

## HYNLONG PTY LIMITED

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19 March, 2013

Ms Christine Chapman  
Senior Environmental Planner  
Department of Planning  
[Christine.Chapman@planning.nsw.gov.au](mailto:Christine.Chapman@planning.nsw.gov.au)

Dear Ms Chapman,

**Re: Southlands Remediation and Development Project  
Modification under S.75W of Project Approval 06\_0191**

We are the owners of 9-13 McPherson St, Banksmeadow (Lot 12, DP 776766).  
Thank you for your email of 7<sup>th</sup> March, 2013 which forwarded details of the above  
modification application.

As you know from our previous discussions and correspondences, we support the  
development of Southlands in principle, however, we continue to strongly submit that  
its development must have no detrimental flooding impacts on our downstream  
property. Accordingly, we make the following submissions concerning the current  
modification application.

### **1. The hydraulic outlet from Stage 1 should be permanent and defined.**

We refer to the second bullet point on page 3 of the Aurecon letter / report. We  
strongly object to the "hydraulic outlet" from the flood control basin being a "natural  
channel constriction" "in place of a weir structure". A natural channel can easily be  
altered by erosion, maintenance activities, or inadvertent re-grading. This can cause  
additional flooding impacts on our site in the future.

Furthermore, this flow control structure must not only be located within the banks of  
Springvale drain but must extend to all locations which are below the nominated  
flood level of RL4.2 through which flood waters may pass. For example, on the  
McPherson St frontage, it should extend either side of the Springvale drain channel  
from the western building platform (Min RL 4.8) to the eastern flood control "Wall"  
(RL 4.5).

Accordingly, we request that the following Condition (or similar) be added to the approval:

**Schedule 3**

**8. Surface Water and Flooding**

*f) The hydraulic outlet from the flood control basin must be a permanent defined concrete structure so that it will remain unaltered over time. The structure shall be located within Springvale drain and shall extend to all locations which are below the nominated 100 year ARI flood level of RL4.2 through which flood waters may pass.*

**2. Post - construction final Flood Impact Validation check  
prior to Occupation Certificate etc.**

We refer to Condition 13 of Schedule 3 of the existing approval. We note that the Condition requires that a final Flood Impact Validation be carried out once all construction is complete, which we strongly endorse. However, we note the following:

- there is no time frame within which this Validation is required;
- there is no explicit requirement that the Validation be submitted to any appropriate authority for verification that it has been appropriately conducted; and
- there is no explicit statement that the Validation must be carried out before any Interim or Final Certificate/s are issued to allow the use of each Lot or warehouse.


We submit that to ensure these matters are adequately addressed, as a minimum, the existing Condition 13, Schedule 3 should be amended as shown in red italics below:

**Schedule 3**

**13.** *Within 6 weeks of the completion of Following* the construction of each warehouse unit *and prior to the issue of any Interim Occupation Certificate, Occupation Certificate, Building Certificate or the like allowing the use of each warehouse unit and/or its corresponding Lot,* the Proponent shall undertake Flood Impact Validation to demonstrate that..... “

We thank you for your time and assistance to date. Should you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully,

  
Tony Rohr  
General Manager