

31 August 2023

Jeffrey Peng
Industry Assessments
Department of Planning and Environment

Dear Jeffrey

**SSD-55266460 – 45-57 Moxon Road Multi-Level Warehouse
Submission to the State Significant Development Application – Canterbury Bankstown
City Council**


Thank you for the opportunity to provide comment in response to the applicant's submission for the State Significant Development (SSD) Application SSD-55266460 for the proposed construction of a warehouse/Distribution Centre at 45-57 Moxon Road, Punchbowl. Council has reviewed the documentation made available on the Department of Planning and Environment's (Department) website and enclosed with this letter is Council's response to the SSD Application.

Based on our review of the application, Council generally supports the proposed Warehouse/Distribution Centre development subject to amendments to the proposed design and clarifications. Council's feedback and comments are summarised in **Attachment A**.

Council also acknowledges that the development proposal meets the criteria necessitating Section 7.12 Contributions as stipulated in Section 7.12 and Section 7.13 of the Environmental Planning and Assessment Act 1979. Should the Department of Planning and Environment grant a development consent, a condition of the consent will mandate the applicant to make the specified contributions to Council before a Construction Certificate is issued. Please contact Council on (02) 9707 9000 or council@cbc.city.nsw.gov.au upon receipt of a development consent to obtain the invoice.

If you require any clarification or have any enquiries regarding the feedback provided, please feel free to contact Patrick Lebon, Coordinator Strategic Assessments on (02) 9707 5593 or Patrick.Lebon@cbc.city.nsw.gov.au.

Yours sincerely,



Patrick Lebon
**Coordinator Strategic Assessments, City Strategy and Design
Canterbury Bankstown Council**

Attachments:

A – Council submission to State Significant Development Application



Attachment A - Council submission to State Significant Development Application

Council notes that certain elements of the feedback previously conveyed to the applicant in April 2023 regarding the proposed scheme have not been addressed to date. Consequently, the observations and suggestions put forth by the Council in the earlier correspondence retain their relevance. Furthermore, Council has identified additional items that will require action and to be submitted with an Environmental Impact Statement (EIS). The following information is requested to be provided to Council's satisfaction.

Additional information required prior to the issue of an EIS:

1. A Preliminary Long Term Management Plan Report must be prepared in accordance with:
 - a. NSW Contaminated Land Planning Guidelines;
 - b. Relevant EPA endorsed guidelines; and
 - c. National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).

The Long-Term Management Plan must be prepared, reviewed and approved by a suitably qualified environmental consultant.

2. A comprehensive flood impact study produced by a suitably qualified consultant must be provided to precisely determine flood planning levels. Please refer to Table 1 for more information.
3. The design of Vehicular Footway Crossings (VFCs) requires adjustment to align with Council's VFC policy and the stipulations detailed in standard drawing S-004.
4. Regarding Pedestrian and Cycle Access, the bus zone delineated in the proposed scheme must be revised to accurately reflect its current 30-metre length.
5. Modification to the scheme's configuration is required in relation to the Median Island along Moxon Road as described below in *Attachment A*.
6. The current footpath traversing the property's frontage will require replacement. This will be the responsibility and cost of the applicant and must be designed in accordance with [Council's Standard Drawings](#).
7. Any redundant driveways along the site frontage must be removed. Kerb and gutter and nature strip turf must be reinstated in accordance with [Council's Standard Drawings](#). This will be the responsibility and cost of the applicant.
8. Any relocation of existing services, such as power poles, must be undertaken by the applicant in consultation with the appropriate government authority.



Table 1. Information to include in an EIS.

Issue	Council's comments
Environmental Impacts	<ol style="list-style-type: none"> 1. It has been noted from previous assessments that many of the trees onsite are Canary Island Date Palms. The Canterbury Bankstown Australian White Ibis Management Plan (2018) states that 207 Canary Island date palms (<i>Phoenix canariensis</i>) are located on the road reserves throughout the City. Of these, 207 palms, 191 are listed as heritage items under the Canterbury Bankstown Local Environmental Plan 2023 and have Conservation Management Strategies in place to promote longevity and conservation. No survey has been undertaken on the number of Canary Island Date Palms located on private property. The palms are thought to have been planted as part of memorial plantings during the early twentieth century through to the interwar period. As such, the heritage significance of the Canary Island Date Palms on site must be assessed by Council's Heritage officer/advisor. 2. Council requests that any proposal must make all reasonable efforts to retain native trees, particularly along the northern boundary of the allotment and along Moxon Road Street frontage. 3. Any landscape plan would need to include species consistent with Plant Community Type (PCT) 3448 which is part of the Cooks River/Castlereagh Ironbark Forest, particularly along the western portion of the site. Trees required for removal to support the development would need to be replaced at a minimum 3:1 ratio in accordance with Council's Tree Management Manual. 4. The EIS must state how the proposal has appropriately avoided and minimised impacts to vegetation and associated habitat onsite. The EIS should also assess the proximity area for coastal wetlands and assess indirect impacts to Salt Pan Creek and the associated coastal wetland (See Figure 1 Below).



Figure 1: Aerial demonstrating the extent of the Coastal Area Affection in relation to the subject site as identified under the State Environmental Planning Policy (Resilience and Hazards) 2021 (Source: Council's Mapping System)



**Proposed
Vehicular
Footway
Crossing (VFC)**

5. Council notes that the proposed Vehicular Footway Crossing (VFC) located toward northern boundary corner (see extract below) is in close proximity to Council's existing tree. As a result, the EIS will be referred to Council's tree management officer for further assessment.
6. Council notes that the proposed VFC for car entry and exit (see extract below) is also located in close proximity to Council's existing tree. This will be referred to Council's tree management officer upon receipt of the EIS.

