

Our ref: ECM 8464235  
Contact: Kathryn Sprang  
Telephone: (02) 4732 7834

27 November 2018

Department of Planning & Environment  
Attn: John Booth  
Parra – Planner  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

*Via email:* John.Booth@planning.nsw.gov.au

Dear John,

**Altis Warehouse and Logistics Hub at 585-649 Mamre Road, Orchard Hills  
(SSD 7173 MOD 5) - Modification Application**

I refer to your email dated 14 November 2018 regarding the above proposal and opportunity to comment on the proposed modification application.

It is understood that the modification application primarily involves amendments to Lot 7 and 9 as approved. The modification is understood to include replacement of approved Lot 7 and 9 with proposed Lots 10, 11 & 12 (severance area).

Council has reviewed the modification application and provide the following comments for consideration in the assessment of the application:-

**Planning Considerations**

The rationale for the creation of irregular boundary lines between proposed Lot 10 and Lot 11 and the creation of Lot 12 is not clear and requires clarification to address orderly development principles. The following clarification is therefore sought to enable further consideration of the proposal:-

- The applicant is requested to confirm the strategic intention for Proposed Lot 12 (severance area). It would appear that this lot is potentially being set up for future road widening of Mamre Road or an intersection upgrade for future road works. The statement as submitted does not address this adequately and references future consolidation with Lot 1 without explanation as to how Proposed Lot 12 is related to Lot 1 and what the long term strategic intention is for these resulting severed allotments. To consider the appropriateness of lot creation, the intended use and function of the proposed lots must be understood and the resulting boundaries of proposed Lot 12 must be sufficient to achieve its intended function, without future impost on Lot 10 if severance is sought at this point in time.
- The internal boundary arrangement of the approved subdivision plan (as per SSD 7173 MOD 2) seems more logical and provides for regular shaped lots. The boundaries of proposed Lot 10 and 11 subject of this

application are now irregularly shaped and it is unclear as to the benefit/reasoning behind the proposed subdivision pattern as revised. While the statement of environmental effects references separate development applications (SSD9429) for built form works, it is not clear how this separate application dictates or requires the irregular boundary conditions proposed as part of this modification application.

## **Engineering Considerations**

### Severance Area (Lot 12)

It has been indicated that the proposed lot 12 is not to be serviced at this point in time. However, a lawful point of discharge for stormwater drainage is required and has not been demonstrated to the proposed lot.

### Stormwater Plans

The proposed Civil & Stormwater Plans as submitted are not civil drawings and appear to be a copy of subdivision plan with hand written drainage notes.

A revised civil design drawing with level notations and associated contours is required which details the proposed drainage measures and any earthworks necessary to achieve this drainage scheme.

This also includes the location and width requirements for the identified easement over proposed Lot 10 benefiting Lot 11 and whether the proposal includes the installation of a underground drainage pipe.

The plan(s) should also detail how the amended lot arrangement and indicated catchment splits (as evident within Proposed Lot 10) can be accommodated without additional or revised earthworks to achieve the drainage design as approved.

Should you require any further information or would like to discuss this matter further please do not hesitate to contact Kathryn Sprang on 4732 7834.

Yours faithfully



**Gavin Cherry**  
**Development Assessment Coordinator**