



**Blacktown**  
City Council

Your ref: SSD 10399  
File no: F15/1234-02

NSW Department of Planning, Industry and  
Environment  
GPO Box 39  
Sydney NSW 2001

4 December 2019

Recipient Delivery

Attention: Ms Olivia Hurst

Dear Ms Hurst

**SSD 10399 - Prospect Logistics Estate - Lot 10 DP 1022044, 44 Clunies Ross Street, Prospect**

Thank you for your correspondence dated 20 November 2019 inviting us to provide input to the Secretary's environmental assessment requirements (SEARS) for Prospect Logistics Estate, which is a State Significant Development proposal under Section 4.36 of the *Environmental Planning and Assessment Act 1979* ("the Act").

The draft SEARs has been reviewed by our officers and we have identified a range of additional critical issues that the applicant must address. These are listed in **Attachment A** to this letter. We request that these matters be included in the final SEARs issued to the applicant to be addressed in the EIS prepared for this proposal.

If you would like to discuss this matter further, please contact Sara Smith on 9839 6000.

Yours faithfully

Alan Middlemiss  
Acting Manager Development Assessment

Attachment.

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

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

## **ATTACHMENT A**

Matters to be included in SEARs and addressed:-

### **Planning comments**

1. The proposal is to address compliance with State Environmental Planning Policy (Western Sydney Employment Area) 2009.
2. The proposal is to take into consideration the impact of traffic movements and noise on nearby residential properties (in the Cumberland LGA) and the road network in the Blacktown LGA.
3. The submission of a Crime Prevention through Environmental Design (CPTD) report prepared by a suitably qualified security consultant.
4. A Contamination Report addressing the provisions of State Environmental Planning Policy No. 55 – Remediation of Land will need to be submitted with the EIS.
5. The proposal shall address design, layout, bulk and scale, external appearance and finishes that is compatible with the existing development in the locality.
6. Submission of a cut and fill plan is to be submitted with the EIS.
7. A detailed landscaping plan shall be submitted with the EIS.

### **Engineering matters**

1. Detail measures to minimise operational water quality impacts on surface waters and groundwater as per area controls (outlined in the documents listed below).
2. Stormwater plans detailing the proposed methods of drainage without impacting on downstream properties (including Wamuli Reserve) and providing appropriate management of all anticipated flows.

#### **➤ Relevant Policies and Guidelines:**

- Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)
- Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- Blacktown City Council's Water Sensitive Urban Design Standard Drawing A(BS)175M
- Blacktown City Council's Engineering Guide for Development
- Blacktown City Council's Works Specification – Civil

### **Traffic matters**

1. The Traffic & Accessibility report is to include impacts on the surrounding road network including the following roads located in the Blacktown Local Government Area – Clunies Ross Street, Reservoir Road, Blacktown Road, Prospect Highway, M4 Motorway and Great Western Highway.

### **Building matters**

1. BCA Compliance Report to accompany the EIS.

2. Access to premises Report under the Disability Discrimination Act to accompany the EIS.

**Environmental matters**

1. An Acoustic assessment of the proposed development will need to be submitted with the EIS.
2. A Construction and Operational Noise Report will need to be provided as part of the EIS.
3. Submission of an air quality report.