



OA2020/0012

14 December 2021

Fabcot Pty Ltd  
PO Box 8000  
BAULKHAM HILLS NSW 1755

Dear Sir/Madam,

**Subject:** Modification Application to the Woolworths Warehouse and Distribution Centre (SSD-10470-Mod-1).  
**Application No:** OA2020/0012.  
**Property:** 11 to 13 Percy Street Auburn.  
**Proposal:** Ministerial Consent - SSD-10470 - Demolition of existing structures and construction of a warehouse and distribution centre to operate 24 hours a day seven days a week, with associated bulk earthworks, stormwater drainage, landscaping, car parking and signage

Reference is made to the Department of Planning, Industry and Environment referral received on Wednesday 1 December 2021 inviting Council's comments for the proposed modification.

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

### **Planning**

It is unclear when the modification was lodged with the Department for consideration. However, it is identified in the statement of effects that the Auburn Local Environmental Plan 2010 and the Auburn Development Control Plan still applies to the site.

The Cumberland Local Environmental Plan 2021 was gazetted on Friday 5 November 2021 and the Cumberland Development Control Plan came into effect on the same day.

Depending on the time of lodgement, the applicant may need to update the statement of effects to reflect the change in planning instruments applicable to the site.

### **Engineering**

The proposed gates within the queuing areas which are specific within the traffic report shall be in an open position during the approved business hours to prevent queuing in Percy Street.

It is noted that Conditions B14 (b) and (d) of the development consent generally addresses such matters but it is requested that the condition be retained.

Otherwise, no other engineering concerns are raised.

## **Environment and Health**

### **Acoustic matters**

An Acoustic Assessment statement has been prepared by Acoustic Logic (report no: 20200597.3/2010A/R3/AW) which has addressed the potential noise impacts of the proposed modification.

The main impact from the proposed modification is the external plant rooms and it is identified that the modified plant area will not impact on the ability to comply with the project trigger levels. A detailed design and final selection of mechanical plant is yet to be completed.

The installation of the plant may be treated via standard acoustic treatment to meet acceptable noise levels.

### **SEPP 33 matters**

The application includes the installation of dangerous goods on site and therefore SEPP 33 must be addressed. A SEPP 33 assessment report has been prepared by Riskcon Engineering (reference no: RCE 20063\_Woolworths\_SEPP33\_Final\_17Sep21\_Rev (2)) and dated 17 September 2021 to address the requirements of the State Policy.

The report identifies that the quantities of dangerous goods does not meet the thresholds in 'Applying SEPP 33 (NSW Planning)' and therefore is not classed as potentially hazardous. Therefore, a preliminary hazardous analysis is not required. However general recommendations have been submitted for the site. The recommendations should be adhered to for the use of the premises.

Should you have any further enquiries please do not hesitate to contact Harley Pearman on 8757 9956 in relation to this matter.

Yours faithfully,



Michael Lawani

**Coordinator Major Development Assessment - Planning**