

Mr Richard Johnson
Director
Aspect Environmental Pty Ltd
117/25-27
Solent Circuit
BAULKHAM HILLS NSW 2153

13/11/2020

Dear Mr Johnson

**Moorebank Intermodal Precinct West - Concept & Stage 1, Modification 2
(SSD-5066-Mod-2)
Request for Additional Information**

I refer to the Department's assessment for the Moorebank Intermodal Precinct West - Concept & Stage 1, Modification 2 application (SSD-5066-Mod-2). After careful consideration, the Department is requesting that you provide additional information to progress its visual impact assessment for the proposed modification.

The Department notes that there is an error contained within the visual assessment reports for the warehouses JN + JR dated October 2020, relating to the private view shown at View Point 9 (attributed to 7 Casula Road). Rather, the survey appears to have been taken from the mid-way point of the sloped driveway at 3 Casula Road, below the private residence which is located on elevated land higher upon the ridge. The sightline therefore does not provide an accurate representation of the visual impact of the high-bay warehousing from the elevated properties at Casula Road, many of which appear to have unobstructed views over the MPW site.

You are therefore requested to submit a revised visual assessment report for each of the warehouses (JR + JN), to provide the following:

1. additional visual impact surveys, to be taken from private vantage points at the worst affected elevated residences at Casula Road (i.e. from the residence itself);
2. amendments to remove the erroneous reference to 7 Casula Road for View Point 9; and
3. ensure that the reports revisit each of the vantage points used to inform the visual impact analysis for the approved Stage 2 application.

You are requested to provide the information, or notification that the information will not be provided, to the Department by Tue 15 December 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Nathan Stringer, who can be contacted on 9995 5531 or via email at nathan.stringer@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'KH', with a stylized flourish extending to the right.

Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments