

Our ref: Alspec Warehousing Facility (SSD-81434988)

Mr Mike Lloyd
Development Manager
HB & B Property Pty Ltd
55-59 Regent Street
Chippendale NSW 2008

18 September 2025

Subject: Response to Submissions

Dear Mr Lloyd

The exhibition of the development application for the proposed Alspec Warehousing Facility (SSD-81434988), including the Environmental Impact Statement (EIS), ended on 17 September 2025.

All submissions received by the Department of Planning, Housing and Infrastructure (the Department) are now available on the [NSW planning portal](#).

The Department requests a written response to issues raised in these submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines* (DPHI, 2024), including the *Preparing a Submissions Report* guideline (Appendix C).

We also require a response to the issues raised by government authorities in their advice. This response should be incorporated into the Submissions Report.

At the time of writing, the Department has not yet received responses from the NSW Rural Fire Service, and the Conservation Programs, Heritage and Regulation (CPHR) Group, however it is in the process of following up these authorities. The Department notes that Sydney Water has requested additional information from the Applicant prior to finalising their response to the EIS. Any advice received from these agencies will be provided upon receipt.

In addition, the Department will also be providing comments that you will be required to address in your submissions report. These comments will be provided under separate cover shortly.

The Department notes a Planning Proposal is currently being considered by Penrith City Council relating to changes in height limits on the site. The Submissions Report should not be formally submitted until the relevant Planning Proposal has commenced public exhibition / gained gateway

determination. Please lodge your response by progressing the application via the Major Projects dashboard.

If you have any questions, please contact Dave Auster on (02) 9274 6122 or via email at dave.auster@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Dh".

Catriona Shirley

A/Team Leader

Industry Assessments

as delegate for the Planning Secretary