



Blacktown
City Council

Your ref: SSD8858 MOD 3
Our ref: MC 12-1769 &
MC-17-00004

26 September 2019

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Emily Dickson

Dear Ms Dickson,

Re: SSD 8858 MOD 3 – Bulky goods retail centre on Lot 2 at Eastern Creek Business Hub

Thank you for your correspondence dated 17 September 2019 inviting us to provide comments/conditions to modify the development on Lot 2 (SSD 8858 MOD 3) for the Eastern Creek Business Hub, located at Rooty Hill Road South.

The MOD application has been reviewed by our officers and additional comments are listed in **Attachment A** to this letter. We request that these matters be addressed in the assessment/determination of this application.

If you would like to discuss this matter further, please contact Kelly Coyne on 9839 6222.

Yours faithfully,

Judith Portelli

Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

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

ATTACHMENT A

Matters to be considered and addressed:

Planning matters

- i. The proposed outdoor gym space to be defined to ensure the use of this space does not conflict with the pedestrian access adjacent to this area. The use of this space to be restricted to ensure it does not have an adverse impact on the patrons of the retail centre by way of noise, obstructions and viewing.
- ii. The turning circle for the servicing of the supermarket appears to have decreased in size from 27m to 23m in diameter. A review of this is required to ensure adequate manoeuvring area is provided for the largest size trucks proposed to service the supermarket in accordance with the relevant Australian Standards, the minimum being a large rigid truck. If a semi-trailer is unable to be catered for in this area, this must be conditioned on the consent, and sign posted accordingly.