

Sylvia Hobbs
32 Tierney Avenue
Eastgardens NSW 2036

Botany Bay City Council,
Coward Street Mascot 2020

21 December 2011

Dear Madam/Sir,

Re ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 "INTEGRATED DEVELOPMENT APPLICATION & JOINT REGIONAL PLANNING PANEL APPLICATION" DEVELOPMENT APPLICATION NO. DA11/224140-148 **Denison Street and 49 Smith Street, Hillsdale**

I have a number of questions in relation to the proposed development described above:

1. What is the necessity for another Bunnings in the vicinity? Does Bunnings need to show a public interest in creating this additional retail outlet so close to the Mascot Megastore?
2. What are the "surplus lots"? What are the intentions for them? What restrictions if any will you place on their usage?
3. What is the "Easement Access" from Smith Street? Is this on a "surplus lot"? Will it be used for emergency egress from the site or whenever Bunnings think it should happen; for Bunnings vehicles or all vehicles? What restrictions if any will you place on its use?
4. The customer parking lot is close to Smith Street. What will be in place to prevent vehicle emissions and fumes wafting into a residential area?
5. There is a Service road right around the perimeter For whose use?
6. Why will an underground car park be allowed on contaminated land? Which is the responsible party for advising residents, suppliers and shoppers of the risks?
7. Was the Heavy truck limit taken off Bunnerong Road at the demise of NSW Labour Govt to allow this development to proceed?
8. Why did Council not inform residents that it had control of this development again? If council did take steps to inform the public, what steps did council take?
9. Why did Bunnings use interstate data for traffic density comparisons? Can we please see data for the Bunnings store in Mascot for a more realistic comparison?
10. Why is the proposed Orica subdivision included in this DA?
11. On what basis is Orica intending to subdivide its dangerous and contaminated land?
12. Is botany council the approving body for an Orica subdivision?
13. Why did you not inform Botany LGA residents and those in adjoining LGAs of the significant change in planning responsibilities for this site which occurred just prior to the demise of the NSW Labour Government in 2010 and brought the site under your remit again? Does Botany Council have complete control of this DA or are other entities involved and if so, which?
14. What additional traffic will local streets have to carry if you approve this DA and how will you decide which streets bear the additional loads?
15. Is there any recompense available to local residents who have to sell their homes to avoid this massive change in land usage and the general drop in house values caused by this development?
16. Where will the large rubbish bins shown on the waste management plan be sited?
17. How close will the poison treated timber be stored to residential property? I note the plans show it being kept outdoors and close to the boundary of the Bunnings boundary on the eastern side of the proposed development.

Yours sincerely,

Sylvia Hobbs

