

1 November 2023

Catriona Shirley
Department of Planning and Environment
12 Darcy Street,
Parramatta NSW 2150

Sent via Major Projects Portal and email: catriona.shirley@dpie.nsw.gov.au

Dear Catriona,

**SSD-52861709 – Multi-Level Warehouse development at 92-116 Gow Street, Padstow
Submission to the Environmental Impact Statement – Canterbury Bankstown City
Council**

Thank you for the opportunity to provide comment in response to the applicant's Environmental Impact Statement (EIS) for the State Significant Development (SSD) Application SSD-52861709 regarding the proposed construction of a Multi-Level Warehouse at 92-116 Gow Street, Padstow. Council has reviewed the documentation made available on the Major Projects Portal. This submission is made with the extension due date of 1 November 2023 as granted by Catriona Shirley via email on 26 October 2023.

Based on our review of the application, Council generally supports the proposed development subject to amendments to the proposed design and further clarifications being provided before any determination is granted by the Department of Planning and Environment (the Department). Council's feedback and comments are contained in Attachment A and summarised as follows:

- Update the Traffic Impact Assessment to include the information requested in Attachment A
- Amend the Architectural Plans to include revisions to Vehicle Footpath Crossings, internal turning paths and Urban Design matters
- Provide a Remedial Action Plan (RAP), and
- The Department implementing recommended conditions of consent subject to the submission of the abovementioned information.

A full copy of all Council internal referral comments can be found in Attachment B. If you require any clarification or have any enquiries regarding the feedback provided, please feel free to contact Hannah Painter, Strategic Planner on (02) 9707 5462 or Hannah.Painter@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
- B – Copy of internal referral comments.

Attachment A – Council’s comments for State Significant Development Application SSD-52861709

Summary of Information Requested, Amendments and Requested Conditions of Development Consent

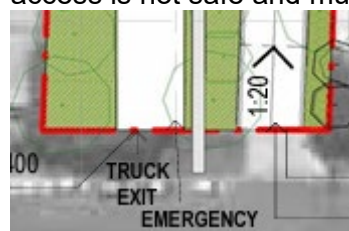
- Additional information requested

- 1) An updated Traffic Impact Assessment to include:
 - a. A diagrammatic traffic distribution for each scenario (base case, opening year, horizon year etc)
 - b. Undertake a survey of the vehicles entering and exiting in its current form to work out a trip generation rate from the existing traffic volumes, and
 - c. Provide a comparison of similar land-uses preferably within the Canterbury Bankstown LGA however, if none are available, elsewhere in Sydney.
- 2) Provide a RAP
 - a. The Detailed Site Investigation states a RAP is required. This is to be provided to Council’s Environmental Health Officers for review prior to the issue of a development consent.

Upon receipt of the above information, please refer the application back to Council for review.

- Recommended design and/or plan changes

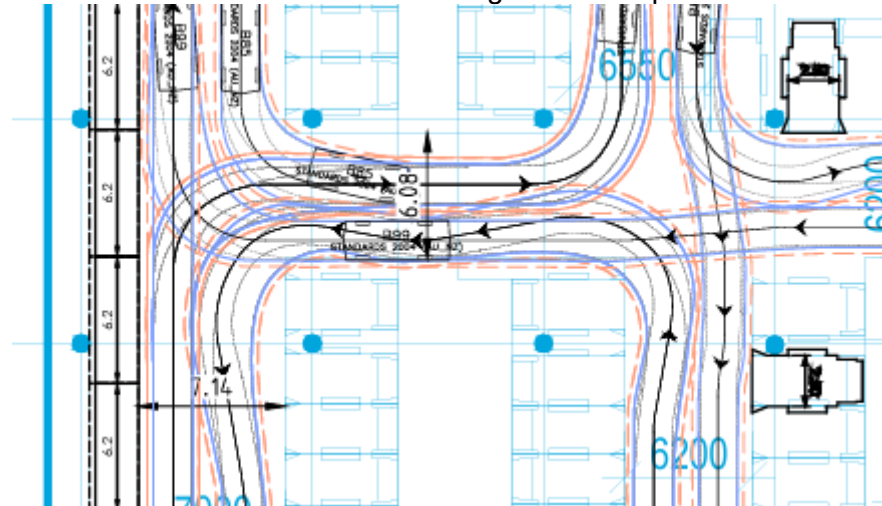
- 1) Vehicle Footpath Crossing:
 - a. Existing Vehicle Footpath Crossing (VFC) and new VFC dimensions. Shared VFC between heavy rigid vehicles and cars is not supported and separate VFC must be provided
 - b. The eastern most VFC will need to be widened to minimise impact on the kerb and gutter and loss of on-street parking
 - c. There are various entries that are not wide enough to accommodate a HRV. Please refer to Attachment B.
 - d. The VFC for the western most exist driveway needs to be clearly shown on the plans to allow full assessment on the turning paths
 - e. The location of the pedestrian access between two heavy vehicular access is not safe and must be relocated towards the western boundary





2) Internal Manoeuvrability

- a. There are a number of impractical turning paths within the site. Please refer to Attachment B.
- b. Turning paths for B85 vehicles are to be shown on a separate drawing for clear assessment. The below drawing is not acceptable.



3) Urban Design

- a. There are numerous matters bulk and scale, façade treatment, pedestrian and vehicle access, parking, landscaping and amenity. The plans should be amended to address these matters which are outlined in full in Attachment B.
- 4) The landscape plan should be amended to provide the numbers of individuals of each species proposed to be planted and favour species consistent with the Cooks River/Castlereagh ironbark Forest.

Upon receipt of the above information, please refer the application back to Council for review.

• Information to include in conditions of consent

1) Environmental Health

- a. Noise and Vibration Impact Assessment
 - i. The management and mitigation measures of this report should be included in a development consent
 - ii. Prior to the issue of an occupation certificate, a report obtained by a suitably qualified acoustic consultant, not previously involved with the development, stating that any operational noise management and mitigation measures outlined in the noise and vibration impact statement have been implemented and that the relevant noise criteria have been satisfied.
- b. Air Quality Assessment
 - i. The management and mitigation measures of this report should be included in a development consent



- c. Destructive Hazardous Building Materials
 - i. The site-specific recommendations listed in the report form part of the development consent

2) Drainage

- a. If there is a need to relocate stormwater pits, details must be provided to Council to consider and approve prior to the issue of a construction certificate. This is to ensure the existing stormwater networks hydraulic capacity and functionality is maintained.
- b. Pre-and post-development CCTV inspections for pipes on the northern side of Gow Street, adjacent to the construction site (from HN 118 to 64), must be submitted to the Council. This is to ensure that no damage has occurred to Council assets and to confirm the quality of the private connections to the Council pipe (no blockages).
- c. Prior to the issue of a construction certificate, photos should be taken to compare the condition of the pits, adjacent to the construction site (from HN 118 to 64), before and after construction.

3) Traffic

- a. The applicant is to fund the installation of a minimum 1.5m wide footpath along the frontage of the site in Gow Street.
- b. The applicant is to fund any relocation of power poles on the street verge and removal of traffic islands no longer required. Please refer to Attachment B.

- 4) The development proposal triggers the requirement for Section 7.12 Contributions in accordance with Section 7.12 (and 7.13, if applicable) of the *Environmental Planning and Assessment Act 1979*. In the event of a development consent being issued by the Department, it is understood a condition of consent will be imposed that requires the applicant to pay the required contributions to Council.

It is requested a note is placed on this condition that prompts the applicant to contact Council to obtain the invoice to enable the payment of the Section 7.12 contribution. Council's suggested wording to place at the end of such condition is provided below:

Please contact Canterbury Bankstown Council on (02) 9707 9000 or council@cbc.city.nsw.gov.au to obtain the contributions payment invoice. Please note the invoice has a payment term of 10 days and development contributions paid are non-refundable in accordance with the Canterbury Bankstown Local Infrastructure Contributions Plan 2022.



Attachment B – Copy of internal referral comments – Separate PDF attached.