



Your ref: SSD 49400209  
File no: MC-22-00009

27 July 2023

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

Recipient Delivery Jeffrey.peng@planning.nsw.gov.au

Attention: Jeffrey Peng

Dear Sir

**SSD 49400209 - Woolworths Chilled and Fresh Distribution Centre**

Thank you for your correspondence dated 24 May 2023 requesting our advice on the proposed Woolworths chilled and fresh distribution centre at the Light Horse Interchange Business Hub which is a State Significant Development proposal under section 4.36 of the Environmental Planning and Assessment Act 1979.

The proposal has been reviewed by our officers and we object to the proposal until all issues listed in the Attachment to this letter are addressed and the information required is referred back to Council for reconsideration. It is to be noted that the comments provided are pre-emptive of future modifications to the original SSD approval 9667. As these modifications are yet to be finalised or determined, the comments below are subject to change. In addition, we are also preparing our final comments on drainage matters which will be sent separately.

If you would like to discuss this matter further, please contact the assessing town planner, Tamim Omar, on 9839 6496.

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

# **Blacktown Council's submission to SSD-44900209 - Woolworths Chilled and Fresh Distribution Centre**

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## **1. Planning comments**

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- The proposed development presents as a dominant feature along the M7 Motorway corridor. As raised in Council's responses for Modification 2 and Modification 3 to SSD 9667, Council requires additional dense landscaping along this frontage. As shown in View 02 of the Visual Impact Assessment, the main extent of the development is still shown despite the maturity of the vegetation being at 10 years. Please provide amended landscape plans and amended addendum to the Visual Impact Assessment.

## **2. Traffic comments**

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- As the Brabham Drive, Doonside Road and Great Western Highway intersection is signalised, the operation and/or upgrade is the responsibility of Transport for NSW.

## **3. City Architect comments**

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- External stairs are an ill-considered add-on. The drawings do suggest an element of screening to the stairs but there is not enough detail by way of detailed drawings or materials schedules to adequately describe the screening elements.
- It is suggested for the external roof access stairs to be fully encapsulated with dense screening through either vertical battens at a spacing of no greater than 125mm or perforated metal sheets, colour-matched to the main facades that each stair is adjacent to.

## **4. Drainage comments**

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- The proposal does not meet council's WSUD and Drainage requirements
- More detailed comments will be sent separately.