



Your ref: SSD-10399-Mod-4
File no: MC-20-00009

6 October 2022

NSW Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Recipient Delivery susanna.cheng@dpie.nsw.gov.au

Attention: Susanna Cheng

Dear Ms Cheng

SSD-10399-Mod-4 – Prospect Logistics Estate - Modifications to Warehouse 1, Clunies Ross Street, Pemulwuy

Thank you for your correspondence dated 14 September 2022 requesting our advice for the abovementioned Modification Application which is a State Significant Development.

Council has reviewed the Modification and associated reports and objects to the proposal subject to the comments in the following attachment. We request that the matters detailed in the attachment to this letter are comprehensively addressed and referred back to us for reconsideration and conditions before any final determination is made by you.

If you would like to discuss this matter further, please contact our Manager Development Assessment, Judith Portelli on 9839 6228.

Yours faithfully

Peter Conroy
Director City Planning and Development

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Blacktown Council's submission to SSD-10399-Mod-4- Modifications to Warehouse 1

1. Planning comments

- a. Tree planting is required to be provided with at maximum intervals of 25 m (9 parking bays) to provide shade for parked cars. This has not been provided in the revised parking areas on the northern side of Warehouse 1.
- b. The size of the signage of 40sqm per sign mentioned within the Modification Report is considered to be excessive and should be reduced. The dimensions of all proposed signage should also be shown on the elevation plans.
- c. There is a lack of pedestrian connectivity from the café car park to the northern car park of Warehouse 1. The pedestrian access paths should be connected to provide safe pedestrian access between these areas.
- d. The fenced waste area located along the western frontage of the site of Warehouse 1 does not appear to have been previously approved in this location. It should be noted this is not considered to be the most appropriate location given it is located on a road frontage. Please provide clarification on this area, and include within the Modification Report what type of waste would be collected and how it will be screened from view.

2. Environmental health comments

- a. It is unclear from the Noise Impact Assessment whether the noise mitigation measures outlined in table 4 will mitigate the calculated noise exceedances predicted for night time period for residential (East 1 and 2).

b. Open space comments

- c. The Visual Impact Assessment indicates street tree planting at various Viewpoints. The landscape plans do not provide for street trees along Clunies Ross Street. An amended landscape plan is required showing large species street trees along Clunies Ross Street. Standard street tree specifications (100Ltr trees with root barrier/root directors) and street tree bonds will apply.