



Blacktown
City Council

Your ref: **SSD-36138263**
File no: MC-20-00005

06/11/2023

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

Recipient Delivery Shaun.williams@planning.nsw.gov.au.

Attention: Shaun Williams

Dear Mr Williams

SSD-36138263 Augusta Street Warehouse and Distribution Centre

Thank you for your correspondence dated 6 October 2023 requesting our advice for SSD-36138263 Augusta Street Warehouse and Distribution Centre 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 hereby object to the proposal. A more comprehensive response will be provided shortly.

If you would like to discuss this matter further, please contact me directly on 9839 6228.

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-36138263 Augusta Street Warehouse and Distribution Centre

Planning matters

1. The Pre-Application Meeting held in June 2022 required that all setback areas were to be landscaped and maintained as open areas only, so as to enhance the streetscape appearance of the development. Council will not support car parking and internal vehicle manoeuvring except proposed driveways within these setback areas. The proposal does not comply in this regard as parking areas have been placed within the 20m southern setback to the M4 Motorway for Warehouse 2.
2. Warehouse 5 does not comply with the minimum 20m setback from Prospect Highway requirement in the north-eastern corner of the development.
3. All fire tanks are to be suitably screened as the present form is unsightly and a visual eye-sore.
4. The development as proposed is excessively bulky and we strongly recommend that the design be reconsidered in terms of architectural merit or breaking up the bulk of the warehouse to provide visual relief.
5. No Clause 4.6 variation has been provided in regards to the access denial provisions in Clause 7.9 of the Blacktown Local Environment Plan 2015

Environmental Health Matters

6. The Detailed Site Assessment recommends the submission of a Remedial Action Plan (RAP), should on-site containment be selected as a remediation strategy, Council requires all reports, plans and specifications be provided to Council for review and record keeping
7. The remediation action plan states that on-site containment would be the preferred option for soils impacted by asbestos, PAH and heavy metals. On-site containment is expected to be inside lots 2 and 3, however the RAP does not specify the exact proposed location. Clarification required.
8. Provide the final Long-Term Environmental Management Plan for Council's review.
9. The Noise and Vibration Impact Assessment has been reviewed and it is noted that that noise monitor (L01) was not placed near the closest "moderately affected" sensitive receiver (R04). There was no reason provided for why this monitor was set ~35m further back from R04. Clarification required.
10. Therefore, the noise impacts on the nearby residential areas from a 24 hour operation has not been addressed to Council's satisfaction.

Engineering Matters

11. The proposal does not meet Council's engineering requirements as per the Engineering Guide for Development- 2005.

Traffic Matters

12. The Plan showing the driveway access provided from Flushcombe Road to the car park of warehouse 1 is not in accordance with the upgraded signalised intersection of Flushcombe Road and Great Western Highway (GWH). A plan showing the details/design of this intersection upgrade, the proposed slip lane, the driveway location, pavement arrows and associated signs be provided for our review should this not be approved by TfNSW yet.
13. The proposal currently entails only the upgrade of Flushcombe Road between the Great Western Highway and Augusta Street however the proposed development sees private vehicles for Warehouse 2 utilise the full extent of Flushcombe Road to gain access to the Warehouse 2 carpark. On this basis and due to the expected increase in vehicular conditions on an already deteriorated section of road, it is recommended that the road upgrade works be extended to the full length of Flushcombe Road.
14. Formal approval is required from TfNSW for the proposed driveway servicing Warehouse 5A,5B,5C,5D,5E,5F,5G,5H.
15. Provide a detailed Construction Traffic Management Plan.
16. Provide details regarding the Prospect Highway future road widening on lots 53,54,55 DP 1144623 and how this impacts the proposed development.

Biodiversity Matters

17. The proposal does not meet biodiversity requirements as required under the Huntingwood Precinct Development Control Plan 2011 (as amended 2020)

Drainage Matters

18. The proposal does not meet the requirements of Part J of the Blacktown Development Control Plan