



CUMBERLAND  
CITY COUNCIL

25 June 2020

Ania Dorocinska  
Senior Environmental Assessment Officer  
Department of Planning, Industry & Environment  
12 Darcy Street, Parramatta NSW 2150

Dear Ania,

**Re: Secretary's Environmental Assessment Requirements (SEARs) for the Woolworths Warehouse and Distribution Centre in Auburn.**

Thank you for providing the opportunity to comment on the State Significant Development (SSD) application to be lodged for the redevelopment of 11 – 13 Percy Street, Auburn.

Following a review of the scoping report, the following issues of concern are required to be addressed/considered and relevant information submitted with any development application that may be submitted to the Department.

- 1. The rear of the site incorporates an archaeological item (Item Number A55 in the ALEP 2010) which is the Haslams Creek Canal. While the report addresses the item, it would be essential to ensure item is protected. An appropriate report addressing the heritage item and impact of works onto the item is required.**
- 2. An outline of a car park and hard stand areas shown on a concept plan suggests that works may encroach into the foreshore building line.**
- 3. Draft Cumberland Local Environmental Plan 2020 has been exhibited. The draft plan is required to be considered as part of the development application as this will supersede the Auburn Local Environmental Plan 2010.**
- 4. The external appearance of the warehouse should address the criteria under Part 2.0 and Part 3.0 of the Auburn Development Control Plan 2010 (Industrial Areas Chapter). Part 2.0 and Part 3.0 addresses such matters as appearance, facade treatment, building materials for such development, front, side and rear setbacks.**

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5. Car parking - The car parking numbers required for the development is not specified within the document provided. Note that the car parking requirements for the building under the Auburn Development Control Plan 2010 "Parking and Loading Chapter" are:-
- Office use - 1 space per 40 sq m GFA.
  - Warehouse use - 1 space per 300 sq m GFA.

Compliance is required to be achieved for car parking numbers for such a development.

6. Loading and unloading facilities shall comply with Part 7.0 of the Parking and Loading chapter of the Auburn Development Control Plan 2010.
7. An arborist assessment shall be undertaken for any significant tree on site that is required to be removed.
8. The Auburn Development Control Plan "Access and Mobility" Chapter 2010 is required to be addressed which addresses accessibility to and within the building.
9. Assessment of the cumulative noise impact from 24/7 operation of the facility including mechanical plant, vehicle/truck movements within site, delivery and receiving docks, and contribution to traffic noise on nearby roads from increased vehicle movements to and from the site will need to be undertaken. The assessment should be included in the EIS.
10. The suitability of the site for the proposed use must be considered. It is noted that a DSI has already been undertaken and identified the need for an asbestos removal control plan and/or RAP. A site auditor has also been engaged and it is expected that an interim letter of advice will accompany the EIS, with the intention of a Section SAS being prepared after removal of all asbestos materials.
11. It is likely that chemicals and other potentially hazardous materials may need to be stored on site, and so details of how the environment (including stormwater) will be protected will need to be included in the EIS. It is noted that Hazlams Creek is located directly behind the site.
12. The Scoping Report suggests that baking operations may occur on site, and so details of the extent of food preparation and storage will need to be considered in the EIS, as well as the potential for odour emissions from the cooking process.
13. The site is identified as having ASS and so an ASS management plan is expected to be submitted with the EIS.
14. In addition to the consideration of traffic, access and parking in relation to potential impacts during demolition, construction and operation of the warehouse, a Traffic Impact Assessment including modelling shall be undertaken of the intersections listed below:
- Hall Street & Percy street (priority control)
  - Hall Street & St Hilliers Road traffic signals

- **St Hilliers Road, Boorea Street & Rawson Street traffic signals**
  - **Percy Street & Boora Street (priority control left in-Left out) in the vicinity**
- 15. The finished floor level of the building and proposed carpark area shall comply with the Council Stormwater DCP requirements.**
  - 16. All building shall provide minimum 10.0 m setback from the concrete channel in accordance with the Council DCP and Flood Risk Management Plan.**
  - 17. Any batter or retaining wall shall be clear of the 20m setback from the stormwater channel. Council will consider a cantilevered portion over the additional 10m area. In the regard, number of Columns shall be shall be minimised in this area.**
  - 18. On Site Detention facility shall be provided to comply with Council DCP requirements.**
  - 19. Stormwater runoff generated from the development shall be treated in accordance with the guidelines (MUSIC) prior to discharge to the Stormwater Channel.**
  - 20. Sydney Water approval shall be obtained for any proposed discharge of stormwater system.**

Should you have any enquiries regarding this matter, please contact the undersigned.

Regards,



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**Coordinator Development Assessment**

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