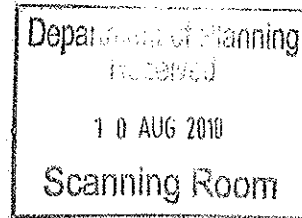


OUR REF: 3497 JC:MV
YOUR REF: MP07_0149 MOD 2



5 August, 2010



Mr Michael Woodland
Director Metropolitan Projects
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir

MAJOR PROJECT MP07_0149 FOR 630-726 PRINCES HIGHWAY, TEMPE.

Thank you for referring IKEA'S current Section 75W modification application to Council. Council officers have reviewed the proposal and supporting documentation and wish to raise a number of issues and concerns and provide comments as follows:

1 *Quality of the plans and inappropriate scale of the drawings to allow a proper assessment of the amendments*

Council considers that in order to conduct a proper assessment, plans should be provided with dimensions marked or otherwise drawn at a scale where accurate scaling is possible (1:100 or 1:200). The plans provided at a scale of 1:500 without dimensions are unsuitable to ensure the car park layout is workable and compliant with relevant Australian Standards. For a project of this scale, Council does not consider that it is best practice to rely on conditions, rather than checking by the assessing officer. The absence of appropriate plans and resulting lack of certainty is of major concern.

2 *Inclusion of a Consultation Strategy in the Statement of Commitments*

Whilst Council is pleased to see the provision of a Consultation Strategy based on milestones, the plan lacks detail about the form, extent and timelines of proposed communications. A single community meeting to discuss "issues that may arise" is inadequate. If IKEA is genuinely committed to engaging with the local community, a more detailed and structured communication plan is required to facilitate two-way communications during the construction. This is standard project management practice. There is also serious concern that the identified milestones are inaccurate and unachievable in light of matters discussed under Heading 4 below, that relate to gas migration mitigation measures.

3 *Parking and car park layout*

Council generally supports the car park amendments noting that there is no reduction in the quantum of approved parking spaces (1,775), with the following specific comments and requirements.

- The amendments to the car park provide an overall improvement to circulation within the car park and an improvement to safety, by reducing the potential for vehicular conflict with the reduction in the number of 4-way intersections within the car park and providing a dedicated service road with no parking spaces directly off it.
- Introduction of a roundabout to service the road from the Princes Highway will improve the interaction between vehicles entering and leaving the site as well as vehicles circulating internally.
- Provision of three dedicated pedestrian footpaths through the car park will improve pedestrian safety.
- Due to the long length of some of the parking aisles and the service road, speed humps should be introduced at suitable locations to control vehicle speeds (refer to clause 2.3.3 AS2890.1-2004).
- A dimensioned plan should be provided or notes to accompany the plans advising of the car space sizes and aisle widths of each car space type ie nominal car space size, family car space size, disabled car space size etc. Also details of the *user class* that the car spaces have been designed for should be provided (refer to Table 1.1 AS2890.1-2004).
- It appears that car spaces for people with disabilities do not comply with the new standard published in October 2009 A2890.6-2009, which should be rectified.
- The amended car park layout is in general accordance with a car park layout plan that was previously provided to Council by IKEA to form part of an Addendum to the Tempe Lands Remediation Revised Feasibility Study of Landfill Gas Migration Mitigation Measures. The Addendum was prepared by Coffey Environments on 7 April, 2010, and approval has subsequently been granted by the Department of Climate Change and Water (DECCW). The Addendum, which now forms part of the Licence Surrender Notice, provides detail on the specific locations of gas vents throughout the IKEA car park. The car parking layout must be designed to accommodate these requirements. Along the northern site boundary adjacent to the Salvation Army land, the gas vents must be positioned a minimum of 5 metres from the boundary which cannot be confirmed with the undimensioned plans provided to Council. The proposed car park layout must be designed to accommodate the above requirement, therefore the kerb alignment adjacent to the car park road way, which runs along the Salvation Army boundary, must be a minimum of 5.5 metres from the boundary.

4 Gas Migration Mitigation Measures

As you are aware, Council is required to undertake gas migration mitigation measures to comply with a Department of Environment and Climate Change (DECC) Licence Surrender Notice, which was issued on Council on 11 October, 2006. On 28 June, 2010, the Department of Climate Change and Water (DECCW) issued on Council a Notice to Vary a Surrender Condition No. 1083919. This Notice details specific works that Council is required to undertake to comply with the Licence Surrender Notice for the former Tempe Landfill. The Notice also requires certain elements of the works to be undertaken by 30 November, 2010.

Whilst Council is at present legally compelled to comply with these conditions, Council has unfortunately been unable to proceed with any works due to a number of pertinent matters. Council estimates that it will take approximately 3-4 months to carry out the

required works. The current IKEA application contains an outline of a proposed building program with key milestones. Alarming for Council, the building program does not appear to factor in the works required to be undertaken by Council to comply with the DECCW Licence Surrender Notice.

In addition, Council is aware that the DECCW recently issued IKEA with a Preventative Notice in order to restrict IKEA's development progress until such time as Council had completed its required surrender notice works. At a recent meeting between Council officers and representatives from IKEA, it became clear that the IKEA development is progressing at such a rate that unreasonable constraints are now being imposed on Council by the development. At the same time, the imposition is escalating the estimated cost of Council's obligatory works. An important key stakeholder in this development is DECCW and this should be recognised in the consideration of the current modification application.

5 Landscape Masterplan

The proposal seeks an amended landscaping design to address the reconfigured car park layout. Additional trees will be included along the Princess Highway frontage however, the overall number of canopy trees is reduced from 270 to 198 as a result of the amended design. Additionally, the amended Landscape Concept Plan proposes reducing the size of the tree stock from super advanced to 25 litre container size with the stated reason that the less mature trees will respond in a faster time frame to the conditions created by the capping of the former tip site. As suggested by the applicant, Council concurs that it is likely that smaller plant stock will establish more quickly than super advanced stock, but does not support the provision of only 25 litre container size.

Council recommends that a mixture of 25 and 45 litre plant stock be used in the car park planting as this will provide a better result initially, as the slightly larger 45 litre plant material will have more visible impact on the car park landscape than using 25 litre stock only. The retention of some advance landscaping is necessary to soften the appearance of the IKEA warehouse style building.

Council's suggested condition to provide a mixture of container sizes is:

"The at grade car park layout shall be amended to provide for the planting of a total of 100 x 25 litre sized trees and 98 x 45 litre container size trees (species as nominated on the approved landscape plan) to be planted at even spacing across the car park at intervals of 1 tree per 4 car parking spaces."

In addition, some of the proposed trees, particularly along the Salvation Army boundary and throughout the car parking area, will impact significantly on the efficacy of Council's gas migration mitigation measures. Council requests that the tree locations be reviewed and reconfigured so as to have minimal impact on Council's gas mitigation works.

Council notes that while consent is sought to modify Condition B28 of Schedule 2 to allow for relocation of the *Moreton Bay Fig*, this tree has already been transplanted. However, Council considers that the amended position has benefit as it is closer to the public domain and there is a larger area for the canopy to develop. In addition, it is recommended that the Landscape Plan include details of paving within the drip line of the *Ficus macrocarpa* (*Moreton Bay Fig*) that are of a type and construction to ensure

that water infiltration and gaseous exchange to the trees root system is available as required.

Council also recommends that the trees to be planted along the Princes Highway frontage be a minimum container size of 75 litre stock and that the *Eucalyptus scoparia* (White Gum) be replaced with a Eucalyptus species that is less prone to disease and that will be viable in the long term on the site.

6 External Building Alterations and Signage Modifications

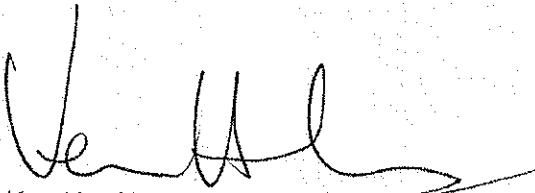
Council does not object to the rationalisation of signage and services/utilities and associated minor alterations to the appearance of the building.

7 Internal Building Alterations

Deletion of the lift at the southern end of Ateco Building – it is unclear if any disabled access will be available for the first floor of this building. If not, to comply with the Disability Discrimination Act an unjustifiable hardship claim would need to be lodged and accepted by the Department. In the absence of this information, Council raises concern about the removal of the lift.

Should you wish to discuss this letter please contact Council's Manager Development Assessment, Judy Clark, on 9335 2251.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ken Hawke', with a long horizontal flourish extending to the right.

Ken Hawke
Director Planning and Environmental Services