

Our ref: SSD-50972718

Ms Kerrie Symonds
Planning Services Consultant
Western Sydney Parklands Trust
PO Box 3064
Parramatta NSW 2124

3 June 2025

Subject: Request for Additional Information - Wallgrove Business Hub (SSD-50972718)

Dear Ms Symonds

I refer to your Submissions Report recently submitted in support of the Wallgrove Business Hub (SSD-50972718). The Department of Planning, Housing and Infrastructure (the Department) has consulted with Fairfield City Council (Council), Transport for NSW, Heritage NSW, the Department of Climate Change, Energy, the Environment and Water, and the Department of Primary Industries and Regional Development. These responses can be found on the [Planning Portal](#).

The Department requests that you provide effective responses to all matters raised in the above advice.

In addition, the Department requests that you provide a response that effectively addresses the issues identified in **Attachment 1**.

The Department is also waiting on further comments from Council regarding the onsite wastewater treatment requirements. Following the receipt of advice, the Department may have further comments on the wastewater treatment proposed.

You are requested to provide the information, or notification that the information will not be provided, to the Department by 22 July 2025. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Thomas Bertwistle, on 02 8275 1025 or via email at thomas.bertwistle@planning.nsw.gov.au.

Yours sincerely,



Catriona Shirley
A/Team Leader
Industry Assessments

as delegate for the Planning Secretary

Attachment 1 – The Department’s Comments

Visual

1. The Department acknowledges that the proposed changes help to soften the appearance of Warehouse 1 from the northern and western viewpoints, as outlined in the Visual Impact Assessment. However, the Department remains concerned that the lack of landscaping adjacent to the western elevation of the warehouse results in the façade appearing highly prominent when viewed from sensitive receivers to the west. This visual impact is further exacerbated by the warehouse’s considerable bulk and scale.

Accordingly, the western elevation should be reviewed with a view to providing increasing visual screening of the building. This should include consideration of providing additional landscaping on the uppermost tier of the retaining wall.

Construction Impacts

1. The Department reiterates its concerns over the lack of detail in the construction noise assessment and considers the assessment to significantly underestimate the noise impact associated with the project's construction. While it is acknowledged that the exact construction programme may not yet be finalised, the Department notes that, in previous projects, such as Light Horse Interchange Business Hub, the Applicant has provided considerably more detailed construction noise assessments. Given the development’s proximity (approximately 25 m) to residential uses, the construction noise assessment must be revised to consider a more robust construction programme and to identify and commit to specific mitigation measures.
2. The air quality assessment does not appear to have considered the adjoining residential property at 11 Kosovich Place, Cecil Park. Given the property's close proximity to the site (approximately 20-25 m), there is potential for increased impacts from construction activities that have not been adequately addressed.

Public Submissions

3. The Submissions Report has not adequately responded to the public submission received. While it refers to Appendix 1 for a response, no response has been included. Please provide a response to the issues raised in the public submission.

Traffic

4. It is noted the updated Traffic Impact Assessment (TIA) has considered an increased level of traffic using the site compared to the original assessment submitted with the EIS. However, Table 6.7 indicates a reduction in average delay times at intersections under the development scenario. Please confirm the reasoning for this.

Bushfire

5. The updated bushfire assessment indicates a continuous perimeter access road around both buildings. However, the concept master plan does not show a connection between the two lots,

which conflicts with the access route identified in the bushfire assessment. Please either update the master plan to include this connection or revise the bushfire assessment to accurately reflect the proposed access arrangement.