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17 October 2022

Aliro Group

Attention: Stephanie Maxwell

Level 32, Governor Macquarie Tower

1 Farrer Place

SYDNEY NSW 2000

Dear Madam,

**Re: Prospect Logistics Estate – Warehouse 3, 4 - 44 Clunies Ross Street, Greystanes
Response to Council Submissions**

Further to your request we are pleased to provide our response to the civil items raised by Blacktown City Council via the Department of Planning, Industry and Environment in their Response to Submission (RtS) information letter (MC-20-00009) dated 12 October 2022.

We provide the following response table to the stormwater management related items in the letter noted above.

No.	Item and Response
	Drainage Comments
Item 2. a	<i>It is acknowledged that the subject site is situated within two separate LGAs (Blacktown City Council and Cumberland Council). The proposed stormwater system for the overall development is split into catchments to target the water quality, water quantity and water conservation requirements for the particular Council. Notwithstanding, the stormwater system for Warehouse 3 and Warehouse 6 is proposed to be discharged to the regional detention basin / wetland located and managed by Blacktown City Council. Therefore, the drainage design (including water conservation, water quality, water quantity and flooding) for Warehouse 3 and Warehouse 6 is to be amended to meet Blacktown City Council's guidelines which include (not limited to): i. BCC DCP 2015 including Part J - Water Sensitive Urban Design and Integrated Water Cycle Management; ii. BCC WSUD Developer Handbook 2020; iii. BCC WSUD Standard Drawings A(BS)175M; iv. BCC Engineering Guide for Development 2015; and</i>

No.	Item and Response
	<p><i>v. BCC Works Specification 2005 - Civil land development.</i></p> <p><u>RESPONSE</u></p> <p>The proposed drainage system is consistent with that approved as part of the parent SSD-10399 project. The current application is noted to comprise a change to the architectural layout, with no changes proposed or required to the approved stormwater management systems which are currently being constructed.</p> <p>It is noted that the area of the estate subject to the architectural change is contained within the Pemulwuy North Employment Land and is subject to the <i>Northern Employment Land Precinct</i> whose controls are governed by the <i>Part Q – Pemulwuy Industrial Controls - Holroyd Development Control Plan 2013</i>.</p> <p>As demonstrated in Section 4, 5 and 6 of our report Co13251.16-01a.rpt, and the approved SSD-10399 Stormwater Management Plan, the requirement for sites within the Northern Employment land are for the provision of a gross pollutant trap (GPT), prior to discharge to external infrastructure. Further treatment of stormwater quality, and management of stormwater quantity is provided via precinct wide wetland and detention basins.</p> <p>All required stormwater measures were assessed and approved, and are now being constructed, based on the SSD-10399 EIS. No further assessments, modelling or reporting are required for the development.</p>
b.	<p><i>Submit all models electronically to Council for review.</i></p> <p><u>RESPONSE</u></p> <p>Refer Item 2a response.</p>

This letter is provided by Costin Roe Consulting Pty Ltd. Please contact the undersigned if clarification of any of the above items are required.

Yours faithfully,

COSTIN ROE CONSULTING PTY LTD



MARK WILSON MIEAust CPEng NER

Director



Your ref: SSD-10399-Mod-3
File no: MC-20-00009

12 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-3 – Prospect Logistics Estate - Modifications to Warehouses 3 and 6, Clunies Ross Street, Pemulwuy

Thank you for your correspondence dated 15 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 Judith Portelli, our Manager Development Assessment, on 9839 6228.

Yours faithfully

Peter Conroy
Director City Planning and Development

Connect - Create - Celebrate

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

Blacktown Council's submission to SSD-10399-Mod-3- Modifications to Warehouses 3 and 6

1. Environmental health comments

- a. The documentation does not provide any information on the amounts of diesel fuel proposed to be stored on site for generators. This information needs to be included in assessing the need for PHA (Potentially Hazardous Analysis).

2. Drainage comments

- a. It is acknowledged that the subject site is situated within two separate LGAs (Blacktown City Council and Cumberland Council). The proposed stormwater system for the overall development is split into catchments to target the water quality, water quantity and water conservation requirements for the particular Council. Notwithstanding, the stormwater system for Warehouse 3 and Warehouse 6 is proposed to be discharged to the regional detention basin / wetland located and managed by Blacktown City Council. Therefore, the drainage design (including water conservation, water quality, water quantity and flooding) for Warehouse 3 and Warehouse 6 is to be amended to meet Blacktown City Council's guidelines which include (not limited to):
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 - iii. BCC WSUD Standard Drawings A(BS)175M;
 - iv. BCC Engineering Guide for Development 2015; and
 - v. BCC Works Specification 2005 - Civil land development.
- b. Submit all models electronically to Council for review.