

Our ref: SSD-9691-PA-1

Guy Smith
Planning Manager
Goodman Property Services (Aust) Pty Ltd
1-11 Hayes Road
Rosebery NSW 2018

24 February 2023

Subject: Pre-Construction Evidence for the Southlands Warehouse Estate (SSD-9691)

Dear Mr Smith

I refer to your recent correspondence regarding the Southlands Warehouse Estate (SSD-9691, as modified). I understand you are seeking the Planning Secretary's acceptance of the site's pre-construction state, including the site survey and pre-construction photographs, pursuant to Schedule 2, condition B17 of the consent, specifically B17(a). I also understand a letter was issued to the then Applicant on 4 August 2021, confirming additional matters to be addressed in any submission relating to the abovementioned condition.

The Department of Planning and Environment has reviewed the documents attached to the letter prepared by Richard Crookes Constructions, dated 22 February 2023 and considers them to be in accordance with the pre-constriction requirements of condition B17 and letter issued 4 August 2021.

You are reminded that if there is any inconsistency between the documents referenced in this letter and the conditions of consent, then the conditions of approval prevail to the extent of the inconsistency.

You are also reminded that following completion of the Stage 1 construction works, a new site survey will need to be undertaken to demonstrate that the flood storage capacity meets the approved site levels (including the 100mm allowance for the barrier layer) and the design column grid as required by condition B17(b).

If you wish to discuss the matter further, please contact Thomas Bertwistle on (02) 8275 1025 or via email at thomas.bertwistle@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joanna Bakopanos', written in a cursive style.

Joanna Bakopanos
Team Leader
Industry Assessments

As nominee of the Planning Secretary