



CUMBERLAND
CITY COUNCIL

Ref: OA2023/0007

06 July 2023

NSW Government - Planning Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam,

Subject: Council comment to modification application
Application No: OA2023/0007
Property: Widemere Road, Wetherill Park
Proposal: Ministerial Consent - No SSD-6525 - Mod-2 Location Widemere Road, Wetherill Park (Lots 4000 and 4001 DP 1173524) Applicant Boral Limited Council Area Fairfield City Consent Authority Minister for Planning and Public Spaces

Reference is made to the Department of Planning, Industry and Environment referral received on 15 June 2023 inviting Council's comments for the proposed development.

It is noted that the development site is situated outside but in relatively close proximity to the boundary of the Cumberland Local Government Area. Notwithstanding, Council has reviewed the submitted information noting the potential impact to land within the Cumberland LGA which is outlined below.

1. Amenity of nearby sensitive uses

The land towards the southern end of Driftway Drive Pemulwuy is approved to be developed for the purpose of low-density residential dwellings. It is noted that the proposed 24 hour operation is significantly different from the currently approved operating hours being 6am to 5pm and Monday to Saturday. Council is concerned what level of impact will result from a 24 hour, 7 days a week operation entailing processing and sales on the nearby future residential dwellings.

2. Impact on local traffic network

The proposal seeks consent to operate 24 hours a day, 7 days a week operation should be assessed with regard to the capacity of the surrounding road network as it relates to the Cumberland Local Government Area to accommodate any change in demand.

The consent authority should be satisfied that the amenity of the future residents will not be unreasonably impacted by the change in operations noting the relatively close proximity of these sensitive land uses.

3. Potential heritage impact

The submitted Statement of Environmental Effects only mentions that no additional investigation is considered necessary and does not substantiate this claim. Further, it does not appear to consider the following state and local heritage items located within the Cumberland LGA which are in relatively close proximity to the site:

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ABN 22 798 563 329

Welcome *Belong* Succeed

State Heritage listed item known as Prospect Hill, item number I01662
Lower Prospect Canal Reserve, item number I01945
Main Gate (formerly known as Greystanes Gate), item number I126

Should you have any further enquiries please do not hesitate to contact Roy Wong on 8757 9744 in relation to this matter.

Yours faithfully,

A handwritten signature in dark ink, consisting of the letters 'RW' followed by a period, written in a stylized, cursive-like font.

Roy Wong
Senior Development Planner