



Mr Russell Hogan  
Development Manager  
Mirvac Projects Pty Ltd  
Level 28, 200 George Street  
SYDNEY NSW 2000

22/12/2020

Dear Mr Hogan

**Aspect Industrial Estate (SSD-10448)  
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above development ended on 15 December 2020.

All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/30521>. Please note the Department has not yet received submissions from the Department's Water Group/Natural Resources Access Regulator, Fire and Rescue NSW, Heritage NSW and Rural Fire Service. These submissions will be forwarded to you once received.

The Department requires you provide a response to the issues raised in those submissions and the Department's comments (see Attachment 1), in accordance with clause 82(2) of the Environmental Planning and Assessment Regulation 2000. Please provide a response to the issues raised in these submissions by Wednesday 24 March 2021.

As you are aware, the Department is currently undertaking precinct wide traffic modelling in consultation with Transport for NSW. The outcomes of this modelling will inform the road design requirements within the Mamre Road Precinct Development Control Plan (DCP). As we discussed prior to lodgement, the development will need to be consistent with these requirements. As such, the Department requests the response to submissions report for the SSD application be submitted once the modelling has been completed and the DCP has been finalised, so any requirements are appropriately addressed.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Bruce Zhang, Planning and Assessment, who can be contacted on 02 9274 6137 or at [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink that reads 'C. Ritchie'.

Chris Ritchie  
Director  
Industry Assessments  
**as delegate for the Planning Secretary**

Attached: The Department's Comments