

**From:** [Thomas Bertwistle](#)  
**To:** [Thomas Bertwistle](#)  
**Subject:** FW: HPE CM: Major Projects - New Request for Advice - Minto Logistics Hub (SSD-7500) MOD 3 - Changes to "Stage 2" - Warehouse & distribution centre  
**Date:** Friday, 8 April 2022 9:57:42 AM

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Attention: Tom Bertwistle  
Environmental Assessment Officer  
Industry Assessments  
Department of Planning and Environment

Good morning Tom.

Thank you for the opportunity to provide comment on the application to further modify (MOD 3) the development consent for SSD-7500 which includes amending the previously approved 'Stage 2' warehouse and distribution centre uses at 5 - 9 Culverston Road, Minto.

Section 1.3 (Proposed Modifications) of the submitted '*Modification Report*', prepared by 'Urbis' (dated 28 February 2022), states that these changes involve: -

- Reinstating the original approved second warehouse tenancy to the west, including ancillary office and loading areas, by providing a total warehouse Gross Floor Area (GFA) of 17,490m<sup>2</sup> and office GFA of 1,000m<sup>2</sup> within Stage 2.
- Providing 19 additional car parking spaces in the western car park.
- Providing palisade fencing fence to the hardstand/loading areas and Stage 2B car park; and
- Reducing the entry driveway width adjacent to the fire tank by 1.5 metres to accommodate a pedestrian pathway

After reviewing the 'Urbis' report, Council is satisfied that the proposed modifications will not result in any detrimental impact on the natural, built or nearby residential environments and, therefore, has no objection to the approval of this application subject to appropriate mitigation measures being implemented in the SSD's modified conditions of consent.

Regards,

Steve McDiarmid  
Senior Strategic Planner  
Campbelltown City Council  
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