

*Our ref: 09/170-02*



21 March 2013

Ms Christine Chapman  
Senior Environmental Planner  
Major Development Assessment  
Department of Planning & Infrastructure  
23-33 Bridge Street,  
Sydney NSW 2000

Dear Ms Chapman

**RE: Orica Southlands Remediation & Warehouse Development Project  
Modification Application (MP 06\_0191 Mod 1)**

The Council has received notification from the Department regarding the above mentioned modification application to the Orica Southlands Remediation & Warehouse Development Project. The modification application seeks approval to the following:

- Reconfiguration of the approved flood basin and drainage works;
- A revised subdivision and easement plan with two additional Lots;
- Reduction in the warehouse gross floor area;
- Access via private driveways from McPherson Street;
- Revised Section 94 Contribution/VPA to correspond with the reduced development area; and
- Relocation of frog ponds.

Based on the information provided by the Department, Council raises the following issues:

- **Flood Storage Basin** - To fully understand the impact of the altered flood basin and proposed drainage systems, Council requests the following information be provided:
  1. Plans showing concept design of proposed hydraulic outlet from Stage 1 basin within Springvale Drain upstream of McPherson Street.
  2. Longitudinal section and Cross-section plans of the northern channel and Stage 1 flood storage basin.
  3. Flood extent maps showing modified "Water Surface Elevation" for 2 year, 10 year and 100 year ARI events due to proposed changes of the flood storage basin.

- **Section 94 Contribution/Voluntary Planning Agreement (VPA)** – The proponent has not paid the s94 contribution or entered into a VPA with Council for the approved Orica Southland Remediation & Warehouse Development Project.
- **Reconfiguration of the Compensatory Flood Storage Basin** – A positive covenant is to be placed on Lots 1, 2 and 9 to ensure the current and future owner is responsible for the maintenance and management of the compensatory flood storage basin. In addition, all future development/alterations on Lots 1, 2 and 9 (excluding works approved in the development approval) will be subject to separate approval.
- **Reconfiguration of Existing Lot 7, 8 and 9** – All future developments on Lots 7 and 8 will be subject to separate approval.
- **Vehicle Access** – Due to the proposed changes to improve one-way truck access through Lots 3 - 6, these lots will share a common internal driveway from Coal Pier Road with Lots 1 – 2. As such, it is anticipated that there will be an increase in truck traffic turning right into the internal driveway from Coal Pier Road. This may have traffic impact at the McPherson Street/Coal Pier Road intersection and at the entrance point of common driveway on Coal Pier Road. In this regard, intersection performance analysis and suitable traffic management measures may be required to address this impact.
- **Right of way** – A positive covenant is to be placed on Lot 10 to provide a right-of-way to Lots 3, 4, 5 and 6.
- **Council footpath on Coal Pier Road** – Discussions have been held with the proponent regarding the footpath on Coal Pier Road. However, no formal drawing has been submitted to Council. Hence, Council is withholding it comments until detailed drawings are submitted.
- **Green and Golden Bell Frog Ponds** – Council questions the suitability of the proposed location of the green and golden frog ponds. The ponds are located in close proximity to McPherson Street, which might have adverse impacts (i.e. noise and vibration) to the endangered species. The proponent is to consult an ecologist to determine the suitability of the proposed location.
- **Endangered Ecological Community** – According to Council record, Lot 7 and 8 consists of “Swamp Sclerophyll Forest”, which restricts the future development opportunity of the sites.
- **Landscape Plan** – A revised landscape plan, incorporating the proposed amendments, is to be submitted to Council for consultation.
- **Nant Street** – Nant Street is not be used as a weir for compensatory flood storage basin.
- **Other Works and Uses** - No additional work, use or amendment is to be approved as part of this project approval.

If you have any questions regarding the expert advice provided by Council please do not hesitate to contact Mr Gilead Chen – Senior Strategic Planner on (02) 9366 3566 or the writer on (02) 9366 3553.

Yours faithfully

Handwritten signature of R J Dowsett in black ink.

**R J DOWSETT**  
**DIRECTOR – PLANNING & DEVELOPMENT**

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