



CUMBERLAND
CITY COUNCIL

OA2021/0004

18 February 2021

NSW Government Planning Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir/Madam,

Subject: State Significant Development Application (SSD-10470), Woolworths Warehouse and Distribution Centre Auburn
Application No: OA2021/0004
Property: 11 - 13 Percy Street Auburn
Proposal: Demolition of the existing structures and construction of a warehouse and distribution centre to operate 24 hours a day, seven days a week with associated earthworks, stormwater drainage, landscaping, car parking and business identification signage

Reference is made to the Department of Planning Industry and Environment referral dated the 2 February 2021 inviting Council's comments on the proposed demolition of the existing structures and construction of a warehouse and distribution centre to operate 24 hours a day, seven days a week with associated earthworks, stormwater drainage, landscaping, car parking and business identification signage at the above address.

Council has reviewed the amended documentation, the submission dated 2 February 2021 and Council's correspondence dated 25 November 2020 (Ref OA2020/0012) and would like to advise the following.

Rear elevation of the building (Suspended slab)

Details of the suspended slab shown on plan number 11250-DA031 (Issue B), prepared by Nettletontribe and dated 14/12/2020 are considered satisfactory.

Solar panels on roof of warehouse building

Details of the solar panels as requested has been provided by the applicant with dimensions of 2 metres x 1 metre and will operate 100 mm above the roof surface of the warehouse with system capacity of 1 megawatt.

The system is not considered as exempt or complying development under State Environmental Planning Policy "Infrastructure" 2007 and as such, a separate development consent will be required.

As the applicant has not lodged the plan for the panels, but has advised that details are to be confirmed at detailed design stage, a condition for any consent issued requiring detailed design of the system to be submitted for approval as part of a construction certificate is recommended.

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Landscaping (Industrial areas DCP chapter)

The Auburn Development Control Plan 2010 (ADCP2010) "Industrial Areas" chapter at Part 4.0 (Development Control D6) requires a minimum of 15% of an industrial site to be landscaped.

Even though the site offers 2,430 square metres of landscaping or 7.5% of the subject site resulting in a variation to the provision, the applicant has advised that under Part 2, Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011, DCP provisions do not apply to State Significant Development. Council acknowledges that the clause overrides development control plans requirement and the amount of landscaping on site is considered as being acceptable in this instance.

Landscape comments (Tree replacement)

It was previously recommended that the *Glochidion ferdinandii* and *Waterhousia floribunda* trees are to be replaced with *Melaleuca Styphellioides* and *Melaleuca linarifolia* or *Cupaniopsis anacardioidies*. The applicant has advised that tree species have been revised in accordance with the advice within an amended landscape plan prepared by Geoscapes Landscape Architects.

The modified landscape plan however was not provided to Council. It is requested that the modified landscape plan be incorporated into any consent issued.

Protection of trees

As per the Arboricultural Impact Assessment, the remaining trees on site should be protected under AS4970 - Protection of Trees on Development for the entirety of the proposed development. As per AS4970, a project arborist should be appointed prior to the beginning of construction to ensure the conditions of tree protection are adhered too and should be present during pivotal stages of the development. As per the AIA, root investigation should be carried out prior to excavation and in conjunction with project arborist. These may be addressed as conditions attached to any consent issued.

Noise and acoustics

An addendum acoustic report prepared by Acoustic Logic and dated 10/12/2020 has been submitted for assessment. The addendum acoustic report has been assessed and is considered satisfactory. Notwithstanding this, the report requires that a separate Plan of Management is to be prepared to address the acoustic controls for the large volume deliveries and waste collection services to mitigate potential noise complaints given the 24/7 operations of the centre.

It is recommended that appropriate conditions be placed onto the consent requiring compliance with the addendum acoustic report prior to the issue of the construction certificate and verification of the acoustics prior to the issue of the occupation certificate.

SEPP 55 "Contaminated Land Assessment"

It is acknowledged that the applicant is willing to address the contents of the matters discussed as conditions of consent. It is requested that reference be made to correspondence dated the 25 November 2020 and conditions be provided accordingly.

General environmental matters

Conditions should be provided for any consent issued addressing the following:-

- Submission of a construction management, a sediment and erosion control plan and a dust management plan as part of any construction certificate for approval by the Principal Certifying Authority.

Stormwater Drainage and Flooding

Stormwater drainage is considered to be satisfactory subject to the following:-

- a) Sydney Water consent shall be obtained for the stormwater disposal into the stormwater channel.
- b) It is noted that stormwater is discharged to the Sydney Water canal through the existing outlet. In this regard, the existing 750 pipe condition shall be checked and replaced if required subject to Sydney Water approval.

Traffic parking

The architectural plans shows that the location of the proposed driveways is satisfactory. The applicant has referred to an Attachment H being a response prepared by Colston Budd Rogers & Kafes in relation to the following matters:-

- I. Left turn manoeuvring of trucks shall not encroach the centre of the road.
- II. Parcel pick-up exit manoeuvring conflicts with the delivery truck movements. In this regard, exit arrangement shall be reviewed and conflicts shall be minimised to improve the safety.
- III. Appropriate survey or other relevant data shall be used to determine the numbers of parcel pick-up areas required for the development site to prevent any queuing outside the subject site.
- IV. Adequate queuing areas shall be provided within the site at the control points at the driveway entrances.
- V. Driveway access for trucks shall be designed in such a way that trucks can pass each other within the site without queuing in the street.
- VI. Parking layout shall comply with Australian standard AS2890.1 and AS2890.6.
- VII. Loading area design shall comply with AS2890.2.
- VIII. Accessible parking numbers shall comply with BCA requirements.

It appears Attachment H addresses the above matters, however Council officers never received the attachment. It would be appropriate that an opportunity be granted to review Attachment H to ensure that compliance has been demonstrated.

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

Yours faithfully,



Olivia Yana
Executive Planner