



CUMBERLAND
CITY COUNCIL

Our Ref: OA2022/0006

7 October 2022

NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Susanna Cheng

Dear Madam,

Subject: Request for Comments - State Significant Development (SSD)
Application No: SSD-10399-Mod-4
Property: 44 Clunies Ross Street & 615A Great Western Highway, Prospect & Lot 107 Clunies Ross Street, Pemulwuy NSW 2145
Proposal: Changes to the built form, warehouse layout and number of car spaces associated with the approved Warehouse 1 and proposed signage

Reference is made to the Department of Planning and Environment referral in relation to the above modification application for the proposed Prospect Logistics Estate. Please find Council's comments as follows.

1. It should be noted that B-Double route is not available in Foundation Place as per the Transport for NSW information. Clarification in relation to this matter is required prior to the determination of this application.
2. Noise Impact Assessment prepared by SLR Consulting Australia Pty Ltd (ref: 610.30560.00000-R06-v2.0) dated 25 August 2022 requires that some mitigation measures to be undertaken as there are exceedances to the project noise trigger levels. Council would recommend that those mitigation measures are undertaken, and that verification monitoring occur in line with consent conditions B36 and B37.
3. Hazard and Risk Analysis report prepared by Riskcon Engineering Pty Ltd (ref: Document No. RCE-22147_HF_SEPP_Final_18Aug22_Rev(1)) dated 18 August 2022 in accordance with the requirements of the State Environmental Planning Policy – Resilience and Hazards identifies the storage of Anhydrous ammonia as a Class 2.3 toxic gas. As the quantity of the gas will not exceed the dangerous goods thresholds, Section 5.2 of the report requires the storage of the dangerous goods in accordance with the Work Health and Safety Regulation 2017. Council would recommend that those mitigation measures are undertaken and imposed accordingly.
4. No details have been provided as to an updated cost of works relevant to the current modifications proposed. Clarification is required given substantial amendments proposed.

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Welcome *Belong* Succeed

Should you have any further enquiries please do not hesitate to contact Olivia Yana on 8757 9544 in relation to this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Harley Pearman', written over a horizontal line.

Harley Pearman

Acting Coordinator Major Development Assessment