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16 September, 2016

Mr Chris Ritchie,  
Director  
Industry Assessments  
Department of Planning & Environment

Dear Mr Ritchie,

**Re: Australian Border Force Detector Dog Facility (SSD 7692)  
28A McPherson St, Banksmeadow**

We are the owners of 9-13 McPherson St, Banksmeadow (Lot 12 DP 776677). Thank you for your letter dated 26 August, 2016 advising us of the above application. We make the following submissions in relation to the application.

## **1. Flooding**

We are immediate downstream neighbours of the overall Orica Southlands site. We made several submissions on earlier Southlands development stages (*Project Approval 06\_0161 – Orica Southlands Remediation and Warehouse Project, as modified*) raising concerns that any development on the Southlands site must not have any detrimental flooding affect on our site. As the current proposed development is part of the Orica Southlands site and may involve earthworks and level changes, we wish to reiterate those concerns and respectfully request that a Condition be included in any approval to ensure that the proposed development does not have any detrimental flooding affectation on neighbouring properties. A Condition along the lines of the following is suggested:

*“After completion of all works and prior to the occupation of the facility, and prior to the issue of any Interim Occupation Certificate or Occupation Certificate, the proponent shall submit a Flood Impact Validation by a suitably qualified flood engineer to the satisfaction of the Minister to demonstrate that construction has not changed the flood impact levels shown on Figure D9a, D10a & D11a of the Aurecon 2103 addendum report referenced in Appendix 6 of Project Approval 06\_0161 – Orica Southlands Remediation and Warehouse Project, as modified, and validated to the satisfaction of the Minister in accordance with Condition 10 of Schedule 3 of the Project Approval.”*

## 2. McPherson St Bulb

We submit that the cul-de-sac turning bulb at the dead end of McPherson St adjacent to the site frontage should be modified in a manner to allow semi trailers to turn around without doing a three (or more) point turn. Semi trailers do considerable damage in McPherson Street to public and private property while trying to turn around (Refer to photos in attachment 2). We have discussed with Bayside Council's Stephanie Lum and wish to submit a practical low cost solution with details in attachment 1.

## 3. "Stage B"

We request that any development or use of Stage B be the subject of a further development application.

Should you have any queries or require any further information, please do not hesitate to contact the undersigned on the above office number or mobile service 0418 208 966.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tony Rohr', with a large, stylized flourish at the end.

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cc. Stephanie Lum  
[lums@botanybay.nsw.gov.au](mailto:lums@botanybay.nsw.gov.au)