

Our ref: 09/170-09



3 November 2015

Ms Natasha Harras
Planning Officer
Regional Assessment
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Harras

**RE: Orica Southlands Remediation & Warehouse Development Project -
Proposed Modification 3 (MP 06_091 MOD3)**

Council received correspondence from the Department in relation to Orica Southlands Remediation & Warehouse Development Project - Proposed Modification 3 (MP 06_091 MOD3). Based on the submitted information, Council provides the following comments:

Car Parking - Council has no objection to the proposed reconfiguration of the car park. However, the car park area should be appropriate landscape in accordance to the requirements of the previous approval.

Flood Basin - Page 6 of the EIS stated that "*Coe Roe have confirmed that the design of the turning head in the supplementary civil plans (Appendix B) which is cantilevered over the flood basin will not have any impact on the approved flood storage for the site (Appendix C)*". Appendix B and C are primarily related to the proposed drainage works. Council officers noted that no verification or confirmation had been provided and Environmental Impact Statement (EIS) prepared by Goodman fails to demonstrate that the cantilevered turning area will not impact on the approved flood storage at the site. Furthermore, no details (i.e. sections and elevations) have been provided for the cantilevered turning area. Council is unable to comment on the cantilevered turning area until further information is provided.

Turning Head - Council's Traffic Engineer indicated that the turning head is to have a minimum radius of 12.5 m and ideally 13.0 m for emergency and garbage trucks.

GFA - The table contained in Page 4 and 5 of the EIS (prepared by Goodman) indicated that each of the approved offices has a gross floor area of 604sqm (Unit 1, 2, 3 & 4 in Warehouse A). This appears to be incorrect as the approved architectural plan (4244_DA-01) indicated that each of the approved offices has a gross floor area of 350sqm. The EIS is to be updated prior to development approval.

Mezzanine Storage Area – Page 7 of the EIS (prepared by Goodman) stated that removal of the mezzanine storage area will result in a reduction of 964sqm of GFA. This is incorrect as the Mezzanine Storage Area for Warehouse A only has a gross floor area of 428sqm. The EIS is to be updated accordingly.

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 Council's submission please contact Mr Gilead Chen – Senior Strategic Planner on (02) 9366 3566.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Catherine McMahon', with a long, sweeping horizontal line extending to the right.

Catherine McMahon
PRINCIPAL PLANNER