



Your ref: SSD-9667 MOD 2
File no: MC-18-00004

22 June 2023

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

Recipient Delivery: thomas.bertwistle@planning.nsw.au

Attention: Thomas Bertwistle

Dear Sir

SSD-9667-Mod-2- Request for advice – Light horse Interchange Business Hub

Thank you for your correspondence dated 9 May 2023 requesting our advice on the modification to SSD9667. The matter relates to the proposed modifications to Light horse Interchange Business Hub including changes to the subdivision layout, decreased net developable area and gross floor area, modification to building footprints, modifications to estate road layout and associated services and stormwater designs.

The proposal is a State Significant Development application under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The amended proposal has been carefully reviewed by our officers and we object to the proposal until all issues listed in the Attachment to this letter are addressed. It is noted that a pre application meeting was held with the proponents and their representatives with Council staff on 9 June 2023, unfortunately the matters raised in this submission remained unresolved.

We request that the information required is referred back to Council for reconsideration before any determination is made by the Department of Planning and Environment.

If you would like to discuss this matter further, please contact the assessing Town Planner, Tamim Omar on 9839 6496.

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

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

Blacktown Council's submission to SSD-9667 MOD 2 – Light horse Interchange Business Hub

1. Planning Issues

- a. Concerns are raised regarding the visual impact at Viewpoint 6 location. Landscape Plan Dwg 106 is not included in the Landscape drawing set. Please provide this for review.
- b. Please confirm bulk earthwork levels for proposed lot 2. Section 6.6.2 of the MOD report states there will be a 1.18m increase to the finished floor levels however Viewpoint 1 of the Visual Impact Assessment indicates a noticeably taller warehouse structure which clears the tree canopy level. It is to be noted that this MOD does not seek any increases to building heights.
- c. Provide pedestrian access to the container café, the present configuration relies on driveways and emergency access roads for pedestrian entry and exit.
- d. The container café represents the only food and drink amenity serving the entire site, it is encouraged to provide pedestrian links

2. Drainage Issues

- a. In the submitted BMT report, the proposed FFL nominated by AT&L is lower than the Flood Planning Level (FPL) determined in the report.

All FFL shall be higher or equal to the FPL. The applicant shall amend their submitted plan to match the FPL as per BMT report.

3. Heritage Issues

- a. The draft Heritage Interpretation Plan is to be modified to be inline with the comments provided by the 2/20th Battalion Association. These comments are to be incorporated in the final version of the HIS.
- b. Provide an addendum to the draft Heritage Interpretation Plan and demonstrate how the most recent changes to this plan have been incorporated into the latest amended plans under MOD 2 to SSD 9667. A copy of these comments can be obtained from Councils Heritage Planner, Sue Galt.

4. Biodiversity Issues

- a. Provide full detail of the creek realignment and referral to NRAR as a controlled activity approval.
- b. Provide details of any plan to realign Eskdale Creek off Lot 3 and into Western Sydney Parklands as proposed. This will need to be supported by a draft Vegetation Management Plan to cover a 10 year post creek realignment management plan costed to the applicant.