

Marian Higgins

From: Tony Pratt <tpratt@woolworths.com.au>
Sent: Friday, 18 November 2016 12:29 PM
To: Marian Higgins; Curtis Hull
Subject: Fwd: Woolworths Planning Proposal, Taren Point
Attachments: Cert Flood Control PDF (A3932069).pdf

Marian, Curtis - below just received from Sutherland Council. Let's review and discuss early next week.

Tony

Tony Pratt
Regional Development Manager
Corporate Property

WOOLWORTHS GROUP


Woolworths Limited
1 Woolworths Way
Bella Vista NSW 2153
M: 0404 829 843
E: tpratt@woolworths.com.au

----- Forwarded message -----

From: Robyn Williams <RWilliams@ssc.nsw.gov.au>
Date: 18 November 2016 at 12:15
Subject: Woolworths Planning Proposal, Taren Point
To: "tpratt@woolworths.com.au" <tpratt@woolworths.com.au>
Cc: Mark Carlon <MCarlon@ssc.nsw.gov.au>, Robert McKinlay <RMcKinlay@ssc.nsw.gov.au>

Tony Pratt
Regional Development Manager
Corporate Property

Woolworths Group

Re: Woolworths Planning Proposal for 130-142 Parraweena Road, Taren Point

Dear Tony,

Council's Strategic Planning Unit has started considering the planning proposal by consulting with the relevant units within Council, to obtain a coordinated initial response to your proposal.

Could you please provide additional information as follows:

General

- Could you provide a concept plan of the proposed development. This does not need to be a detailed plan, but we would like to know how the different components of the development (ie, the different types of buildings and the parking arrangements) would relate spatially, and their relative proportions. This concept plan will assist in community and council understanding of the project.

- We are trying to establish how different this use is to a traditional retail supermarket. Could you provide details of another Woolworths store that has the same or similar mix of supermarket, warehouse and home delivery/'click and collect' functions that we can visit? Is there a national example we can study?

- Could we have a more detailed description of the hybrid use, for example in regard to the following questions:

-"The site's location ..allows direct freight and logistics links to and from the Woolworths distribution centres" (Planning Proposal p 17)

How do the requirements for freight and logistics differ from any other full line supermarket?

-"Running a 24 hour facility with multiple truck movements... longer hours of operation as a support function to the online retailing" (Planning Proposal p17)

Is the 24 hour operation for the delivery of goods from Woolworths central warehouse to Taren Point, or only for home delivery for people who have shopped online?

Will the normal retail floor space have extended hours?

What is the anticipated truck movement over a 24 hour period? Which vehicle entrances will have 24 hour use and what size trucks are anticipated for 24 hour use?

- The planning report refers to a staged implementation. What will this physically mean for construction on the site?

- What percentage of the total floor space will be allocated to the different functions on the site:

Retail floor space

Warehouse

Other uses

How does the size of the warehouse component compare to the storage area for a full-size supermarket?

- The second stage is described as: **"Build in capacity on site to support a future "dark box" (Woolworths in Mascot 2014) "A "dark box" is a warehouse and distribution centre to enable foodstuffs to be processed in significant volumes and in a timely manner to meet online orders, where Woolworths staff pick the customer order and facilitate its distribution. Taren Point would have the ability in the future to provide a "staging point" for the freight and logistics components of the selected location of the "dark box".** How would the staging point operate? Will this be a warehouse to temporarily store items intended for delivery to Sutherland? elsewhere?

Traffic

Council's traffic engineer has provided the following comments.

In order to properly assess the traffic impact of the development following information and clarification is required:

- Concept plan with site access entry /exit location for vehicles, trucks and pedestrians.
- Crash data analysis along Parraweena Road and review of existing traffic calming measures and environmental performance standards based on increased AADT.
- Review of parking provision based on RMS guidelines.
- A recent microsimulation traffic model has been undertaken for Bunnings/ Homemaker Centre which includes Parraweena Road. To accurately understand the traffic implications of the planning proposal, it is recommended that you extend the microsimulation traffic model to include Parraweena Road / Kareena Rd and Parraweena Road / site access intersections.

Please contact Muhammad Mahmud, Traffic Engineer (mmahmud@ssc.nsw.gov.au phone 9710 0688) with any questions.

Flooding

Council's Stormwater and Waterways Engineer has provided the following comments.

The flood statement in the planning proposal used Initial Assessment flood information. A more recent study has been done for this area and the relevant information is attached to this email. Please review the flood statement which forms part of the planning proposal and assess the proposed rezoning against the flood criteria in Clause 6.3 of the Sutherland Shire LEP 2015.

Please contact Jack Slater, Stormwater and Waterways Engineer (jslater@ssc.nsw.gov.au phone: 9710 0190) with any questions.

Contamination and Acid Sulphate Soils

Council's Environmental Project Officer Phillipa Biswell has reviewed the Preliminary Site Assessment by Environmental Strategies and makes the following comments regarding acid sulphate soils and contaminated land on the site:

Acid Sulfate Soils

The land located at 140 - 142 Parraweena Road are identified as being in a Class 5 acid sulfate soils area. Land identified as 130-140 Parraweena Road is mostly within a class 5 acid sulfate soils area, but the adjacent to Class 3 intersects the eastern boundary of the site and protrudes slightly into the site by approximately 10m. The Phase 1 Preliminary Site Investigation prepared by Environmental Strategies for 130-140 Parraweena Road, Miranda incorrectly states that the adjacent land within 500m is Class 4. As the boundaries cannot be exactly relied on, it is possible that some or all of 130-140 Parraweena Road may contain acid sulfate soils and therefore a detailed investigation for acid sulfate soils shall be undertaken should the soils be disturbed beyond 1metre below ground level and the definition of works under SSLEP2015 for Acid Sulfate Soils be met.

Contamination

Two separate Phase 1 Preliminary Site Investigation reports were prepared by Environmental Strategies. The first for 130-140 Parraweena Road, Miranda and the second for 140-142 Parraweena Road, Miranda. Both reports have concluded that the risk of contamination is low and have recommended a secondary site investigation be undertaken for soil and groundwater to determine if the site is suitable for the current or proposed use. Potential sources of information included:

- Unknown fill materials used to level the site,
- Storage and use of chemicals during historical and current timber furniture manufacturing and electronic equipment assembly processes,
- Asbestos containing material within the building,
- Potential work activities and management practices that may have the potential to contaminate soils,
- Potential loss or spill of material stored within the warehouse area.

Potentially contaminating activities that Council has identified to have occurred on the site, but have not been included in the Phase 1 reports include:

- Electrical Substation,
- Underground Storage Tank installed and operated onsite between [1970-1984](#). This may have been removed, but Council has no records of it having been removed or the area remediated. Council's records indicate that it was located on 140-142 Parraweena Road, but due to inconsistencies in historical records it may have been located on 130-140 Parraweena Road as during this time the land was used for the one activity.
- Manufacture of auto parts from 1963.

Potentially contaminating activities to the South of 130-142 Parraweena Road, that may have an impact on 130-142 Parraweena Road include:

- Immediately adjacent to the south of 140-142 Parraweena road, the site located at 8-18 Kareena Road had the following potentially contaminating activities on site:
 - a 1000 gallon Underground Storage Tank and 2 fuel bowsers,
 - was an inflammable liquid store,
 - Joinery and Plastic Manufacture, and
 - Office Furniture manufacture

- Immediately adjacent to the south of 130-142 Parraweena Road, the site located at 15-23 Kumulla Road had the following potentially contaminating activities on site:
 - Spray painting
 - Oil Store
 - Engine Works
 - Battery Store
 - 2 x USTs (removed in 2002)
 - Waste oil pits (removed in 2002)
 - Site Validated in 2002 for continued commercial / industrial use for USTs and waste oil pit area only.

Prior to rezoning land Council must be certain that the land is suitable or can be made suitable for the intended purpose. A Phase 1 Preliminary Site Inspection on 140-142 Parraweena Road, and 130-140 Parraweena Road found potential contamination sources and has recommended a detailed site inspection including soil and groundwater sampling to determine whether the site is suitable for current or future uses. Council records indicate further potential sources of contamination from on-site and off-site sources that have not been identified in the Phase 1 Preliminary Site Investigation. Therefore, prior to approval of rezoning of the land it is recommended that a Phase 2 Detailed Site Investigation including soil and groundwater be undertaken by an appropriately qualified and experienced Environmental Consultant certified by EIANZ Contaminated Land Assessment Specialist Certified Environmental Practitioner (CLA Specialist CEnvP) scheme, Site Contamination Practitioners Australia - Certified Practitioner (SCPA) or similar to determine whether the land is suitable in its current state or can be made suitable through remediation for the intended purpose.

Please contact Phillippa Biswell, Environmental Project Officer - Earth Scientist (pbiswell@ssc.nsw.gov.au phone 9710 0210) with any questions.

Also, could you provide a correction to an error on page 29 of the Planning Proposal in Section 5.2 Traffic, Proposed Conditions. The second sentence is unfinished.

Call or email if any of these requests and comments require clarification. If you would like to meet to discuss the planning proposal, let me know and I will arrange a meeting with Mark Carlon (Manager Strategic Planning).

Regards

Robyn Williams

Senior Environmental Planner

p: [02 9710 0811](tel:0297100811)

e: rwilliams@ssc.nsw.gov.au

w: <http://www.sutherlandshire.nsw.gov.au>

f: <https://www.facebook.com/SutherlandShireCouncil>

Important: This email / fax and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email / fax in error please notify the sender via return mail. You must not disclose the contents of this email / fax to any third party without the consent of the Sender.

CAUTION: This email, links and files included in its transmission by Woolworths Limited ABN 88 000 014 675 and its group of companies (Woolworths Group) are solely intended for the use of the addressee(s) and may contain information that is confidential and privileged. If you receive this email in error, please advise us immediately and delete it without reading or copying the contents contained within. Woolworths Group does not accept liability for the views expressed within or the consequences of any computer malware that may be transmitted with this email. The contents are also subject to copyright. No part of it should be reproduced, adapted or transmitted without the written consent of the copyright owner.