



Your ref: SSD8858 MOD 5  
File no: MC 12-1769; MC-17-00004

22 October 2020

Department of Planning Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Candice Pon**

Dear Ms Pon

**SSD 8858 MOD 5 – Extend Loading Dock hours, Rooty Hill Road South, Eastern Creek**

Thank you for your correspondence dated 13 October 2020 inviting us to provide comments/conditions to extend the loading dock hours associated with Stage 1 of the development on Lot 2 (SSD 8858 MOD 5) for the Eastern Creek Business Hub, located at Rooty Hill Road South.

The MOD application has been reviewed by our environmental health officer and we cannot support the extended hours for the following reasons:

1. Whilst the acoustic report has examined a scenario demonstrating that noise levels could meet the criteria it doesn't outline how this will be achieved operationally.
2. The scenario uses a very specific combination of vehicles which the truck drivers are not going to be aware of when their routes are scheduled. They would need some sort of dock marshal to ensure the truck combination is adhered too.
3. The acoustic report also doesn't make mention of what would happen if the truck combination fails, trucks won't leave and come back later, it is more likely they would idle outside of the acoustic barrier waiting for a slot in the dock to open up.

As per our previous advice can you please confirm this modification has been placed on public exhibition notifying the adjoining residents. Can you please also advise Council if any concerns have been raised by the local community that we will need to address.

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

Yours faithfully

Judith Portelli  
Manager Development Assessment

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