



Department of Planning and Environment

Mr Theodore Berney
Senior Development Manager - Industrial & Logistics
LEVEL 20, 1 MARTIN PLACE
SYDNEY 2000

12 May 2022

Dear Mr Berney,

Compass 2 Warehouse & Distribution Centre (SSD-30923027)
Response to Submissions

I refer to the Department's request for a Response to Submissions Report (RtS) dated 22 April 2022. The Department has subsequently finalised its review of the Environmental Impact Statement (EIS) prepared to support the above application.

The Department requires you to include a response in your RtS to the matters raised in Attachment 1, along with those identified in previous correspondence dated 22 April 2022, in accordance with section 59(2) of the Environmental Planning and Assessment Regulation 2021.

Advice from Blacktown City Council has been received stating their objection to the proposal. You are encouraged to carefully consider Council's advice and consult with Council Officers to resolve the matters raised.

If you have any questions, please contact Giles Bloxham on 9895 7533 or at giles.bloxham@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to be "P. Morales", written over a light blue circular stamp.

Pamela Morales
Acting Team Leader
Industry Assessments
as delegate for the Planning Secretary

ATTACHMENT 1

Setbacks

The proposed building and hardstand areas do not meet all required setbacks outlined in section 11.4 of the Employment Lands Precinct Plan – Eastern Creek Precinct. Please incorporate the required setbacks into the building and hardstand design or provide detailed justification referencing any requirements which cannot be met.

Controlled Activity Approval

Section 2.2 of the EIS refers to a Controlled Activity Approval associated with the subject site. Please provide a copy of the Controlled Activity Approval or outline its purpose and conditions.

GHD Report

The Transport Assessment refers to a GHD report titled *Old Wallgrove Road Upgrade (Roberts Road - M7 Motorway) Traffic and Transport Report*, dated 30 April 2012. Please provide a copy of the GHD report or update the Transport Assessment to include summary of relevant information from the report.

Access Driveway - LOT 271 DP 1198561

The proposed access driveway to Honeycomb Dr via LOT 271 DP 1198561 appears to be in close proximity to an existing stormwater drain and transformer. Please detail any impacts on existing infrastructure and how the impacts will be mitigated.