

6 May 2009

The Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2001.

Attention: Annette Birchall

Dear Sir,

**APPLICATION TO MODIFY PROJECT APPROVAL NO. 08-0049
SYDNEY WATER FACILITY, POTTS HILL RESERVOIRS SITE**

We refer to your email and telephone requests for further information and clarification in relation to the subject application under Section 75W, submitted by Brookfield Multiplex, construction managers on behalf of Sydney Water.

We are pleased to provide the following responses to your requests.

1. MORE DETAILED DESCRIPTION OF PROPOSED MODIFICATIONS

The following provides more details and some corrections to the proposed modifications described in Section 1 of our report dated 9 March 2009 and replaces of that Section:

Element	Proposed modifications
Office	- Ground floor changed from RL55.80 to RL55.85 - ie 50mm rise in level. - First floor changed from RL59.80 to RL59.85 – ie 50mm rise in level - Roof eaves changed from RL64.095 to RL64.145 – ie 50mm rise in level - Excavation levels have changed commensurate with the ground floor levels, except that the basement added at the east end of the Office building has lowered-excavation from approx RL55.65 to approx RL51.45. New enclosed basement, principally for store rooms, plant rooms, rainwater tanks and the like. External access to basement from eastern facing door to path ramping up in a northerly direction to ground floor level as shown on Site Plan. - The entire Office building moved 1200mm to the east to-accommodate vehicle movement clearance requirements at the road between Office-and Warehouse. - The central bay Grid 4 to 5 of the Office building changed from 5600mm to 7600mm. - The overall width of the building from Grid 1 to Grid 8 remained

	constant at 50,500mm. • The overall length of the Office building from Grid A to L has remained constant at 84,000mm • The external wall at the northeast corner (between grids 5 and 7, parallel to J) changed from 3,300mm from J to be 6,300mm from J. • The external wall at the southwest corner (between grids 2 and 4, parallel to C) changed from 3,300mm from C to be 6,300mm from C. • Other external walls remained in their approved positions, and all external walls remained under the unchanged roof outline with no change to the bulk of the building. • Roof design amended • Minor internal layout amendments
Warehouse	• Ground floor changed from RL57.00 to RL57.05 - ie 50mm rise in level. • Roof eaves changed from RL67.72 to RL68.22 – ie 500mm rise in level • Excavation levels have changed commensurate with the ground floor levels. • The Warehouse north end terminated at Grid 10, and now extends to Grid 12 representing a 25,000mm increase in length of warehouse in the northerly dimension. • Other external walls remained in their approved positions.
Warehouse office	• Ground floor changed from RL55.60 to RL57.05 - ie 1,450mm rise in level. • First floor changed from RL58.40 to RL60.65– ie 1,450mm rise in level • Roof eaves changed from RL62.00 to RL65.63 – ie 3,630mm rise in level • Excavation levels have changed commensurate with the ground floor levels. • Internal layout of warehouse office amended, ramp deleted, lift added • Precast concrete based added to elevations
Site	• New storage shed adjacent to western boundary • Truck wash layout amended • Concrete storage bin layout amended • Above-ground water tanks added at north of site entrance • External plant area north of office building has increased from 6.0m x 20.0m to 8.0m x 27.9m
Car parking	• Car and truck/trailer layout altered and accessible car spaces included • Number of spaces altered as outlined in following table
Landscaping	• Landscaping amended to accommodate layout changes • Soft landscaping reduced from 8,151sqm to 6,777sqm to accommodate amended car and truck parking needs, and due to the increased size of the warehouse.
Stormwater and civil works	• More detailed civil works, stormwater and sediment control plans consistent with layout changes and reflecting more detailed construction design

A comparison of the main development statistic of the proposed modified scheme with the approved scheme is as follows:

Item	Approved scheme	Proposed amended scheme
GFA	Office: 5,914m ² Warehouse: 6,147m ² Total: 12,061m ²	Office: 6,324m ² Warehouse: 7,729m ² Storage shed: 286m ² Total: 14,339m ²
Floor space ratio	0.27:1	0.328:1
% ground coverage	Approx. 21%	Approx. 26.5%
Car parking	Office: 413 Warehouse: 36 Total cars: 449 Truck/trailers: 53	Office: 382 Warehouse: 44 Total cars: 426 Truck/trailers: 57

2. MODIFIED CONDITION

The following replaces the table in Section 1 of our previous report describing the proposed modified Condition 1:

- Condition 1 – Development description**

Condition	Proposed modification
Project approval is granted only to activities as described in the Environmental Assessment, principally: a) Construction of a two (2) storey 5,914m² office building with a maximum building height of nine (9) metres (excluding any roof mounted plant, equipment or service installations); b) Construction of a warehouse with an attached two (2) storey office building of 6,147m² and a maximum building height of 12 metres (excluding any roof mounted plant, equipment or service installations); c) Parking for 509 vehicles; d) Outdoor storage areas, surrounding hardstand and landscaping areas; e) Demolition of a storage shed.	Project approval is granted only to activities as described in the Environmental Assessment, principally: a) Construction of a two (2) storey 6,324m² office building with a maximum building height of nine (9) metres (excluding any roof mounted plant, equipment or service installations); b) Construction of a warehouse with an attached two (2) storey office building of 7,729m² and a maximum building height of 12 metres (excluding any roof mounted plant, equipment or service installations); c) Parking for 483 vehicles; d) Outdoor storage areas, surrounding hardstand and landscaping areas; e) Demolition of a storage shed f) Construction of one (1) storey storage shed of 283m² GFA and a maximum building height of 6.56metres.

3. AMENDED PLANS

As requested, please find attached a set of the modification plans without the “clouding” identifying the proposed modifications.

4. ADDITIONAL INFORMATION

Sydney Water, Brookfield Multiplex and Bates Smart Architects (the latter shown in *italics*) have provided the following additional comments on the purpose, design and impacts of the various elements specified in your requests.

Storage Sheds

The western storage shed drawings have now had heights added to show slab and roof RL's. The materials for the building are zincalume (ie silver colour) metal cladding to all elevations and light grey Colorbond to the roof. The floor level of the proposed western storage shed is approximately equal to the adjacent heritage sheds, with the external hard-stand slabs falling away from the new and existing sheds to stormwater drainage. Stormwater from the roof of the proposed western storage shed is carried via gutters and downpipes into the underground stormwater system. Drainage is designed so that there will be no impact on the heritage sheds.

The proposed shed has a maximum building height of 6.56 metres, rising from a FFL of RL57.10m. However the top of the roof of the majority of the building, including that part closest to the heritage sheds, is 4.52 metres in height.

The shed is located more than 20 metres from Reservoir 2.

Chlorine storage

We are not aware of the exact quantities of chlorine to be stored in the Western Storage Shed. However, it is a normal part of Sydney Water's operational requirements. They have similar facilities at other sites in the Sydney metro area. We believe they have their own safety / OHS guidelines for such storage.

We have been advised that Sydney Water operates chlorine storage and truck bay facilities in other locations and has operational procedures and manuals dealing with the storage and handling of chlorine which will be complied with on this site.

Warehouse materials

At the time of the DA (June 08) the east and west elevations of the Warehouse had a pre-cast concrete portion up to approx 2.0m high, with metal cladding above that. The north and south elevations did not feature precast concrete. Precast to approx 2.0m high has now been added to the north elevation, and the south elevation (which is the Warehouse Office) has precast cladding part of the ground floor. The predominant material of the warehouse elevations remains metal cladding.

Accessible parking

Whilst always to be provided, accessible car spaces were not separately indicated on the approved site plan. The modified plan now indicates a total of 5 accessible car spaces.

Water Tanks

The water tanks at the north end of the site, labelled "fire" on the site plan, are for provision of water to the sprinkler system in the warehouse. The water tanks at the southeast corner of the warehouse building, labelled "rainwater harvesting" on the site plan, are for the collection of rainwater.

Proposed Workforce

Sydney Water has confirmed that the estimated number of employees will not change as a consequence of the proposed modifications and the increase in the Warehouse size. The regional fabrication team referred to in our previous report is migrating its materials and equipment to the warehouse and as such, additional space is required for those purposes, not to accommodate additional staffing.

We trust this information satisfactorily addresses your requirements, however, do not hesitate to contact the undersigned should you require anything further.

Yours Sincerely



David Ryan
Executive Director

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