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16th June 2016

ATT: Director,
Infrastructure Projects
Email: plan_comment@planning.nsw.gov.au

Major Projects Assessment
Department of Planning and Environment
GPO Box 39,
SYDNEY NSW 2001

RE: SYDNEY METRO DEVELOPMENT PROPOSAL AT MARRICKVILLE

Application # SS1 15_7400

We OBJECT and have major concerns about the development being held across the road from our factory doors at the elbow of Murray St, Marrickville, which is detrimental to our everyday operations of our business.

We are a highly sensitive FOOD manufacturing company (www.casadel.com.au) which has been established over 26 years at this position and location. We manufacture highly sensitive bakery items such as fresh cream cakes, biscuits, mousses, wedding cakes and gelato which our driver's personally deliver to our customers' on a daily basis.

Our delivery vehicles, our supplier's goods and vehicles, our staff, customer and supplier's parking, the air quality, the quality of our food, safety of our customers are all affected by the current proposal.

Parking & Traffic:

I understand from the proposal that the elbow end of Murray St will be closed off and your proposed main entry will be accessed through there.

This is opposite our drive way which means it will interfere with our trucks delivering goods to our customers, unloading shipping containers, receiving goods from our suppliers and our garbage trucks accessing our bins; staff parking as we are already limited, all of which is vital to our daily operations of the business.



(Proposed street closure at elbow of Murray St, Marrickville)

Staff's Car Parking will be impacted with the proposal of closing the elbow end of Murray Street because it will take 50% of the spaces available on Murray Street. Will there be extra parking available for our staff during the development?

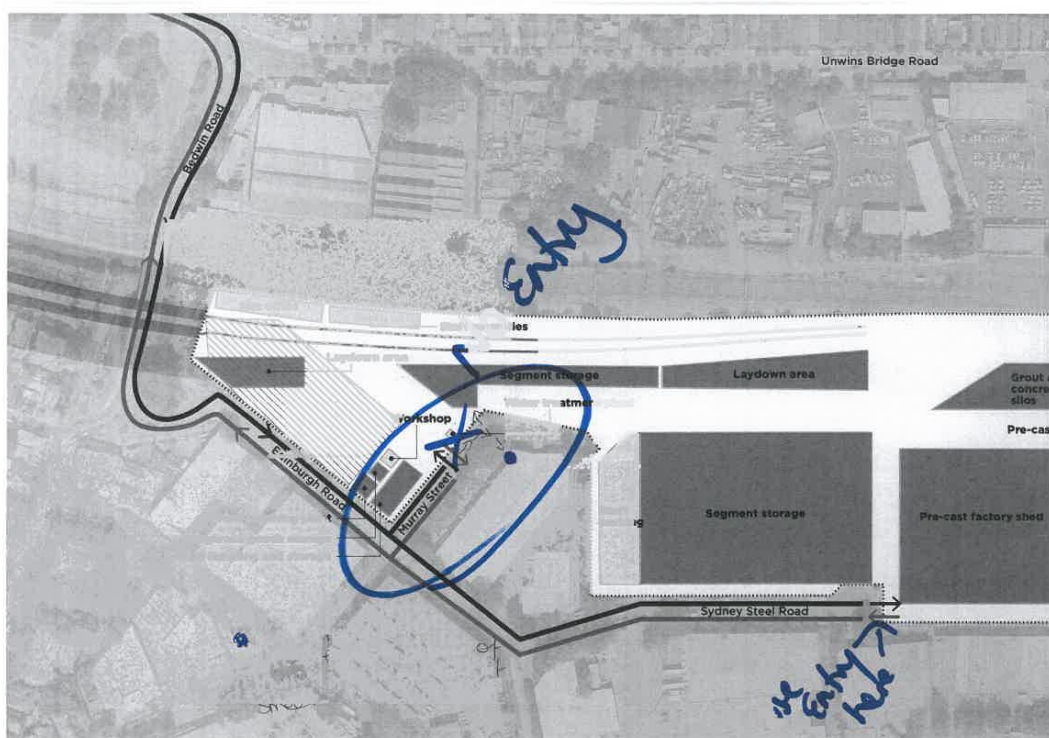
Another issue is the trucks that access our premises are quite large; 40 foot semi-trailers that cannot simply fit into our driveway, they use the elbow end of Murray Street to turn around/reverse and drive back to the street to exit at Edinburgh Rd. Therefore the proposal of closing the elbow end of Murray Street is not acceptable and is a huge detriment to our business's daily operations and you will need to look for an alternative entry.



(our driveway, you can see they can only enter into driveway to do delivery and reverse back into Murray st, to exit at Edinburgh Rd)

If anything I would request that you DO NOT make the entry to your development in Murray St and instead use entry at Sydney Steel Road, Marrickville to access your site and also DO NOT close off the street at end of Murray St.

In the past, there have been numerous occasions where the trucks have been stuck at the end of our driveway for several hours, and a tow truck had to be called to assist in moving them, this affected the roads which meant no one could come in or go out. If this is to happen again it will cause major chaos for everyone including your site.





You also need to consider the current roundabout at end of Murray St & Edinburgh Rd as this area is a major hazard and this is without the additional large trucks the proposal will bring onto the site.

Normal light vehicles do not have enough room already to go around the roundabout without traveling over it, so I would suggest a set of traffic lights be erected for safety and for traffic to flow easily considering the problems that exist now and the extra traffic that will be there once the proposal commences.



(Round about at end of Murray St, Marrickville very dangerous and should have traffic lights)

Flooding:

I would also like to bring to your attention that Murray Street is a high risk flooding area. During heavy rain periods, flooding occurs occasionally at the end of our driveway on Murray Street. It's flooded severely where cars have been found floating on the streets. This is a major concern especially if the proposed site has mud and bacteria that can spread and worsen the already existing problem. It is important that your company address this issue, ensure there is extra drainage in the area and advise of a procedure.

Air quality:

Regarding Air quality, this is another major concern to our operation during demolition and earth works. We are a highly sensitive food manufacturing factory which must meet certain legal requirements and standards.

We are governed by stringent food guidelines enforced by NSW FOOD AUTHORITY and Food standards Australia. Therefore our products must meet a certain standard. We have stringent microbiological testing for our products especially if anything is airborne, NSW FOOD AUTHORITY can order us to shut down until rectified.

This includes avoiding having dusts in our trucks and factory or surrounding environment due to the sensitivity of our products such as our cakes, wedding cakes which can be fatal if dust is found in our products and consumed.

Our trucks which we use to deliver our goods on a daily basis are parked outside and it is crucial to the business and crucial to NSW FOOD AUTHORITY to maintain the quality assurance of our goods and this involves ensuring that there is no dust inside these trucks.

We also have suppliers who deliver our ingredients which contain raw products with large 40 foot semi-trailers that you have not considered at all. We would like to know how we can manage the dust when we have to open our roller door to accept our raw material deliveries and stop the dust from going onto all our stocked raw materials.

We do understand that you will take every precaution for the dust to be controlled but I don't think you can guarantee this will not happen, especially in the event of a dust storm.

We don't think you have given any special consideration to the sensitivity of our food production plants when putting these plans into place and we request that you revisit these plans and analyse this situation immediately. We are situated right in the middle of your developments which makes the air quality a high risk to our business and its operations.

We would like an undertaking if anything goes wrong.

Will the builder supply some type of protection to cover the products from the extra dust sitting on our ingredients, unused cartons or the machinery in our factory? We would like to know what will be implemented on an ongoing basis to dialog dust management and mitigation measures you have taken to ensure this doesn't affect us. What will they do if and when it's windy or storms occur, how quickly can they react to ensure are products are not damaged?

We think the Dust containment system is something that will have to be considered to protect and aid us in keeping up with Occupational Health and Safety requirements as well as ensuring maintenance of quality assurance.

UTILITIES: POWER/WATER/PHONE

Another major concern is utilities which is vital to the operations of our business. Our business and its operating system are highly reliant on power, water and our phone lines. The power and water is what we use to produce our freshly baked products and our phone lines are used to ensure we can communicate with our customer's for their next day orders.

We have a power sensitive business with no back up of power to our site and have high power consumption. We are truly concerned as we only have a 4 hour gap after we lose our perishable stock which is costly, but more importantly our goods will not be delivered to our customers.

If there is any power failure, we will not be able to use our ovens, dishwashers, cool rooms or freezers to complete our daily productions for the next day delivery to our customers; this again is vital to the financial income of the business.

The running of water to our premises without interruption is of the utmost importance. We cannot wash the utensils that we use in production for our freshly baked goods if there is no access to water.

Our gelato machines which are another huge contributor to the running our business has water running through them 24/7, and if the water supply was to stop because a disruption caused by the proposal's development, the motor of the machine will cease. This will be a financial burden on the business as it is quite costly to replace and repair.

Our phone lines again are a crucial part of our daily operations as our customer's call daily to place their orders through the office which is our only source of income; our whole business depends on this entirely. So if our phone lines were ever to be interrupted due to a disruption caused by the proposed plans and site, the development site is then again liable for the costs of fixing the issue and is to ensure they rectify the issue immediately.

We want to be assured that during the whole period of the development and construction of the site, there is a procedure in place to deal with any loss of business due to unforeseen incidents or crisis that have not been thought about.

We need the peace of mind to know something is in place by the contractors and that their effective communication and a great understanding of our business needs can ensure we resolve all issues immediately.

If anything causes us to lose any income or affects our business in any way we would like to advise you that our business does not have any cash flow to deal with these losses and has serious implications which could lead the business to suffer severely.

I ask that you consider our concerns and recommendations regarding the proposed Development at Marrickville and appreciate if you contact us personally with the changes you will make to so we can run our daily operations as normal.

Looking forward to hearing from you soon.

Yours Sincerely
Casa Del Australia Pty Ltd

Jose Mendonca
Director