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Subject:

Re: Draft Camellia-Rosehill Place Strategy Exhibition - Central Sydney Industrial Estate - Height Limit.

Date:

Monday, 21 March 2022 7:01:35 PM

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Happy to make it public.

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Sent: Wednesday, 16 March 2022 1:41 PM

[REDACTED]
Subject: Draft Camellia-Rosehill Place Strategy Exhibition - Central Sydney Industrial Estate - Height Limit.

Hi [REDACTED]

Further to my call this morning, works on the Central Sydney Industrial Estate at Clyde are proceeding well. We are currently completing our services extensions and remediation works.

As I said to you on the phone, we are commencing initial marketing for the land and it is becoming obvious that there is strong demand for the industrial land for a range for users and also strong demand for uses which require increased height. There is enquiry for :

- High Bay warehousing;
- Multi-Level warehousing and
- Larger industrial users such as the Downer Facility that is already constructed on our site.

The Downer facility actually achieved approval for their facility via our SSD Approval (SSD 10459) for a height at 41 metres.

Current height restrictions under the Parramatta LEP 2011, are for a maximum of 12 metres. However, as evidenced by the new Downer facility (which is now essentially complete) this location can accommodate additional height without any significant visual impact on surrounding areas. There was a lot of visual analysis work done for the new Downer facility and it indicated no significant visual impact in this location, especially when compared to the previous oil refinery installations. On that basis the 41 metres was approved.

Therefore to allow us to accommodate the variety of users noted above, we think it would be beneficial to look at an increase in the statutory height limit in the Camelia area, but certainly on our 35 hectare estate. We believe that a height of 25 metres should be considered, which would allow high bay warehousing, two level industrial development, and the majority of higher industrial facilities.

Id be happy to talk it through with you and your team.

Please get back to me if you would like to discuss.

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