultant provides advice early in the project review, may assist with the management of designs and option development and continue on to provide services throughout the tender period and beyond. The report prepared by Blue Visions Management Pty Ltd (blueVisions) was one of a number of documents that informed the Request Tender Specifications and Conditions of Tender.

The Request for Tender Documentation was provided by Health Services. The documentation included expert advice from Health Services, blueVisions, the Crown Solicitors Office, SLHD, Environmental Partnership and SESL, and others. Most, if not all tenders, rely upon expert advice, stakeholder input and those most familiar with the services being tendered to prepare of the tender documentation that is relevant and specific to the required objective.

The Tender documentation was reviewed and approved by Health Support Services and endorsed by the Tender Evaluation Committee (TEC).

blueVisions is one the five TEC members. All members of the TEC, at all times act in a professional manner ensuring a fair and proper process in accordance with NSW Government Guidelines.

Below is a list of the attachments included within this response:-

- (1) Amended Transcript;
- (2) SLHD Brief;
- (3) SESL Soils Report; and
- (4) Environmental Partnership and SESL Qualifications, including a response to the question raised in respect to the fertilisation of clay soils.

Should you have any further questions regarding the above responses to the questions taken on notice, please do not hesitate to contact me via email on

Kind Regards,

Ron Turner
Senior Project Manager

Attachment 2 - SLHD Brief



Health
Sydney
Local Health District

Mr Ron Turner
Project Manager blueVisions
Level 14, 99 Mount Street
NORTH SYDNEY NSW 2060

VIA EMAIL

**Business Case & Management Plan - Horse Agistment
Dame Eadith Walker Estate Concord**

Sydney Local Health District (SLHD) seeks a fee proposal for the development of a Business Case and Management Plan for the agistment of horses on the Dame Eadith Walker Estate Concord.

The Dame Eadith Walker Estate forms part of the Walker Estate Trust and is managed by Sydney Local Health District on behalf of the Royal Prince Alfred Hospital and the NSW Ministry of Health. The primary use of the estate is for *"the provision of public health services to anyone"*. The Act also provides for the property to be used for *"the purpose of the agistment of horses"*.

The license for agistment has been held by Mr Colin Wale since 1996. LHD terminated this licensee on 29th November 2012 requiring vacant possession by 31st December 2012. On 7th December 2012 an extension of occupation was granted to Mr Wale to 7th March 2012. The District now requires assistance to develop a plan for the future management of this component of this important historical site.

The fee proposal should take the form of a reverse brief that will provide the District with a plan for the management of the agistment license. This brief should include but not be limited to:

- Condition report
- Schedule of recommended site works
- Recommendations for leasing

The brief should include an option to prepare documentation for tender/EOI and possible assistance with tender evaluation.

Should you require any clarification please do not hesitate to contact me on (

Regards,

Deborah Flood
Director Capital Asset & Contract Services
Date: 7th December 2012

General Correspondence
PO Box M 30

Missenden Road NSW 2050
Email: slhd.esu@sswahs.nsw.gov.au
Website: www.health.nsw.gov.au/sydlhn/

Sydney Local Health District
ABN 17 520 269 052
Level 11 North King George V Building
83 Missenden Road
Camperdown NSW 2050
Tel 612 9515 9600 Fax 612 9515 9610

**Attachment 4 – Environmental Partnership and SESL Qualifications,
including a response to the question raised in respect to the fertilisation
of clay soils.**

5th July 2013



Sydney Local Health District
c/o Blue Visions
Level 14, 99 Mount Street
North Sydney, NSW. 2060.

Attention: Ron Turner

Dear Ron

Re: DAME EDITH WALKER ESTATE - LANDSCAPE REFURBISHMENT

We confirm following the project team for the DEWE Landscape refurbishment as undertaken for Sydney Local Health District

Adam Hunter
Director
Landscape Architect

Qualifications
Bachelor of Landscape Architecture
Registered Landscape Architect
Fellow - Australian Institute of Landscape Architects
Experience: 26 years

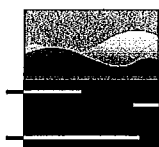
Bao ly
Senior Landscape Architect
Landscape Architect

Qualifications
Bachelor of Landscape Architecture
Registered Landscape Architect
Associate - Australian Institute of Landscape Architects
Experience: 11 years

We trust that this information meets with your requirements.

Yours faithfully,

ADAM HUNTER
Director
For ENVIRONMENTAL PARTNERSHIP (NSW) PTY LTD



sesl
AUSTRALIA™

SESL Response Letter
Environmental Partnership (NSW) Pty Ltd
Dame Eadith Walker Estate

Our Ref: C0150 SESL Response.docx

6th August 2013

Prepared For:

Environmental Partnership (NSW) Pty Ltd

2 River Street

BIRCHGROVE NSW 2041

Attention: Adam Hunter

Via:

Re: Dame Eadith Walker Estate – Further Advice

SESL Australia (SESL) has been asked by Environmental Partnership (NSW) Pty Ltd (the client) to prepare the following information in response to the questions posed regarding fertiliser applications.

The information requested is in relation to the proposed use of fertilisers as part of the programme of soil and turf management developed by the client and incorporated advice provided by SESL. SESL undertook a field assessment of Dame Eadith Walker Estate to determine the existing quality of the soil resources of the site, conducted laboratory analysis and provided recommendations on a suitable rehabilitation programme to rectify the observed deficiencies in the soil chemical and physical properties.

As part of the recommendations, SESL proposed the use of fertilisers to improve the low plant available nutrients present in the soil profile to promote healthy grass cover. Without these fertiliser additions, the site cannot be sustainably used without further degradation of the topsoil and grass cover, leading eventually to the loss of topsoil resources through wind and water erosion. The recommendations provided by SESL form a holistic and integrated rehabilitation strategy that ensures the stabilisation of the groundcover with seeding of grass species coupled with the addition of fertilisers to allow for the amelioration of the soil chemical properties and facilitate more effective plant growth, together with grazing management. All recommendations together are required for to improve the condition of the site.

To specifically address the issues concerning the statement by the former tenant that: "I did not use fertilisers as I had received previous advise that the clay soils on site made fertilising inappropriate - and that the fertilisers would just end up in the harbour after rainfall", SESL notes that fertilisers as a group do not leach, they are bound to the soil particles. Only soluble nitrate nitrogen fertilisers have the potential for leaching, however SESL have recommended the use of Urea, which is bound by the soils cation exchange capacity and must first convert to nitrate before it is soluble, this takes 6 weeks, in which time the crop management program that includes seeding will have used the available nitrate as it is formed. Further, we have recommended small split applications of urea rather than large one-off applications. The scarifying of the surface following fertiliser application further reduces any risk of runoff of fertilisers, and together with split applications over the year, pose negligible risk of environmental harm.

Page 1 of 2

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A member of the
Australasian Soil and
Plant Analysis Council



The assumption that fertiliser applications to clay soils lead to fertilisers ending up in the local waterway is false as discussed above. Further to the chemical binding of fertilisers, the rehabilitation strategy will reduce compaction and improve infiltration, reducing the runoff experienced at the site. Together with rotational grazing management to maintain a minimum grass cover through controlled grazing, the site will have opportunity to have improved physical and chemical properties, increasing the carrying capacity and overall fertility. Replacement of fertilisers with compost can achieve a similar outcome, however at considerably greater expense. For further information please contact Simon Leake.

The project was overseen by Ryan Jacka, Senior Scientist and Consultant Manager of SESL Australia with technical input by Simon Leake, Principal Scientist and Director. Sampling was undertaken by Luke Jacovides, Environmental Scientist, and Chantal Hooper, Horticultural Scientist of SESL. The report was developed by Chantal Hooper and Simon Leake with review by Ryan Jacka.

Project Personnel Experience and Qualifications:

Simon Leake – Principal Scientist. B Sc (Ag) Honours (1st). 30 years exp.

Ryan Jacka – Senior Scientist. B Env Sc, M Env Sc, MEIANZ, ASSSI. 6 years exp.

Chantal Hooper – Horticultural Scientist. B Sc Env Sc. 1 year exp.

Luke Jacovides – Environmental Scientist. B Env Sc & Mgt. 2 years exp.

SYDNEY ENVIRONMENTAL & SOIL LABORATORY PTY LTD

Trading as SESL Australia

Ryan Jacka

Senior Environmental Scientist