

Phil Jones

From: Phil Jones <phil@pjep.com.au>
Sent: Wednesday, 2 December 2020 8:39 AM
To: 'Ania Dorocinska'
Cc: 'Owen Walsh'
Subject: Sydney Business Park - Stage 3 SSD Updated Final Plans

Hi Ania,

Please find below a link to the updated final plans for the Sydney Business Park Stage 3 SSD, which address the additional comments from Council and TransGrid:

- Architectural plans;
- Landscape plans; and
- Civil plans.

<https://spaces.hightail.com/receive/jhamKldlyR>

The updates include the following:

- Architectural:
 - Updated car parks for Warehouse 2 and 4 to increase landscaped areas under the central part of the transmission easement (for TransGrid and to provide additional shading to paved areas for Council, with the revised plans now achieving an average of over 30% shading to the hardstand areas, as shown on Plan A0011) – with total number of car parks retained;
 - All fencing noted as being “Fence type and height and to be to TransGrid earthing requirements”;
 - Provision of further detail on the acoustic wall construction for Council and timber access gate for TransGrid;
 - Bike parking moved outside of the centre of the transmission line area;
 - Pad mounted substations moved to street front of Warehouse 3; and
 - Switched position of Sign 2 and Sign 3 on Warehouse 4’s Hollinsworth Road frontage - moving the taller one from the central part of the easement.
- Landscape:
 - Increased landscaping to meeting 30% shading of paved areas for the SSD; and
 - Updated planting detail removing root barrier, and retaining root director.
- Civil plans:
 - Rising main and pump station has been added to Basin A (to show intent in the event that the diversion drain is not operational);
 - Redundant easements have been removed from the plans;
 - Road plan chainages have been corrected to avoid confusion;
 - Bioretention treatment at Warehouse 2 has been deleted and a treatment tank has been adopted to meet TransGrid requirements;
 - Hollinsworth Road interface with existing has been updated to reflect works as executed information available; and
 - Basin A maintenance access turn head has been updated to reflect agreement between Council and TransGrid.

We believe these plans, together with the revised ACHA already forwarded, close out all of the additional issues raised by Council, TransGrid and Heritage NSW. We are currently trying to secure a meeting with TfNSW to address its additional issues.

As discussed, all of the additional information will be consolidated into a Supplementary RTS, once we have addressed TfNSW’s additional submission.

Regards,

Phil

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striving for balance between economic, social and environmental ideals...