



Mr David Lousick  
Assistant Development Manager

Level 53, Governor Phillip Tower  
1 Farrer Place  
Sydney New South Wales 2000

09/10/2020

Dear Mr Lousick

**Prospect Logistics Estate (SSD-10399)  
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 30 September 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at [www.planningportal.nsw.gov.au/major-projects/projects](http://www.planningportal.nsw.gov.au/major-projects/projects). The Department is awaiting submissions from the Department of Planning, Industry & Environment – Water and the Dams Safety Committee. These submissions will be provided to you shortly.

The Department requires that you provide a response to the issues raised in all submissions, in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. The Department also requests you provide a response to the issues listed in Attachment A. Please provide a response to all issues raised by 2 December 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Deana Burn, who can be contacted on 029274 6453 and [deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie  
Director  
Industry Assessments

**as delegate for the Planning Secretary**

Attachment A: Issues Raised by the Department

## **Attachment A: Issues Raised by the Department**

### Public Consultation

- Provide details of public consultation activities undertaken, the outcomes of consultation and details of any amendments to the project to address the issues raised.
- Provide copies of consultation material provided to the community and minutes of any meetings held.

### Heritage

- Provide further detailed consideration of measures to reduce the bulk of the proposed development and the visual impacts on the prominence of the State Heritage Register listed Prospect Hill.

### Visual

- Update the visual impact assessment to include photomontages and an assessment of the key view lines to and from Prospect Hill, as relevant to the development.
- Provide detailed justification for the proposed 42-metre high warehouse 1, including any concepts for internal fit-out or further details that justify the proposed height.

### Traffic

- Provide further specific measures to manage the traffic impacts of the development on Clunies Ross Street and the intersection of Foundation Place and Prospect Highway.
- Provide SIDRA files to Transport for NSW as requested in their submission.

### Landscaping and Setbacks

- Clarify the proposed building and landscape setbacks, noting there are inconsistencies across the EIS documentation.
- Confirm proposed setbacks comply with the Holroyd Development Control Plan (DCP) 2013 – Part Q Pemulwuy Industrial, or provide detailed justification for any departures from the DCP.
- Provide further detailed landscaping plans, incorporating plant schedules, for the whole site.

### Contamination

- Provide a copy of the completed data gap investigation for the site and provide a Remedial Action Plan for the required remediation works.

### Noise and Vibration

- Provide a peer review of the noise impact assessment by an independent noise expert. The peer review should provide evidence to confirm the development can meet the impact assessment criteria established in accordance with the NSW Industrial Noise Policy. The peer review should also provide details of mitigation measures to minimise the noise impacts of the development.