

S.C. JOHNSON & SON
PTY. LTD.
A.B.N. 71 000 021 009

Stringybark Creek
160 Epping Road
LANE COVE NSW 2066

Postal Address:
Private Bag 22
POST OFFICE
LANE COVE NSW 2066
Australia

12 August 2013

NSW Planning & Infrastructure
Attention Jane Flanagan

RE: Modification No. 1 to MP10_0148 Mixed use redevelopment of 150 Epping Road, Lane Cove West (the "Modification")

Dear Jane,

On behalf of SC Johnson, the owner of 160 Epping Road, Lane Cove West, I would like to submit the following objections to the Modification.

Our primary objection and concern relates to the proposed modifications to access and egress, specifically the deletion of the slip lane and the provision of access and egress to and from the proposed development at 150 Epping Road, Lane Cove West. We have concerns regarding the private access road, accessing our 160 and 166 Epping road, marked as secondary exit on the Western side of the development. Upon the original sale of 150 Epping Road from SC Johnson to Rose Corp, a covenant was placed over the site precluding any residential development of 150 Epping Road. The private road in question was then constructed as part of this sale, ensuring SC Johnson would remain unaffected by the traffic generated by the operation of the Service Station. A tunnel exit and acceleration lane from the Shell Service station was constructed through SC Johnson property to ensure traffic exited direct to Epping Road and not using the private road access. We believe the plans in the latest consideration leave open the possibility that the developers will use and congest our private road in construction. We also believe that post occupation of the residential towers, the residents will now use this as an entry and exit from the car parks. The amount of traffic and congestion causes SC Johnson concern to the safety and wellbeing of our employees, as well as the potential damage to our corporate image, given this is the main entry and exit for the site for business purposes

Secondary, SC Johnson objects to the lifting of the covenant precluding any residential development on 150 Epping Road. Residential occupancy of this scale bordering our property causes us concern over the safety and environmental protection of our reserve. SC Johnson's property at 160 Epping Road is a large private facility, with open grounds, river frontage and outdoor facilities for the private use SC Johnson Employees. The new residential buildings proposed are built right to natural cliff face bordering the two properties. It is our considered opinion that our premises will be subjected to unauthorised access by residents of the towers, posing a safety and environmental risk to SC Johnson's employees and premises, and the residents of the proposed residential towers.

Additionally, SC Johnson believes lifting the covenant will threaten the environmental protection of our reserve. When in operation, the Shell Service station contaminated our premise with fuel discharge. Upon it's decommissioning, SCJ has had cause to report to authorities twice the contamination of our site with silt runoff from 150 Epping Rd. Ground water drainage is by means of antiquated old brick open drains in service when the site was owned and operated by CSR from the 1930's to the 1970's. These are directly deposited into Stringybark Creek within SC Johnson property

Regards


Ian Martin
Director – Supply and Logistics