



CUMBERLAND  
CITY COUNCIL

Council Ref: OA2024/0015

03 October 2024

Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Sir/Madam,

**Subject:** Request for Comments – State Significant Development (SSD)  
**Application No:** DA264-09-01-Mod-12  
**Property:** 14-54 Dennistoun Avenue YENNORA NSW 2161  
**Proposal:** Yennora Distribution Centre - MOD 12 - Building 2 (DA264-09-01)  
- 14-54 Dennistoun Ave Yennora NSW 2161

Reference is made to the Department of Planning, Housing and Infrastructure referral received on 19 September 2024 inviting Council's comments for the proposed development.

Council has reviewed the submitted information and the following response is provided.

#### **Planning Comments**

1. The site is zoned part E4 General Industrial pursuant to the Cumberland Local Environmental Plan 2021 (CLEP 2021), where 'warehouse or distribution centre' uses are permitted with consent, the site is also zoned part C2 Environment and Recreation, no development is proposed on this portion of land.

The modification also includes ancillary office space to building 2 (Warehouse 1 and 2). Commercial premises (which includes a business, office and retail premises) is prohibited in the E4 General Industrial Zone pursuant to the Cumberland Local Environmental Plan 2021, any approval issued that includes an 'office' use is to ensure this space is ancillary to the dominant purpose to ensure permissibility.

2. The subject modification should take into consideration SSD-59076719 (the proposed Concept Proposal seeks approval for a Concept Master Plan for the Yennora Distribution Centre, this includes a new SSDA applies to the Central Precinct of the site and consists of seven (7) warehouse and distribution buildings, with a total of twelve (12) units.

The reconstruction of building 2 appears to conflict with warehouse 3 and 17 in stages 3A and 3B of SSD-59076719.

#### **Development Engineering comments**

Council's Senior Development Engineer has provided the following comments:

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160  
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ABN 22 798 563 329

**Welcome** *Belong* **Succeed**

### ***Flooding***

1. The site is noted to be affected by local flooding during 1%AEP storm event or higher event up to PMF event as per the councils flood advice letter. Interpolation of the flood contour indicate that the 1%AEP flood level can reach up to **RL 19.4mAHD**. Hence, the flood level of the water house must be at least above **RL 19.9mAHD**. The proposed variance in the floor level by  $\pm 0.5\text{m}$  is not supported if the floor level is set lower than the flood planning level of **19.90mAHD**.

*The finished floor level shown on various plans (stormwater plan/ architectural plans/ etc) are not consistent.*

### ***Stormwater system***

2. The development requires to manage the stormwater runoff from the development site by controlling the outflow not to exceed the allowable flow rate in accordance with the requirements outlined under Part G4 of Cumberland DCP2021 and the Council's policy. Appropriate stormwater runoff/flow control measure to maintain the outflow rate of 140l/s/ha from the development site shall be incorporated.

In this regard, a detailed calculation table, or the DRAINS model with the appropriate input parameters and output results demonstrating the compliance shall be provided.

### ***Water Sensitive Urban Design (WSUD) Measures***

3. The development requires to incorporate Water Sensitive Urban Design (WSUD) Principle documents in accordance with the section 2.5 & 2.7 of the Cumberland DCP 2021 Part G4, for water quality improvement measures and achieve pollutant removal targets as set out in Table 5 therein.
  - a. *In this regard, a copy of the MUSIC model with the output results shall be provided. The MUSIC model shall utilise the MUSIC component nodes adopted by Blacktown City Council.*
  - b. *Layout Plan showing the sub-catchment area delineation for each component/device of the water quality treatment system shall be prepared.*
  - c. *The MUSIC model component shall be consistent with the layout plan in regard to the layout arrangement as per the plan and the associated sub-catchment area (pervious and impervious area) draining into the device.*

No documents associated with this provision have been provided.

### ***Traffic and vehicular access***

4. An operational plan of the development with the frequency of the heavy vehicle movement to and from
  - i) the subject building/development, and
  - ii) from the subject precinct/site shall be provided for clarity and to appreciate operational circumstance.

Based on the frequency of the vehicle movements as per the operational plan the proposed development may have adverse traffic impact on the adjacent street and the traffic intersection, which may require further traffic assessment and incorporation of appropriate remedial measures.

5. Base on the proposed gross floor area (GFA) of the 2 warehouses the demand is expected to generate 211 vehicle trips in the morning peak hours and 219 vehicle trips during the afternoon peak hours, as per the transport for NSW Traffic generation guidelines.

***Parking, Manoeuvrability, and swept path***

6. The approved parking space requirement for the existing building with floor plan is to be provided for clarity.
7. The based on the proposed floor plan the development needs the following parking and loading provisions.

***a. Parking spaces***

- i. A total of 160 car parking spaces are needed for the development (80 parking spaces for each warehouse).

The architectural plan indicates provision of 99 parking spaces spreading around the subject building showing *38 parking spaces* in the vicinity of warehouse 01, 14 parking spaces adjacent to warehouse 02, and the 47 parking spaces at the front of the building located on the eastern side opposite to the proposed building (denoted as building no 7).

- ii. It is not clear whether the 47 parking spaces located in front of the eastern side building (denoted as Building 07 on the plan) are approved for use by the subject building. Documentary evidence will be required to substantiate this claim.

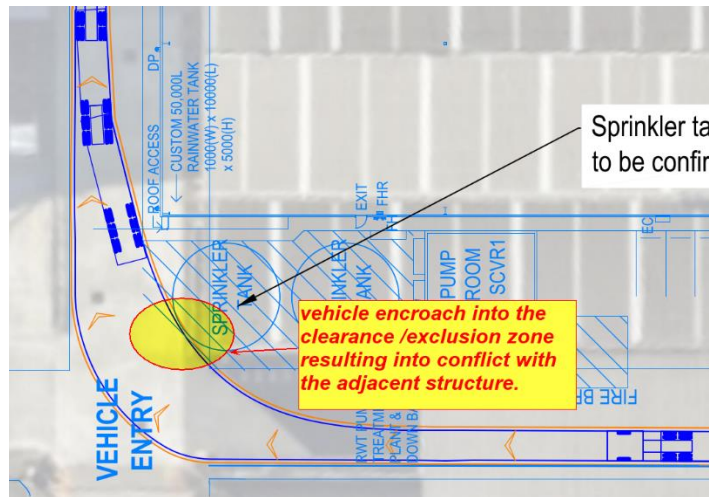
The applicant shall provide the plan of approved parking space with allocation for the building 2 including the total approved parking spaces and the associated respective GFA for each building.

***b. Loading bays***

- i. In accordance with the Table 2 under section 4.6 of Cumberland DCP2021 Part G3, the proposed development requires 40 loading bays ( 20 loading bays for each warehouse at 1 bay per 800m<sup>2</sup> of GFA up to 8,000m<sup>2</sup> and then 1/1,000m<sup>2</sup>thereafter).

*The Architectural plan denotes total 24 loading bays, 12 for each warehouse 12 loading bays each resulting in a shortfall of 9 loading bays for each warehouse.*

8. As the vehicle must enter and exit the site in forward direction, manoeuvring of the largest vehicle (26m long B-double truck) entering from the public road up to the warehouse (loading dock) and the exiting on to the road must be demonstrated by the swept path clearance diagram. The details must be shown on the plan.
9. The following conflicts are noted.



#### **Tree and landscaping comments**

Based upon the submitted plans, BDAR and Landscape plan, the proposal has a negligible impact on the existing site vegetation and the landscape works increase canopy coverage across the site.

Councils Tree Management Team has no objections or further information requests for the proposal.

#### **Environmental Health**

The Environmental Health Unit (EHU) has no objection to the proposed modification for the following reasons:

- The predicted operational noise impacts from the proposed modification, as specified in the Noise Impact Assessment report prepared by Pulse White Noise Acoustics dated 13 August 2024, does not indicate any significant changes to noise impacts or project noise trigger levels.
- The report provides relevant recommendations to mitigate any noise impacts on nearby residents.

#### **Developer contributions**

Council developer contributions apply to the application. The contribution amount will be 1% of the cost of development works. Note. Section 7.12 contributions will apply if there is an increase in the cost of works.

Should you have any further enquiries please do not hesitate to contact Haroula Michael on 8757 9403 in relation to this matter.

Yours faithfully,

Michael Lawani  
**Coordinator Major Development Assessment**